SITE PLAN REVIEW SHEET
ENVIRONMENTAL VARIANCE REQUEST ONLY

CASE: SP-2021-0242C **ZONING AND PLATTING COMMISSION DATE:** November 15, 2022

PROJECT NAME: Loyola Junction Apartments

APPLICANT: 3 S&D Interests
AGENT: Stephen Jamison, Jamison Civil Engineering

ADDRESS OF SITE: 6571 Ed Bluestein Blvd

COUNTY: Travis **AREA:** 14.46 acres

WATERSHED: Walnut Creek, Suburban, DDZ **JURISDICTION:** Full purpose

EXISTING ZONING: GR-MU and CS-MU-C)

PROPOSED DEVELOPMENT:
The applicant is proposing to construct an apartment complex with related amenities.

DESCRIPTION OF VARIANCES:
The applicant is requesting to vary from LDC 25-8-342 to allow fill over four feet to 17 feet within the desired development zone.

STAFF RECOMMENDATION:
The findings of fact have been met, and staff recommends approval for fill to 17 feet, with the following conditions:

- Install a retaining wall to contain the major fill areas
- Utilize terracing techniques in the areas of major fill
- Increase the CEF setback for the existing CEF wetland feature in the area by 50 feet
- Add additional COA 609S Native seeding at the bottom of the major fill areas

ENVIRONMENTAL BOARD ACTION:
October 19, 2022: With a 9-0 vote, the Environmental Commission recommends support of the request, with staff conditions for a variance from LDC 25-8-342 to allow fill over four feet to 17 feet.

ENVIRONMENTAL REVIEW STAFF: Mel Fuechec **PHONE:** 974-3036
mel.fuechec@austintexas.gov

CASE MANAGER: Christine Barton-Holmes **PHONE:** 974-2788
christine.barton-holmes@austintexas.gov

ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	10/19/2022
NAME & NUMBER OF PROJECT:	Loyola Junction Apartments SP-2021-0242C
NAME OF APPLICANT OR ORGANIZATION:	STEPHEN JAMISON Jamison Civil Engineering
LOCATION:	6525 ED BLUESTEIN BOULEVARD NB AUSTIN, Texas, 78724
COUNCIL DISTRICT:	District #1
ENVIRONMENTAL REVIEW STAFF:	Mel Fuechec, Environmental Review Specialist, Sr, DSD, 512-974-3036, mel.fuechec@austintexas.gov
WATERSHED:	Walnut Creek, Suburban Watershed, Desired Development Zone
REQUEST:	Variance request is as follows: Request to vary from LDC 25-8-342 to allow fill up to 17 feet in the desired development zone.
STAFF RECOMMENDATION:	Staff recommends this variance, having determined the findings of fact to have been met.
STAFF CONDITION:	• Install a retaining wall to contain the major fill areas • Utilize terracing techniques in the areas of major fill • Increase the CEF setback for the existing CEF wetland feature in the area by 50 feet • Add additional COA 609S Native seeding at the bottom of the major fill areas

Development Services Department
Staff Recommendations Concerning Required Findings

Project Name:	Loyola Junction Apartments
Ordinance Standard:	Watershed Protection Ordinance
Variance Request:	Request to vary from LDC 25-8-342 to allow fill up to 17 feet in the desired development zone.

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes / No The variance is necessary in order to provide the two required access points for a multifamily project. One access point is through a neighborhood street, Lazy Creek Dr. and is for emergency access only. TXDOT 'Control of Access' limitations provide for only one possible general-purpose access point in the location proposed in this variance along US Hwy 183. Due to the elevated nature of US Hwy 183, the proposed 17 feet of fill are required to safely connect the driveway from US Hwy 183 down to the project site. Approved grading variances of similarly situated properties in the adjacent area are: Applied Materials Logistics Service Center (SP-2020-0321C), Crossroads Logistics Center (SP-2021-0015D), and Crossroads Logistics Center (SP-2021-0169D).

2. The variance:

a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes / No Two (2) fire lane / emergency access points are required. TXDOT is restricting the location of the proposed driveway onto Ed Bluestein Blvd. to the proposed location. The retaining wall and highway are elevated approximately 17 feet higher than the natural grade in that location.

b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes / No The site is being graded as efficiently as possible to meet emergency access requirements while minimizing the required fill to do so.

c) Does not create a significant probability of harmful environmental consequences.

Yes / No No harmful environmental consequences will result from the variance. Steps are being taken to mitigate any potential erosion that may result from the grading.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes / No Rain gardens, water quality ponds, and detention ponds are proposed throughout the site. All water quality and drainage code requirements are being met.

B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

1. The criteria for granting a variance in Subsection (A) are met;
NA

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;
NA

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.
NA

Staff Determination: Staff determines that the findings of fact have been met. Staff recommends the following condition:

- 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 at the bottom of the major fill areas

Environmental Review (DSD)	Mel Fuechec *(print name)*	Date: 8/18/2022
Environmental Policy Program Manager (DSD)	_____ *(Mike McDougal)*	Date: 8/18/2022
Deputy Environmental Officer (WPD)	_____ *(Liz Johnston)*	Date: 8/19/2022

August 10, 2022

ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

Denise Lucas, Director

Development Services Department

City of Austin

P.O. Box 1088

Austin, Texas 78767

RE: Fill Variance Request Letter

Loyola Junction Apartments

6571 Ed Bluestein Blvd.

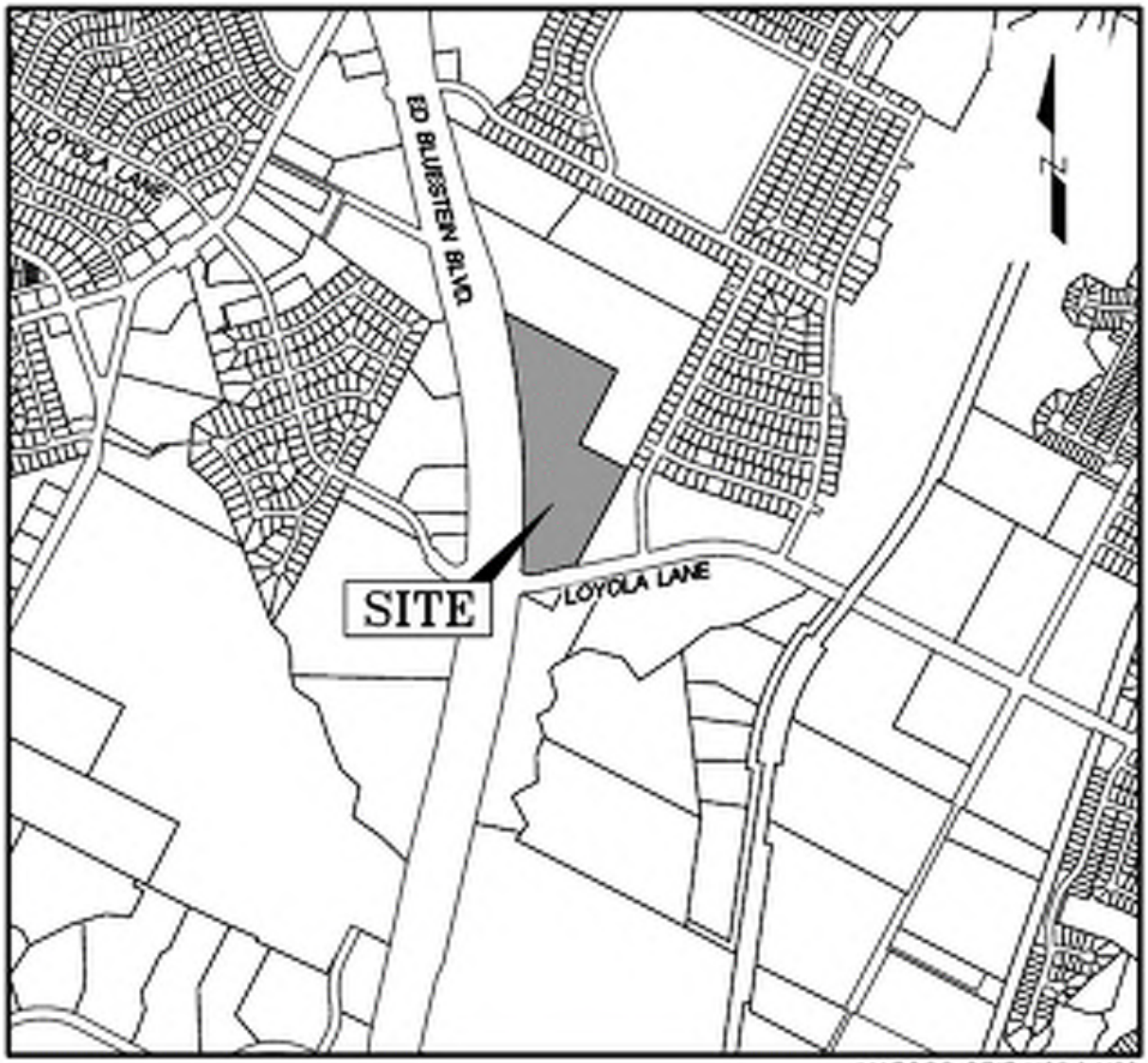
SP-2021-0242C

LDC 25-8-342 Fill Requirements

Dear Ms. Lucas:

On behalf of the owner, we are requesting a variance for fill in excess of four (4) feet for the proposed development of the Loyola Junction Apartments site development permit (SP-2021-0242C) located at 6571 Ed Bluestein Blvd.

The subject project is located in the City of Austin's full purpose jurisdiction, and is zoned GR-MU and CS-MU-CO. The property is currently undeveloped and is located at the northeast corner of the intersection of Ed Bluestein Blvd. (US Hwy. 183) and Loyola Lane.



LOCATION MAP
N.T.S.

This project proposes the construction of 16 apartment buildings, two (2) garages, leasing office and club house, two (2) water quality / detention ponds, two (2) rain garden, two driveway and all associated grading, paving, water, wastewater, and drainage improvements. The applicant proposes to place new improvements on the property in a manner to minimize adverse impacts to the natural character of the property.

The site is in the Walnut Creek Watershed, which is a Suburban Watershed. The subject tract is not located over the Edwards Aquifer Recharge Zone.

With regard to the proposed variance, we respectfully suggest the following conditions be considered as enhancements to the project to support the variances, consistent with City staff guidance:

1. Added retaining walls (355 lf) to contain the major fill areas.

2. Utilized terracing techniques in the area of the major fill areas.

3. Increased setback by 50 feet (0.72 acres) for the existing CEF/Wetland feature

4. Added additional 7,100 sf of COA 609S Native Seeding at the bottom of the major fill areas.

The project requires leniency from the following code section:

Division 5. - Cut, Fill, and Spoil. ***§ 25-8-342 - FILL REQUIREMENTS.***

(A) Fill on a tract of land may not exceed four feet of depth, except:

(1) in an urban watershed;

(2) in a roadway right-of-way;

(3) under a foundation with sides perpendicular to the ground, or with pier and beam construction;

(4) for construction of a water quality control or detention facility and appurtenances for conveyance such as swales, drainage ditches, and diversion berms, if:

(a) the design and location of the facility within the site minimize the amount of fill over four feet;

(b) the fill is the minimum necessary for the appropriate functioning of the facility; and

(c) the fill is not located on a slope with a gradient of more than 15 percent or within 100 feet of a classified waterway;

(5) for utility construction or a wastewater drain field; or

(6) in a state-permitted sanitary landfill located in the extraterritorial jurisdiction, if:

(a) the fill is derived from the landfill operation;

(b) the fill is not placed in a critical water quality zone or a 100-year floodplain;

(c) the landfill operation has an erosion and restoration plan approved by the single office; and

(d) all other applicable City Code and County Code provisions are met.

(B) A fill area must be restored and stabilized.

(C) Fill for a roadway must be contained within the roadway clearing width described in Section 25-8-322 (Clearing For A Roadway).

August 10, 2022

The Land Development Code allows Land Use Commission Variances per the following:

Division 3. - Variances.

§ 25-8-41 - LAND USE COMMISSION VARIANCES

(A) It is the applicant's burden to establish that the findings described in this Section have been met. Except as provided in Subsections (B) and (C), the land use commission may grant a variance from a requirement of this subchapter after determining that:

(1) the requirement will deprive the applicant of a privilege available to owners of other similarly situated property with approximately contemporaneous development subject to similar code requirements;

(2) the variance:

(a) is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

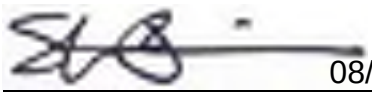
(b) is the minimum deviation from the code requirement necessary to allow a reasonable use of the property; and

(c) does not create a significant probability of harmful environmental consequences; and

(3) development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

The findings of fact concerning the need for the variance are outlined below.

We respectfully seek your consideration and support of this variance request. If you have any questions, please feel free to call our office at (737) 484-0880.



08/10/2022

Stephen R. Jamison, P.E.
Jamison Civil Engineering LLC (TBPE Firm #F-17756)

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Stephen R. Jamison P.E., Jamison Civil Engineering, LLC
Street Address	13812 Research Blvd. #B-2
City State ZIP Code	Austin, Texas 78750
Work Phone	737-484-0880
E-Mail Address	steve@jamisoneng.com

Variance Case Information

Case Name	Loyola Junction Apartments
Case Number	SP-2021-0242C
Address or Location	6571 Ed Bluestein Blvd.
Environmental Reviewer Name	Mel Fuechec
Environmental Resource Management Reviewer Name	
Applicable Ordinance	Current Code
Watershed Name	Walnut Creek
Watershed Classification	☐Urban ■ Suburban ☐Water Supply Suburban ☐Water Supply Rural ☐ Barton Springs Zone
Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Northern Edwards Segment ■ Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	☐ Yes ■ No
Distance to Nearest Classified Waterway	+/- 620 feet to Walnut Creek (Major) +/- 0 feet to Walnut Creek Trib (Intermediate) – on site +/- 0 feet to Walnut Creek Trib (Minor) – on site
Water and Waste Water service to be provided by	Austin Water Utility
Request	The variance request is as follows (Cite code references): LDC 25-8-342 Fill Requirements (17.0 feet max.)

Impervious cover	Existing	Proposed
Square Footage:	0 sf	418,280 sf
Acreage:	0 ac	9.60 ac.
Percentage:	0%	31.6%

Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	The property has slopes that vary from 0% to 15%. The slope breakdown is as follows: 0-15% Slopes ---> 29.38 acres 15-25% Slopes ---> 0.50 acres 25-35% Slopes ---> 0.25 acres Over 35% Slopes ---> 0.29 acres The elevation ranges from a low point of 463.0' to a high point of 549.0'. The majority of the ground vegetation is typical woods/brush in good condition, but containing many hackberries, and cedars and other less desirable trees, but still protected trees. The majority of the existing soils consists of Altoga soils (Class B), Houston Black soils (Class D), Ferris soils & Urban Land (Class D) A portion of the property contains CWQZ and Wetland CEF. A portion of this site is located within the fully developed 4% & 1% Annual Chance Flood Plain (25-Year & 100-Year).

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The plan complies with all current codes, subject to approval of the variances sought in this request.

FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance, the Land Use Commission must make the following findings of fact. Included below is an explanation alongside each applicable finding of fact.

Ordinance:

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes **Without this variance, the applicant would be denied the ability to access the property for this project. The property is accessible by Ed Bluestein Boulevard (US Hwy 183) and through the adjacent neighborhood to the north by way of Lazy Creek Drive. In order to provide safe, appropriate and required fire accessibility, it is necessary to have 2 fire access points. The access to Lazy Creek Drive will be limited to emergency access only.**

The only general-purpose access is, therefore, to Ed Bluestein Boulevard. Given exit ramps, frontage roads, and the elevate nature of the US Hwy 183 at this location, the access location is dictated and regulated by TxDOT "Control of Access" limitations. The proposed location of access as shown in the site plan complies with all TxDOT requirements, and is effectively the only feasible location; however, it necessitates fill in excess of four (4) feet given the significant and unique grade differences.

The Property is also very narrow additional cut/ fill in excess of 4 feet is necessary in other driveway and parking lot locations. Therefore, the limitation of cut/fill deprives the applicant the privilege of viable access and of two fire lane/emergency access routes throughout the project and site circulation and parking.

Nearby projects have been granted similar variances: Applied Materials Logistics Service Center (SP-2020-0321C), Samsung (LI-PDA Ordinance 20201210-071), Crossroads Logistics Center (SP-2021-0015D), and Crossroads Logistics Center Additions (SP-2021-0169D).

2. The variance:

   a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

   Yes **The site conditions necessitate additional fill for providing:**

   a. The requirement to provide two (2) fire lane / emergency access routes throughout the project.

   b. TXDOT "Control of Access" is restricting our proposed driveway location onto Ed Bluestein Blvd. The existing right of way is stabilized with an existing retaining wall structure that is elevated +/- 17 feet higher than the existing grade at the property line.

   c. The grade differences from the elevated Ed Bluestein Blvd. to the creek areas across a very narrow tract make it necessary for additional cut/ fill to get driveways and parking in place that meet Code requirements.

   b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

   Yes **The site is being graded as efficiently as possible to provide the required fire lane / emergency access routes throughout the project – to minimize amount of variance needed as possible.**

   c) Does not create a significant probability of harmful environmental consequences.

   Yes **No harmful environmental consequences result from the variance.**

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

   Yes **The development is compliant with current code and will meet all water quality regulations.**

**Variance approval requires all above affirmative findings.

Exhibits for Commission Variance

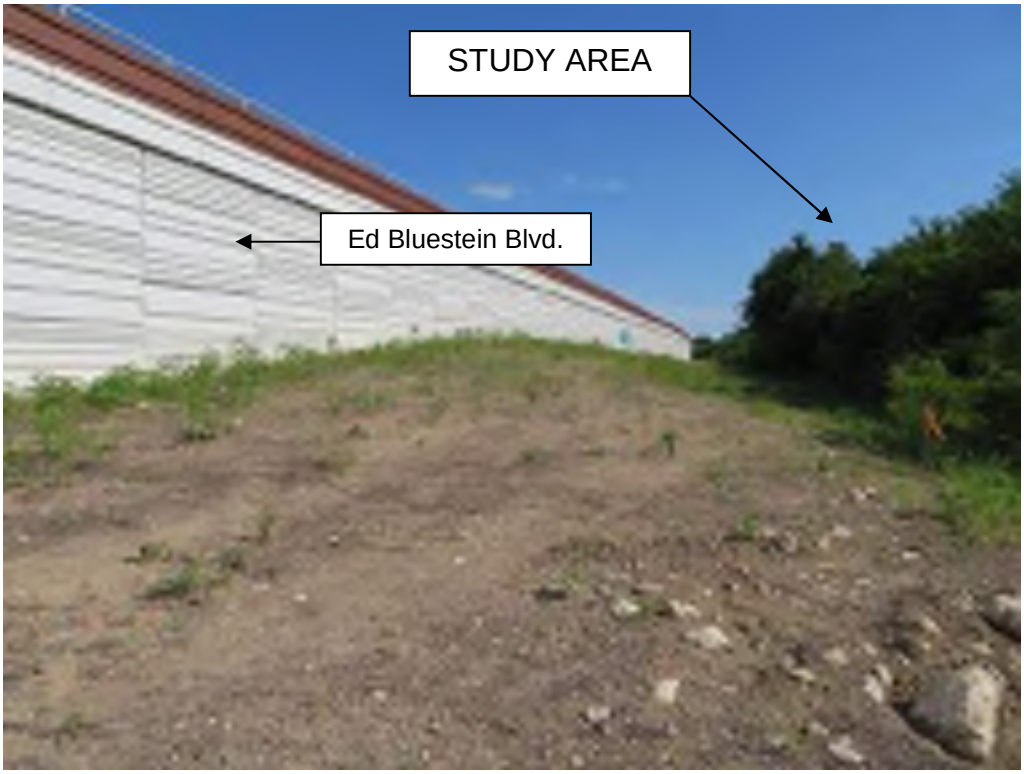
- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 (***if required by 25-8-121***)
- Applicant's variance request letter

LOYOLA JUNCTION APARTMENTS


LOYOLA JUNCTION APARTMENTS
Google Earth
N
1000 ft

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 2]



Project: COA Environmental Resource Inventory

Site: 30.5-Acre Undeveloped Tract

Location: 6651 Ed Bluestein Blvd.
Austin, Travis County, Texas 78723

Description: Typical view of the western-most portion of the study area along Ed Bluestein Blvd. Photograph taken from near the southwest property corner facing north.

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.

NORTH

SCALE IN FEET
100 50 0 100

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

CUT / FILL TABLE						
NUMBER	MIN. ELEVATION	MAX. ELEVATION	AREA (SF)	AREA (Ac.)	%	COLOR
1	-12*	-8	1,396	0.03	0.09	
2	-8	-4	96,595	2.22	7.30	
3	-4	0	1,097,550	25.19	82.82	
4	0	4				
5	4	8	100,229	2.30	7.56	
6	8	12	18,240	0.42	1.38	
7	12	16	10,500	0.24	0.79	
8	16	17	789	0.02	0.06	

(* IN PONDS ONLY - ADMINISTRATIVE CUT WAIVER)

MAXIMUM CUT = 12.0 FEET*
MAXIMUM FILL = 17.0 FEET

PURPLE SAGE DR. (70' R.O.W.)
LAZY CREEK DR. (70' R.O.W.)
HAROLD K. KAEMERLE, JR. & SHARIE KAEMERLE REMAINDER OF 14.294 ACRES DOC. NO. 2014175485 O.P.R.T.C.T.
(07-30-2018) 3 S&D INTERESTS 62.101 ACRES DOC. NO. 2018119834 O.P.R.T.C.T.
MILLRACE DRIVE (50' R.O.W.)
CITY OF AUSTIN (1.444 AC - TRACT THREE) VOL. 7882, PG. 977 D.R.T.C.T.
M&G ESTATES SECTION II LOT 1, BLOCK C VOL. 77, PG 31 P.R.T.C.T.
ED BLUESTEIN BLVD. U.S. HWY 183 (VARIABLE WIDTH R.O.W.)
(12-15-2004) STATE OF TEXAS PARCEL 102 DOC. NO. 2004232132 O.P.R.T.C.T.
LOYOLA LANE (R.O.W. VARIES)

BUILDING #8 TYPE II-A 11,726 SF SLAB ON GRADE FFE=505.0
BUILDING #8 TYPE II-A 11,726 SF SLAB ON GRADE FFE=507.6
GARAGE 07 FFE=505.0
BUILDING #10 FFE=506.0
BUILDING #7 TYPE I 11,122 SF SLAB ON GRADE FFE=508.5
BUILDING #6 TYPE II-A-ALT 11,122 SF SLAB ON GRADE FFE=511.4
BUILDING #9 TYPE II-A-ALT 11,726 SF SLAB ON GRADE FFE=514.1
DETENTION POND A
W.Q. POND A
BUILDING #3 TYPE II 11,726 SF. SLAB ON GRADE FFE=506.0
BUILDING #11 FFE=510.8
BUILDING #13 TYPE I 11,122 SF SLAB ON GRADE FFE=515.5
CLUB HOUSE 5,582 SF FFE=512.6
POOL
GARAGE 06 FFE=517.7
BUILDING #14 TYPE I 11,122 SF SLAB ON GRADE FFE=524.0
BUILDING #15 TYPE I 11,122 SF SLAB ON GRADE FFE=519.0
BUILDING #16 TYPE I 11,122 SF SLAB ON GRADE FFE=513.8
BUILDING #4 TYPE I 11,122 SF. SLAB ON GRADE FFE=511.2
BUILDING #2 TYPE I-A 11,122 SF. SLAB ON GRADE FFE=505.0
RAIN GARDEN A
RAIN GARDEN B
PROPOSED 5'-9' RETAINING WALL
AREA TO BE REVEGETATED PER COA 609S NATIVE SEEDING
PROPOSED TERRACED AREA
200' WETLAND BUFFER SETBACK
LEASING 3,328 SF. OFFICE FFE=494.5
BUILDING #1 TYPE II-A 11,726 SF SLAB ON GRADE FFE=494.6
BUILDING #12 FFE=492.8
DETENTION POND B
W.Q. POND B
EROSION HAZARD ZONE

SP-2021-0242C

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

SITE PLAN APPROVAL — Sheet 15 of 143
FILE NUMBER: SP-2021-0242C APPLICATION DATE: 06/29/2021
APPROVED ADMINISTRATIVELY ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE:
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER CHRISTINE BARTON-HOLMES
DWPZ _____ DDZ _____
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
RELEASE FOR GENERAL COMPLIANCE: _____ ZONING LR-CO-NP
PLAN 1 _____ CORRECTION 1 _____
PLAN 2 _____ CORRECTION 2 _____
PLAN 3 _____ CORRECTION 3 _____
FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

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

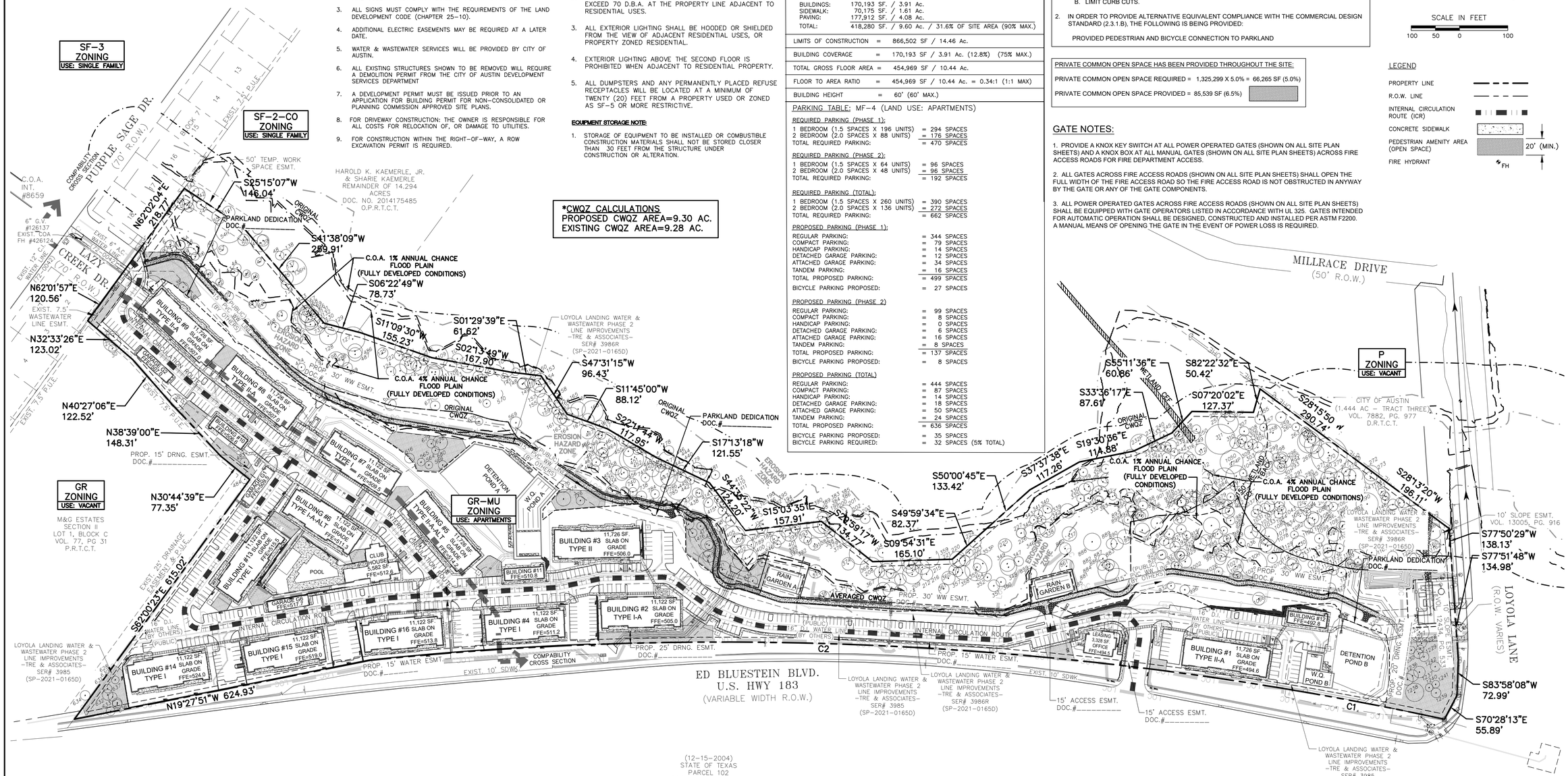
The seal appearing on this document was authorized by Stephen Ray Jamison on 8/10 2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

File: H:\Loyola Landing\DWG\PLANS\CUT FILL.dwg
Job No.
Snapshot: CUTFILL
Date: 03/31/21
Scale (Hor.): 1"=100'
Scale (Vert.):
Checked By: SRJ
Drawn By:
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET 15 of 143

*EXISTING BUILDING NOTE:
ALL BUILDINGS WITHIN 50 FEET OF THIS SITE ARE SHOWN



SITE PLAN RELEASE NOTES:

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
5. WATER & WASTEWATER SERVICES WILL BE PROVIDED BY CITY OF AUSTIN.
6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT
7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
8. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
9. CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

COMPATIBILITY

1. HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.
2. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 D.B.A. AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
3. ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL USES, OR PROPERTY ZONED RESIDENTIAL.
4. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTY.
5. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.

EQUIPMENT STORAGE NOTE:

1. STORAGE OF EQUIPMENT TO BE INSTALLED OR COMBUSTIBLE CONSTRUCTION MATERIALS SHALL NOT BE STORED CLOSER THAN 30 FEET FROM THE STRUCTURE UNDER CONSTRUCTION OR ALTERATION.

***CWQZ CALCULATIONS**
PROPOSED CWQZ AREA=9.30 AC.
EXISTING CWQZ AREA=9.28 AC.

ZONING SITE CALCULATIONS: GR-MU (LAND USE: MULTIFAMILY)

SITE AREA	=	1,325,299 SF. = 30.42 Ac.
R.O.W. TO BE DEDICATED	=	0 SF. = 0 Ac.

IMPERVIOUS COVER:

EXISTING:	0 SF. / 0 Ac.
PROPOSED:	
BUILDINGS:	170,193 SF. / 3.91 Ac.
SIDEWALK:	70,175 SF. / 1.61 Ac.
PAVING:	177,912 SF. / 4.08 Ac.
TOTAL:	418,280 SF. / 9.60 Ac. / 31.6% OF SITE AREA (90% MAX.)

LIMITS OF CONSTRUCTION	=	866,502 SF / 14.46 Ac.
BUILDING COVERAGE	=	170,193 SF / 3.91 Ac. (12.8%) (75% MAX.)
TOTAL GROSS FLOOR AREA	=	454,969 SF / 10.44 Ac.
FLOOR TO AREA RATIO	=	454,969 SF / 10.44 Ac. = 0.34:1 (1:1 MAX)
BUILDING HEIGHT	=	60' (60' MAX.)

PARKING TABLE: MF-4 (LAND USE: APARTMENTS)

REQUIRED PARKING (PHASE 1):	
1 BEDROOM (1.5 SPACES X 196 UNITS)	= 294 SPACES
2 BEDROOM (2.0 SPACES X 88 UNITS)	= 176 SPACES
TOTAL REQUIRED PARKING:	= 470 SPACES
REQUIRED PARKING (PHASE 2):	
1 BEDROOM (1.5 SPACES X 64 UNITS)	= 96 SPACES
2 BEDROOM (2.0 SPACES X 48 UNITS)	= 96 SPACES
TOTAL REQUIRED PARKING:	= 192 SPACES
REQUIRED PARKING (TOTAL):	
1 BEDROOM (1.5 SPACES X 260 UNITS)	= 390 SPACES
2 BEDROOM (2.0 SPACES X 136 UNITS)	= 272 SPACES
TOTAL REQUIRED PARKING:	= 662 SPACES
PROPOSED PARKING (PHASE 1):	
REGULAR PARKING:	= 344 SPACES
COMPACT PARKING:	= 79 SPACES
HANDICAP PARKING:	= 14 SPACES
DETACHED GARAGE PARKING:	= 12 SPACES
ATTACHED GARAGE PARKING:	= 34 SPACES
TANDEM PARKING:	= 16 SPACES
TOTAL PROPOSED PARKING:	= 499 SPACES
BICYCLE PARKING PROPOSED:	= 27 SPACES
PROPOSED PARKING (PHASE 2)	
REGULAR PARKING:	= 99 SPACES
COMPACT PARKING:	= 8 SPACES
HANDICAP PARKING:	= 0 SPACES
DETACHED GARAGE PARKING:	= 6 SPACES
ATTACHED GARAGE PARKING:	= 16 SPACES
TANDEM PARKING:	= 8 SPACES
TOTAL PROPOSED PARKING:	= 137 SPACES
BICYCLE PARKING PROPOSED:	= 8 SPACES
PROPOSED PARKING (TOTAL)	
REGULAR PARKING:	= 444 SPACES
COMPACT PARKING:	= 87 SPACES
HANDICAP PARKING:	= 14 SPACES
DETACHED GARAGE PARKING:	= 18 SPACES
ATTACHED GARAGE PARKING:	= 50 SPACES
TANDEM PARKING:	= 24 SPACES
TOTAL PROPOSED PARKING:	= 636 SPACES
BICYCLE PARKING PROPOSED:	= 35 SPACES
BICYCLE PARKING REQUIRED:	= 32 SPACES (5% TOTAL)

SUBCHAPTER E NOTES

1. THIS PROJECT MUST COMPLY WITH TWO BICYCLE/PEDESTRIAN OPTIONS AS LISTED IN TABLE 2.3.2.B.2, THE FOLLOWING CHOICES HAVE BEEN CHOSEN:
   A. PROVIDE ADDITIONAL PEDESTRIAN CONNECTIONS FROM ON-SITE BUILDINGS TO ADJACENT STREETS.
   B. LIMIT CURB CUTS.
2. IN ORDER TO PROVIDE ALTERNATIVE EQUIVALENT COMPLIANCE WITH THE COMMERCIAL DESIGN STANDARD (2.3.1.B), THE FOLLOWING IS BEING PROVIDED:
   PROVIDED PEDESTRIAN AND BICYCLE CONNECTION TO PARKLAND

PRIVATE COMMON OPEN SPACE HAS BEEN PROVIDED THROUGHOUT THE SITE:

PRIVATE COMMON OPEN SPACE REQUIRED =	1,325,299 X 5.0% = 66,265 SF (5.0%)
PRIVATE COMMON OPEN SPACE PROVIDED =	85,539 SF (6.5%)

GATE NOTES:

1. PROVIDE A KNOX KEY SWITCH AT ALL POWER OPERATED GATES (SHOWN ON ALL SITE PLAN SHEETS) AND A KNOX BOX AT ALL MANUAL GATES (SHOWN ON ALL SITE PLAN SHEETS) ACROSS FIRE ACCESS ROADS FOR FIRE DEPARTMENT ACCESS.
2. ALL GATES ACROSS FIRE ACCESS ROADS (SHOWN ON ALL SITE PLAN SHEETS) SHALL OPEN THE FULL WIDTH OF THE FIRE ACCESS ROAD SO THE FIRE ACCESS ROAD IS NOT OBSTRUCTED IN ANYWAY BY THE GATE OR ANY OF THE GATE COMPONENTS.
3. ALL POWER OPERATED GATES ACROSS FIRE ACCESS ROADS (SHOWN ON ALL SITE PLAN SHEETS) SHALL BE EQUIPPED WITH GATE OPERATORS LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED PER ASTM F2200. A MANUAL MEANS OF OPENING THE GATE IN THE EVENT OF POWER LOSS IS REQUIRED.

NORTH

SCALE IN FEET
100 50 0 100

LEGEND
- PROPERTY LINE
- R.O.W. LINE
- INTERNAL CIRCULATION ROUTE (ICR)
- CONCRETE SIDEWALK
- PEDESTRIAN AMENITY AREA (OPEN SPACE) — 20' (MIN.)
- FIRE HYDRANT — FH

SITE PLAN NOTES:

1. 6" RAISED CONCRETE CURBS SHALL BE PROVIDED AT THE END OF PARKING BAYS, LANDSCAPED ISLANDS AND AROUND THE PERIMETER OF ALL PARKING & DRIVE AREAS UNLESS OTHERWISE NOTED.
2. ALL CURB RETURNS SHALL BE 3' RADIUS UNLESS OTHERWISE NOTED.
3. THE MAXIMUM HEIGHT FOR PROPOSED BUILDING SHALL NOT EXCEED 60 FEET.
4. THE USE OF COAL TAR BASED ASPHALT SEALANTS FOR CONSTRUCTION OR REPAIR OF ASPHALTIC CONCRETE PAVING IS PROHIBITED ON THIS PROPERTY.
5. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
6. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
7. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
8. ALL NEW PAVING SHALL BE PER THE PAVING PLAN.
9. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067).
10. A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 98" MUST BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO.
11. RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED PER IBC 2009 AND WILL REQUIRE A SEPARATE PERMIT. ALL RETAINING WALLS IN AN EASEMENT OR R.O.W. REGARDLESS OF HEIGHT, SHALL BE REVIEWED ACCORDING TO COA TRANSPORTATION CRITERIA MANUAL, CHAPTER 11.
12. DUMPSTER PAD TO BE DESIGNED BY OWNERS STRUCTURAL ENGINEER; TRASH COLLECTION WILL BE PROVIDED BY A PRIVATE COMPANY.
13. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS OR OF EQUAL QUALITY TO PRINCIPAL BUILDING MATERIALS.
14. ALL EXISTING STRUCTURES WITHIN 50' OF THE SITE AREA ARE SHOWN.
15. ALL SIGNS MUST COMPLY WITH THE LATEST REQUIREMENTS OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
16. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED (SECTION 25-2-1125)
17. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
18. ALL EXTERIOR LIGHTING WILL BE FULL CUT OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SUBCHAPTER E 2.5.2E.
19. ALL DRIVEWAYS AND INTERNAL CIRCULATION AREAS SHALL MAINTAIN A MINIMUM OF 14' OF VERTICAL CLEARANCE WHERE FIRE DEPARTMENT ACCESS IS REQUIRED.
20. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESS AND OFFICE BUILDINGS.
21. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
22. YARDS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND FOR REFUSE COLLECTION.

SITE WALL NOTES:

1. ALL SITE WALLS TO BE DESIGNED BY OTHERS (UNDER A SEPARATE PERMIT). ALL FINAL STRUCTURAL DETAILS, (INCLUDING FRENCH DRAINS, EXPANSION JOINTS, WATER STOPS, ETC) SHALL BE PROVIDED BY THE OWNER'S STRUCTURAL ENGINEER. ALL STRUCTURAL DETAILS SHALL MEET THE CITY OF AUSTIN SPECIFICATIONS.
2. ALL WALLS WITH A 30" DROP OFF (OR GREATER) SHALL INCLUDE A MIN. 42" HANDRAIL ALONG THE TOP OF THE WALL.

SP-2021-0242C

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

SITE PLAN APPROVAL — Sheet ___ of 97
FILE NUMBER: SP-2021-0242C APPLICATION DATE: 06/29/2021
APPROVED ADMINISTRATIVELY ON _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER CHRISTINE BARTON-HOLMES
DWPZ _____ DDZ _____
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
RELEASE FOR GENERAL COMPLIANCE: _____ ZONING LR-CO-NP
PLAN 1 _____ CORRECTION 1 _____
PLAN 2 _____ CORRECTION 2 _____
PLAN 3 _____ CORRECTION 3 _____
FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

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JAMISON CIVIL ENGINEERING LLC
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AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

LOYOLA JUNCTION APARTMENTS
OVERALL SITE PLAN
6571 ED BLUESTEIN BLVD.
AUSTIN, TEXAS 78724

The seal appearing on this document was authorized by Stephen Ray Jamison on 5/23/2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

File: H:\Loyola Landing\DWG\PLANS\SITE.dwg
Job No.
Scale (Hor.): 1"=100' | Scale (Vert.):
Date: 03/31/21 | Checked By: SRJ | Drawn By: DSP
Snapshot: OVERALL
Revision 1:
Revision 2:
Revision 3:
Revision 4:

TOPO SOURCE: C.O.A. 2' CONTOURS

*ALL NATURALLY OCCURING EXISTING SLOPES ON THIS SITE GREATER THAN15% ARE SHOWN.

NORTH

SCALE IN FEET
100 50 0 100

NOTE: Q-1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

1	IMPERVIOUS COVER ALLOWED AT	60% X (GROSS SITE AREA) =	18.25 ACRES
	PROPOSED IMPERVIOUS COVER:		
2		EXISTING IMPERVIOUS COVER TO REMAIN =	0.00 ACRES
3		PROPOSED NEW IMPERVIOUS COVER =	9.60 ACRES
4		**TOTAL PROPOSED IMPERVIOUS COVER =**	**9.60 ACRES**

	ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY:			
5	TOTAL ACREAGE WITH SLOPES 15-25%	0.07	ACRES x 10%	0.007 ACRES

PROPOSED IMPERVIOUS COVER ON SLOPES

	SLOPES		IMPERVIOUS COVER		
			BUILDING & OTHER IMPERVIOUS COVER		DRIVES / ROADWAYS
	SLOPE CATEGORIES	ACRES	ACRES	% OF SLOPE CATEGORY	ACRES
6	0-15%	8.77	3.91	44.6%	5.69
7	15-25%	0.07	0.00	0.00%	0.00
8	25-35%	0.02	0.00	0.00%	0.00
9	Over 35%	0	0.00	0	0.00
10	Gross Site Area	8.86			

SLOPE MAP TABLE

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA	ACRE	COLOR
1	0.00%	15.00%	1279792.89	29.38	
2	15.00%	25.00%	21633.66	0.50	
3	25.00%	35.00%	10772.98	0.25	
4	35.00%	100.00%	12556.07	0.29	

SP-2021-0242C

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SITE PLAN APPROVAL — Sheet 08 of 97

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DWPZ _____ DDZ _____

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASE FOR GENERAL COMPLIANCE: _____ ZONING LR-CO-NP

PLAN 1: _____ CORRECTION 1: _____
PLAN 2: _____ CORRECTION 2: _____
PLAN 3: _____ CORRECTION 3: _____

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JCE

LOYOLA JUNCTION APARTMENTS
SLOPE MAP
6571 ED BLUESTEIN BLVD.
AUSTIN, TEXAS 78724

The seal appearing on this document was authorized by Stephen Ray Jamison on 5/23 2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

File:	H:\Loyola Landing\DWG\PLANS\SLOPE.dwg
Job No.	Snapshot: SLOPE
Scale (Hor.):	1"=100' Scale (Vert.):
Date:	03/31/21 Checked By: SRJ Drawn By:
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

SHEET 08 of 111

TOPO SOURCE: DESIGN SURVEY

DATE OF SURVEY: JULY 2019

SEE SHEET 12 FOR TREE LIST

LEGEND

PROPERTY LINE

LOT LINE

EASEMENT LINE

EXISTING CONTOUR LINE 790

EXISTING TREE 20"

DEMOLITION AREA

NORTH

SCALE IN FEET

100 50 0 100

NOTE:

A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.

EXISTING POLE TO BE REMOVED

EXISTING BARRICADE TO BE REMOVED

C.O.A. INT. #8659

6" G.V. #126137 EXIST. COA FH #426124

PURPLE SAGE DR. (70' R.O.W.)

LAZY CREEK DR. (70' R.O.W.)

EXIST. 12" WATER LINE (12" C-900)

EXIST. 6" AC WATER LINE (TO BE ABANDONED)

EXIST. 7.5' WASTEWATER LINE ESMT.

EXIST. 7.5' P.U.E.

EXIST. 25' DRAINAGE EASEMENT & U.E.

50' TEMP. WORK SPACE ESMT.

HAROLD K. KAEMERLE, JR. & SHARIE KAEMERLE REMAINDER OF 14.294 ACRES DOC. NO. 2014175485 O.P.R.T.C.T.

ORIGINAL CWQZ

C.O.A. 1% ANNUAL CHANCE FLOOD PLAIN (FULLY DEVELOPED CONDITIONS)

C.O.A. 4% ANNUAL CHANCE FLOOD PLAIN (FULLY DEVELOPED CONDITIONS)

EROSION HAZARD ZONE

LOYOLA LANDING WATER & WASTEWATER PHASE 2 LINE IMPROVEMENTS –TRE & ASSOCIATES– SER# 3986R (SP-2021-0165D)

30.42 ACRES (07-30-2018) 3 S&D INTERESTS 62.101 ACRES DOC. NO. 2018119834 O.P.R.T.C.T.

M&G ESTATES SECTION II LOT 1, BLOCK C VOL. 77, PG 31 P.R.T.C.T.

EXIST. 25' DRAINAGE EASEMENT & U.E.

16" D.I. (PUBLIC) WATER LINE (BY OTHERS)

LOYOLA LANDING WATER & WASTEWATER PHASE 2 LINE IMPROVEMENTS –TRE & ASSOCIATES– SER# 3985 (SP-2021-0165D)

150' CEF SETBACK

EXIST. CEF

EX. 60" RCP FL=503.08'

CONTRACTOR TO REMOVE EXIST. CONCRETE (64 SY)

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

EXIST. 10' SDWK

(12-15-2004) STATE OF TEXAS PARCEL 102 DOC. NO. 2004232132 O.P.R.T.C.T.

(07-30-2018) 3 S&D INTERESTS 62.101 ACRES DOC. NO. 2018119834 O.P.R.T.C.T.

MILLRACE DRIVE (50' R.O.W.)

WETLAND CREEK

CITY OF AUSTIN (1.444 AC – TRACT THREE) VOL. 7882, PG. 977 D.R.T.C.T.

EXIST. CREEK

150' WETLAND SETBACK

10' SLOPE ESMT. VOL. 13005, PG. 916

LOYOLA LANE (R.O.W. VARIES)

CONTRACTOR TO REMOVE EXIST. CONCRETE (142 SY)

LOYOLA LANDING WATER & WASTEWATER PHASE 2 LINE IMPROVEMENTS –TRE & ASSOCIATES– SER# 3985 (SP-2021-0165D)

SP-2021-0242C

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SITE PLAN APPROVAL Sheet 07 of 111

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DWPZ _____ DDZ _____

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASE FOR GENERAL COMPLIANCE: _____ ZONING LR-CO-NP

PLAN 1 _____ CORRECTION 1 _____

PLAN 2 _____ CORRECTION 2 _____

PLAN 3 _____ CORRECTION 3 _____

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JCE

LOYOLA JUNCTION APARTMENTS
EXISTING CONDITIONS & DEMOLITION PLAN
6571 ED BLUESTEIN BLVD.
AUSTIN, TEXAS 78724

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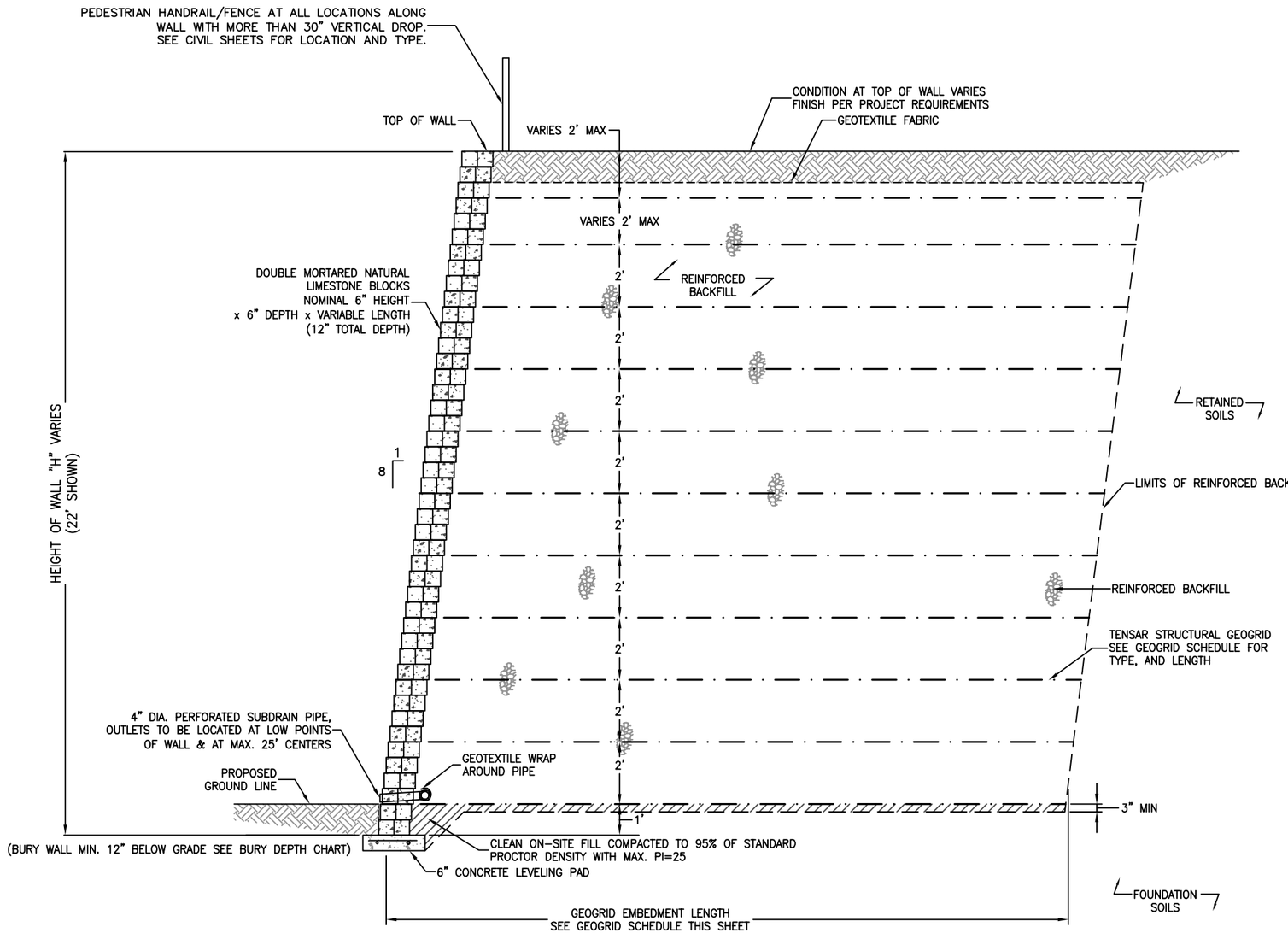
STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

File:	H:\Loyola Landing\DWG\PLANS\EXISTING.dwg
Job No.	Snapshot: EXISTING
Scale (Hor.):	1"=100' Scale (Vert.):
Date:	03/31/21 Checked By: SRJ Drawn By: DSP
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	



TYPICAL SMALL LIMESTONE BLOCK MSE WALL FILL CONDITION CROSS-SECTION

N.T.S.

GEOGRID SCHEDULE

HEIGHT OF WALL "H"	NO. OF LAYERS	GEOGRID EMBEDMENT LENGTH	GEOGRID TYPE
4.0'	2	5.0'	UX1400
5.0'	2	5.0'	UX1400
6.0'	3	6.0'	UX1400
7.0'	3	7.0'	UX1400
8.0'	4	8.0'	UX1400
9.0'	4	9.0'	UX1400
10.0'	5	10.0'	UX1400
11.0'	5	11.0'	UX1400
12.0'	6	12.0'	UX1400
13.0'	6	13.0'	UX1400
14.0'	7	14.0'	UX1400
15.0'	8	15.0'	UX1400
16.0'	8	16.0'	UX1400
17.0'	8	17.0'	UX1400
18.0'	9	18.0'	UX1400
19.0'	9	19.0'	UX1400
20.0'	10	20.0'	UX1400
21.0'	10	21.0'	UX1400
22.0'	11	22.0'	UX1400

NOTES: 1) STEP TOP OF WALL TO CORRESPOND WITH SLOPE BEHIND WALL
2) MINIMUM 5' GEOGRID LENGTH
3) WALLS WITH "H"< 3.0' DO NOT REQUIRE GEOGRID

REVISIONS

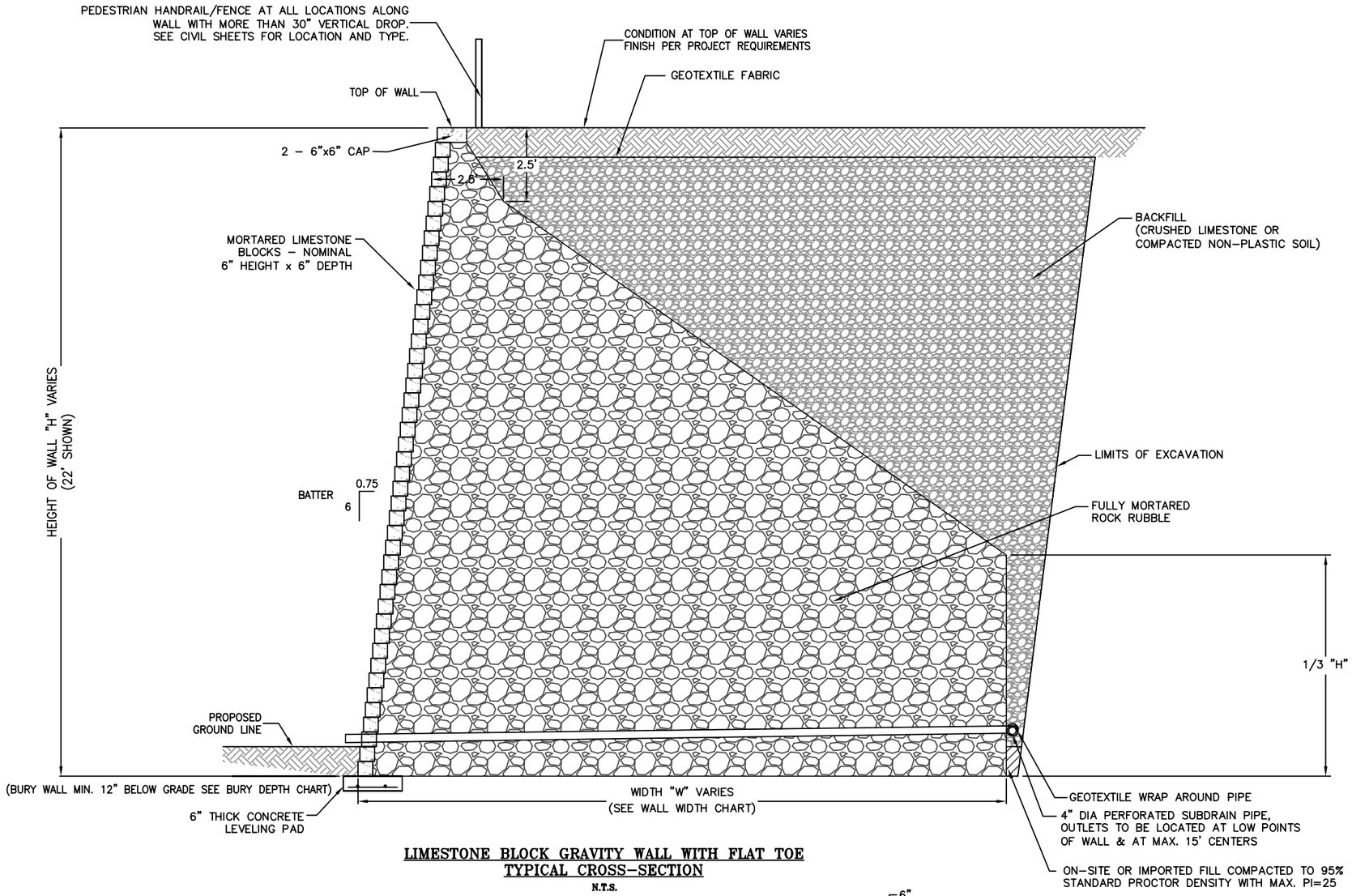
CAREY M. WITT 77259 REGISTERED PROFESSIONAL ENGINEER 09/23/21

LOYOLA JUNCTION APARTMENTS
RETAINING WALLS
AUSTIN, TEXAS
TYPICAL FILL WALL CROSS-SECTION

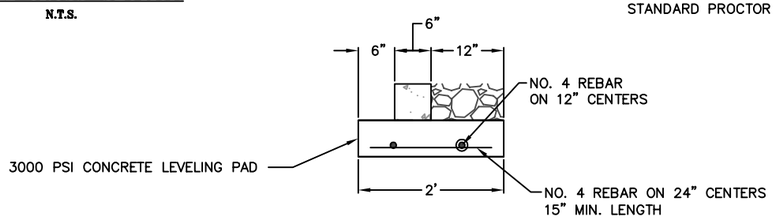
4417 BURLESON ROAD
AUSTIN, TEXAS 78744
Phone: 512-445-0796
www.geosolutionsinc.com
Reg. Eng. Firm #F-4189
GEOSOLUTIONS

Scale: NOT TO SCALE
Date: 09/23/21
Drawn by: JY
Project No.: GS21086

SHEET 2 OF 5



LIMESTONE BLOCK GRAVITY WALL WITH FLAT TOE
TYPICAL CROSS–SECTION
N.T.S.



GRAVITY WALL LEVELING PAD DETAIL
N.T.S.

WALL WIDTH CHART (GRAVITY WALLS)

HEIGHT OF WALL "H"	"W" WIDTH OF WALL
1'	2'
2'	2'
3'	3'
4'	4'
5'	5'
6'	6'
7'	7'
8'	8'
9'	9'
10'	10'
11'	11'
12'	12'
13'	13'
14'	14'
15'	15'
16'	16'
17'	17'
18'	18'
19'	19'
20'	20'
21'	21'
22'	22'

REVISIONS

CAREY M. WITT 77259 REGISTERED PROFESSIONAL ENGINEER
09/23/21

LOYOLA JUNCTION APARTMENTS
RETAINING WALLS
AUSTIN, TEXAS
TYPICAL RUBBLE WALL CROSS–SECTION

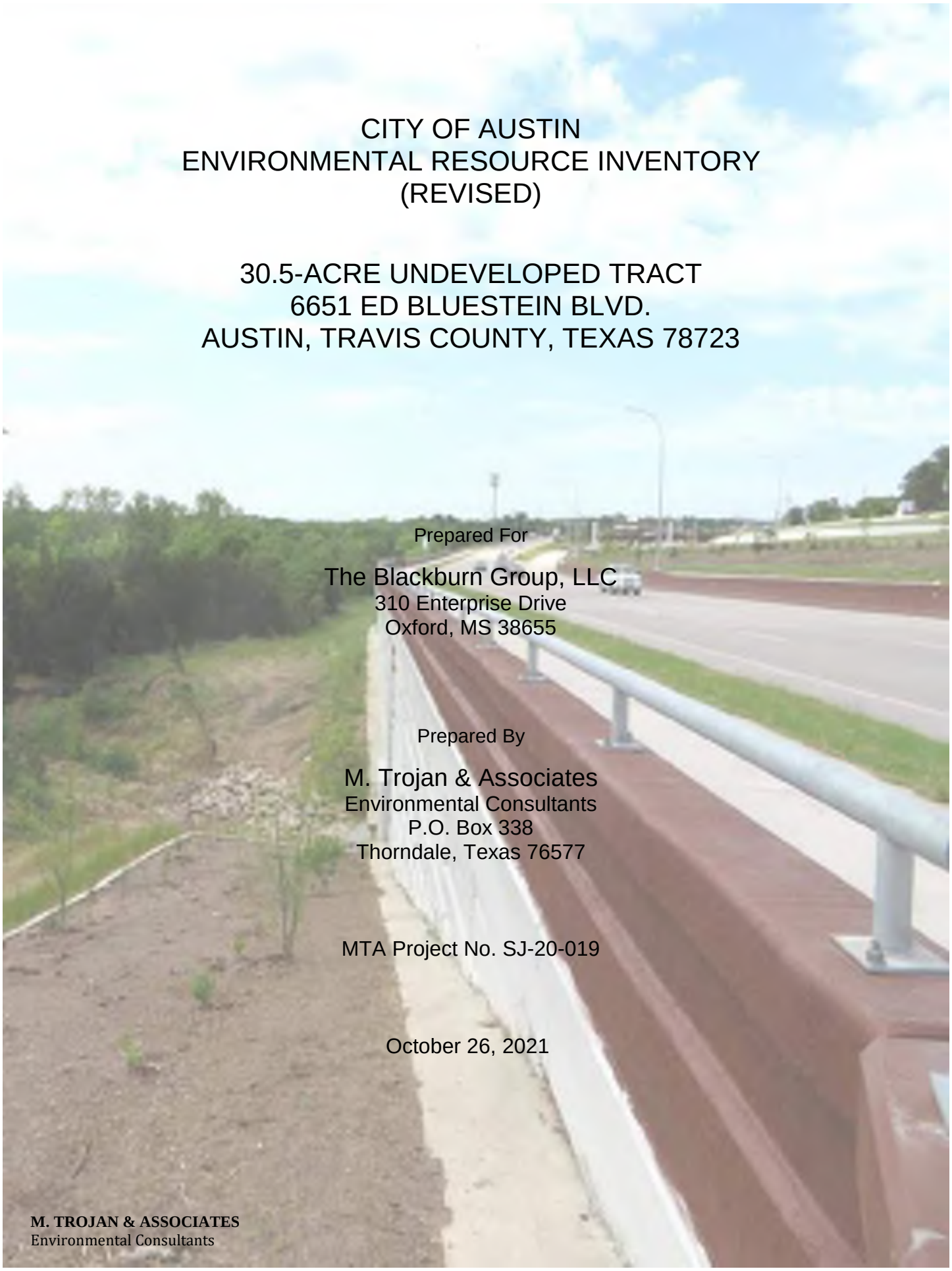
4417 BURLESON ROAD
AUSTIN, TEXAS 78744
Phone: 512-445-0796
www.geosolutionsinc.com
Reg. Eng. Firm #F-4189
GEOSOLUTIONS

Scale: NOT TO SCALE | Date: 09/23/21 | Drawn by: JY | Project No.: GS21086

SHEET 3 OF 5

CITY OF AUSTIN
ENVIRONMENTAL RESOURCE INVENTORY
(REVISED)

30.5-ACRE UNDEVELOPED TRACT
6651 ED BLUESTEIN BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78723



Prepared For

The Blackburn Group, LLC
310 Enterprise Drive
Oxford, MS 38655

Prepared By

M. Trojan & Associates
Environmental Consultants
P.O. Box 338
Thorndale, Texas 76577

MTA Project No. SJ-20-019

October 26, 2021

M. TROJAN & ASSOCIATES
Environmental Consultants

October 26, 2021

Jake Muse
The Blackburn Group, LLC
310 Enterprise Drive
Oxford, MS 38655

Subject: Report of City of Austin Environmental Resource Inventory (Revised)
30.5-Acre Undeveloped Tract
6651 Ed Bluestein Blvd.
Austin, Travis County, Texas 78723
MTA Project No. SJ-20-019

Mr. Muse:

This report provides an update to the original *Environmental Resource Inventory* (ERI) report (dated April 16, 2021) prepared for the above referenced property. The information provided herein addresses certain environmental conditions and other environmental factors that the City of Austin (COA) may require as part of your Site Plan submittal as well as for potential future re-submittals. This update is specific to inclusion and/or exclusion of certain Critical Environmental Features (CEFs), per the determination made by COA staff as part of the original site plan review.

Thank you for providing me with the opportunity to assist you in environmental matters associated with the proposed project. Should you have any questions or require additional information, please feel free to contact me at (512) 917-3695 or forward an email to mtrojan0316@gmail.com.

Respectfully,

Michael Trojan, PG
M. TROJAN & ASSOCIATES

Licensed Professional Geoscientist #1109

c: MTA Project File SJ-20-019

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APPENDICES

APPENDIX A: FIGURES

Figure 1 – Site Location Map
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APPENDIX B: SITE PHOTOGRAPHS
Photographs Taken During the Field Reconnaissance

APPENDIX C: CITY OF AUSTIN CRITICAL ENVIRONMENTAL FEATURE WORKSHEET

REVISION NOTICE

This document represents a revised *Environmental Resource Inventory* report that has been prepared based on City of Austin comments. This report replaces the original *Environmental Resource Inventory* report that was published by M. Trojan & Associates on April 16, 2021 (site reconnaissance conducted on May 6-7 and October 26, 2020).

The primary revisions in this *Environmental Resource Inventory* report include:

Modification of the number and dimensions of the onsite wetland CEFs, per inspection of the site and determination by COA staff.

1.0 STUDY AREA AND PROJECT INFORMATION

M. Trojan & Associates was retained to conduct a City of Austin (COA) E*nvironmental Resource Inventory* for proposed future development on a 30.5-acre undeveloped tract located at 6651 Ed Bluestein Blvd. in Austin, Travis County, Texas 78723. The information provided in this report addresses certain environmental conditions and other environmental factors that the COA may require as part of the Site Plan submittal.

The field reconnaissance for this *Environmental Resource Inventory* was conducted on May 6-7 and October 26, 2020 by Mr. Michael Trojan, a Professional Geologist/Hydrogeologist certified by the Texas Board of Professional Geoscientists.

1.1 Study Area Location and General Characteristics

The study area is comprised of approximately 30.5 acres of land located on the east side of Ed Bluestein Blvd. and north side of Loyola Lane (refer to Figures 1, 2 and 3 of Appendix A). The tract is completely undeveloped and exhibits densely wooded landscape. Portions of the landscape on the west-southwest part of the property have been historically altered in association with improvements made to the Ed Bluestein Blvd. corridor.

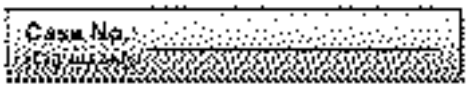
1.2 Proposed Site Development

The final Site Plan was not available for review during the performance of this *Environmental Resource Inventory*.

1.3 Previously Published Reports

No previously-published, site-specific technical reports were reviewed as part of this *Environmental Resource Inventory*.

2.0 ENVIRONMENTAL RESOURCE INVENTORY FORM



Environmental Resource Inventory
For the City of Austin
Related to LDC 25-8-121, City Code 30-5-121, ECM 1.3.0 & 1.10.0

The ERI is required for projects that meet one or more of the criteria listed in LDC 25-8-121(A), City Code 30-5-121(A).

1. Site/Project Name: 30.5-Acre Undeveloped Tract

2. County Appraisal District Property ID (#s): 221004, 221005, 217435 (Travis County)

3. Address/Location of Project: 6651 Ed Bluestein Blvd., Austin, Travis Co., Texas 78723

4. Watershed: Walnut Creek Watershed

5. This site is within the (*Check all that apply*)

Edwards Aquifer Recharge Zone* (*See note below*)	☐ Yes	☒ No
Edwards Aquifer Contributing Zone*	☐ Yes	☒ No
Edwards Aquifer 1500 ft. Verification Zone*	☐ Yes	☒ No
Barton Spring Zone*	☐ Yes	☒ No

**(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)*

Note: If the property is over the Edwards Aquifer Recharge Zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. Does this project propose floodplain modifications? ☐ Yes** ☒ No

If yes, then check all that apply:

☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;

☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a ***functional assessment*** of floodplain health as prescribed by the ECM; or

☐ (3) The floodplain modifications proposed are necessary for development allowed in the Critical Water Quality Zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.

☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a ***functional assessment*** of floodplain health.

** If yes, then a functional assessment must be completed and attached to the ERI (see ECM 1.7 and Appendix X for forms and guidance) unless conditions 1 or 3 above apply.

NOTE: IF APPLICABLE, ADDITIONAL RELEVANT INFORMATION IS PROVIDED IN SECTION 5.0 OF THIS ERI REPORT.

7. If the site is within an urban or suburban watershed, does this project propose a utility line parallel to and within the Critical Water Quality Zone? [ ] Yes*** [X] No

*** If yes, then riparian restoration is required by LDC 25-8-261(E) or City Code 30-5-261(E) and a ***functional assessment*** must be completed and attached to the ERI (see ECM 1.5 and Appendix X for forms and guidance).

NOTE: IF APPLICABLE, ADDITIONAL RELEVANT INFORMATION IS PROVIDED IN SECTION 6.0 OF THIS ERI REPORT.

8. There is a total of three (3) Critical Environmental Features (CEFs) on or within 150 feet of the project site. If CEFs are present, attach a detailed description of the CEFs, color photographs, the CEF Worksheet and provide descriptions of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site *(Please provide the number of CEFs)*:

____	Spring(s)/Seep(s)	____	Point Recharge Feature(s)	____	Bluff(s)
____	Canyon Rimrock(s)	3	Wetland(s)		

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from LDC 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

NOTE: IF/WHEN APPLICABLE, INFORMATION PERTAINING TO CEFS IS PROVIDED IN SECTION 3.0, ON FIGURES 8-10 IN APPENDIX A, ON PHOTOGRAPHS IN APPENDIX B AND ON THE CEF WORKSHEET IN APPENDIX C OF THIS ERI REPORT.

9. The following site maps are attached at the end of this report *(check all that apply and provide)*:

All ERI reports must include:

[X] Site-specific geologic map with 2-foot topography

[X] Historical aerial photo of the site

[X] Site soil map

[X] Critical environmental features and well location map on current aerial photo with 2-foot topography

NOTE: A CURRENT AERIAL PHOTOGRAPH WITH 2-FOOT TOPOGRAPHY WAS NOT AVAILABLE FOR DOWNLOAD FROM THE COA GIS.

Only if present on site *(maps can be combined)*:

- [ ] Edwards Aquifer Recharge Zone with 1500-foot Verification Zone *(only if site is over or within 1500 feet of the recharge zone)*
- [ ] Edwards Aquifer Contributing Zone
- [ ] Water Quality Transition Zone (WQTZ)
- [X] Critical Water Quality Zone (CWQZ)
- [X] City of Austin fully developed floodplains for all water courses with up to 64 acres of drainage

10. HYDROGEOLOGIC REPORT – Provide a description of site soils, topography and site-specific geology below *(attach additional sheets if needed)*:

Surface soils on the project site are summarized in the table below and uses the SCS Hydrologic Soils Groups*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Altoga soils and Urban land, 2-8% slopes (AlD)	C	>5.0
Houston Black soils and Urban land, 0-8% slopes (HsD)	D	>5.0
Urban land and Ferris soils, 10-15% slopes (UvE)	D	>5.0

*** Soil Hydrologic Groups Definitions (Abbreviated)**

A. Soils having a high infiltration rate when thoroughly wetted.

B. Soils having a moderate infiltration rate when thoroughly wetted.

C. Soils having a slow infiltration rate when thoroughly wetted.

D. Soils having a very slow infiltration rate when thoroughly wetted.

** Subgroup Classification – See Classification of Soil Series Table in County Soil Survey.

NOTE: SOIL TYPES ARE DEPICTED ON FIGURE 5 OF APPENDIX A OF THIS ERI REPORT.

Description of Site Topography and Drainage *(attach additional sheets if needed)*:

The study area slopes at gentle to medium topographic slopes to the east (refer to Figure 6 of Appendix A). Topographic elevations on the study area range between approximately 550 and 470 feet above mean sea level (msl), with the highest elevations located at the northwest property corner (at Ed Bluestein Blvd.) and the

lowest elevations within a stream bed near the southeast property corner/boundary. As is depicted on Figure 6 of Appendix A, all stormwater runoff generated on the study area flows generally to the east and discharges to the onsite segment of an intermittent stream that serves as the entire east property boundary. The stream feature is described as follows:

> The stream represents an unnamed tributary to Walnut Creek. The segment of this stream that lies along the east property boundary qualifies as intermittent (refer to Figure 6 of Appendix A and photographs in Appendix B). The stream exhibits well defined bed and banks and a number of shallow pools. A modest amount of debris on trees and shrubs along the low banks shows a general ordinary high water mark (OHWM). On the days of the site reconnaissance of this *Environmental Resource Inventory*, the stream exhibited very low flow. The stream exhibits a well-established riparian zone.

According to the COA GIS, the southern portion of the stream corridor has an associated floodplain, and the entire stream segment has a COA-designated waterway setback buffer (refer to Figures 6, 8, 9 and 10 of Appendix A).

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Taylor Group (Kta)	unknown	unknown
Quaternary Terrace and Alluvial Deposits	N/A	Alluvium (Qal)
Quaternary Terrace and Alluvial Deposits	N/A	Tributary Terrace Deposits (Qtt)

Brief Description of Site Geology *(attach additional sheets if needed)*:

Based on the *Geologic Atlas of Texas, Austin Sheet,* and review of other available geologic/hydrologic publications, the outcropping (near surface) geologic materials directly beneath the study area are as follows (also refer to Figures 7, 9 and 10 of Appendix A):

> Navarro Group and Marlbrook Marl (Upper Taylor Marl) (Kknm)
>
> Geologic materials of the upper Taylor marl are reported to consist of marl, chalk and clay.
>
> Alluvium (Qal)
>
> Alluvium is reported to consist of floodplain deposits consisting of varying amounts of clays, silts, sands and gravels.

Tributary Terrace Deposits (Qtt)

The Tributary Terrace Deposits are reported to consist of fluvial terrace deposits consisting of varying amounts of clays, silts, sands and gravels.

The upper Taylor Marl is reported to underlie the northern half of the study area, while alluvium and terrace deposits are reported to lie beneath the southern half of the tract. Given the very thick soil cover across the entire study area, no true geologic outcrops were observed at ground surface. The exceptions to this are several undercut banks along the onsite stream that exhibit some bedding of alluvium and/or terrace deposits.

Wells – Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and or abandoned wells, etc.)

There are 0 Wells present on the project site and the locations are shown and labeled.
_____ The wells are not in use and have been properly abandoned.
_____ The wells are not in use and will be properly abandoned.
_____ The wells are in use and comply with 16 TAC Chapter 76.
There are 0 Wells that are offsite and within 150 feet of this site.

NOTE: IF APPLICABLE, WELLS ARE DISCUSSED IN SECTION 4.0 AND LOCATIONS ARE DEPICTED ON FIGURE 8 IN APPENDIX A OF THIS ERI REPORT.

11. VEGETATION REPORT – Provide the information requested below.

Brief Description of site plant communities *(attach additional sheets if needed)*:

The study area represents undeveloped landscape that is densely wooded (refer to Figure 2 of Appendix A and photographs in Appendix B). There is field evidence that some historical clearing was conducted on parts of the west-southwest part of the tract, and such areas exhibit younger growth of large vegetation than on the remainder of the property. Dominant species on the study area include primarily new- to old-growth Hackberry (*Celtis occidentalis*) and Cedar elm (*Ulmus crassifolia*). Less common species include:

Ashe juniper (*Juniperus ashei*)
Honey mesquite (*Prosopis glandulosa*)
Texas cottonwood (*Populus deltoides var. occidentalis*)
Texas ash (*Fraxinus texensis*)
Live oak (*Quercus virginiana*)
Chinaberry (*Melia azedarach*)
Pecan (*Carya illinoensis*)

Wax leaf privet (*Ligustrum japonicum*)
Black willow (*Salix nigra*) – sparse concentrations along the onsite intermittent stream only

The woodland areas exhibit medium-high to high canopy, with nearly 100 percent coverage.

There is woodland community onsite. [X] Yes [ ] No

If yes, list the dominant species below.

Woodland Species	
Common Name	Scientific Name
Hackberry (dominant)	*Celtis occidentalis*
Cedar elm	*Ulmus crassifolia*

There is grassland/prairie/savanna onsite. [ ] Yes [X] No

If yes, list the dominant species below.

Grassland/Prairie/Savanna Species	
Common Name	Scientific Name

There is hydrophytic vegetation onsite. [X] Yes [ ] No

If yes, list the dominant species below.

Hydrophytic Plant Species		
Common Name	Scientific Name	Wetland Indicator Status
cattail	*Typha sp*.	Obl
Mexican primrose-willow	*Ludwigia octovalvis*	Obl
blue mud plantain	*Heterenthera limosa*	Obl
sedges	*Cyperus spp.*	Obl
smartweed	*Persicaria sp.*	Obl
Black willow	*Salix nigra*	FacW
yellow nutsedge	*Cyperus esculentus*	FacW
rusty flatsedge	*Cyperus odoratus*	FacW
barnyard grass	*Echinochloa crus-galli*	FacW
false daisy	*Eclipta prostrata*	FacW
umbrella sedge	*Cyperus involucratus*	FacW
jungle-rice	*Echinochloa colona*	FacW
spike-rush	*Eleocharis sp.*	FacW
speedwell	*Veronica sp.*	Fac
Vasey's grass	*Paspalum urvillei*	Fac

frogfruit	*Phyla nodiflora*	Fac

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.
[X] Yes [ ] No

12. WASTEWATER REPORT – Provide the information requested below.

Wastewater for the site will be treated by *(check that apply)*:

[ ] Onsite system(s)
[X] City of Austin centralized sewage collection system
[ ] Other centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with City Code Chapter 15-12 and wells must be registered with the City of Austin.

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.
[ ] Yes [ ] No

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.
[ ] Yes [ ] No

Wastewater lines are proposed within the Critical Water Quality Zone.
[ ] Yes [X] No | If yes, then provide justification below.

N/A

Is the project site over the Edwards Aquifer?
[ ] Yes [X] No

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

N/A

13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.

Date(s) ERI Field Assessment was performed: May 6-7 and October 26, 2020
Date(s)

Michael Trojan, PG	(512) 917-3695
Print Name	Telephone
Signature	mtrojan0316@gmail.com Email Address
M. Trojan & Associates	October 26, 2021
Name of Company	Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).

Michael Trojan, PG
Certified Professional Geoscientist #1109 (TX)

3.0 CRITICAL ENVIRONMENTAL FEATURES

The field reconnaissance of the study area included search for and identification of CEFs, including bluffs, canyon rimrock, point recharge features (e.g., caves, faults, fractures/joints, sinkholes/depressions and other natural features), springs and seeps and wetlands. This was accomplished by walking 25- to 50-foot (approximate) spaced transects across the entire study area. The findings of this inspection are summarized in Section 3.1. In addition, the field reconnaissance included inspection of neighboring properties a distance of approximately 150 feet (as practicable) from all boundaries of the study area for identification of offsite CEFs that could be deemed as significant in terms of development on the property. Results of the offsite reconnaissance are provided in Section 3.2.

3.1 Onsite Critical Environmental Features

3.1.1 Bluffs

The COA ECM defines a bluff as an abrupt vertical change in topography of more than 40 feet with an average slope steeper than four feet of rise for one foot of horizontal travel (approximately 75 degrees). Bluffs are any steep slopes in soils, rock or alluvial deposits that meet the dimensions and slope criteria. Manmade cuts such as roadside rock outcrops and active quarry walls are not defined as bluffs.

Based on observations made across the entire study area, no bluffs were identified.

3.1.2 Canyon Rimrock

The COA ECM defines canyon rimrock as an abrupt vertical rock outcrop of more than 60 percent slope (31 degrees), greater than four feet vertically, and a horizontal extent equal to or greater than 50 feet. Manmade cuts such as roadside rock outcrops and active quarry walls are not defined as rimrock.

Based on observations made across the entire study area, no canyon rimrock was identified.

3.1.3 Point Recharge Features

The COA ECM defines point recharge features as natural openings and topographic depressions formed by the dissolution of limestone and that may transmit a significant amount of surface water into the subsurface. Point recharge features include caves, sinkholes, faults, joints and other natural features.

Based on observations made across the entire study area, no point recharge features were identified.

3.1.4 Springs and Seeps

The COA ECM defines springs and seeps as points or zones of natural groundwater discharge that produce measurable flow, or a pool of water, or maintain a hydrophytic plant community or other physical indicators (especially during drought conditions). Physical indicators of a spring or seep include the existence of a pool of water, even if small, presence of hydrophytic plants, mineralization of calcium carbonate such as travertine and/or tufa, and/or detection of a water temperature gradient in the creek or pool.

Based on observations made across the entire study area, no springs or seeps were identified.

3.1.5 Wetlands

The COA ECM defines a wetland as land transitional between terrestrial and aquatic systems where the water table is usually at or near the surface and may have shallow water present. An area is classified as a wetland if it meets the U.S. Army Corps of Engineers (USACE) three parameter technical criteria as outlined in the USACE 1987 *Wetlands Delineation Manual*.

The site reconnaissance identified three wetland features on the study area (refer to Figures 8, 9 and 10 of Appendix A). These CEFs are discussed below.

Onsite Wetland CEF W-1

Onsite wetland CEF W-1 represents an outfall area immediately downstream of an offsite storm sewer pipe located within the Ed Bluestein Blvd. retaining wall (refer to Figures 8 and 9 of Appendix A, photographs in Appendix B and CEF Worksheet in Appendix C). The area is generally intermittent, exhibits a modest amount of hydrophytic vegetation and hydric soils. The outfall area conveys runoff via a shallow west-to-east aligned drainage way to the intermittent stream located along the east property boundary. Specific characteristics of CEF W-1 include:

Latitude:	30.307531 (center of area)
Longitude:	-97.660184 (center of area)
Wetland Dimensions:	100' X 16' (average width)
Wetland Boundaries:	Well defined by presence of partially developed hydric soils and by medium concentrations of hydrophytic vegetation along the immediate low banks.

Hydrology:	Associated stream segment observed to have shallow standing water and very low flow (on May 6-7 and October 26, 2020); hydrology appears to be generally persistent over the seasons.
Hydric soils:	Hydric soils observed to be limited to immediate low banks.
Hydrophytic Vegetation:	Hydrophytic species observed in the field include, but may not be limited to the following (also refer to Number 11 of Section 2.0): black willow (*Salix nigra*) yellow nutsedge (*Cyperus esculentus*) umbrella sedge (*Cyperus involucratus*) cattail *(Typha sp*.) Vasey's grass (*Paspalum urvillei*) smartweed (*Persicaria sp.*) frogfruit (*Phyla nodiflora*) Mexican primrose-willow (*Ludwigia octovalvis*) spike-rush (*Eleocharis sp.*) speedwell (*Veronica sp.*) jungle-rice (*Echinochloa colona*) barnyard grass (*Echinochloa crus-galli*)
Riparian Zone:	Well established; partially closed canopy.
Floodplain:	The wetland CEF does not lie within a floodplain.

Onsite Wetland CEF W-2

Onsite wetland CEF W-2 represents an outfall area immediately downstream of an offsite storm sewer pipe located within the Ed Bluestein Blvd. retaining wall (refer to Figures 8 and 10 of Appendix A, photographs in Appendix B and CEF Worksheet in Appendix C). The area is generally intermittent, exhibits a modest amount of hydrophytic vegetation and hydric soils. The outfall area conveys runoff via a shallow west-to-east aligned drainage way to the intermittent stream located along the east property boundary. Specific characteristics of CEF W-2 include:

Latitude:	30.303595 (center of area)
Longitude:	-97.659941 (center of area)
Wetland Dimensions:	80' X 15' (average width)
Wetland Boundaries:	Well defined by presence of partially developed hydric soils and by medium concentrations of hydrophytic vegetation along the immediate

	low banks.
Hydrology:	Associated stream segment observed to have shallow standing water and very low flow (on May 6-7 and October 26, 2020); hydrology appears to be generally persistent over the seasons.
Hydric soils:	Hydric soils observed to be limited to immediate low banks.
Hydrophytic Vegetation:	Hydrophytic species observed in the field include, but may not be limited to the following (also refer to Number 11 of Section 2.0): black willow (*Salix nigra*) Mexican primrose-willow (*Ludwigia octovalvis*) barnyard grass (*Echinochloa crus-galli*) false daisy (*Eclipta prostrata*) rusty flatsedge (*Cyperus odoratus*) yellow nutsedge (*Cyperus esculentus*) sedges (*Cyperus spp.*) blue mud plantain (*Heterenthera limosa*).
Riparian Zone:	Well established; partially closed canopy.
Floodplain:	The wetland CEF does not lie within a floodplain.

Onsite Wetland CEF W-3 (CEF BRG 24606)

Onsite wetland CEF W-3 represents the southwestern-most extent of and offsite drainage channel that was previously planted and seeded for mitigation requirements when the channel was installed for case COA C8-2017-0076 (refer to Figures 8 and 10 of Appendix A and CEF Worksheet in Appendix C). The area is generally ephemeral, exhibits a modest amount of hydrophytic vegetation and hydric soils. Specific relevant attributes for CEF W-3 include:

Latitude:	30.304555 (center of area)
Longitude:	-97.658229 (center of area)
Wetland Dimensions:	10' (average width)
Wetland Boundaries:	Well defined by presence of partially developed hydric soils and by medium concentrations of hydrophytic vegetation along the immediate low banks.
Hydrology:	Associated stream segment observed to be dry (on May 6-7 and October 26, 2020); hydrology appears to be limited to periods of rainfall.

Hydric soils:	Hydric soils observed to be limited to the channel bed and immediate low banks.
Hydrophytic Vegetation:	No recognizable hydrophytic species were observed in the field during the site reconnaissance.
Riparian Zone:	Well established; partially closed canopy.
Floodplain:	The wetland CEF lies within a floodplain.

It is noted herein that, on the date of this *Environmental Resource Inventory* report publication, the Developer and Project Engineer were considering options regarding CEF buffers. As such, the standard 150-foot buffers for CEFs W-1, W-2 and W-3 are not depicted on Figures 8, 9 and 10 of Appendix A. Specific to CEF W-3, this feature's location is not relevant to proposed future development on the study area, as the feature lies well within the floodplain.

3.2 Offsite Critical Environmental Features

The site reconnaissance identified one offsite wetland CEF within a distance of 150 feet from the study area boundaries (refer to Figure 10 of Appendix A). This offsite wetlands feature represents the upstream extent of onsite wetland CEF W-3 (CEF BRG 24606). The feature is a drainage channel that was previously planted and seeded for mitigation requirements when the channel was installed for case COA C8-2017-0076. The standard 150-foot buffer is not depicted on Figure 10 of Appendix A, as this feature's location is not relevant with respect to proposed future development on the study area, and it is assessed that this offsite CEF will not be impacted by proposed future development on the property.

4.0 ONSITE AND OFFSITE WATER WELLS

Onsite Water Wells

Based on site reconnaissance of the entire study area, no water wells were observed. Moreover, review of public water well records indicates that no wells have been historically present on the property.

Offsite Water Wells

Based on reconnaissance of neighboring properties up to approximately 150 feet from the study area boundaries (in areas of reasonable access), no water wells were observed. Moreover, review of public water well records indicates that no wells have been historically present on neighboring properties.

5.0 FLOODPLAIN MODIFICATIONS

As this project does not propose floodplain modifications, this section does not apply.

6.0 UTILITY/WASTEWATER LINE WITHIN THE CWQZ

As this project does not propose a utility and/or wastewater line parallel to and within the CWQZ, this section does not apply.

7.0 ENVIRONMENTAL RESOURCE INVENTORY LIMITATIONS

This *Environmental Resource Inventory* was conducted in accordance with rules and guidelines set forth by the COA, as well as consistent with standard methods and practices generally employed by professionals engaged in conducting such environmental assessments. Still, the scope of the *Environmental Resource Inventory* presents certain limitations. The primary limitations include:

1. The field reconnaissance is conducted to effectively identify CEFs at the subject property. However, certain site conditions may render features undetectable as a result of obstruction by: (1) soil cover, (2) very dense, inaccessible vegetation, (3) manmade cover including, but not limited to driveways, concrete slabs, soil and debris piles/mounds, and/or (4) stormwater runoff ground cover following significant rainfall events.

2. The scope of the *Environmental Resource Inventory* does not include identification of features that may be discovered at the time of site development – during excavation, trenching, grading and/or leveling.

3. While this *Environmental Resource Inventory* is confident of the identification of karst features, or lack thereof, the regulatory community reserves the right to conduct a reconnaissance of the study area. At times, regulatory field inspectors may identify additional potential karst features that, in their professional opinion, may require consideration in terms of proposed development on the study area. In this event, the author of this *Environmental Resource Inventory* and the developer are provided the opportunity to conduct additional field investigation of such features, including employment of certain invasive methodologies (e.g., excavation), to either confirm or refute the field findings of the regulatory field inspectors.

8.0 REFERENCES

- City of Austin online GIS.
- Edwards Aquifer Recharge Zone information – Texas Commission on Environmental Quality online information sources.
- Environmental Criteria Manual. City of Austin.
- FEMA Flood Insurance Rate Map.
- Garner, L. E. and Young, K. P. 1992. Environmental Geology of the Austin Area; an Aid to Urban Development. Bureau of Economic Geology (Report of Investigations No. 86), University of Texas, Austin, Texas.
- Geologic Atlas of Texas, Austin Sheet. 1974; Reprinted 1995. Bureau of Economic Geology, the University of Texas at Austin, Bureau of Economic Geology.
- Geologic Map of the Austin Area, Texas. 1992. Bureau of Economic Geology, the University of Texas at Austin, Bureau of Economic Geology.
- Groundwater hydrology – Texas Water Development Board online information resources.
- Land Development Code. City of Austin.
- Site Plan – provided by Jamison Civil Engineering, LLC.
- Soil Conservation Service STATSGO soils information.
- Soil Survey of Travis County, U.S. Department of Agriculture – Natural Resources Conservation Service.
- Topographic map – obtained from COA GIS.
- Texas Water Development Board, Water Well Drillers' Records.
- Tree survey – provided by Jamison Civil Engineering, LLC.
- U.S. Geological Survey topographic map.
- Travis County online GIS.

APPENDIX A

FIGURES

M. TROJAN & ASSOCIATES
Environmental Consultants

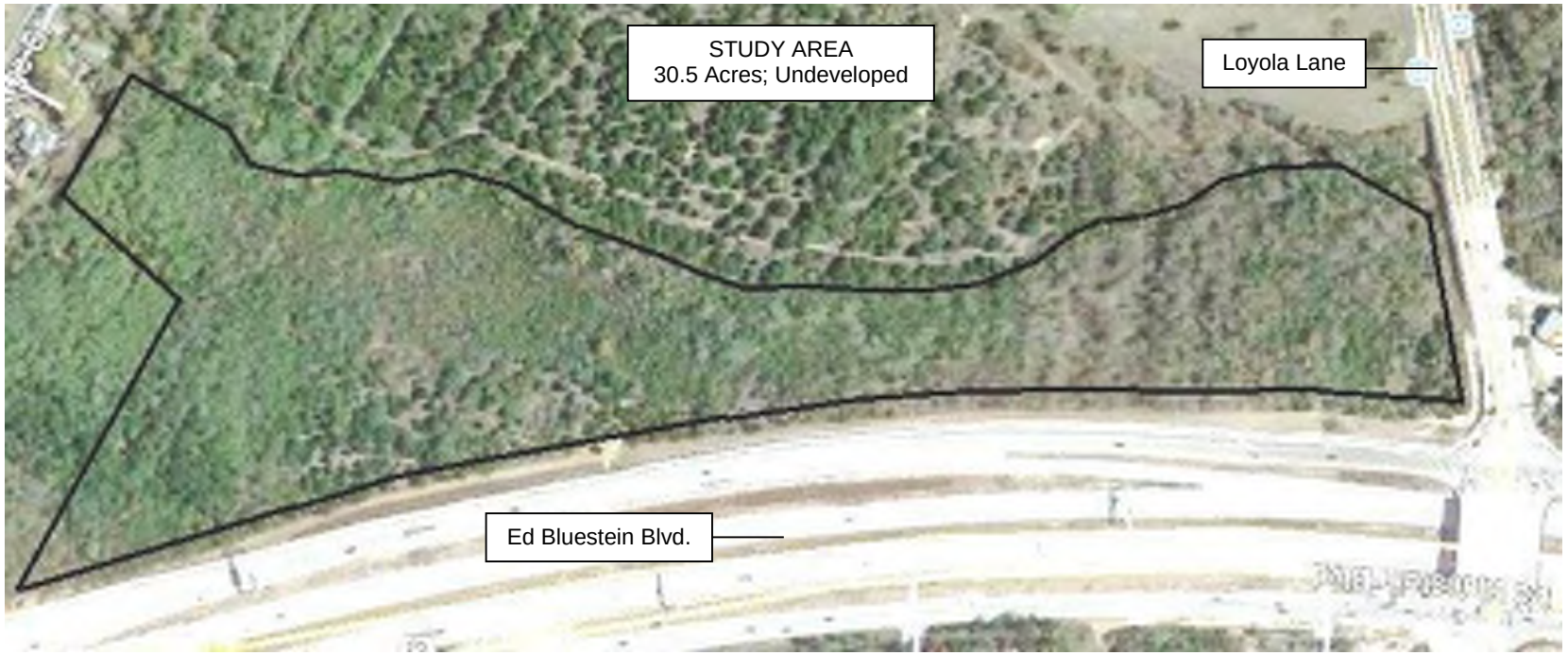
P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695

Scale: No Scale
Date: October 26, 2021
Project: City of Austin ERI (Revised)
MTA Project: SJ-20-019

FIGURE 1

SITE LOCATION MAP

30.5-ACRE UNDEVELOPED TRACT
6651 ED BLUESTEIN BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78723



Property boundaries are approximate

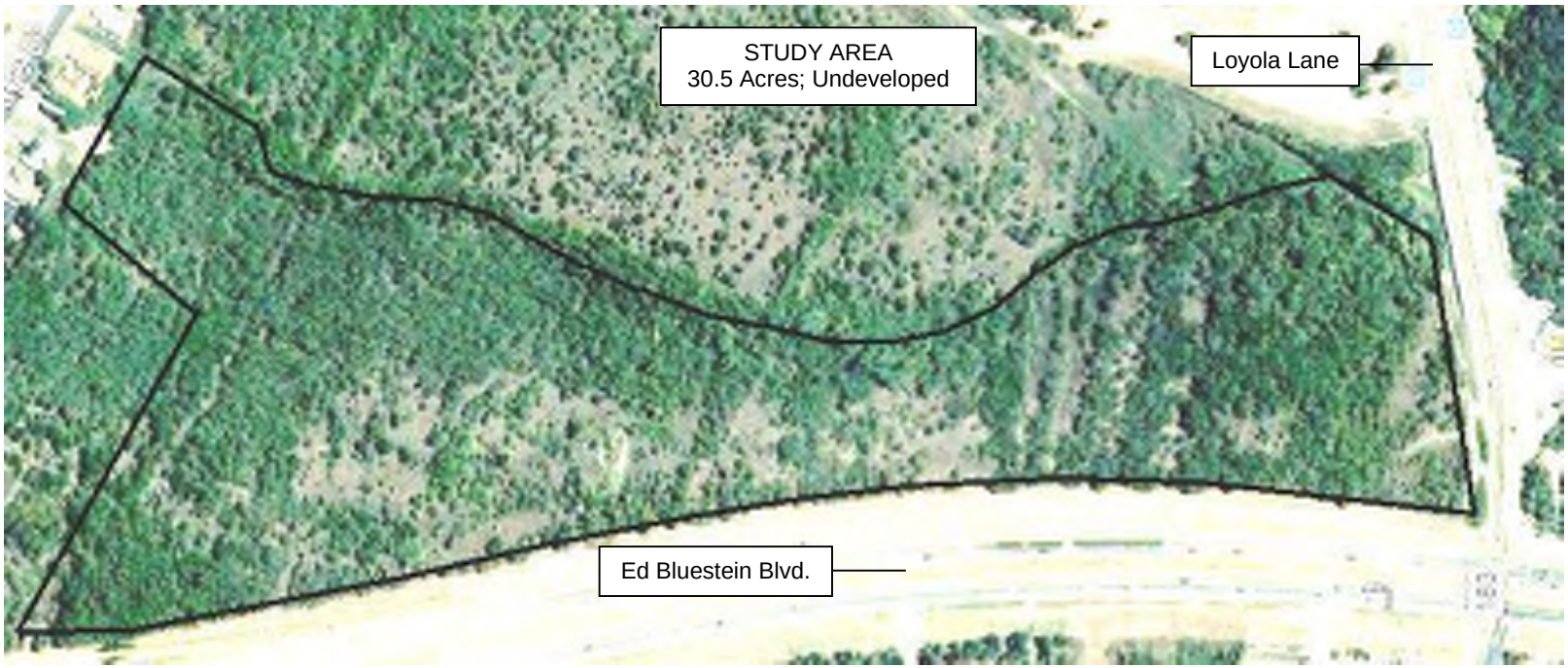
M. TROJAN & ASSOCIATES
Environmental Consultants
P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695

Scale: 1" = 370' (approx.)
Date: October 26, 2021
Project: City of Austin ERI (Revised)
MTA Project: SJ-20-019

FIGURE 2

SITE AERIAL PHOTOGRAPH

30.5-ACRE UNDEVELOPED TRACT
6651 ED BLUESTEIN BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78723



Property boundaries are approximate

2005 Aerial Photograph

M. TROJAN & ASSOCIATES
Environmental Consultants

P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695

Scale:	1" = 370' (approx.)
Date:	October 26, 2021
Project:	City of Austin ERI (Revised)
MTA Project:	SJ-20-019

FIGURE 3

HISTORICAL SITE AERIAL PHOTOGRAPH

30.5-ACRE UNDEVELOPED TRACT
6651 ED BLUESTEIN BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78723

FINAL SITE PLAN WAS NOT AVAILABLE FOR REVIEW

M. TROJAN & ASSOCIATES
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P.O. Box 338
Thorndale, Texas 76577
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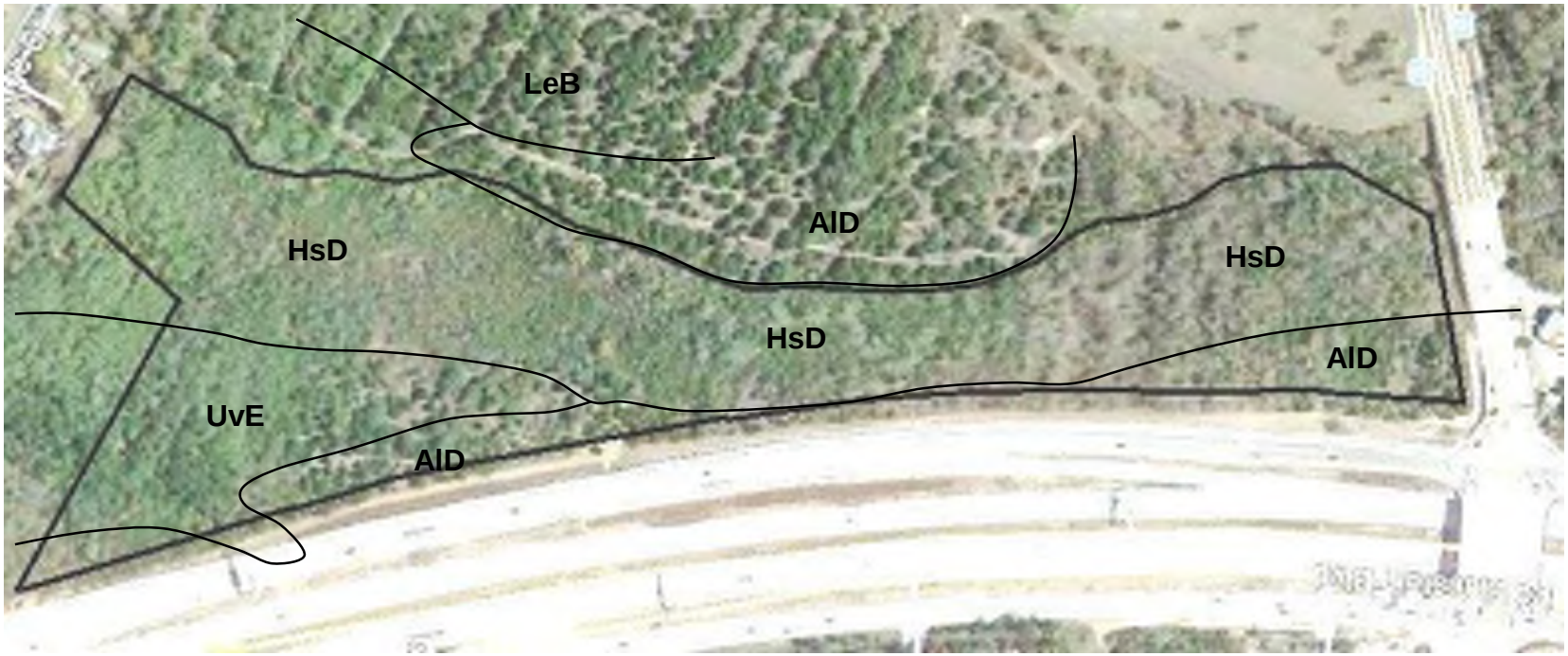
Scale:	No Scale
Date:	October 26, 2021
Project:	City of Austin ERI (Revised)
MTA Project:	SJ-20-019

FIGURE 4

SITE PLAN

30.5-ACRE UNDEVELOPED TRACT
6651 ED BLUESTEIN BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78723



AlD – Altoga soils and Urban land, 2-8% slopes / HsD – Houston Black soils and Urban land, 0-8% slopes / LeB – Lewisville soils and Urban land, 1-10% slopes
UvE – Urban land and Ferris soils, 10-15% slopes

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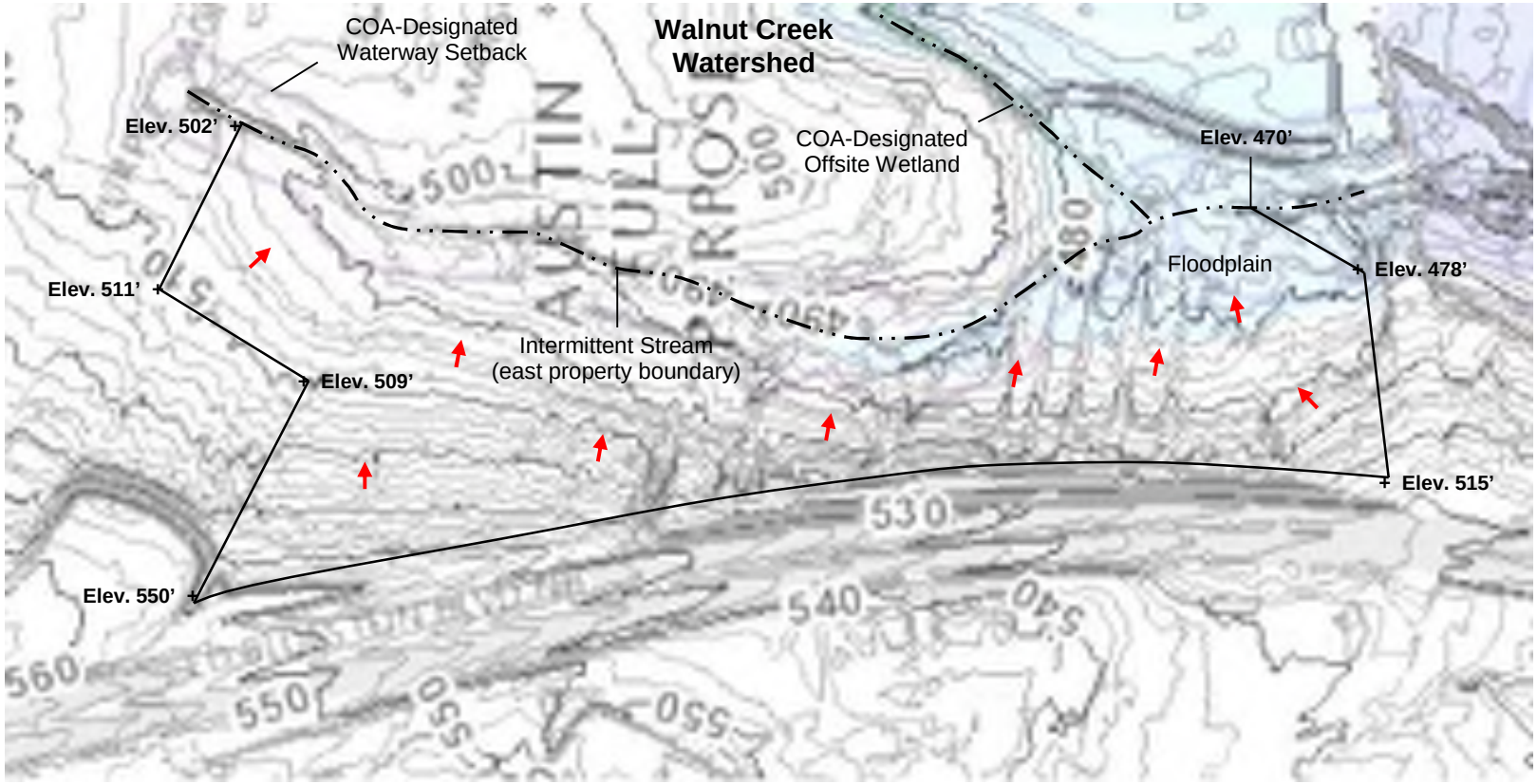
Scale: 1" = 370' (approx.)
Date: October 26, 2021
Project: City of Austin ERI (Revised)
MTA Project: SJ-20-019

FIGURE 5

SITE SOILS MAP

30.5-ACRE UNDEVELOPED TRACT
6651 ED BLUESTEIN BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78723



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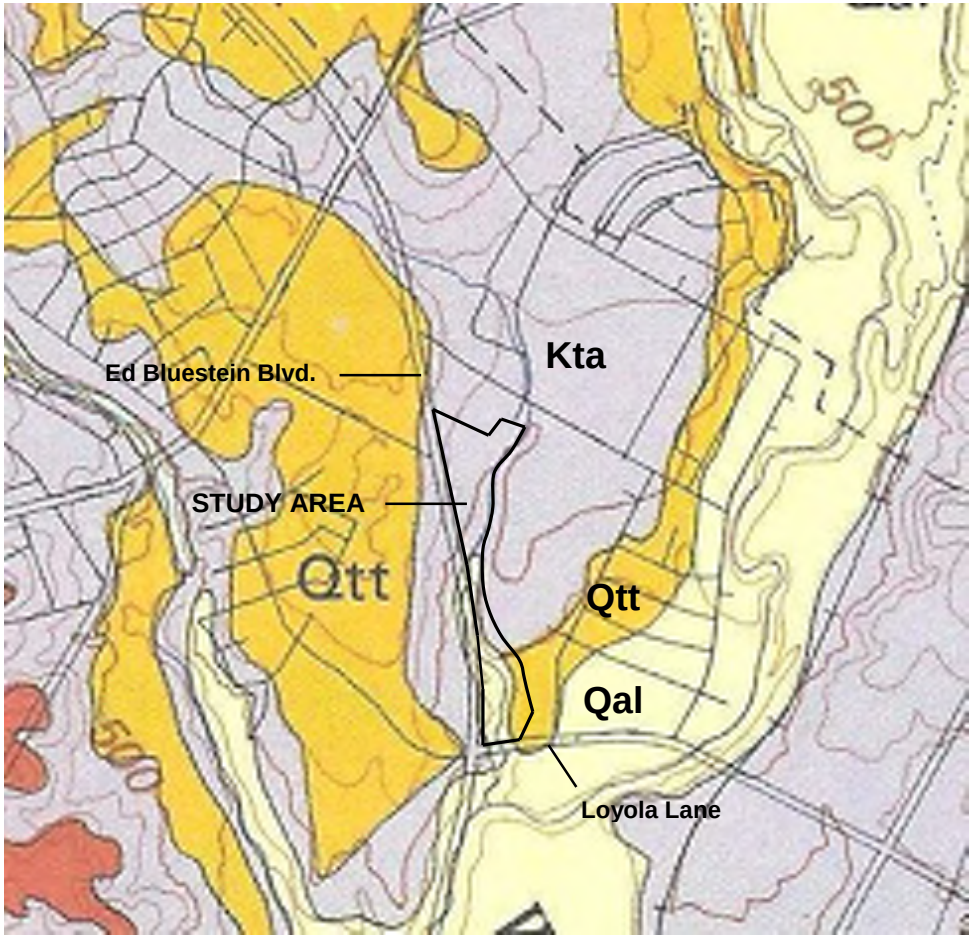
P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695

Scale:	1" = 450' (approx.)
Date:	October 26, 2021
Project:	City of Austin ERI (Revised)
MTA Project:	SJ-20-019

FIGURE 6

SURFACE WATER HYDROLOGY

30.5-ACRE UNDEVELOPED TRACT
6651 ED BLUESTEIN BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78723



NOTES

Kta – Taylor Group; Qal – Alluvium; Qtt – Tributary Terrace Deposits
Source: *Geologic Map of the Austin Area, Texas,* The University of Texas at Austin, Bureau of Economic Geology, dated 1992

M. TROJAN & ASSOCIATES
Environmental Consultants

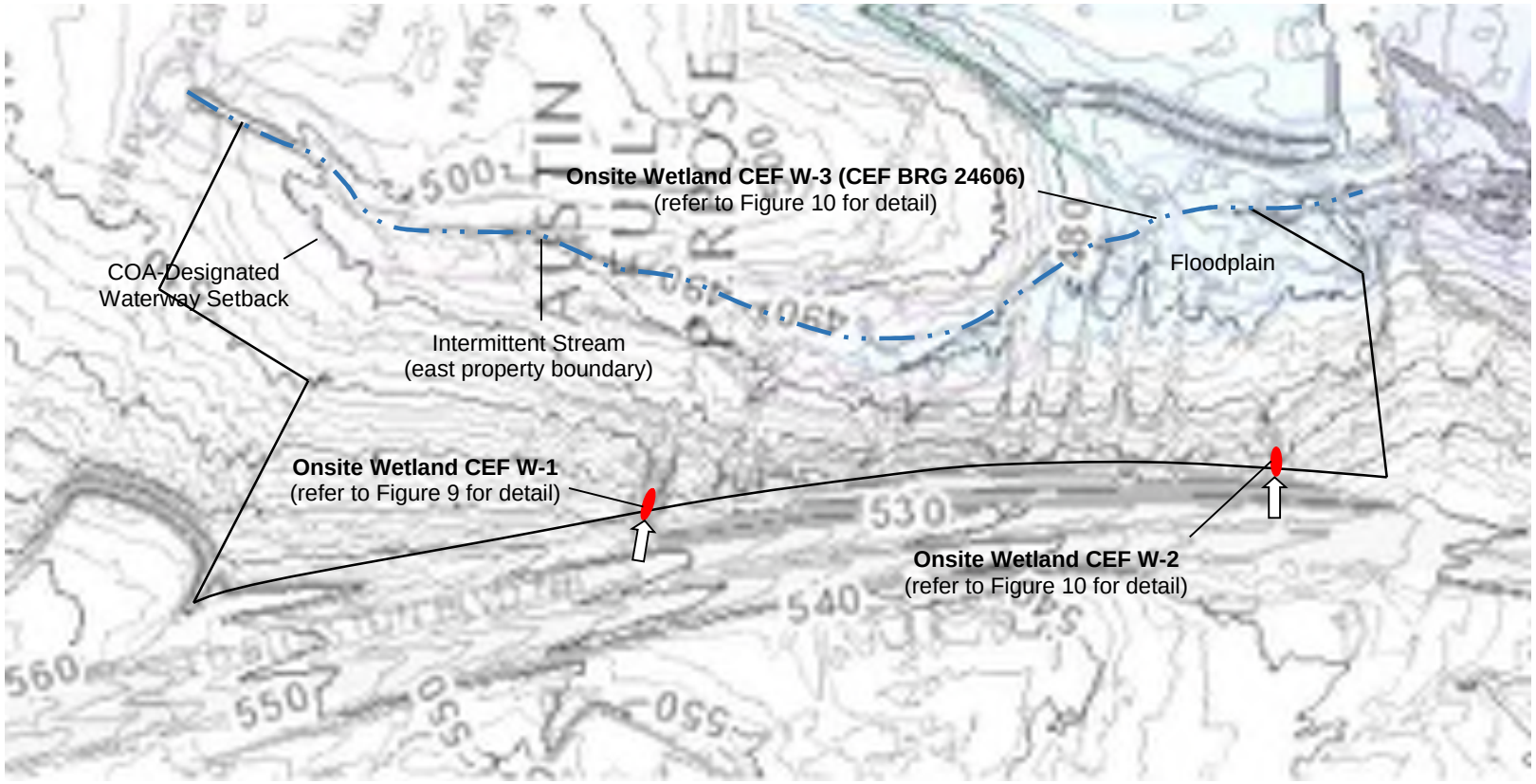
P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695

Scale:	No Scale
Date:	October 26, 2021
Project:	City of Austin ERI (Revised)
MTA Project:	SJ-20-019

FIGURE 7

GEOLOGIC MAP

30.5-ACRE UNDEVELOPED TRACT
6651 ED BLUESTEIN BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78723



⇨ Large-diameter storm sewer discharge pipes from Hwy 183 retaining wall

⬭ Patches of hydrophytic vegetation directly downstream from Hwy 183 easement discharges

Note: Storm water discharge and hydrophytic vegetation symbols are not to scale

M. TROJAN & ASSOCIATES
Environmental Consultants

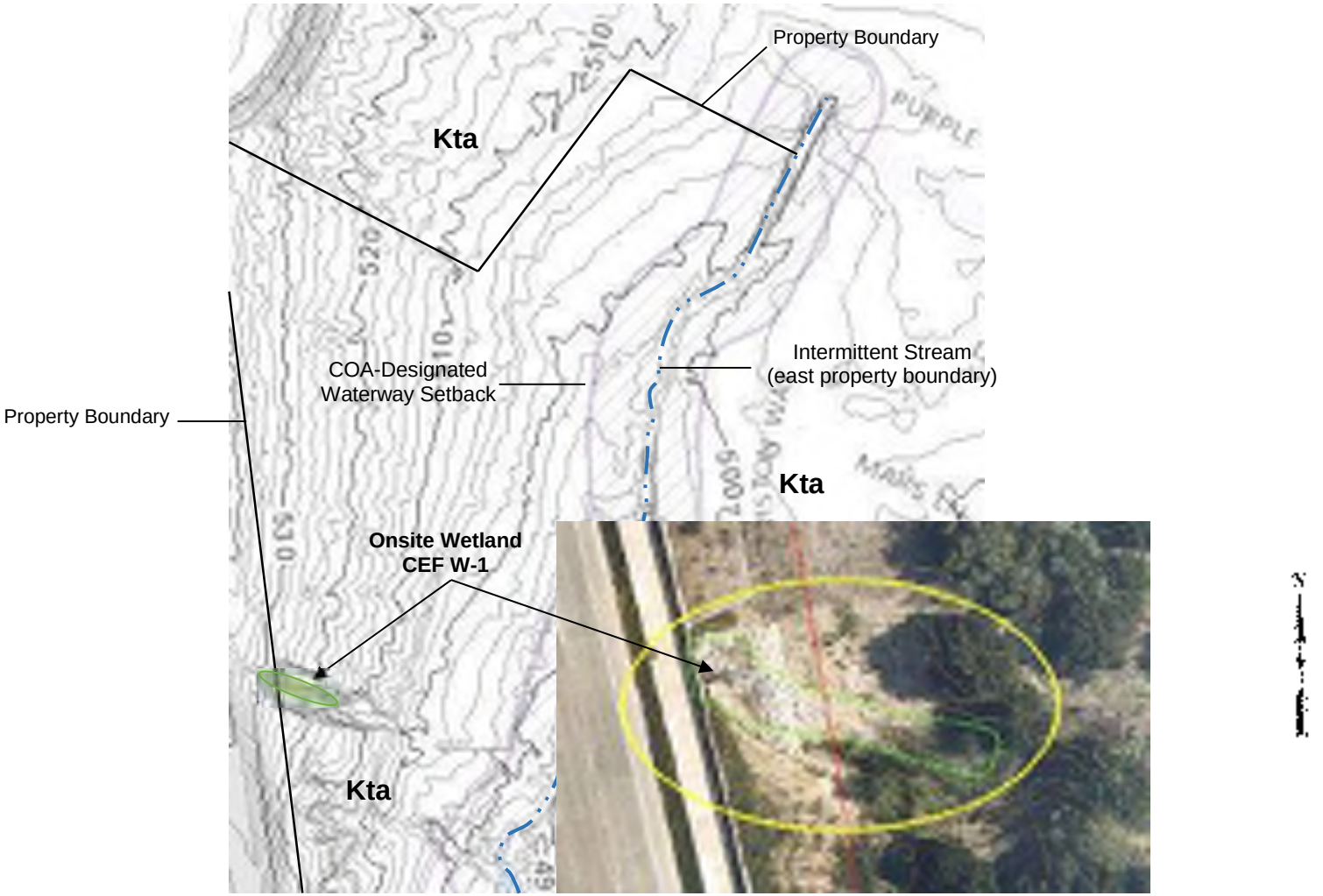
P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695

Scale:	1” = 450’ (approx.)
Date:	October 26, 2021
Project:	City of Austin ERI (Revised)
MTA Project	SJ-20-019

FIGURE 8

SITE CEFS MAP

30.5-ACRE UNDEVELOPED TRACT
6651 ED BLUESTEIN BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78723



Kta – Taylor Group

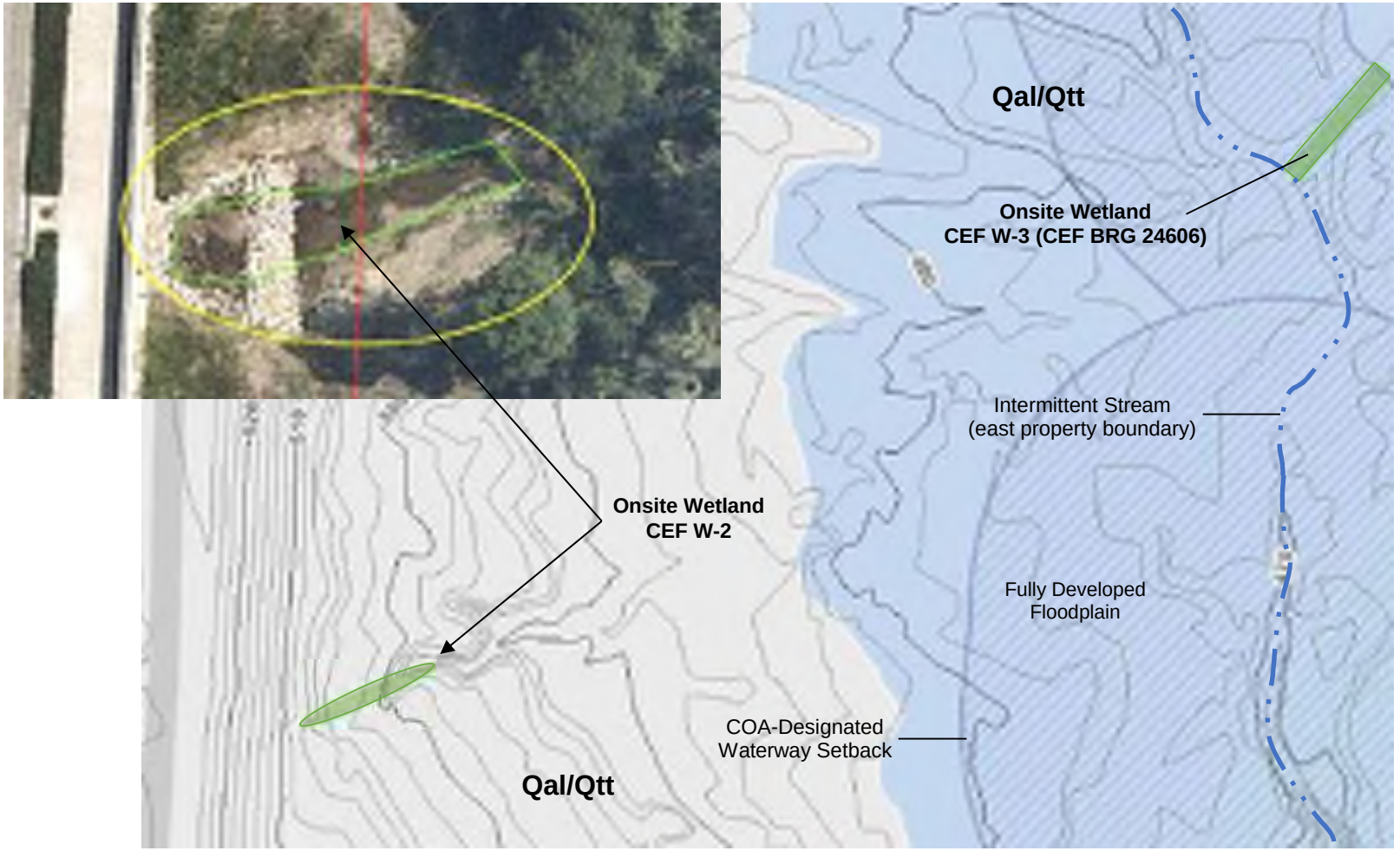
M. TROJAN & ASSOCIATES
Environmental Consultants
P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695

Scale:	1" = 300' (approx.)
Date:	October 26, 2021
Project:	City of Austin ERI (Revised)
MTA Project	SJ-20-019

FIGURE 9

WETLAND CEF W-1 DETAIL

30.5-ACRE UNDEVELOPED TRACT
6651 ED BLUESTEIN BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78723



Qal – Alluvium; Qtt – Tributary Terrace Deposits

M. TROJAN & ASSOCIATES
Environmental Consultants
P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695

Scale:	1" = 110' (approx.)
Date:	October 26, 2021
Project:	City of Austin ERI (Revised)
MTA Project	SJ-20-019

FIGURE 10

WETLAND CEF W-2 AND W-3 DETAIL

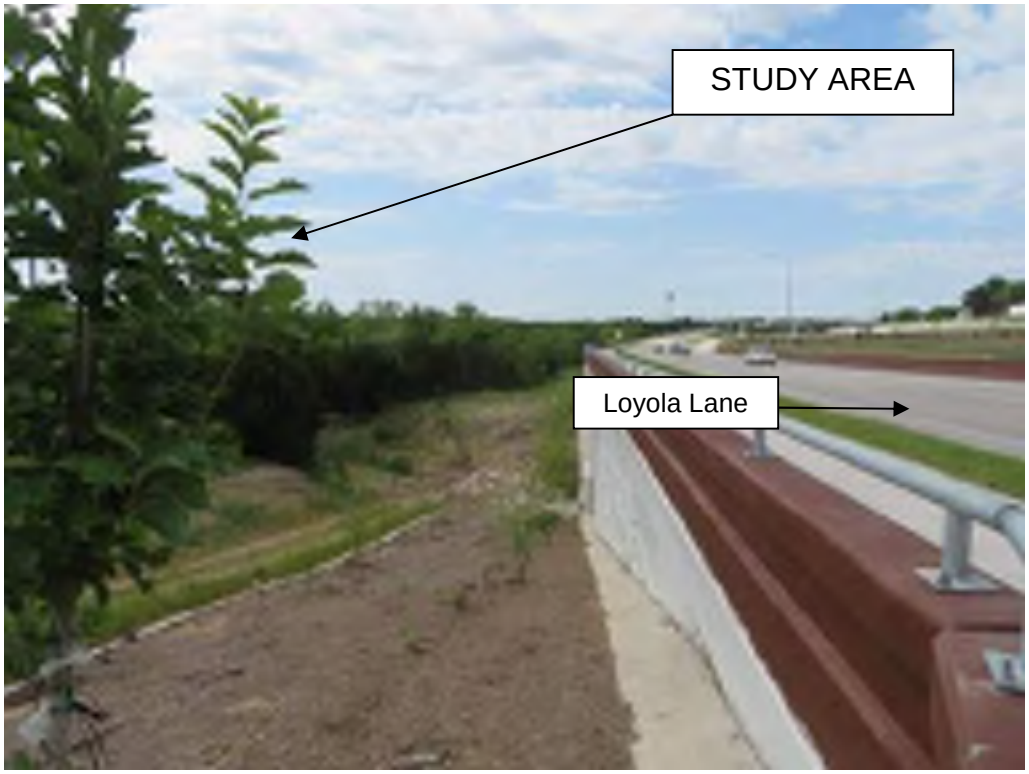
30.5-ACRE UNDEVELOPED TRACT
6651 ED BLUESTEIN BLVD.
AUSTIN, TRAVIS COUNTY, TEXAS 78723

APPENDIX B

SITE PHOTOGRAPHS

PHOTOGRAPHIC REPORTING DATA SHEET

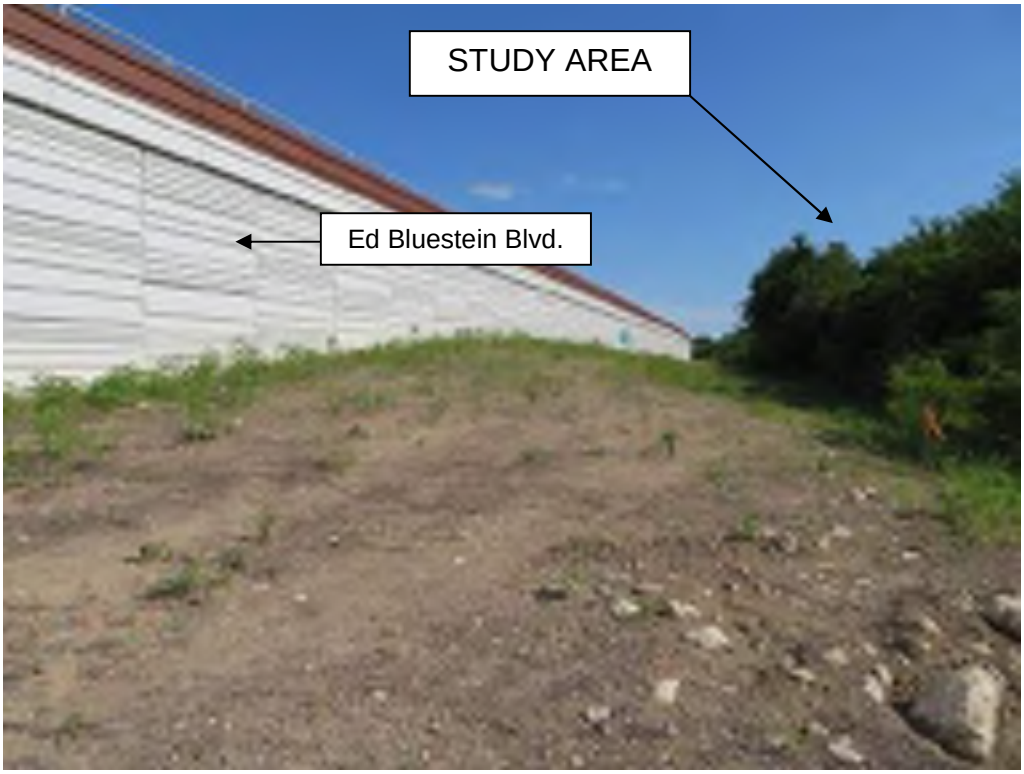
[PHOTOGRAPH 1]



Project:	COA Environmental Resource Inventory
Site:	30.5-Acre Undeveloped Tract
Location:	6651 Ed Bluestein Blvd. Austin, Travis County, Texas 78723
Description:	View of the southern-most portion of the study area along Loyola Lane. Photograph taken from the Loyola Lane and Ed. Bluestein Blvd. intersection facing east.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 2]



Project: COA Environmental Resource Inventory

Site: 30.5-Acre Undeveloped Tract

Location: 6651 Ed Bluestein Blvd.
Austin, Travis County, Texas 78723

Description: Typical view of the western-most portion of the study area along Ed Bluestein Blvd. Photograph taken from near the southwest property corner facing north.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 3]

Project: COA Environmental Resource Inventory

Site: 30.5-Acre Undeveloped Tract

Location: 6651 Ed Bluestein Blvd.
Austin, Travis County, Texas 78723

Description: View of a typical segment of the onsite intermittent stream that forms the east property boundary.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 4]

Project: COA Environmental Resource Inventory

Site: 30.5-Acre Undeveloped Tract

Location: 6651 Ed Bluestein Blvd.
Austin, Travis County, Texas 78723

Description: Second view of a typical segment of the onsite intermittent stream that forms the east property boundary.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 5]

Project: COA Environmental Resource Inventory

Site: 30.5-Acre Undeveloped Tract

Location: 6651 Ed Bluestein Blvd.
Austin, Travis County, Texas 78723

Description: View of the storm sewer pipe discharge at the Ed Bluestein Blvd. retaining wall immediately upstream (west) of Wetland CEF W-1 area at the western property boundary.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 6]

Project: COA Environmental Resource Inventory

Site: 30.5-Acre Undeveloped Tract

Location: 6651 Ed Bluestein Blvd.
Austin, Travis County, Texas 78723

Description: View of the Wetland CEF W-1 area at the western property boundary directly downstream (east) of the storm sewer pipe discharge at the Ed Bluestein Blvd. retaining wall.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 7]

Project: COA Environmental Resource Inventory

Site: 30.5-Acre Undeveloped Tract

Location: 6651 Ed Bluestein Blvd.
Austin, Travis County, Texas 78723

Description: View of the storm sewer pipe discharge at the Ed Bluestein Blvd. retaining wall and the associated area of hydrophytic vegetation (Wetland CEF W-2).

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 8]

Project: COA Environmental Resource Inventory

Site: 30.5-Acre Undeveloped Tract

Location: 6651 Ed Bluestein Blvd.
Austin, Travis County, Texas 78723

Description: Second view of hydrophytic vegetation associated with Wetland CEF W-2 directly downstream (east) of the storm sewer pipe discharge at the Ed Bluestein Blvd. retaining wall

APPENDIX C

CITY OF AUSTIN ENVIRONMENTAL RESOURCE INVENTORY

CRITICAL ENVIRONMENTAL FEATURE WORKSHEET

City of Austin Environmental Resource Inventory – Critical Environmental Feature Worksheet

1	Project Name:	30.5-Acre Undeveloped Tract
2	Project Address:	6651 Ed Bluestein Blvd. Austin, Travis County, Texas 78723
3	Site Visit Date:	May 6-7 and October 26, 2020
4	Environmental Resource Inventory Date:	October 26, 2021

5	Primary Contact Name:	Jake Muse (The Blackburn Group)
6	Phone Number:	(662) 816-8238
7	Prepared By:	Michael Trojan, PG
8	Email Address:	mtrojan0316@gmail.com

9	FEATURE TYPE (Wetland, Rimrock, Bluffs, Recharge Feature, Spring)	FEATURE ID (e.g. S-1)	FEATURE LONGITUDE (WGS 1984 in Feet)		FEATURE LATITUDE (WGS 1984 in Feet)		WETLAND DIMENSIONS (ft)		RIMROCK/BLUFF DIMENSIONS (ft)		RECHARGE FEATURE DIMENSIONS				Spring Est. Discharge
			coordinate	*notation*	*coordinate*	*notation*	X	Y	Length	Avg Height	X	Y	Z	Trend	cfs
	ONSITE CEFs														
	Wetland (ephemeral Hwy 183 easement drainage outfall area)	W-1	-97.660184		30.307531		100	16							
	Wetland (ephemeral Hwy 183 easement drainage outfall area)	W-2	-97.659941		30.303595		80	15							
	Wetland BRG 24606	W-3	-97.658229		30.304555			10							

City of Austin Use Only CASE NUMBER:	

Please state the method of coordinate data collection and the appropriate precision and accuracy of the points and the unit of measurement.

Method		Accuracy	
GPS	X	sub-meter	
Surveyed		meter	X
Other		>1 meter