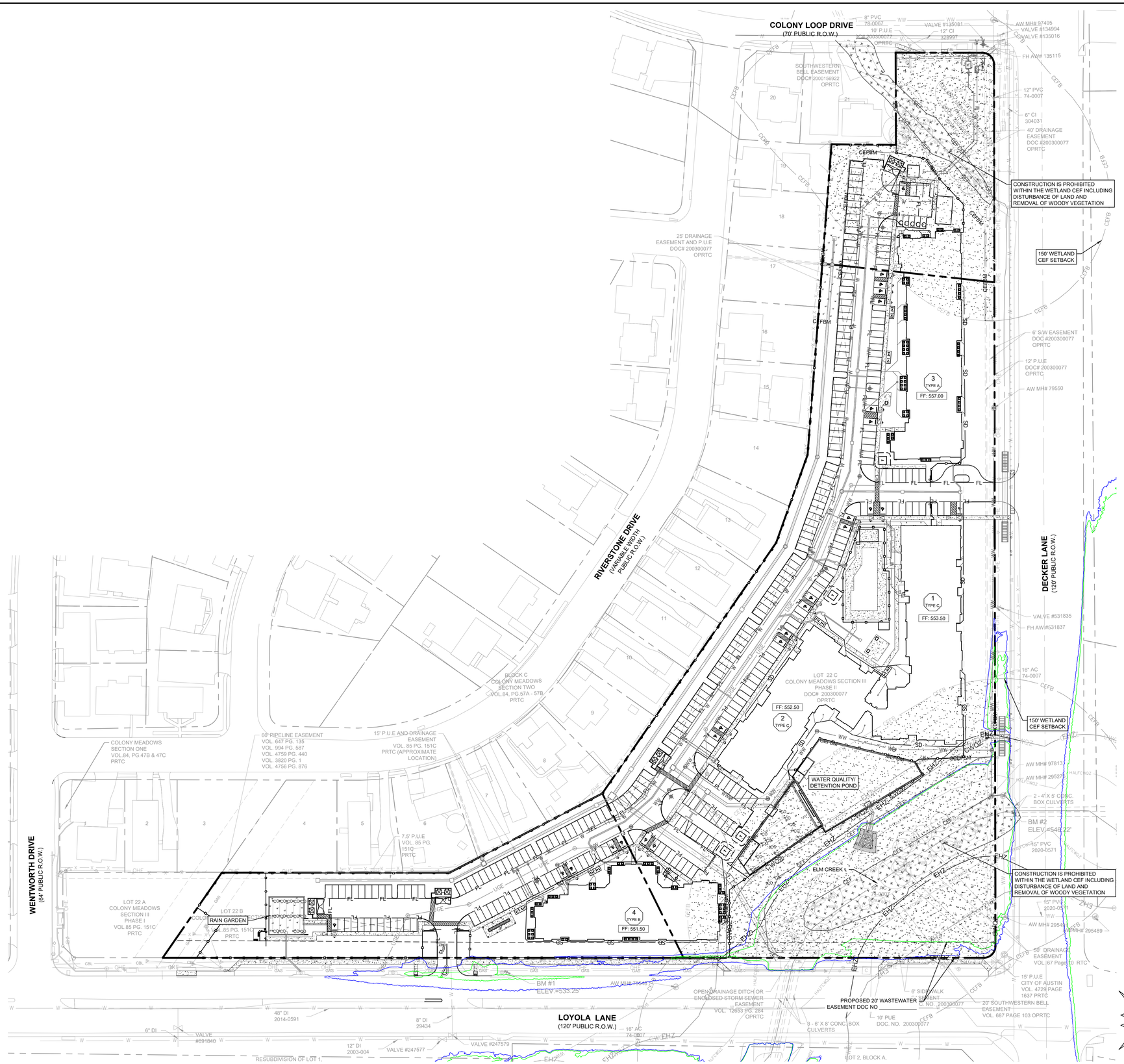


PROPERTY LINE
CRITICAL ENVIRONMENTAL FEATURE
CREEK CENTERLINE
CEFB — EXISTING 150' CEF SETBACK BOUNDARY
CEFBM — MODIFIED CEF SETBACK BOUNDARY
PROPOSED 100 YR COA FULLY DEVELOPED FLOODPLAIN
PROPOSED 25 YR COA FULLY DEVELOPED FLOODPLAIN
EXISTING CEF BUFFER AREA
PROPOSED CEF BUFFER REDUCTION AREA
PROPOSED MITIGATION AREA

REFERENCE LANDSCAPE SHEET NUMBER 73 (LP 1.01) FOR WETLAND MITIGATION TABLE

NOTES:

1. TREES AND TOPOGRAPHY BASED UPON SURVEY BY KIMLEY-HORN & ASSOCIATES. ON OCTOBER 10, 2022.
2. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURES (CEFS) AND ASSOCIATED SETBACKS MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED EXCEPT AS IDENTIFIED IN THIS SITE PLAN; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
3. CRITICAL ENVIRONMENTAL FEATURES BASED ON ENVIRONMENTAL RESOURCE INVENTORY PREPARED BY TERRACON CONSULTANTS, INC ON OCTOBER 12, 2023. LAST REVISED JANUARY 5, 2024.
4. PLANTING DETAILS FOR PROPOSED WETLAND MITIGATION AREAS AND WATER QUALITY AND DETENTION PONDS ARE INCLUDED ON LANDSCAPE PLANS: WETLAND MITIGATION PLAN SHEET 73

811 Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
Austin, Texas 78746
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

STATE OF TEXAS
ALLISON R. LEHMAN
122009
LICENSED PROFESSIONAL ENGINEER
11/25/2024

KHA PROJECT	069275323
DATE	AUGUST 2024
SCALE:	AS SHOWN
DESIGNED BY:	ARL
DRAWN BY:	DJC
CHECKED BY:	ARL

CEF MITIGATION PLAN

LOYOLA FLATS
6700 DECKER LANE
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
C9-10
10 OF 94

Plotted By:Corvejo, Darrion Date:November 25, 2024 01:35:09pm File Path:K:\SAU_Civil\069275323 Elmington - Loyola Lane MF\Cad\Plan Sheets\C - CEF Mitigation Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SP-2024-0147C.SH

C-ANNO

GRAPHIC SCALE IN FEET
0 30 60 120

	PROPERTY LINE
	CREEK CENTERLINE
CEFBM	MODIFIED CEF SETBACK BOUNDARY
CWQZ	EXISTING CRITICAL WATER QUALITY ZONE
CWQZ	PROPOSED CRITICAL WATER QUALITY ZONE
	PROPOSED 100 YR FULLY DEVELOPED FLOODPLAIN
	PROPOSED 25 YR FULLY DEVELOPED FLOODPLAIN
	EXISTING 100 YR FULLY DEVELOPED FLOODPLAIN
	EXISTING 25 YR FULLY DEVELOPED FLOODPLAIN
	ZONE 1 (OUTSIDE CWQZ) FLOODPLAIN MODIFICATION AREA
	ZONE 2 (INSIDE CWQZ) FLOODPLAIN MODIFICATION AREA
	CRITICAL ENVIRONMENTAL FEATURE

REFERENCE LANDSCAPE SHEET NUMBER 74 (LP 1.02) FOR FLOODPLAIN RESTORATION TABLE

811 Know what's **below.** **Call** before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
Austin, Texas 78746
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

©2024 KIMLEY-HORN AND ASSOCIATES, INC.

STATE OF TEXAS
ALLISON R. LEHMAN
122009
LICENSED PROFESSIONAL ENGINEER
11/25/2024

KHA PROJECT 069275323
DATE AUGUST 2024
SCALE: AS SHOWN
DESIGNED BY: ARL
DRAWN BY: DJC
CHECKED BY: ARL

FLOODPLAIN MODIFICATION PLAN

LOYOLA FLATS
6700 DECKER LANE
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
C9-11
11 OF 94

SP-2024-0147C.SH

Plotted By:Corvejo, Darrien Date:November 25, 2024 01:36:13pm File Path:K:\SAU_Civil\069275323 Elmington - Loyola Lane MF\Cad\PlanSheets\C - Floodplain Modification Restoration Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

WETLAND MITIGATION SCHEDULE

BIOFILTRATION BASIN — 3,103 SF
3,103 SF * .2 = 621 (1) GAL PLANTS REQUIRED
SHRUBS - 924 (1) GAL SHRUBS PROVIDED
*SEE TABLE THIS SHEET

SEDIMENTATION BASIN — 1,361 SF
1,361 SF * .1 = 137 (1) GAL PLANTS REQUIRED
SHRUBS - 275 (1) GAL SHRUBS PROVIDED
*SEE TABLE THIS SHEET

DETENTION POND NATIVE OVERSEEDING — 10,152 SF
MIX OF LOW GROWING GRASSES
*SEE TABLE 6 THIS SHEET

NONEROSIVE CONVEYANCE OUTFALL — 643 SF
FOUR ROWS OF STAGGERED NATIVE TALL BUNCH GRASSES
SHRUBS - 150 SHRUBS PROVIDED
80 - EASTERN GAMAGRASS
70 - SWITCH GRASS

CEF SETBACK PLANTING — 3,185 SF
ONE NATIVE SHRUB & ONE NATIVE TREE PER 100 SF - REFERNCE SHEET 71
3,185 SF / 100 SF = 31.85 (32 NATIVE SHRUBS & TREES REQUIRED)
TREES - 32 TREES PROVIDED
7 - BLACK WILLOW
6 - BUR OAK
12 - CEDAR ELMS
7 - CHINQUAPIN OAK
SHRUBS - 32 SHRUBS PROVIDED
16 - BUSHY BLUESTEM
16 - LINDHEIMER MUHLY

CEF SETBACK PLANTING (WASTEWATER EASEMENT) — 1,762 SF
TWO NATIVE SHRUBS PER 100 SF - REFERENCE SHEET 71
1,762 SF / 100 SF = 17.62 * 2 = 35.24 (36 NATIVE SHRUBS REQUIRED)
SHRUBS - 36 SHRUBS PROVIDED
18 - BUSHY BLUESTEM
18 - LINDHEIMER MUHLY

MITIGATION AREA - NATIVE PLANTINGS — 57,227 SF
NATIVE SEEDING & ONE NATIVE SHRUB AND ONE NATIVE TREE PER 100 SF
*SEE TABLE 4 THIS SHEET - REFERENCE SHEET 71
57,227 SF / 100 SF = 572.27 (573 NATIVE SHRUBS & 573 TREES REQUIRED)
TREES - 573 TREES PROVIDED
143 - BLACK WILLOW
143 - BUR OAK
144 - CEDAR ELM
143 - CHINQUAPIN OAK
SHRUBS - 573 SHRUBS PROVIDED
140 - AMERICAN BEAUTYBERRY
144 - TURK'S CAP
138 - WHITE MISTFLOWER
151 - NARROW-LEAF PURPLE CONEFLOWER

MITIGATION AREA - NATIVE PLANTINGS (WASTEWATER EASEMENT) — 15,793 SF
NATIVE SEEDING & TWO NATIVE SHRUB PER 100 SF
*SEE TABLE 4 THIS SHEET - REFERENCE SHEET 71
15,793 SF / 100 SF = 157.93 * 2 = 315.86 (316 NATIVE SHRUBS REQUIRED)
SHRUBS - 316 SHRUBS PROVIDED
87 - AMERICAN BEAUTYBERRY
78 - TURK'S CAP
74 - WHITE MISTFLOWER
77 - NARROW-LEAF PURPLE CONEFLOWER

WETLAND MITIGATION NOTES:

1. ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
2. CONSTRUCTION IS PROHIBITED WITHIN THE WETLAND CEF INCLUDING DISTURBANCE OF LAND AND REMOVAL OF WOODY VEGETATION.
3. IF A SPECIES IS NOT COMMERCIALLY AVAILABLE AT CONSTRUCTION, SPECIES SUBSTITUTION MAY BE ALLOWED PENDING APPROVAL BY THE WETLAND BIOLOGIST REVIEWER THROUGH A SITE PLAN CORRECTION.
4. FOR DETENTION POND PLANTING INFORMATION REF. TABLE 6 THIS SHEET.
5. FOR MITIGATION AREA AND MITIGATION AREA (EASEMENT) PLANTING INFORMATION REF. TABLE 4 THIS SHEET.

BIOFILTRATION PLANTING (ECM 1.6.7.C.5.A)

FILTRATION BASIN — 3,103 SF * .2 = 621 (1) GAL PLANTS REQUIRED

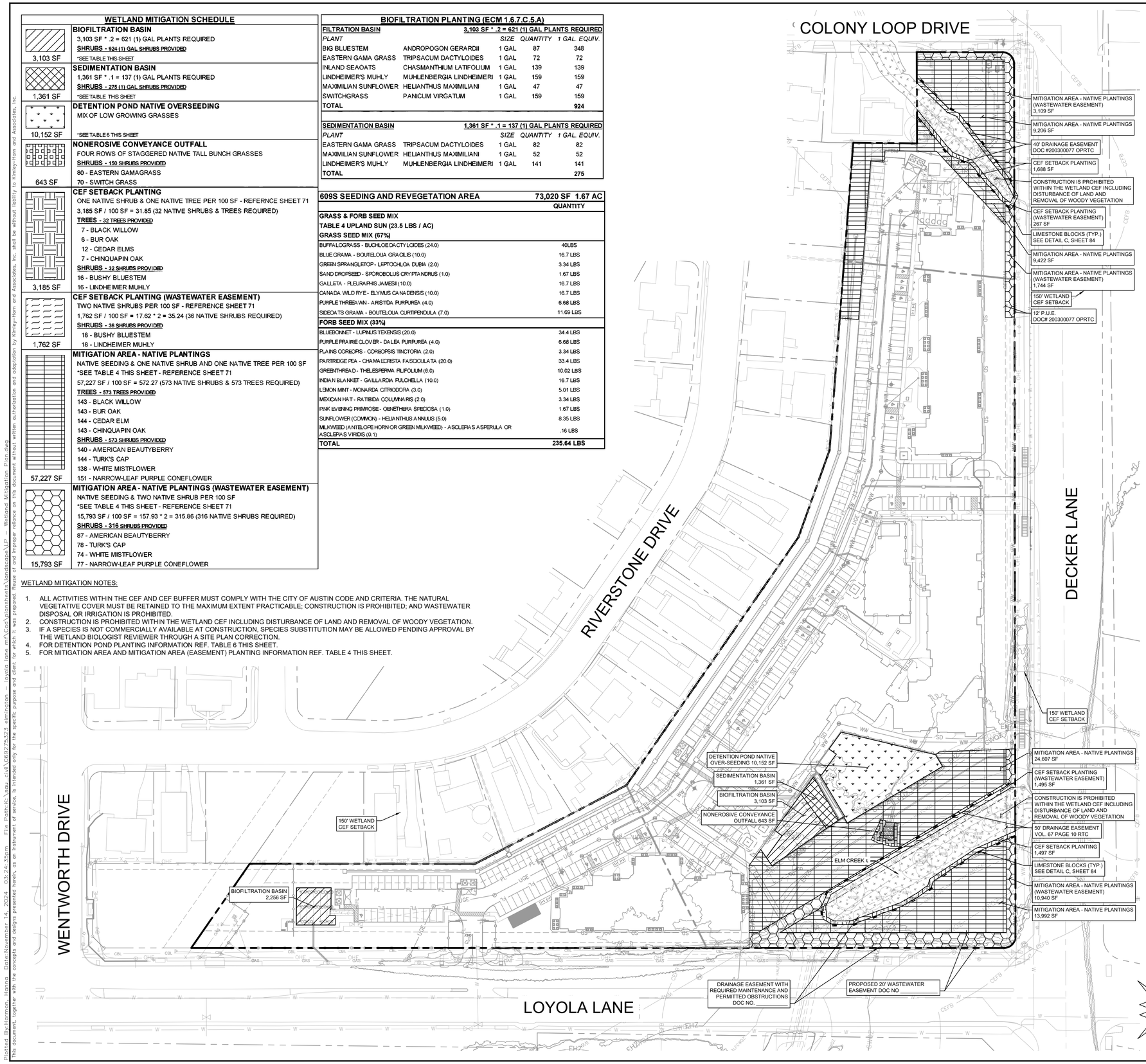
PLANT		SIZE	QUANTITY	1 GAL. EQUIV.
BIG BLUESTEM	ANDROPOGON GERARDII	1 GAL	87	348
EASTERN GAMA GRASS	TRIPSACUM DACTYLOIDES	1 GAL	72	72
INLAND SEAOATS	CHASMANTHIUM LATIFOLIUM	1 GAL	139	139
LINDHEIMER'S MUHLY	MUHLENBERGIA LINDHEIMERI	1 GAL	159	159
MAXIMILIAN SUNFLOWER	HELIANTHUS MAXIMILIANI	1 GAL	47	47
SWITCHGRASS	PANICUM VIRGATUM	1 GAL	159	159
TOTAL				924

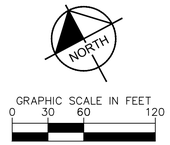
SEDIMENTATION BASIN — 1,361 SF * .1 = 137 (1) GAL PLANTS REQUIRED

PLANT		SIZE	QUANTITY	1 GAL. EQUIV.
EASTERN GAMA GRASS	TRIPSACUM DACTYLOIDES	1 GAL	82	82
MAXIMILIAN SUNFLOWER	HELIANTHUS MAXIMILIANI	1 GAL	52	52
LINDHEIMER'S MUHLY	MUHLENBERGIA LINDHEIMERI	1 GAL	141	141
TOTAL				275

609S SEEDING AND REVEGETATION AREA — 73,020 SF 1.67 AC

	QUANTITY
GRASS & FORB SEED MIX	
TABLE 4 UPLAND SUN (23.5 LBS / AC)	
GRASS SEED MIX (67%)	
BUFFALOGRASS - BUCHLOE DACTYLOIDES (24.0)	40LBS
BLUE GRAMA - BOUTELOUA GRACILIS (10.0)	16.7 LBS
GREEN SPRANGLETOP - LEPTOCHLOA DUBIA (2.0)	3.34 LBS
SAND DROPSEED - SPOROBOLUS CRYPTANDRUS (1.0)	1.67 LBS
GALLETA - PLEURAPHIS JAMESII (10.0)	16.7 LBS
CANADA WILD RYE - ELYMUS CANADENSIS (10.0)	16.7 LBS
PURPLE THREEAWN - ARISTIDA PURPUREA (4.0)	6.68 LBS
SIDEOATS GRAMA - BOUTELOUA CURTIPENDULA (7.0)	11.69 LBS
FORB SEED MIX (33%)	
BLUEBONNET - LUPINUS TEXENSIS (20.0)	34.4 LBS
PURPLE PRAIRIE CLOVER - DALEA PURPUREA (4.0)	6.68 LBS
PLAINS COREOPS - COREOPSIS TINCTORIA (2.0)	3.34 LBS
PARTRIDGE PEA - CHAMAECRISTA FASCICULATA (20.0)	33.4 LBS
GREENTHREAD - THELESPERMA FILIFOLIUM (6.0)	10.02 LBS
INDIAN BLANKET - GAILLARDIA PULCHELLA (10.0)	16.7 LBS
LEMON MINT - MONARDA CITRIODORA (3.0)	5.01 LBS
MEXICAN HAT - RATIBIDA COLUMNARIS (2.0)	3.34 LBS
PINK EVENING PRIMROSE - OENETHERA SPECIOSA (1.0)	1.67 LBS
SUNFLOWER (COMMON) - HELIANTHUS ANNUUS (5.0)	8.35 LBS
MILKWEED (ANTELOPE HORN OR GREEN MILKWEED) - ASCLEPIAS ASPERULA OR ASCLEPIAS VIRIDIS (0.1)	.16 LBS
TOTAL	**235.64 LBS**





WETLAND MITIGATION NOTES:

1. ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
2. CONSTRUCTION IS PROHIBITED WITHIN THE WETLAND CEF INCLUDING DISTURBANCE OF LAND AND REMOVAL OF WOODY VEGETATION.

LEGEND:

- PROPOSED CEF BUFFER REDUCTION AREA
- BIOFILTRATION BASIN
- SEDIMENTATION BASIN
- DETENTION POND NATIVE SEEDING
- NONEROSIVE CONVEYANCE OUTFALL
- CEF SETBACK PLANTING
- CEF SETBACK PLANTING (WASTEWATER EASEMENT)
- MITIGATION AREA - NATIVE PLANTINGS
- MITIGATION AREA - NATIVE PLANTINGS (WASTEWATER EASEMENT)

TABLE 6. FACULATIVE SPECIES, MODERATE - HIGN MOISTURE AREAS

DETENTION POND NATIVE OVERSEEDING AREA = 10,152 SF / .23 AC

TYPE	COMMON NAME	BOTANICAL NAME	APPLICATION RATE	SEED QUANTITY (LBS)
Grass Seed	Curly Mesquite	*Hilaria belangeri*	8 / lbs	1.84
	Inland Seaoats	*Chasmanthium latifolium*	12 / lbs	2.76
	Canada Wildrye	*Elymus canadensis*	10 / lbs	2.3
	Texas Grama	*Bouteloua rigidisseta*	12 / lbs	2.76
Forb Seed	Straggler Daisy	*Calyptocarpus vialis*	15 / lbs	3.45
	Frog Fruit	*Phylanodi flora*	3 / lbs	0.69
	Bluebonnet	*Lupinus texensis*	1 / lbs	0.23

CEF MITIGATION TABLE

DESCRIPTION	AREA(SF)
EXISTING CEF BUFFER AREA	**195,248**
CEF BUFFER REDUCTION AREA	49,363 SF
MODIFIED CEF BUFFER AREA	86,114
MITIGATION AREAS	
FILTRATION BASIN	3,103 SF
SEDIMENTATION BASIN	1,361 SF
DETENTION POND NATIVE OVER-SEEDING	10,152 SF
NONEROSIVE CONVEYANCE OUTFALL	643 SF
CEF SETBACK PLANTING	3,185 SF
CEF SETBACK PLANTING (WASTEWATER EASEMENTS)	1,762 SF
MITIGATION AREA - NATIVE PLANTINGS	57,227 SF
MITIGATION AREA - NATIVE PLANTINGS (WASTEWATER EASEMENTS)	15,793 SF
TOTAL MITIGATION AREA	**93,226 SF**

LEGEND

C = CEF SETBACK TREE F = FLOODPLAIN TREE M = MITIGATION TREE N = NATIVE MITIGATION TREE P = PARKING TREE S = STREET YARD TREE	CEF MITIGATION LANDSCAPE PLAN - LOCATED ON SHEETS 71 AND 72. FLOODPLAIN RESTORATION PLAN - LOCATED ON SHEETS 73 AND 74.

BENCHMARKS

1. MAG NAIL WITH WASHER SET ON THE NORTHEAST LINE OF LOYOLA LANE, NORTH 66°28'29" WEST, 230.01 FEET FROM THE SOUTHEAST CORNER OF TRACT 1. ELEVATION=544.25'
2. MAG NAIL WITH WASHER SET ON THE WEST LINE OF DECKER LANE, NORTH 35°35'40" EAST, 174.55 FEET FROM THE SOUTHEAST CORNER OF TRACT NO. 2 ELEVATION=546.22'

811 Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PKWY SUITE 100, BUILDING 2, AUSTIN, TX
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM

©2024 KIMLEY-HORN AND ASSOCIATES, INC.

REGISTERED LANDSCAPE ARCHITECT MORGAN K. DEPINE 3616 STATE OF TEXAS
FOR PERMIT ONLY 11/14/2024

KHA PROJECT 069275323
DATE NOVEMBER 2024
SCALE: AS SHOWN
DESIGNED BY: HGH
DRAWN BY: HGH
CHECKED BY: MKD

CEF MITIGATION PLAN

LOYOLA FLATS
6700 DECKER LANE
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
LP 1.01
71 OF 94

Plotted By:Harmon, Hanna Date:November 14, 2024 03:24:35pm File Path:K:\austx_civil\069275323 elmington - loyola lane mf\Cad\plansheets\landscape\LP - Wetland Mitigation Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SP-2024-0147C.SH

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CEF SETBACK (3,185 SF)				
	BO	6	QUERCUS MACROCARPA BUR OAK	1 GAL
	CO	7	QUERCUS MUEHLENBERGII CHINQUAPIN OAK	1 GAL
	BW	7	SALIX NIGRA BLACK WILLOW	1 GAL
	CE	12	ULMUS CRASSIFOLIA CEDAR ELM	1 GAL
MITIGATION AREA (57,227 SF)				
	BO2	143	QUERCUS MACROCARPA BUR OAK	1 GAL
	CO2	143	QUERCUS MUEHLENBERGII CHINQUAPIN OAK	1 GAL
	BW2	143	SALIX NIGRA BLACK WILLOW	1 GAL
	CE2	144	ULMUS CRASSIFOLIA CEDAR ELM	1 GAL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CEF SETBACK (3,185 SF)				
	BB	16	ANDROPOGON GLOMERATUS BUSHY BLUESTEM	1 GAL
	LM	16	MUHLENBERGIA LINDHEIMERI LINDHEIMER MUHLY	1 GAL
CEF SETBACK (EASEMENT) (1,762 SF)				
	BB2	18	ANDROPOGON GLOMERATUS BUSHY BLUESTEM	1 GAL
	LM2	18	MUHLENBERGIA LINDHEIMERI LINDHEIMER MUHLY	1 GAL
MITIGATION AREA (57,227 SF)				
	WM	138	AGERATINA HAVANENSIS WHITE MISTFLOWER	1 GAL
	AB	140	CALLICARPA AMERICANA AMERICAN BEAUTYBERRY	1 GAL
	PC	151	ECHINACEA ANGUSTIFOLIA NARROW-LEAF PURPLE CONEFLOWER	1 GAL
	TC	144	MALVAVISCUS ARBOREUS VAR. DRUMMONDII TURK'S CAP	1 GAL

PLANT SCHEDULE

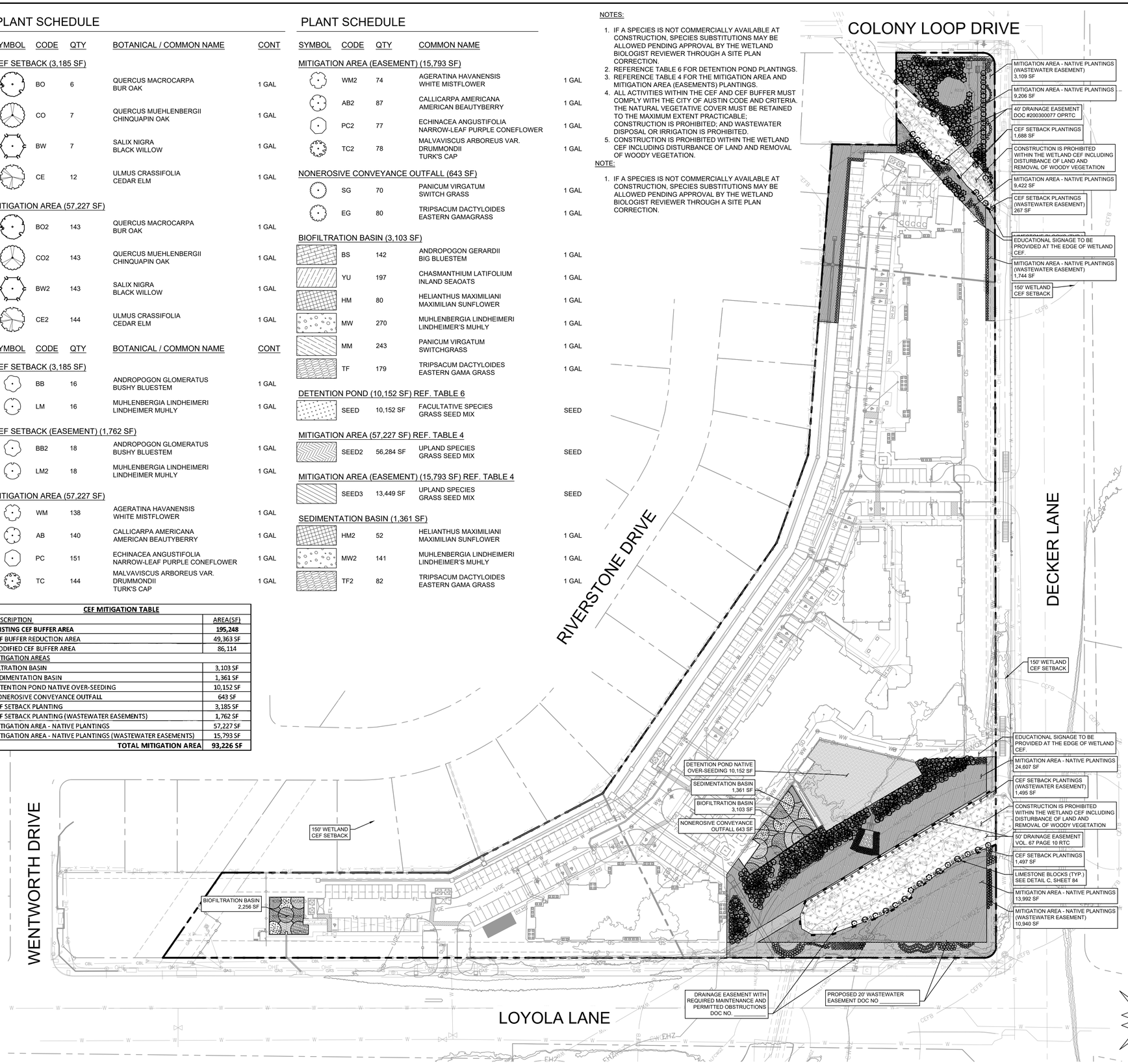
SYMBOL	CODE	QTY	COMMON NAME	
MITIGATION AREA (EASEMENT) (15,793 SF)				
	WM2	74	AGERATINA HAVANENSIS WHITE MISTFLOWER	1 GAL
	AB2	87	CALLICARPA AMERICANA AMERICAN BEAUTYBERRY	1 GAL
	PC2	77	ECHINACEA ANGUSTIFOLIA NARROW-LEAF PURPLE CONEFLOWER	1 GAL
	TC2	78	MALVAVISCUS ARBOREUS VAR. DRUMMONDII TURK'S CAP	1 GAL
NONEROSIVE CONVEYANCE OUTFALL (643 SF)				
	SG	70	PANICUM VIRGATUM SWITCH GRASS	1 GAL
	EG	80	TRIPSACUM DACTYLOIDES EASTERN GAMAGRASS	1 GAL
BIOFILTRATION BASIN (3,103 SF)				
	BS	142	ANDROPOGON GERARDII BIG BLUESTEM	1 GAL
	YU	197	CHASMANTHIUM LATIFOLIUM INLAND SEAOATS	1 GAL
	HM	80	HELIANTHUS MAXIMILIANI MAXIMILIAN SUNFLOWER	1 GAL
	MW	270	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY	1 GAL
	MM	243	PANICUM VIRGATUM SWITCHGRASS	1 GAL
	TF	179	TRIPSACUM DACTYLOIDES EASTERN GAMA GRASS	1 GAL
DETENTION POND (10,152 SF) REF. TABLE 6				
	SEED	10,152 SF	FACULTATIVE SPECIES GRASS SEED MIX	SEED
MITIGATION AREA (57,227 SF) REF. TABLE 4				
	SEED2	56,284 SF	UPLAND SPECIES GRASS SEED MIX	SEED
MITIGATION AREA (EASEMENT) (15,793 SF) REF. TABLE 4				
	SEED3	13,449 SF	UPLAND SPECIES GRASS SEED MIX	SEED
SEDIMENTATION BASIN (1,361 SF)				
	HM2	52	HELIANTHUS MAXIMILIANI MAXIMILIAN SUNFLOWER	1 GAL
	MW2	141	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY	1 GAL
	TF2	82	TRIPSACUM DACTYLOIDES EASTERN GAMA GRASS	1 GAL

NOTES:

1. IF A SPECIES IS NOT COMMERCIALLY AVAILABLE AT CONSTRUCTION, SPECIES SUBSTITUTIONS MAY BE ALLOWED PENDING APPROVAL BY THE WETLAND BIOLOGIST REVIEWER THROUGH A SITE PLAN CORRECTION.
2. REFERENCE TABLE 6 FOR DETENTION POND PLANTINGS.
3. REFERENCE TABLE 4 FOR THE MITIGATION AREA AND MITIGATION AREA (EASEMENTS) PLANTINGS.
4. ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
5. CONSTRUCTION IS PROHIBITED WITHIN THE WETLAND CEF INCLUDING DISTURBANCE OF LAND AND REMOVAL OF WOODY VEGETATION.

NOTE:

1. IF A SPECIES IS NOT COMMERCIALLY AVAILABLE AT CONSTRUCTION, SPECIES SUBSTITUTIONS MAY BE ALLOWED PENDING APPROVAL BY THE WETLAND BIOLOGIST REVIEWER THROUGH A SITE PLAN CORRECTION.



CEF MITIGATION TABLE	
DESCRIPTION	AREA(SF)
EXISTING CEF BUFFER AREA	**195,248**
CEF BUFFER REDUCTION AREA	49,363 SF
MODIFIED CEF BUFFER AREA	86,114
MITIGATION AREAS	
FILTRATION BASIN	3,103 SF
SEDIMENTATION BASIN	1,361 SF
DETENTION POND NATIVE OVER-SEEDING	10,152 SF
NONEROSIVE CONVEYANCE OUTFALL	643 SF
CEF SETBACK PLANTING	3,185 SF
CEF SETBACK PLANTING (WASTEWATER EASEMENTS)	1,762 SF
MITIGATION AREA - NATIVE PLANTINGS	57,227 SF
MITIGATION AREA - NATIVE PLANTINGS (WASTEWATER EASEMENTS)	15,793 SF
TOTAL MITIGATION AREA	**93,226 SF**

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

609S SEEDING AND REVEGETATION AREA	73,020 SF 1.67 AC
	QUANTITY
GRASS & FORB SEED MIX	
TABLE 4 UPLAND SUN (23.5 LBS / AC)	
GRASS SEED MIX (67%)	
BUFFALOGRASS - BUCHLOE DACTYLOIDES (24.0)	40LBS
BLUE GRAMA - BOUTELOUA GRACILIS (10.0)	16.7 LBS
GREEN SPRANGLETOP - LEPTOCHLOA DUBIA (2.0)	3.34 LBS
SAND DROPSEED - SPOROBOLUS CRYPTANDRUS (1.0)	1.67 LBS
GALLETA - PLEURAPHIS JAMESII (10.0)	16.7 LBS
CANADA WILD RYE - ELYMUS CANADENSIS (10.0)	16.7 LBS
PURPLE THREEAWN - ARISTIDA PURPUREA (4.0)	6.68 LBS
SIDEOATS GRAMA - BOUTELOUA CURTIPENDULA (7.0)	11.69 LBS
FORB SEED MIX (33%)	
BLUEBONNET - LUPINUS TEXENSIS (20.0)	34.4 LBS
PURPLE PRAIRIE CLOVER - DALEA PURPUREA (4.0)	6.68 LBS
PLAINS COREOPIS - COREOPSIS TINCTORIA (2.0)	3.34 LBS
PARTRIDGE PEA - CHAMAECRISTA FASCICULATA (20.0)	33.4 LBS
GREENTHREAD - THELESPERMA FILIFOLIUM (6.0)	10.02 LBS
INDIAN BLANKET - GAILLARDIA PULCHELLA (10.0)	16.7 LBS
LEMON MINT - MONARDA CITRIODORA (3.0)	5.01 LBS
MEXICAN HAT - RATIBIDA COLUMNARIS (2.0)	3.34 LBS
PINK EVENING PRIMROSE - OENETHERA SPECIOSA (1.0)	1.67 LBS
SUNFLOWER (COMMON) - HELIANTHUS ANNUUS (5.0)	8.35 LBS
MILKWEED (ANTELOPE HORN OR GREEN MILKWEED) - ASCLEPIAS ASPERULA OR ASCLEPIAS VIRIDIS (0.1)	.16 LBS
TOTAL	**235.64 LBS**

BIOFILTRATION PLANTING (ECM 1.6.7.C.5.A)				
FILTRATION BASIN		**3,103 SF * .2 = 621 (1) GAL PLANTS REQUIRED**		
PLANT		*SIZE*	*QUANTITY*	*1 GAL. EQUIV.*
BIG BLUESTEM	ANDROPOGON GERARDII	1 GAL	87	348
EASTERN GAMA GRASS	TRIPSACUM DACTYLOIDES	1 GAL	72	72
INLAND SEAOATS	CHASMANTHIUM LATIFOLIUM	1 GAL	139	139
LINDHEIMER'S MUHLY	MUHLENBERGIA LINDHEIMERI	1 GAL	159	159
MAXIMILIAN SUNFLOWER	HELIANTHUS MAXIMILIANI	1 GAL	47	47
SWITCHGRASS	PANICUM VIRGATUM	1 GAL	159	159
TOTAL				**924**
SEDIMENTATION BASIN		**1,361 SF * .1 = 137 (1) GAL PLANTS REQUIRED**		
PLANT		*SIZE*	*QUANTITY*	*1 GAL. EQUIV.*
EASTERN GAMA GRASS	TRIPSACUM DACTYLOIDES	1 GAL	82	82
MAXIMILIAN SUNFLOWER	HELIANTHUS MAXIMILIANI	1 GAL	52	52
LINDHEIMER'S MUHLY	MUHLENBERGIA LINDHEIMERI	1 GAL	141	141
TOTAL				**275**

TABLE 6. FACULATIVE SPECIES, MODERATE - HIGN MOISTURE AREAS				
DETENTION POND NATIVE OVERSEEDING AREA = 10,152 SF / .23 AC				
TYPE	COMMON NAME	BOTANICAL NAME	APPLICATION RATE	SEED QUANTITY (LBS)
Grass Seed	Curly Mesquite	*Hilaria belangeri*	8 / lbs	1.84
	Inland Seaoats	*Chasmanthium latifolium*	12 / lbs	2.76
	Canada Wildrye	*Elymus canadensis*	10 / lbs	2.3
	Texas Grama	*Boutelcua rigidiseta*	12 / lbs	2.76
Forb Seed	Straggler Daisy	*Calyptocarpus vialis*	15 / lbs	3.45
	Frog Fruit	*Phylanodi flora*	3 / lbs	0.69
	Bluebonnet	*Lupinus texensis*	1 / lbs	0.23

LEGEND

C = CEF SETBACK TREE F = FLOODPLAIN TREE M = MITIGATION TREE N = NATIVE MITIGATION TREE P = PARKING TREE S = STREET YARD TREE	CEF MITIGATION LANDSCAPE PLAN - LOCATED ON SHEETS 71 AND 72. FLOODPLAIN RESTORATION PLAN - LOCATED ON SHEETS 73 AND 74.

BENCHMARKS

1. MAG NAIL WITH WASHER SET ON THE NORTHEAST LINE OF LOYOLA LANE, NORTH 66°28'29" WEST, 230.01 FEET FROM THE SOUTHEAST CORNER OF TRACT 1. ELEVATION=544.25'
2. MAG NAIL WITH WASHER SET ON THE WEST LINE OF DECKER LANE, NORTH 35°35'40" EAST, 174.55 FEET FROM THE SOUTHEAST CORNER OF TRACT NO. 2 ELEVATION=546.22'

811 Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PKWY SUITE 100, BUILDING 2, AUSTIN, TX
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM

©2024 KIMLEY-HORN AND ASSOCIATES, INC.

REGISTERED LANDSCAPE ARCHITECT
MORGAN K. DEGINE
3616
STATE OF TEXAS
FOR PERMIT ONLY 11/14/2024

KHA PROJECT 069275323
DATE NOVEMBER 2024
SCALE: AS SHOWN
DESIGNED BY: HGH
DRAWN BY: HGH
CHECKED BY: MKD

CEF MITIGATION LANDSCAPE PLAN

LOYOLA FLATS
6700 DECKER LANE
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
LP 1.02
72 OF 94

SP-2024-0147C.SH

Plotted By:Horman, Hanna Date:November 14, 2024 03:25:38pm File Path:K:\SAU-CIVIL\069275323 elmington - loyola lane mf\Cad\plansheets\landscape\LP - Wetland Mitigation Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FLOODPLAIN RESTORATION SCHEDULE
ZONE 2 - WITHIN CWQZ
NATIVE SEEDING & ONE NATIVE SHRUB & NATIVE TREE PER 100 SF
26,349 SF / 100 SF = 264 (264 NATIVE SHRUBS & 264 TREES REQUIRED)
TREES - 264 TREES PROVIDED
88 - AMERICAN SYCAMORE
88 - MEXICAN BUCKEYE
88 - TEXAS RED OAK
SHRUBS - 264 SHRUBS PROVIDED
88 - AMERICAN BEAUTYBERRY
88 - TURK'S CAP
88 - FRAGRANT SUMAC
SEEDING - 26,349 SF SEEDED WITH CEF MITIGATION
ZONE 2 RESTORATION AREA IS CURRENTLY BEING SEEDED AS PART OF THE CEF MITIGATION EFFORTS.

FLOODPLAIN RESTORATION (ECM 1.7.5)		
LOCATION OF MODIFICATION	**AREA (SF/AC)**	**REQUIRED RESTORATION (SF/AC)**
ZONE 1 FLOODPLAIN OUTSIDE CWQZ (3:1)	36,499 / 0.84	109,497 / 2.52
ZONE 2 FLOODPLAIN WITHIN CWQZ (6:1)	48,863 / 1.12	293,178 / 6.72
FAFH SCORE	FAIR	
LOCATION OF RESTORATION		
ZONE 2 FLOODPLAIN WITHIN CWQZ		26,349 / .61
TOTAL PROVIDED RESTORATION		26,349 / .61
TOTAL MITIGATION AREA		376,326 / 8.63

FLOODPLAIN RESTORATION NOTES:

1. TREE SEEDLINGS SHALL BE PLANTED BETWEEN NOVEMBER AND FERUARY.
2. SEED MIX SHALL BE APPLIED AS A HYDROMULCH OR WITH A BIODEGRADABLE BLANKET. PROVIDE PRODUCT DATA TO LANDSCAPE ARCHITECT FOR REVIEW.
3. TEMPORARY IRRIGATION SHALL BE REQUIRED FOR A ONE YEAR ESTABLISHMENT PERIOD. CONTRACTOR TO BE RESPONSIBLE FOR REMOVAL OF IRRIGATION PIPING AND EQUIPMENT AFTER ONE YEAR.
4. SAFETY FENCING SHALL BE REQUIRED AROUND THE AREA UNTIL THE END OF THE ESTABLISHMENT PERIOD. CONTRACTOR TO REVIEW AND REPAIR SAFETY FENCING ON AN AS-NEEDED BASIS UNTIL THE END OF THE ESTABLISHMENT PERIOD.
5. IF THE CONTRACTOR IS NOT ABLE TO FIND APPROPRIATE TREE SPECIES, CONTACT LANDSCAPE ARCHITECT FOR A FULL PLANT LIST OF ACCEPTABLE OPTIONS. THE LIST OF ACCEPTABLE OPTIONS MUST BE APPROVED BY THE CITY OF AUSTIN ERM(FLOODPLAIN MODIFICATION) REVIEWER PRIOR TO SUBSTITUTION.
6. INVASIVE SPECIES MANAGEMENT:
   - 6.1. CONTRACTOR SHALL MANAGE INVASIVE SPECIES ON SITE FOR A PERIOD OF ONE YEAR. SPECIES SHALL BE MANAGED ON A MONTHLY BASIS, AND REPORTS OF MANAGEMENT ACTIVITIES SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT WITHIN 5 WORKING DAYS OF MANAGEMENT ACTIVITIES.
   - 6.2. WHEREVER POSSIBLE, INVASIVE SPECIES SHALL BE MANAGED BY MECHANICAL MEANS (HAND-PULLING). WHEN CHEMICAL MEANS ARE DEEMED TO BE REQUIRED, THE CONTRACTOR SHALL USE A PRODUCT RATED FOR AQUATIC AREAS, AND SHALL NOT WORK WITHIN 48 HOURS OF AN ANTICIPATED RAIN EVENT OR WHEN WIND SPEEDS ARE OVER 8 MILES PER HOUR.
   - 6.3. INVASIVE SPECIES TO BE MANAGED INCLUDE: LIGUSTRUM SP., ARUNDO DONAX, MELIA AZEDARACH, AILANTHUS ALTISSIMA, BROUSSONETIA PAPYFERA, TRIADICA SEBIFERA, SORGHUM HALEPENSE
   - 6.4. MORE INFORMATION CAN BE FOUND AT: HTTPS://WWW.TEXASINVASIVES.ORG/

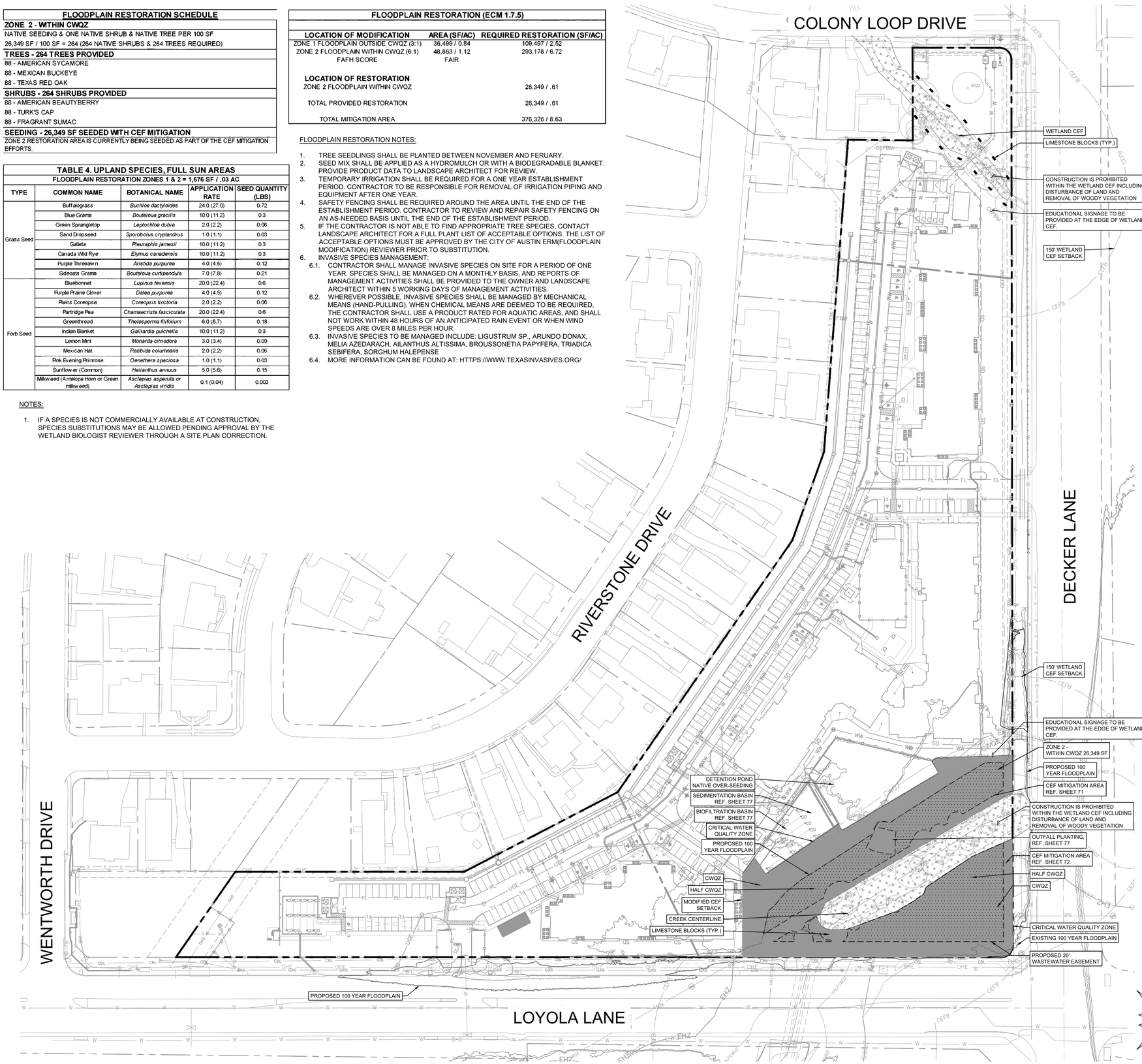
TABLE 4. UPLAND SPECIES, FULL SUN AREAS

FLOODPLAIN RESTORATION ZONES 1 & 2 = 1,676 SF / .03 AC

TYPE	COMMON NAME	BOTANICAL NAME	APPLICATION RATE	SEED QUANTITY (LBS)
Grass Seed	Buffalograss	*Buchloe dactyloides*	24.0 (27.0)	0.72
	Blue Grama	*Bouteloua gracilis*	10.0 (11.2)	0.3
	Green Sprangletop	*Leptochloa dubia*	2.0 (2.2)	0.06
	Sand Dropseed	*Sporobolus cryptandrus*	1.0 (1.1)	0.03
	Galleta	*Pleuraphis jamesii*	10.0 (11.2)	0.3
	Canada Wild Rye	*Elymus canadensis*	10.0 (11.2)	0.3
	Purple Threeaw n	*Aristida purpurea*	4.0 (4.5)	0.12
	Sideoats Grama	*Bouteloua curtipendula*	7.0 (7.8)	0.21
Forb Seed	Bluebonnet	*Lupinus texensis*	20.0 (22.4)	0.6
	Purple Prairie Clover	*Dalea purpurea*	4.0 (4.5)	0.12
	Plains Coreopsis	*Coreopsis tinctoria*	2.0 (2.2)	0.06
	Partridge Pea	*Chamaecrista fasciculata*	20.0 (22.4)	0.6
	Greenthread	*Thelesperma filifolium*	6.0 (6.7)	0.18
	Indian Blanket	*Gaillardia pulchella*	10.0 (11.2)	0.3
	Lemon Mint	*Monarda citriodora*	3.0 (3.4)	0.09
	Mexican Hat	*Ratibida columnaris*	2.0 (2.2)	0.06
	Pink Evening Primrose	*Oenethera speciosa*	1.0 (1.1)	0.03
	Sunflow er (Common)	*Helianthus annuus*	5.0 (5.6)	0.15
	Milkw eed (Antelope Horn or Green milkw eed)	*Asclepias asperula or Asclepias viridis*	0.1 (0.04)	0.003

NOTES:

1. IF A SPECIES IS NOT COMMERCIALLY AVAILABLE AT CONSTRUCTION, SPECIES SUBSTITUTIONS MAY BE ALLOWED PENDING APPROVAL BY THE WETLAND BIOLOGIST REVIEWER THROUGH A SITE PLAN CORRECTION.



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND	
C = CEF SETBACK TREE F = FLOODPLAIN TREE M = MITIGATION TREE N = NATIVE MITIGATION TREE P = PARKING TREE S = STREET YARD TREE	CEF MITIGATION LANDSCAPE PLAN - LOCATED ON SHEETS 71 AND 72. FLOODPLAIN RESTORATION PLAN - LOCATED ON SHEETS 73 AND 74.

BENCHMARKS

1. MAG NAIL WITH WASHER SET ON THE NORTHEAST LINE OF LOYOLA LANE, NORTH 66°28'29" WEST, 230.01 FEET FROM THE SOUTHEAST CORNER OF TRACT 1. ELEVATION=544.25'
2. MAG NAIL WITH WASHER SET ON THE WEST LINE OF DECKER LANE, NORTH 35°35'40" EAST, 174.55 FEET FROM THE SOUTHEAST CORNER OF TRACT NO. 2 ELEVATION=546.22'

811 Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PKWY SUITE 100, BUILDING 2, AUSTIN, TX
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM

©2024 KIMLEY-HORN AND ASSOCIATES, INC.

REGISTERED LANDSCAPE ARCHITECT
MORGAN K. DEPINE
3616
STATE OF TEXAS

FOR PERMIT ONLY 11/14/2024

KHA PROJECT	069275323
DATE	NOVEMBER 2024
SCALE:	AS SHOWN
DESIGNED BY:	HGH
DRAWN BY:	HGH
CHECKED BY:	MKD

FLOODPLAIN RESTORATION PLAN

LOYOLA FLATS
6700 DECKER LANE
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
LP 1.03
73 OF 94

Plotted By:Harrison, Hanna Date:November 14, 2024 03:26:37pm File Path:K:\sau_civil\069275323 elimination - loyola lane m\Civil\plansheets\landscape\LP - Floodplain Mitigation Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SP-2024-0147C.SH

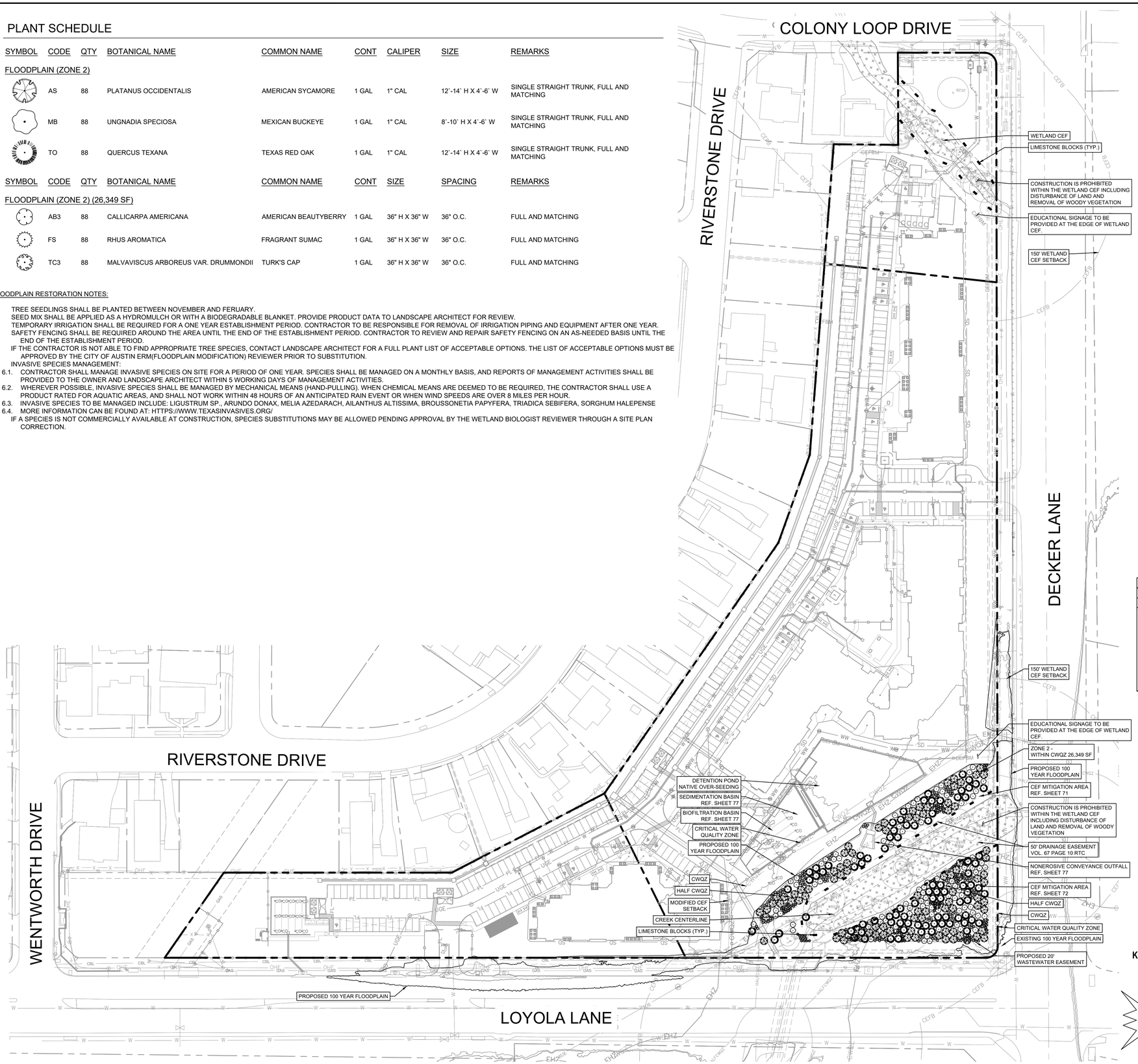
PLANT SCHEDULE

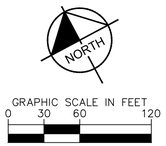
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	REMARKS
FLOODPLAIN (ZONE 2)								
	AS	88	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	1 GAL	1" CAL	12`-14` H X 4`-6` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	MB	88	UNGNADIA SPECIOSA	MEXICAN BUCKEYE	1 GAL	1" CAL	8`-10` H X 4`-6` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	TO	88	QUERCUS TEXANA	TEXAS RED OAK	1 GAL	1" CAL	12`-14` H X 4`-6` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	REMARKS
FLOODPLAIN (ZONE 2) (26,349 SF)								
	AB3	88	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	1 GAL	36" H X 36" W	36" O.C.	FULL AND MATCHING
	FS	88	RHUS AROMATICA	FRAGRANT SUMAC	1 GAL	36" H X 36" W	36" O.C.	FULL AND MATCHING
	TC3	88	MALVAVISCUS ARBOREUS VAR. DRUMMONDII	TURK'S CAP	1 GAL	36" H X 36" W	36" O.C.	FULL AND MATCHING

FLOODPLAIN RESTORATION NOTES:

1. TREE SEEDLINGS SHALL BE PLANTED BETWEEN NOVEMBER AND FERUARY.
2. SEED MIX SHALL BE APPLIED AS A HYDROMULCH OR WITH A BIODEGRADABLE BLANKET. PROVIDE PRODUCT DATA TO LANDSCAPE ARCHITECT FOR REVIEW.
3. TEMPORARY IRRIGATION SHALL BE REQUIRED FOR A ONE YEAR ESTABLISHMENT PERIOD. CONTRACTOR TO BE RESPONSIBLE FOR REMOVAL OF IRRIGATION PIPING AND EQUIPMENT AFTER ONE YEAR.
4. SAFETY FENCING SHALL BE REQUIRED AROUND THE AREA UNTIL THE END OF THE ESTABLISHMENT PERIOD. CONTRACTOR TO REVIEW AND REPAIR SAFETY FENCING ON AN AS-NEEDED BASIS UNTIL THE END OF THE ESTABLISHMENT PERIOD.
5. IF THE CONTRACTOR IS NOT ABLE TO FIND APPROPRIATE TREE SPECIES, CONTACT LANDSCAPE ARCHITECT FOR A FULL PLANT LIST OF ACCEPTABLE OPTIONS. THE LIST OF ACCEPTABLE OPTIONS MUST BE APPROVED BY THE CITY OF AUSTIN ERM(FLOODPLAIN MODIFICATION) REVIEWER PRIOR TO SUBSTITUTION.
6. INVASIVE SPECIES MANAGEMENT:
   - 6.1. CONTRACTOR SHALL MANAGE INVASIVE SPECIES ON SITE FOR A PERIOD OF ONE YEAR. SPECIES SHALL BE MANAGED ON A MONTHLY BASIS, AND REPORTS OF MANAGEMENT ACTIVITIES SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT WITHIN 5 WORKING DAYS OF MANAGEMENT ACTIVITIES.
   - 6.2. WHEREVER POSSIBLE, INVASIVE SPECIES SHALL BE MANAGED BY MECHANICAL MEANS (HAND-PULLING). WHEN CHEMICAL MEANS ARE DEEMED TO BE REQUIRED, THE CONTRACTOR SHALL USE A PRODUCT RATED FOR AQUATIC AREAS, AND SHALL NOT WORK WITHIN 48 HOURS OF AN ANTICIPATED RAIN EVENT OR WHEN WIND SPEEDS ARE OVER 8 MILES PER HOUR.
   - 6.3. INVASIVE SPECIES TO BE MANAGED INCLUDE: LIGUSTRUM SP., ARUNDO DONAX, MELIA AZEDARACH, AILANTHUS ALTISSIMA, BROUSSONETIA PAPYFERA, TRIADICA SEBIFERA, SORGHUM HALEPENSE
   - 6.4. MORE INFORMATION CAN BE FOUND AT: HTTPS://WWW.TEXASINVASIVES.ORG/
7. IF A SPECIES IS NOT COMMERCIALLY AVAILABLE AT CONSTRUCTION, SPECIES SUBSTITUTIONS MAY BE ALLOWED PENDING APPROVAL BY THE WETLAND BIOLOGIST REVIEWER THROUGH A SITE PLAN CORRECTION.





FLOODPLAIN RESTORATION SCHEDULE

ZONE 2 - WITHIN CWQZ

NATIVE SEEDING & ONE NATIVE SHRUB & NATIVE TREE PER 100 SF

26,349 SF / 100 SF = 264 (264 NATIVE SHRUBS & 264 TREES REQUIRED)

TREES - 264 TREES PROVIDED

88 - AMERICAN SYCAMORE

88 - MEXICAN BUCKEYE

88 - TEXAS RED OAK

SHRUBS - 264 SHRUBS PROVIDED

88 - AMERICAN BEAUTYBERRY

88 - TURK'S CAP

88 - FRAGRANT SUMAC

SEEDING - 26,349 SF SEEDED WITH CEF MITIGATION

ZONE 2 RESTORATION AREA IS CURRENTLY BEING SEEDED AS PART OF THE CEF MITIGATION EFFORTS.

TABLE 4. UPLAND SPECIES, FULL SUN AREAS

FLOODPLAIN RESTORATION ZONES 1 & 2 = 1,676 SF / .03 AC

TYPE	COMMON NAME	BOTANICAL NAME	APPLICATION RATE	SEED QUANTITY (LBS)
Grass Seed	Buffalograss	*Buchloe dactyloides*	24.0 (27.0)	0.72
	Blue Grama	*Bouteloua gracilis*	10.0 (11.2)	0.3
	Green Sprangletop	*Leptochloa dubia*	2.0 (2.2)	0.06
	Sand Dropseed	*Sporobolus cryptandrus*	1.0 (1.1)	0.03
	Galleta	*Pleuraphis jamesii*	10.0 (11.2)	0.3
	Canada Wild Rye	*Elymus canadensis*	10.0 (11.2)	0.3
	Purple Threeaw n	*Aristida purpurea*	4.0 (4.5)	0.12
	Sideoats Grama	*Bouteloua curtipendula*	7.0 (7.8)	0.21
Forb Seed	Bluebonnet	*Lupinus texensis*	20.0 (22.4)	0.6
	Purple Prairie Clover	*Dalea purpurea*	4.0 (4.5)	0.12
	Plains Coreopsis	*Coreopsis tinctoria*	2.0 (2.2)	0.06
	Partridge Pea	*Chamaecrista fasciculata*	20.0 (22.4)	0.6
	Greenthread	*Thelesperma filifolium*	6.0 (6.7)	0.18
	Indian Blanket	*Gaillardia pulchella*	10.0 (11.2)	0.3
	Lemon Mint	*Monarda citriodora*	3.0 (3.4)	0.09
	Mexican Hat	*Ratibida columnaris*	2.0 (2.2)	0.06
	Pink Evening Primrose	*Oenethera speciosa*	1.0 (1.1)	0.03
	Sunflow er (Common)	*Helianthus annuus*	5.0 (5.6)	0.15
	Milkw eed (Antelope Horn or Green milkw eed)	*Asclepias asperula or Asclepias viridis*	0.1 (0.04)	0.003

FLOODPLAIN RESTORATION (ECM 1.7.5)

LOCATION OF MODIFICATION	AREA (SF/AC)	REQUIRED RESTORATION (SF/AC)
ZONE 1 FLOODPLAIN OUTSIDE CWQZ (3:1)	36,499 / 0.84	109,497 / 2.52
ZONE 2 FLOODPLAIN WITHIN CWQZ (6:1)	48,863 / 1.12	293,178 / 6.72
FAFH SCORE	FAIR	
LOCATION OF RESTORATION		
ZONE 2 FLOODPLAIN WITHIN CWQZ		26,349 / .61
TOTAL PROVIDED RESTORATION		26,349 / .61
TOTAL MITIGATION AREA		376,326 / 8.63

LEGEND

C = CEF SETBACK TREE F = FLOODPLAIN TREE M = MITIGATION TREE N = NATIVE MITIGATION TREE P = PARKING TREE S = STREET YARD TREE	CEF MITIGATION LANDSCAPE PLAN - LOCATED ON SHEETS 71 AND 72. FLOODPLAIN RESTORATION PLAN - LOCATED ON SHEETS 73 AND 74.

BENCHMARKS

1. MAG NAIL WITH WASHER SET ON THE NORTHEAST LINE OF LOYOLA LANE, NORTH 66°28'29" WEST, 230.01 FEET FROM THE SOUTHEAST CORNER OF TRACT 1. ELEVATION=544.25'
2. MAG NAIL WITH WASHER SET ON THE WEST LINE OF DECKER LANE, NORTH 35°35'40" EAST, 174.55 FEET FROM THE SOUTHEAST CORNER OF TRACT NO. 2 ELEVATION=546.22'

811 Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PKWY SUITE 100, BUILDING 2, AUSTIN, TX
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM

©2024 KIMLEY-HORN AND ASSOCIATES, INC.

REGISTERED LANDSCAPE ARCHITECT MORGAN K. DEPINE 3616 STATE OF TEXAS
FOR PERMIT ONLY 11/14/2024

KHA PROJECT 069275323
DATE NOVEMBER 2024
SCALE: AS SHOWN
DESIGNED BY: HGH
DRAWN BY: HGH
CHECKED BY: MKD

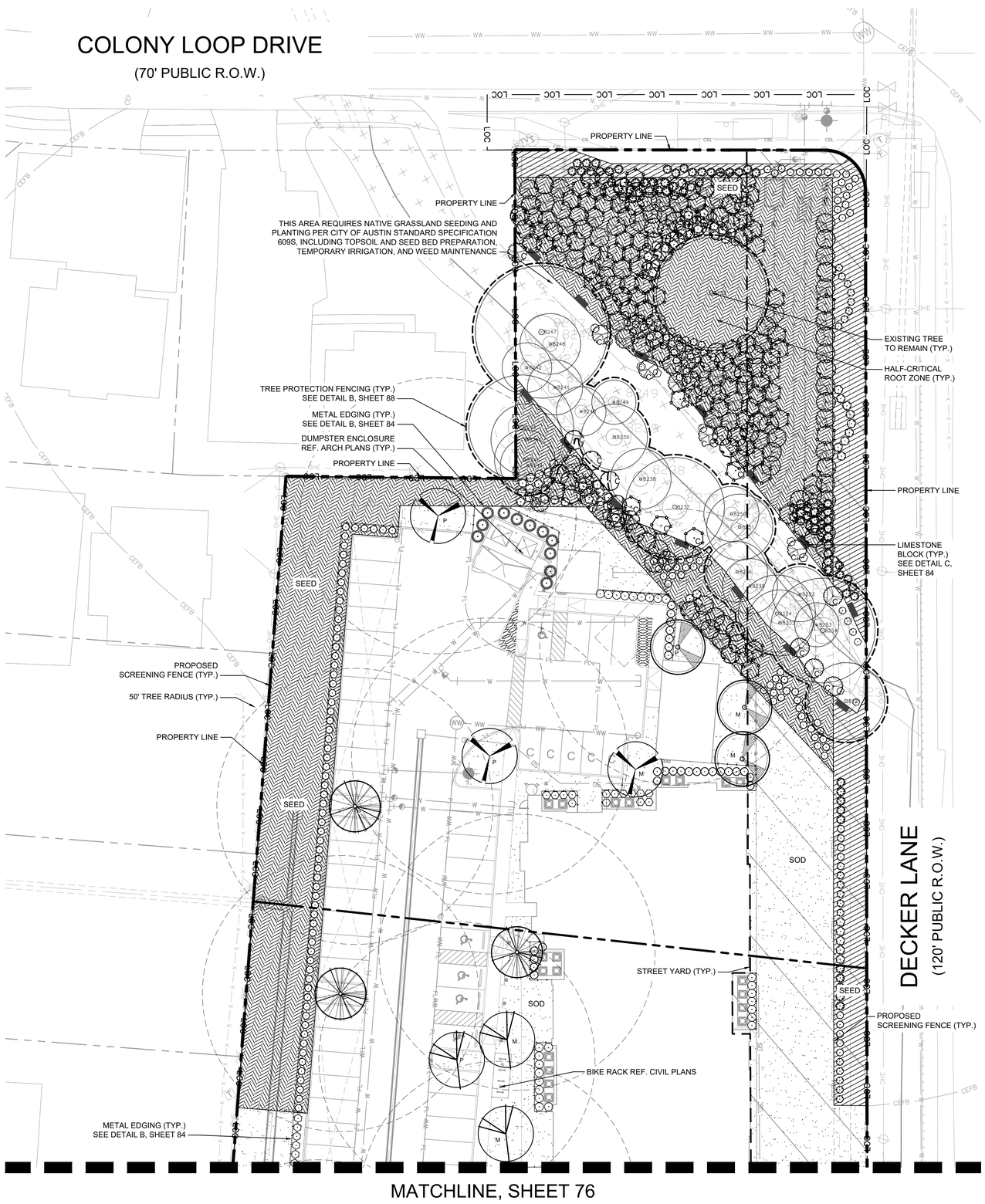
FLOODPLAIN RESTORATION LANDSCAPE PLAN

LOYOLA FLATS
6700 DECKER LANE
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
LP 1.04
74 OF 94

SP-2024-0147C.SH

Plotted By:Harrison, Hanna Date:November 14, 2024 03:27:26pm File Path:K:\sou_civil\069275323 elmington - loyola lpne m\Cad\plansheets\landscape\LP - Floodplain Mitigation Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- POINT # (TAG NO.) — EXISTING TREE TO REMAIN
- POINT # (TAG NO.) — EXISTING HERITAGE TREE TO REMAIN
- HALF-CRITICAL ROOT ZONE
- TREE PROTECTION FENCING
- STREET YARD AREA

C = CEF SETBACK TREE
N = NATIVE MITIGATION TREE
F = FLOODPLAIN TREE
P = PARKING TREE
M = MITIGATION TREE
S = STREET YARD TREE

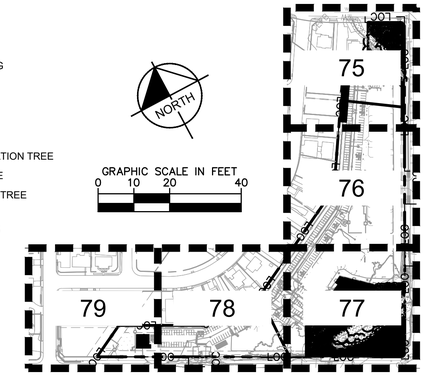
NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PLANTING SCHEDULE & CITY CODE LOCATED ON SHEET 68

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	BC	BALD CYPRESS
	BM	BIGTOOTH MAPLE
	LO	LIVE OAK
	RO	SHUMARD RED OAK
CEF SETBACK (3,185 SF)		
	BW	BLACK WILLOW
	BO	BURR OAK
	CE	CEDAR ELM
	CO	CHINQUAPIN OAK
FLOODPLAIN (ZONE 2)		
	AS	AMERICAN SYCAMORE
	MB	MEXICAN BUCKEYE
	TO	TEXAS RED OAK
MITIGATION AREA (57,227 SF)		
	BW2	BLACK WILLOW
	BO2	BUR OAK
	CE2	CEDAR ELM
	CO2	CHINQUAPIN OAK
SHRUBS		
	BH	DWARF BURFORD HOLLY
	DP	DWARF PODOCARPUS
	YH	DWARF YAUPON HOLLY
	NS	NELLIE R. STEVENS HOLLY
CEF SETBACK (3,185 SF)		
	BB	BUSHY BLUESTEM
	LM	LINDHEIMER MUHLY
CEF SETBACK (EASEMENT) (1,762 SF)		
	BB2	BUSHY BLUESTEM
	LM2	LINDHEIMER MUHLY
FLOODPLAIN (ZONE 2) (26,349 SF)		
	AB3	AMERICAN BEAUTYBERRY
	FS	FRAGRANT SUMAC
	TC3	TURK'S CAP
MITIGATION AREA (57,227 SF)		
	AB	AMERICAN BEAUTYBERRY
	PC	NARROW-LEAF PURPLE CONEFLOWER
	TC	TURK'S CAP
	WM	WHITE MISTFLOWER
MITIGATION AREA (EASEMENT)		
	AB2	AMERICAN BEAUTYBERRY
	PC2	NARROW-LEAF PURPLE CONEFLOWER
	TC2	TURK'S CAP
	WM2	WHITE MISTFLOWER
NONEROSIVE CONVEYANCE OUTFALL		
	EG	EASTERN GAMAGRASS
	SG	SWITCH GRASS
GROUND COVERS		
	SOD	BERMUDA GRASS
	LH	NEW GOLD LANTANA
BIOFILTRATION BASIN		
	BS	BIG BLUESTEM
	TF	EASTERN GAMA GRASS
	YU	INLAND SEAOATS
	MW	LINDHEIMER'S MUHLY
	HM	MAXIMILIAN SUNFLOWER
	MM	SWITCHGRASS
DETENTION POND		
	SEED	GRASS SEED MIX
MITIGATION AREA		
	SEED2	GRASS SEED MIX
MITIGATION AREA (EASEMENT)		
	SEED3	GRASS SEED MIX
SEDIMENTATION BASIN		
	TF2	EASTERN GAMA GRASS
	MW2	LINDHEIMER'S MUHLY
	HM2	MAXIMILIAN SUNFLOWER



KEY MAP

BENCHMARKS

1. MAG NAIL WITH WASHER SET ON THE NORTHEAST LINE OF LOYOLA LANE, NORTH 66°28'29" WEST, 230.01 FEET FROM THE SOUTHEAST CORNER OF TRACT 1. ELEVATION=544.25'
2. MAG NAIL WITH WASHER SET ON THE WEST LINE OF DECKER LANE, NORTH 35°35'40" EAST, 174.55 FEET FROM THE SOUTHEAST CORNER OF TRACT NO. 2 ELEVATION=546.22'

811 Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PKWY SUITE 100, BUILDING 2, AUSTIN, TX
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM

©2024 KIMLEY-HORN AND ASSOCIATES, INC.

REGISTERED LANDSCAPE ARCHITECT
MORGAN K. DEPINE
3616
STATE OF TEXAS

FOR PERMIT ONLY 11/14/2024

KHA PROJECT	069275323
DATE	NOVEMBER 2024
SCALE:	AS SHOWN
DESIGNED BY:	HGH
DRAWN BY:	HGH
CHECKED BY:	MKD

LANDSCAPE PLAN

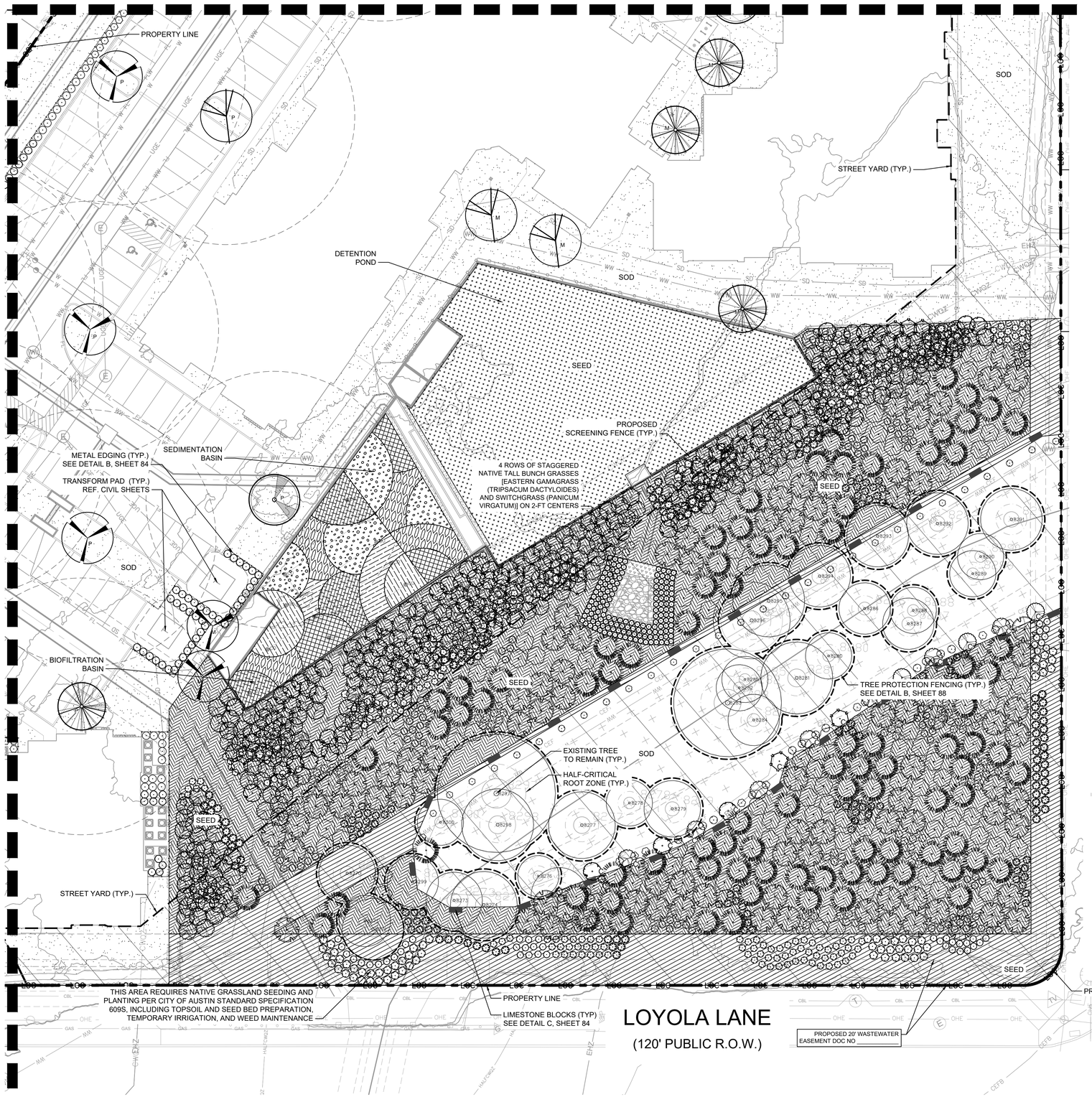
LOYOLA FLATS
6700 DECKER LANE
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
LP 1.05
75 OF 94

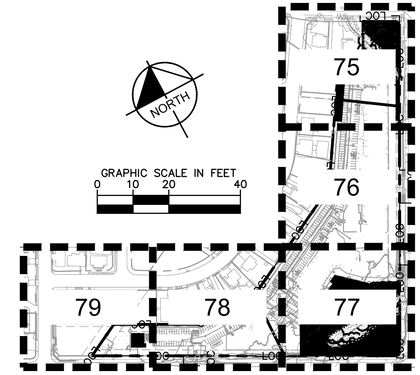
Plotted By:Harrison, Kenna Date:November 14, 2024 03:30:15pm File Path:K:\aus_civil\069275323 elmington - loyola one mf\Cad\plansheets\landscape\LP - Landscape Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SP-2024-0147C.SH

MATCHLINE, SHEET 76



MATCHLINE, SHEET 78



KEY MAP

LEGEND

- POINT # (TAG NO.) EXISTING TREE TO REMAIN
- POINT # (TAG NO.) EXISTING HERITAGE TREE TO REMAIN
- HALF-CRITICAL ROOT ZONE
- TREE PROTECTION FENCING
- STREET YARD AREA

C = CEF SETBACK TREE
F = FLOODPLAIN TREE
M = MITIGATION TREE
N = NATIVE MITIGATION TREE
P = PARKING TREE
S = STREET YARD TREE

PLANTING SCHEDULE & CITY CODE LOCATED ON SHEET 68

BIOFILTRATION PLANTING (ECM 1.6.7.C.5.A)			
FILTRATION BASIN		**3,067 SF * .2 = 614 (1) GAL PLANTS REQUIRED**	
PLANT	*SIZE*	*QUANTITY*	*1 GAL. EQUIV.*
BIG BLUESTEM	5 GAL	88	352
EASTERN GAMA GRASS	1 GAL	50	50
INLAND SEAOATS	1 GAL	135	135
LINDHEIMER'S MUHLY	1 GAL	159	159
MAXIMILIAN SUNFLOWER	1 GAL	33	33
SWITCHGRASS	1 GAL	110	110
TOTAL			**839**
SEDIMENTATION BASIN		**1,360 SF * .1 = 136 (1) GAL PLANTS REQUIRED**	
PLANT	*SIZE*	*QUANTITY*	*1 GAL. EQUIV.*
EASTERN GAMA GRASS	1 GAL	58	58
MAXIMILIAN SUNFLOWER	1 GAL	38	38
LINDHEIMER'S MUHLY	1 GAL	139	139
TOTAL			**235**

BENCHMARKS

1. MAG NAIL WITH WASHER SET ON THE NORTHEAST LINE OF LOYOLA LANE, NORTH 66°28'29" WEST, 230.01 FEET FROM THE SOUTHEAST CORNER OF TRACT 1. ELEVATION=544.25'
2. MAG NAIL WITH WASHER SET ON THE WEST LINE OF DECKER LANE, NORTH 35°35'40" EAST, 174.55 FEET FROM THE SOUTHEAST CORNER OF TRACT NO. 2 ELEVATION=546.22'

811 Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PKWY SUITE 100, BUILDING 2, AUSTIN, TX
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM

©2024 KIMLEY-HORN AND ASSOCIATES, INC.

REGISTERED LANDSCAPE ARCHITECT MORGAN K. DEPINE 3616 STATE OF TEXAS
FOR PERMIT ONLY 11/14/2024

KHA PROJECT 069275323
DATE NOVEMBER 2024
SCALE: AS SHOWN
DESIGNED BY: HGH
DRAWN BY: HGH
CHECKED BY: MKD

LANDSCAPE PLAN

LOYOLA FLATS
6700 DECKER LANE
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
LP 1.07
77 OF 94

SP-2024-0147C.SH

Plotted By:Horrion, Hanna Date:November 14, 2024 03:32:23pm File Path:K:\tsw_civil\069275323 elmington - loyola lane en\Cad\plansheets\landscape\LP - Landscape Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ENVIRONMENTAL COMMISSION RECOMMENDATION 20241204-003

Date: December 4, 2024

Subject: Loyola Flats, SP-2024-0147C.SH

Motion by: Jennifer Bristol **Seconded by:** Perry Bedford

WHEREAS, the Environmental Commission recognizes the applicant is requesting to vary from LDC 25-8-261(G) to allow floodplain modification in the Critical Water Quality Zone (CWQZ); and

WHEREAS, the Environmental Commission recognizes this project is proposing modification of the City of Austin 100-year floodplain within the Critical Water Quality Zone (CWQZ) to construct a biofiltration and detention pond and provide compensatory flood storage within the existing engineered drainage channel for a Smart Housing/Affordability Unlocked multifamily residential development. There are two wetland Critical Environmental Features (CEFs) on the site, located within existing drainage channels; and

WHEREAS, the Environmental Commission recognizes the site is located in Elm Creek Watershed Suburban Classification, Desired Development Zone; and

WHEREAS, the Environmental Commission recognizes that Staff recommends the variance with the following conditions:

1. Provide ~44,000 square feet of additional wetland mitigation including: 1) native plantings in sedimentation and filtration basins of the biofiltration pond, 2) low-grow native seeding in the detention pond, 3) an enhanced nonerosive pond outfall, 4) planting of native trees, shrubs and bunchgrasses in CEF setbacks and mitigation areas.
2. Provide native pollinator species for wetland CEF mitigation and floodplain restoration plantings.
3. Provide an edge barrier of limestone blocks around the perimeter of the modified CEF setbacks/restoration areas to prevent mowing and/or encroachment in these areas.
4. Provide wetland CEF educational signage next to the CEF setbacks/restoration areas.
5. Provide floodplain restoration plantings of native trees and shrubs for the remaining open area (26,349 square feet/0.61 acres) maximizing restoration within the CWQZ and enhancing the floodplain from an existing condition of Fair to Excellent.
6. Pay $382,157.63 into the Riparian Zone Mitigation Fund for the remaining required floodplain mitigation (376,326 square feet/8.63 acres) using the appropriate ratios per ECM 1.7.6.

THEREFORE, the Environmental Commission recommends the variance request with the following conditions:

1. Recommend finding a space for a community garden and provide education programing and signage to community members.
2. Partner with local non-profits on community gardening.
3. Recommend planting native pecan trees.

VOTE 7-0

For: Haris Qureshi, Mariana Krueger, Hanna Cofer, Perry Bedford, Jennifer Bristol, Melinda Schiera, David Sullivan
Against: None
Recuse: None
Absent: Richard Brimer and Colin Nickells

Approved By:

Perry Bedford, Environmental Commission Chair