

**LOYOLA JUNCTION
APARTMENTS**

**6507 ED BLUESTEIN BLVD.
SP-2021-0242C**

Mel Fuechec

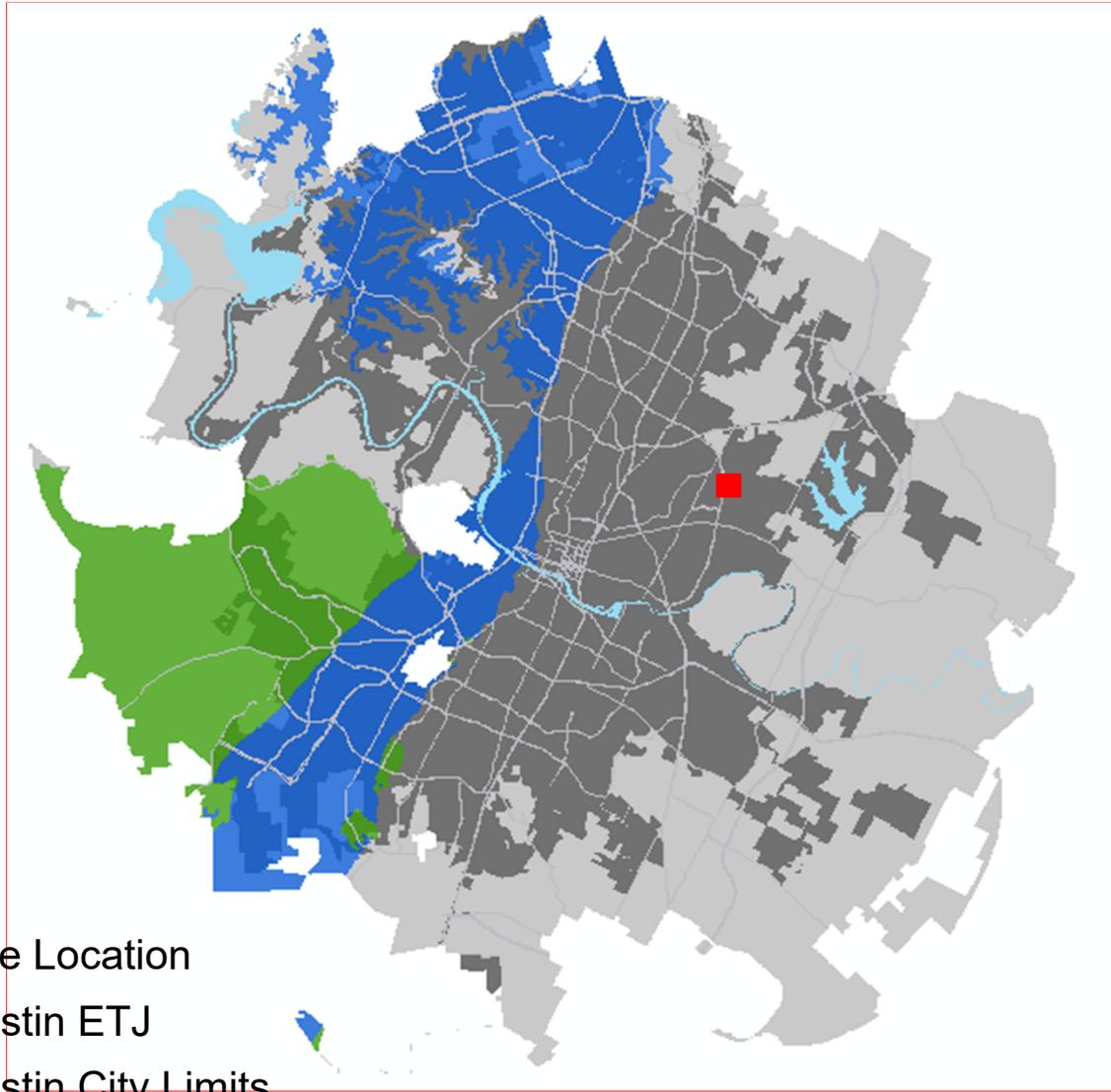
Environmental Review Specialist Senior

Development Services Department

VARIANCE REQUEST

The development proposes a variance from LDC 25-8-342 for fill up to 17 feet in the desired development zone.

PROPERTY DATA



- **Walnut Creek**
- **Suburban Watershed**
- **Desired Development Zone**
- **Full Purpose**
- **Not located over Edwards Aquifer Recharge Zone**
- **Minor & Intermediate Critical Water Quality Zones**
- **3 Wetland Critical Environmental Features**
- **Council District 1**

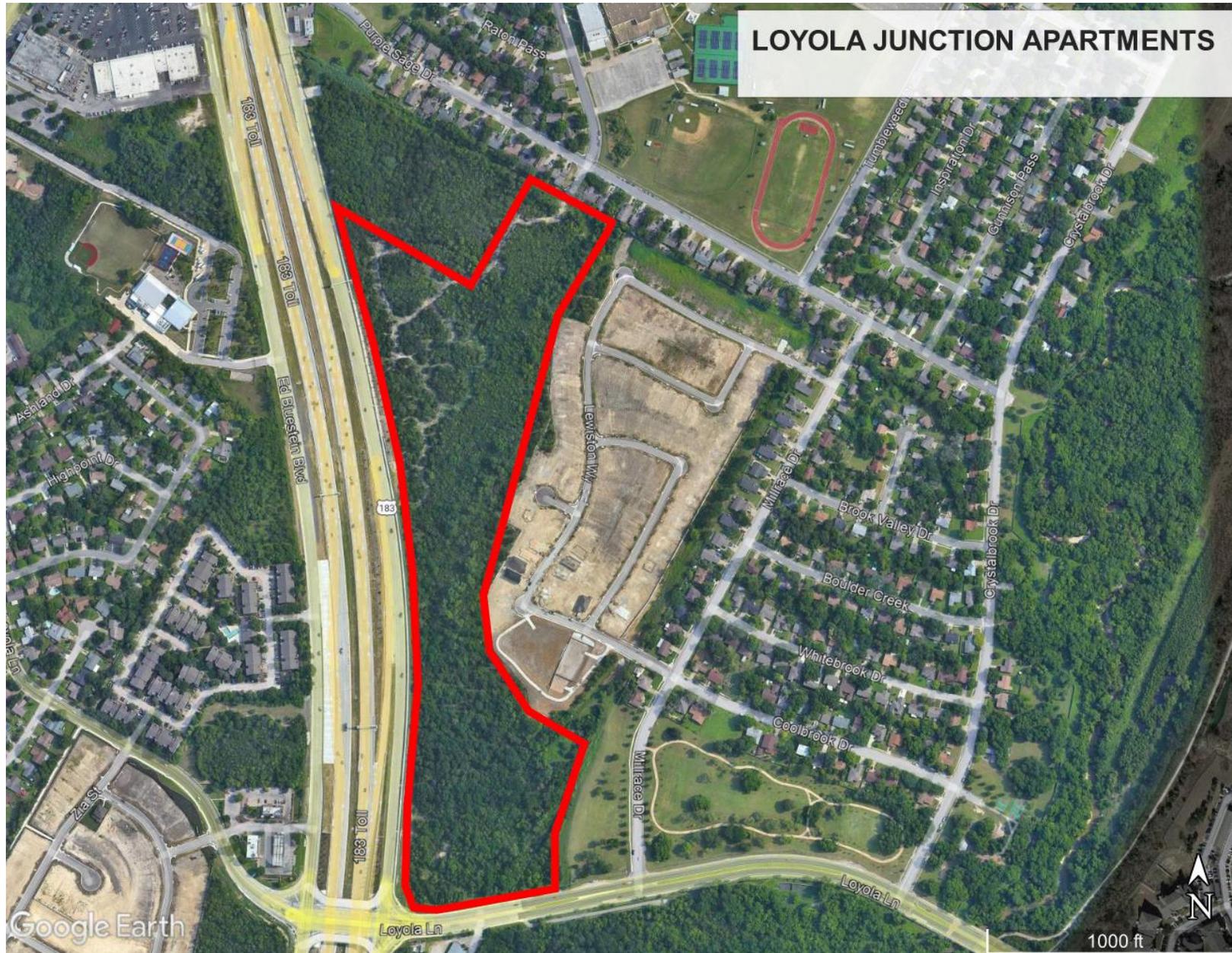
-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone

BACKGROUND

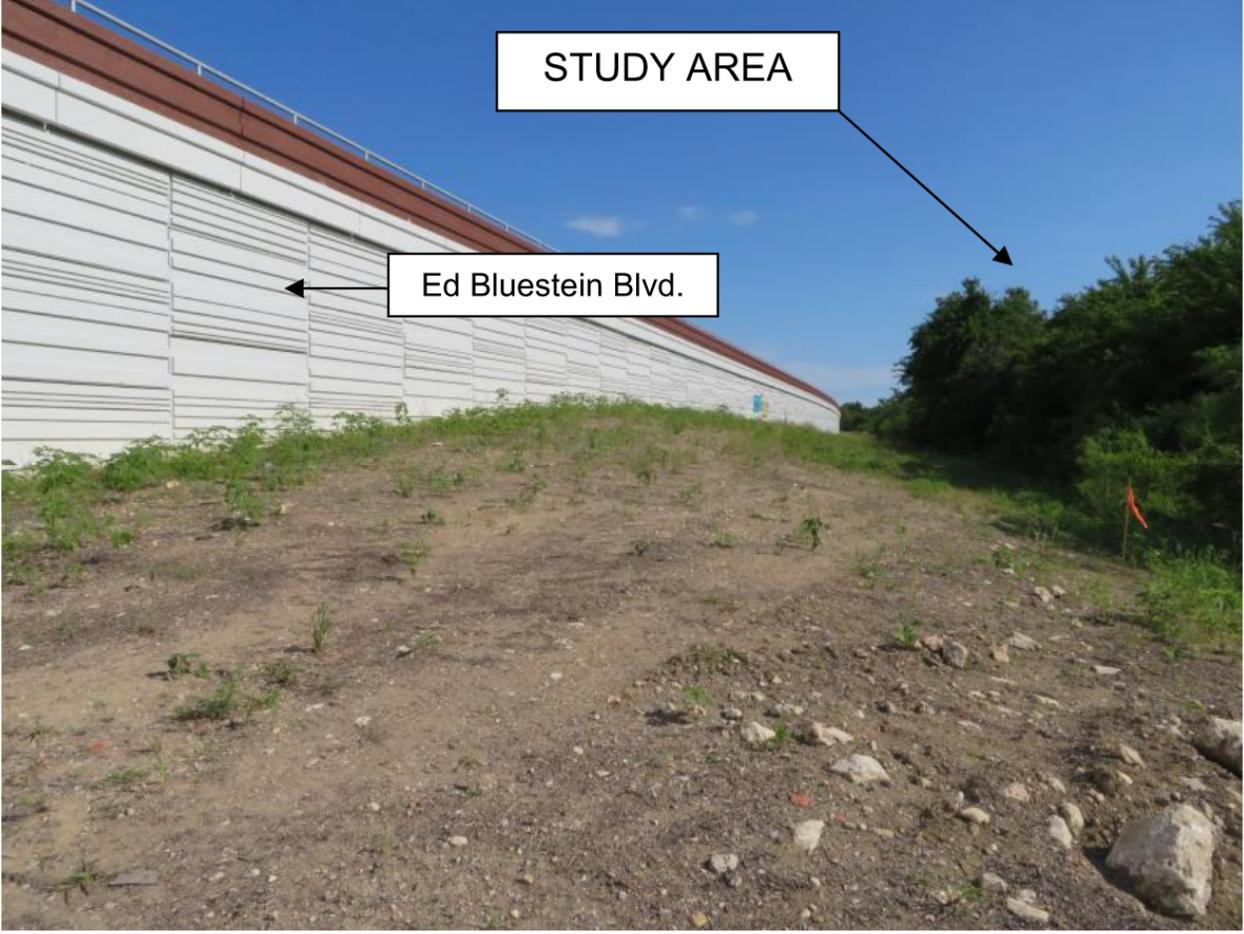
This project consists of sixteen apartment buildings, two garages, a leasing office/clubhouse, two water quality/detention ponds, two rain gardens, and two driveways.

Two driveways are required. One is from Lazy Creek Dr. which is a neighborhood road, and the main driveway will be from 183. The location of this main driveway is constrained by TXDOT requirements.

EXISTING CONDITIONS

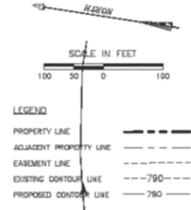


EXISTING CONDITIONS



TOPO SOURCE: DESIGN SURVEY
DATE OF SURVEY: JULY 2019

*THIS SHEET IS FOR CUT AND FILL EXHIBIT PURPOSES ONLY.
SEE OTHER SHEETS FOR ALL EXISTING AND PROPOSED
UTILITY LINE LOCATIONS.



LEGEND

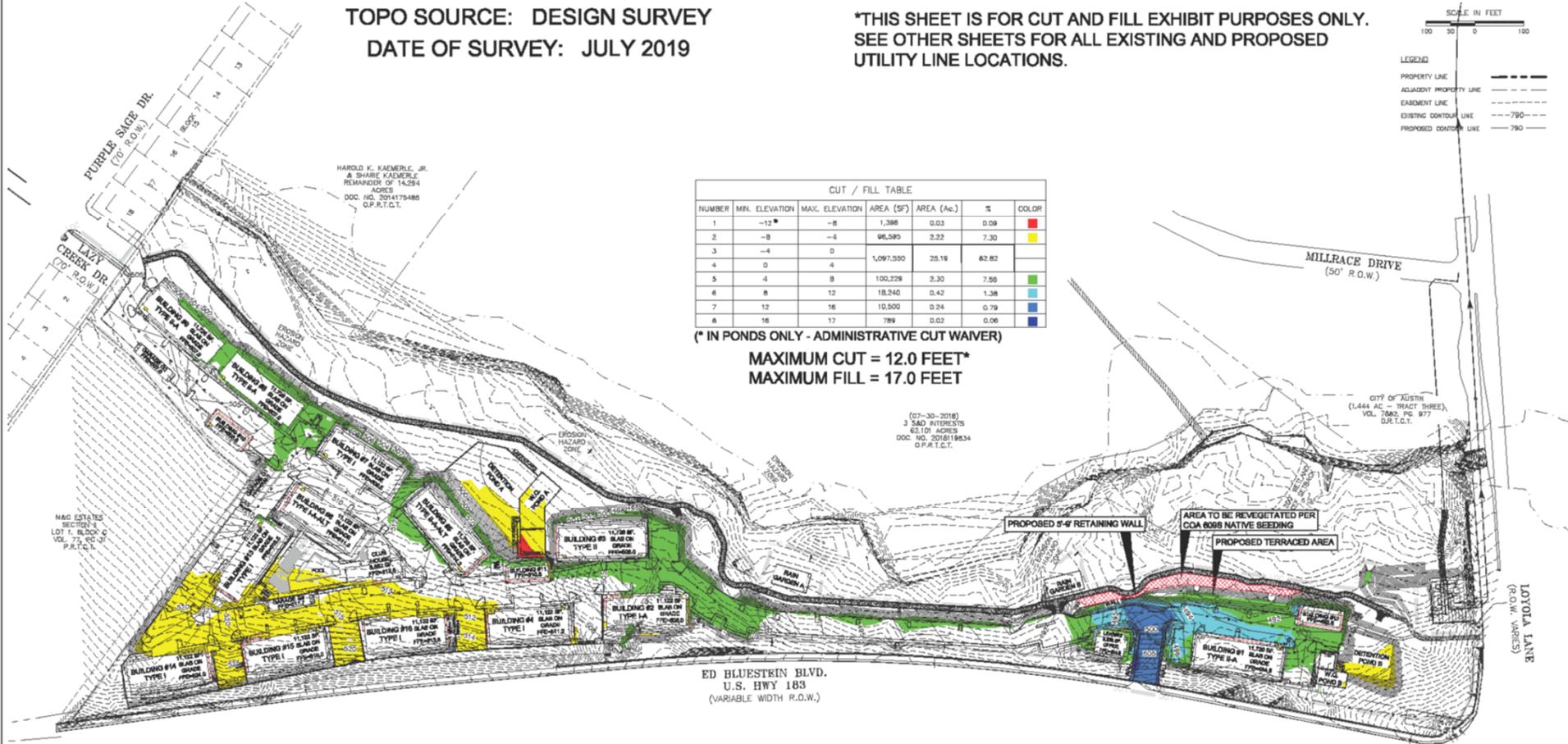
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
EXISTING CONTOUR LINE	---790---
PROPOSED CONTOUR LINE	---780---

CUT / FILL TABLE						
NUMBER	MIN. ELEVATION	MAX. ELEVATION	AREA (SF)	AREA (Ac.)	%	COLOR
1	-12*	-8	1,388	0.03	0.09	Red
2	-8	-4	96,390	2.22	7.30	Yellow
3	-4	0	1,097,550	25.16	82.82	Green
4	0	4				
5	4	8	100,229	2.30	7.56	Light Green
6	8	12	18,240	0.42	1.38	Light Blue
7	12	16	10,500	0.24	0.79	Blue
8	16	17	789	0.02	0.06	Dark Blue

(* IN PONDS ONLY - ADMINISTRATIVE CUT WAIVER)

MAXIMUM CUT = 12.0 FEET*
MAXIMUM FILL = 17.0 FEET

(07-30-2018)
3 S&D INTERESTS
62.101 ACRES
DOC. NO. 2018118634
O.P.R.T.C.T.



MAG ESTATES
SECTION 4
LOT 1, BLOCK C
VOL. 10, PAGE 11
P.P.T.C.T.

HAROLD K. KAEMERLE, JR.
& SHARIE KAEMERLE
REMANDED OF 14.284
ACRES
DOC. NO. 2014175485
O.P.R.T.C.T.

CITY OF AUSTIN
(1.444 AC - TRACT THREE)
VOL. 7862, PG. 977
D.R.T.C.T.

ED BLUESTEIN BLVD.
U.S. HWY 183
(VARIABLE WIDTH R.O.W.)

(13-15-2004)
STATE OF TEXAS
PARCEL 102
DOC. NO. 2004033332
O.P.R.T.C.T.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17758)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

LOYOLA JUNCTION APARTMENTS
CUT AND FILL EXHIBIT
6571 ED BLUESTEIN BLVD.
AUSTIN, TEXAS 78724



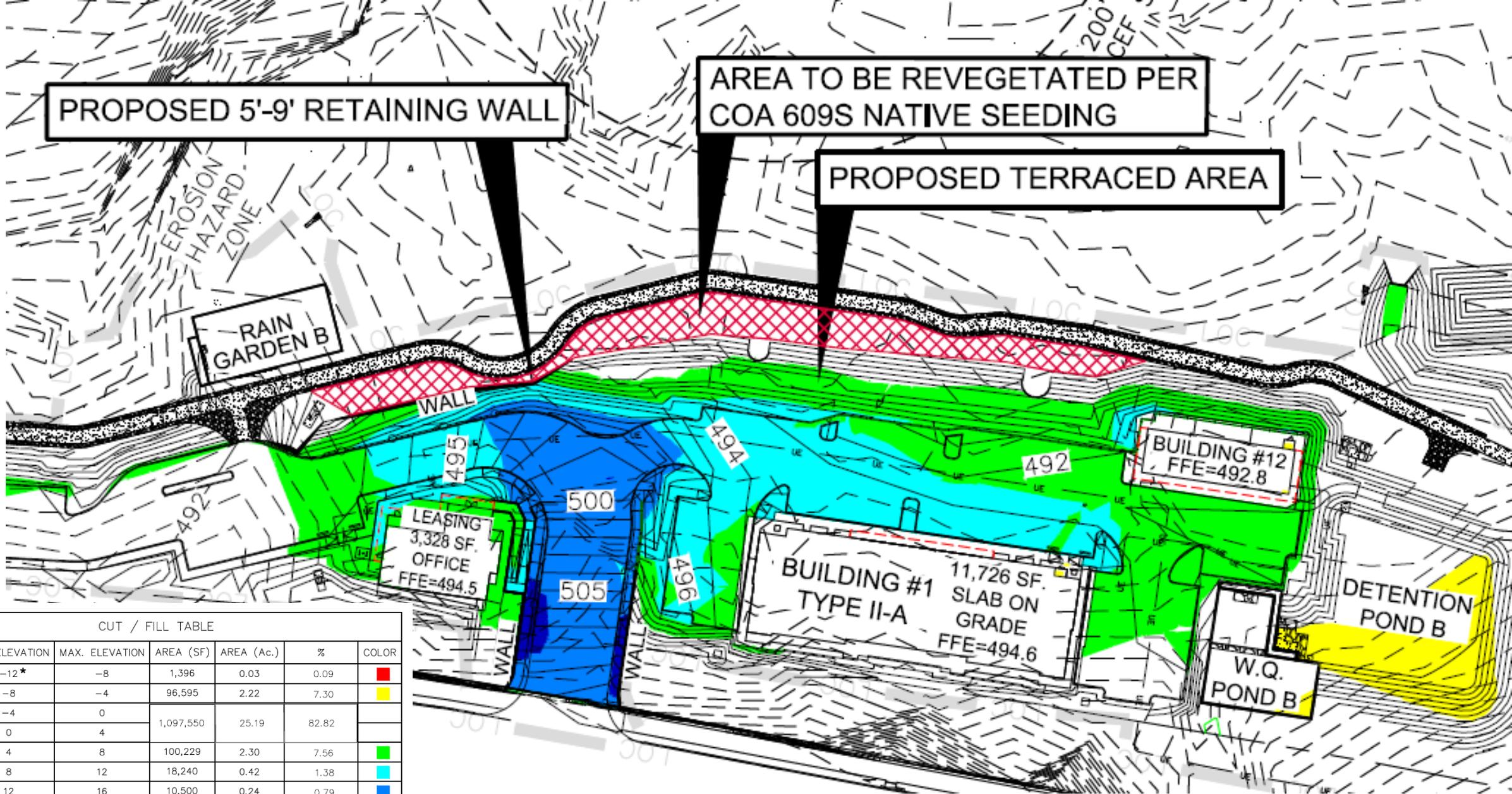
File: L:\Loyola Junction\APARTMENTS\CUT AND FILL.dwg
Job No. _____
Scale (Hor.): 1"=100'
Scale (Vert.): _____
Date: 03/21/21
Checked By: SJU
Drawn By: _____
Revision 1: _____
Revision 2: _____
Revision 3: _____
Revision 4: _____

SP-2021-0242C
SUBMITTAL NO. 36, of 343
FILE NUMBER: SP-2021-0242C APPLICATION DATE: 03/22/21
APPROVED AND SUBMITTED BY: _____ LICENSE NUMBER: _____
DATE: 03/21/21 CHECKED BY: SJU DRAWN BY: _____
EXPIRATION DATE (S-41, L-10): _____ DATE MANAGER/SEAL/STAMP: _____
DATE: _____

SP-2021-0242C

CAUTION!
CONTRACTOR SHALL VERIFY ALL DIMENSIONS
ON SITE PRIOR TO ANY WORK.
SOIL CONDITIONS AND TOP QUALITY
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE
FOR OBTAINING TO ANY OTHER UTILITIES
ON OR NEAR THE SITE. ANY UTILITIES NOT
SHOWN ON THIS PLAN ARE THE PROPERTY OF THE
OWNER.

RELEASE FOR GENERAL COMPLIANCE: _____ JONING _____ J.A. (2/21/21)
PLAN 1 _____ CONNECTION 1 _____
PLAN 2 _____ CONNECTION 2 _____
PLAN 3 _____ CONNECTION 3 _____
THIS PLAN SHALL BE REVIEWED BY THE PROJECT SUPERVISOR, IF APPROVED
SUPERVISOR SHALL BE RESPONSIBLE FOR THE COMPLETION, ACCURACY AND ADEQUACY
OF THIS SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE
COMPLIANCE BY THE CITY ENGINEER.



CUT / FILL TABLE

NUMBER	MIN. ELEVATION	MAX. ELEVATION	AREA (SF)	AREA (Ac.)	%	COLOR
1	-12*	-8	1,396	0.03	0.09	Red
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(* IN PONDS ONLY - ADMINISTRATIVE CUT WAIVER)

MAXIMUM CUT = 12.0 FEET*

MAXIMUM FILL = 17.0 FEET

VARIANCE RECOMMENDATION

Staff recommends this variance with the following conditions:

- Install 355 linear feet of retaining wall to contain the major fill areas**
- Utilize terracing techniques in the areas of major fill**
- Increase the CEF setback for the existing wetland CEF feature in the area by 50 feet**
- Add an additional 7,100 square feet of COA 609S Native seeding and planting at the bottom of the major fill areas**

QUESTIONS?

ADDITIONAL INFO

TREE SURVEY INFO

Loyola Junction - TRE & ASSOCIATES			
City of Austin, Texas			
SP-2021-0165D			
Total Surveyed		870.0	
Total Appendix F tree inches surveyed		818.0	
Total Heritage tree inches surveyed		0.0	
Total Non-Appendix F tree inches surveyed		0.0	
Total Invasive tree inches surveyed		52.0	
Total Appendix F trees inches Saved		0.0	
Total Appendix F trees inches Removed		818.0	
Total Heritage tree inches Saved		0.0	
Total Heritage tree inches Removed		0.0	
Total Non-Appendix F Saved		0.0	
Total Non-Appendix F Removed		0.0	
Total Invasive saved		0.0	
Total Invasive removed		52.0	
DDI Appendix F inches removed		0.0	
DDI Heritage inches removed		0.0	
DDI Non-Appendix F inches removed		0.0	
DDI Invasive inches removed		0.0	
DDI Total removed		0.0	
Required Mitigation Rates		Inches Removed	Inches to be Mitigated
Heritage tree		0.0 300%	0.0
24" + DBH, tree located in Appendix F		0.0 100%	0.0
19"-23.9" DBH, tree located in Appendix F		37.0 100%	37.0
8-18.9" DBH, tree located in Appendix F		781.0 50%	390.5
19"-23.9" DBH, tree other species		0.0 50%	0.0
8"-18.9" DBH, tree other species		0.0 25%	0.0
Total replacement ROW inches		0.0 0%	0.0
Invasive Species		52.0 0%	0.0
Total Inches to be Mitigated			427.5
Provided Mitigation		QTY	Inches Provided
Mitigation Inches Provided On-Site (3" Caliper)		0	0.0
Total Inches Provided for Mitigation On-site			0.0
House Bill 7 / Calculated 50% Credit for Mitigation			0.0
Total Inches Remaining (Mitigated by Fee in Lieu @\$200/inch)			427.5
Total Fee-in-Lieu Paid to Urban Forest Replanishment Fund			\$85,500.00

LANDSCAPE CODE AND CITY ARBORIST MITIGATION PLANTINGS

PLANT SCHEDULE MAIN PLANTING							
TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HT/SPD	WATER USE	NOTES
QUMU	77	<i>Quercus muehlenbergii</i> / Chinkapin Oak	Container Grown	3'Cal	12-15 H X 8 Spd	M	
QUVI	37	<i>Quercus virginiana</i> / Southern Live Oak	Container Grown	3'Cal	12-15 H X 8 Spd	L	Must be from a Single Root Stock
ULCR	61	<i>Ulmus crassifolia</i> / Cedar Elm	Container Grown	3'Cal	12-15 H X 8 Spd	M	Must be from a Single Root Stock
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER	CONTAINER SIZE	NOTES	WATER USE	
ILVN	281	<i>Ilex vomitoria</i> Nana / Dwarf Yaupon	Container Grown	5 gallon	Full to Ground	L	
ROKO	3	<i>Rosa</i> x Double Knockout / Rose	Container Grown	5 gallon	Full to Ground	L-M	
SAGR	8	<i>Salvia greggii</i> / Autumn Sage	Container Grown	5 gallon	Full to Ground	L	
GRASSES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CONTAINER SIZE	NOTES	WATER USE	
MUCA	43	<i>Muhlenbergia capillaris</i> / Gulf Coast Muhly	Container Grown	3 gallon	Full	L	
MULI	8	<i>Muhlenbergia lindheimeri</i> / Lindheimers Muhly	Container Grown	5 gallon	Full, Unbroken Blades	M	
STTE	102	<i>Stipa tenuissima</i> / Mexican Feathergrass	Container Grown	1 gallon	Full	L	
SUCCULENTS	QTY	BOTANICAL / COMMON NAME	CONTAINER	CONTAINER SIZE	NOTES	WATER USE	
HEPA	33	<i>Hesperaloe parviflora</i> / Red Yucca	Container Grown	5 gallon	Full, Unbroken Blades	VL	
YUPA	13	<i>Yucca pallida</i> / Twistleaf Yucca	Container Grown	5 gallon	Full, Unbroken Blades	VL	

CEF AND CWQZ MITIGATION PLANTINGS

TREES AND SHRUBS			
QTY.	BOTANICAL NAME	COMMON NAME	SIZE
25	Acacia farnesiana	Huisache	1 gal., cont. grwn.
25	Chilopsis linearis	Desert Willow	1 gal., cont. grwn.
25	Dalea frutescens	Black Dalea	1 gal., cont. grwn.
25	Fraxinus texansis	Texas Ash	1 gal., cont. grwn.
25	Ilex vomitoria	Yaupon Holly	1 gal., cont. grwn.
25	Lantana urticoides	Texas Lantana	1 gal., cont. grwn.
25	Leucophyllum frutescens	Texas Sage	1 gal., cont. grwn.
25	Parkinsonia aculeate	Retema	1 gal., cont. grwn.
25	Platanus mexicana	Mexican Sycamore	1 gal., cont. grwn.
25	Prosopis glandulosa var. glandulosa	Honey Mesquite	1 gal., cont. grwn.
25	Rhamnus caroliniana	Carolina Buckthorn	1 gal., cont. grwn.
25	Rhus virens	Evergreen sumac	1 gal., cont. grwn.
25	Sophora secundiflora	Texas Mountain Laurel	1 gal., cont. grwn.
25	Ulmus crassifolia	Cedar Elm	1 gal., cont. grwn.

* One gallon plant material may be substituted at a ratio of Four (4) - 4" pots, or Eight (8) Live Root, Saplings or Plugs

** Plant spacing may be field adjusted, but shall be not be closer than 3' OC for Shrubs and 10' OC for Trees

***Planting locations and species may be field adjusted/substituted with approval and coordination with the City Environment

CEF AND CWQZ MITIGATION PLANTINGS

Type	Common Name	Botanical Name	Recommended Application rate lbs/ac (kg/ha)	Rooted Plants Species, Diversity, Quantity & Size
Grass Seed Mix**	Buffalograss	<i>Buchloe dactyloides</i>	24.0 (27.0)	A minimum of two (2) native species of small or large trees, and two (2) native species of shrubs with Very Low or Low (VL or L) water needs and Sun or Sun/Part Shade light needs as listed in the current Grow Green Native and Adapted Landscape Plants guidance document***. Plants must be a minimum size of 1-gallon (see Table 8, equivalency chart) and minimum of 1 plant per 100 square feet.
	Blue Grama	<i>Bouteloua gracilis</i>	10.0 (11.2)	
	Green Sprangletop	<i>Leptochloa dubia</i>	2.0 (2.2)	
	Sand Dropseed	<i>Sporobolus cryptandrus</i>	1.0 (1.1)	
	Galleta	<i>Pleuraphis jamesii</i>	10.0 (11.2)	
	Canada Wild Rye	<i>Elymus canadensis</i>	10.0 (11.2)	
	Purple Threeawn	<i>Aristida purpurea</i>	4.0 (4.5)	
	Sideoats Grama	<i>Bouteloua curtipendula</i>	7.0 (7.8)	
Forb Seed Mix**	Bluebonnet	<i>Lupinus texensis</i>	20.0 (22.4)	
	Purple Prairie Clover	<i>Dalea purpurea</i>	4.0 (4.5)	
	Plains Coreopsis	<i>Coreopsis tinctoria</i>	2.0 (2.2)	
	Partridge Pea	<i>Chamaecrista fasciculata</i>	20.0 (22.4)	
	Greenthread	<i>Thelesperma filifolium</i>	6.0 (6.7)	
	Indian Blanket	<i>Gaillardia pulchella</i>	10.0 (11.2)	
	Lemon Mint	<i>Monarda citriodora</i>	3.0 (3.4)	
	Mexican Hat	<i>Ratibida columnaris</i>	2.0 (2.2)	
	Pink Evening Primrose	<i>Oenothera speciosa</i>	1.0 (1.1)	
	Sunflower (Common)	<i>Helianthus annuus</i>	5.0 (5.6)	
	Milkweed (Antelope Horn or Green milkweed)	<i>Asclepias asperula</i> or <i>Asclepias viridis</i>	0.1 (0.04)	
	Total			
Total recommended seed mix application rate is 35 lbs/ac (23.5 lbs/ac grass, 11.5 lbs/ac forbs).				
Cool Season Cover Grasses	Cereal rye grain*	<i>Secale cereale</i>	34.0 (38.1)	Add at least one of the cool season grasses to the warm-season mix between September 15 and March 1.
	Oats*	<i>Avena sativa</i>	4.0 (4.5)	
	Western Wheatgrass*	<i>Pascopyrum smithii</i>	5.6 (6.3)	