

**ENGINEERING AND DRAINAGE REPORT
FOR
THE LODGE AT FOSSIL RIDGE
3306 FERGUSON LANE, AUSTIN, TEXAS 78754**

**12.55 ACRES OUT OF
WILLIAM HOTCHKISS SURVEY NO. 32, ABSTRACT NO. 374
CITY OF AUSTIN ETJ, TRAVIS COUNTY, TEXAS 78754**

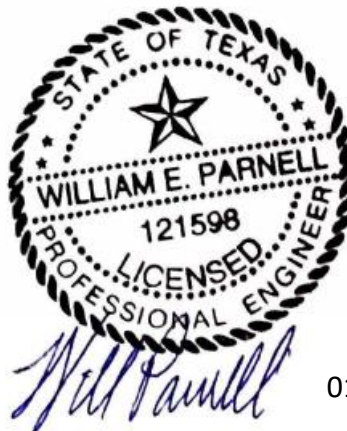
PREPARED FOR:

**G3 EXHIBITS, LLC
SCOTT AMERIE
304 BUCKEYE TRAIL
AUSTIN, TX 78746**

PREPARED BY:



**WILL PARNELL, P.E.
2709 MELBA PASS
CEDAR PARK, TEXAS 78613
TEXAS ENGINEERING FIRM NO. 19566**



01/21/2020



JANUARY 2020

January 21, 2020

Ms. Denise Lucas, Acting Director
Development Services Department
505 Barton Springs Road
Austin, Texas 78704

RE: Engineer's Summary Letter – Site Development Permit (SDP) Submittal
The Lodge at Fossil Ridge, 3306 Ferguson Lane, Austin, Travis County, Texas 78754

Dear Ms. Lucas:

Please accept this Engineer's Summary Letter and report along with the accompanying application submittal package for the proposed The Lodge at Fossil Ridge project. A Site Development Permit (SDP) is being submitted for this project. The proposed project is located at 3306 Ferguson Lane, west of Springdale Road, located within the Extra Territorial Jurisdiction (ETJ) of the City of Austin, in Travis County, Texas. The subject site is 12.55 acres and is currently undeveloped. The planned development of this property is an event pavilion and storage building and an event and storage building, along with an associated parking lot addition.

The property is located entirely within Walnut Creek, which is classified as a Suburban Watershed. No portion of the subject site is located within the Edwards Aquifer Recharge or Contributing Zone as defined by the Texas Commission on Environmental Quality (TCEQ). A large portion of the subject tract is located within a 100-year FEMA designated flood plain as shown on FEMA Map Panel No. 48453C0460K, dated January 06, 2016, as well as the City of Austin 100-year fully developed flood plain. Development will be regulated under the combined City of Austin and Travis County requirements for projects within the City of Austin ETJ.

To our knowledge, the enclosed application materials are complete, correct, and in full compliance with the Land Development Code and Technical Criteria Manuals of the City of Austin. Should you have any questions regarding this project or application, please do not hesitate to contact our office.



Texas Engineering Firm No. F-19566

A handwritten signature in blue ink that reads 'Will Parnell'.

Will Parnell, P.E.



01/21/2020

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INTRODUCTION

The subject property is located at 3306 Ferguson Lane, west of Springdale Road, within the City of Austin Extra Territorial Jurisdiction (ETJ), in Travis County, Texas. A *Site Location Map* is included in the appendix of this report as **Exhibit 1**. The proposed project consists of two Travis County tax parcels # 236630 and # 236631 Ferguson Ln. Please refer to **Exhibit 2** for a tax parcel map. The tax parcels are out of the William Hotchkiss Survey No. 32, Abstract No. 374. Please refer to **Exhibit 3** for Survey Plat and Deed for this property. The subject site is 12.55 acres and is currently undeveloped and was used previously as farm land. The proposed use of the property will be for an event pavilion and storage building and event and storage building, along with an associated parking lot addition.

SUBDIVISION

According to our meeting with City of Austin planning, a Preliminary Subdivision Plan and Final Subdivision Plat will not be required for development of this project, since the property is a legal tract, remaining in its original configuration since before 1951. We applied for formal Land Status Determination to confirm the property is grandfathered, and received those results on October 21, 2019 included as **Exhibit 4**.

ZONING

Since the subject tract is located in the City of Austin's ETJ (not located within the City Limits of Austin), the property is not subject to the City's zoning ordinance.

WATERSHED

The subject property is located entirely within the Walnut Creek Watershed, which is classified as a Suburban Watershed for development purposes (please see **Exhibit 5** for the watershed map of this area) . The maximum allowable impervious cover is 65% allowed by watershed regulations. The subject site is not located within the Edwards Aquifer Recharge Zone or the Recharge Transition Zone as defined by TCEQ or the City of Austin (see **Exhibit 6** for Edwards Aquifer Map).

FLOOD PLAIN

A large portion of the subject tract is located within a 100-year FEMA designated flood plain, according to FEMA Map Panel No. 48453C0460K (January 6, 2016). A copy of the *FEMA Floodplain Map* has been included in the Appendix of this report as **Exhibit 7**. In addition, the property is also located in the City of Austin 100-yr fully developed flood plain, reference **Exhibit 8**.

EXISTING TOPOGRAPHY AND SOILS

The existing tract is predominantly open grass area with moderate tree coverage. Walnut Creek traverses the eastern portion of the property and drains southerly. A high point of approximately elevation 540-ft exists along the western portion of the property. The land slopes away to the east typically between 2-8% slope, towards Walnut Creek to the east. The soil on the site consists of Altoga Soils and Urban Land (AID), Oakalla Soils (Fs), and Lewisville Soils (LeB), which are all Hydrologic Soil Group D and Austin-Urban land complex soil groups. See **Exhibit 9** for the soil map and soil descriptions.

STORMWATER DETENTION AND WATER QUALITY

This project will adhere to the City's required Atlas 14 design criteria. We will analyze flows through the site and determine if stormwater detention is required for the development. If needed, storm water detention facilities will meet all City of Austin drainage criteria. This project will utilize vegetative filter strips to treat runoff from the development. Water quality facilities will be designed to meet City of Austin environmental technical criteria. Please refer to **Exhibit 10** for the proposed Drainage & Water Quality Plans.

WATER AND WASTEWATER

Austin Water Utility is the water and wastewater service provider for this property. All water and wastewater system improvements shall be in accordance with the City of Austin design criteria and specifications. We have coordinated the water service strategy with AWU and the City of Austin Fire Marshal. We will tap the existing 2.25" waterline in Ferguson with a 2" waterline; the 2" line will be a direct feed to an on-site tank. The tank will have a FDC, fire department connection, attached facing the drive lane. The 2" meter will sit right on the property line located in the public ROW of Ferguson. We propose a private on-site sewerage facility (OSSF) as part of this project, which will be submitted to Travis County in conjunction with this project application. Please refer to **Exhibit 11** for the proposed Overall Utility Plan and Wastewater Plan.

DRY UTILITIES

Austin Energy is the electric provider for this area. Telephone, cable, and internet service for the subject tract are available from both Spectrum and AT&T. Natural gas service is available from ONE Gas.

ROADWAY FRONTAGE AND ACCESS

The property has an existing 15-ft flag that extends to Ferguson Lane for access. Coordination with the City of Austin Fire Department will be required for allowable width of fire truck access as well as Travis County for required driveway access.

EROSION AND SEDIMENTATION CONTROL AND TREE PROTECTION

Appropriate erosion control measures will be designed in accordance with the Environmental Criteria Manual and to be included with the future Site Development Permits (SDP) submittals. These measures include the use of silt fences, mulch sock, tree protection and inlet protection for all inlets within the vicinity of the site. We do not anticipate any adverse impacts as a result of this development.

LANDSCAPING AND TREES

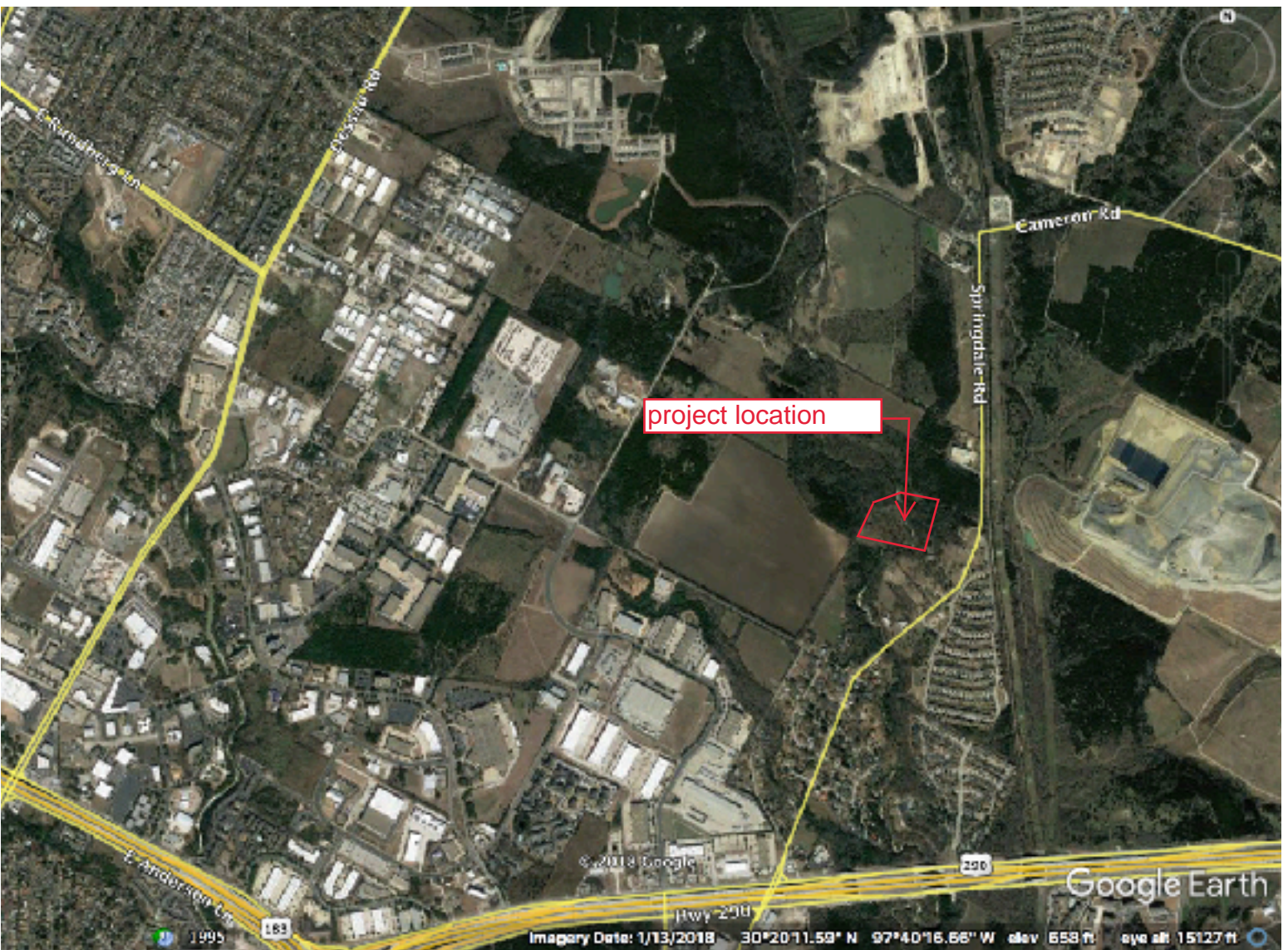
The site is not subject the City of Austin's landscape requirements. There is no tree mitigation in the County's jurisdiction or 2-mile ETJ. All trees greater than 18-inches in diameter will be surveyed and considered in our lot planning. Landscape design sheets will be included in the construction plan set.

EXISTING CREEK / CRITICAL WATER QUALITY ZONE

Walnut Creek runs through the eastern portion of the property. There is an existing creek buffer, classified as a critical water quality zone. Setback requirements from this critical water quality zone are determined by the size of the drainage area draining to the creek. The classification of this waterway is major, or it has more than 640 Ac. of contributing drainage area. A 300-ft buffer will be placed on both sides of the centerline of the waterway. Development in this buffer will be limited. Generally, this buffer space can be used to treat water quality, detain stormwater runoff and can be counted as part of the open space requirement. This creek is likely jurisdictional, meaning any impacts to this creek may require an Army Corps of Engineering 404 permit. Our team has employed the services of Bowman Consulting to perform an environmental resource inventory report and is included as part of this submittal package for your information and records.

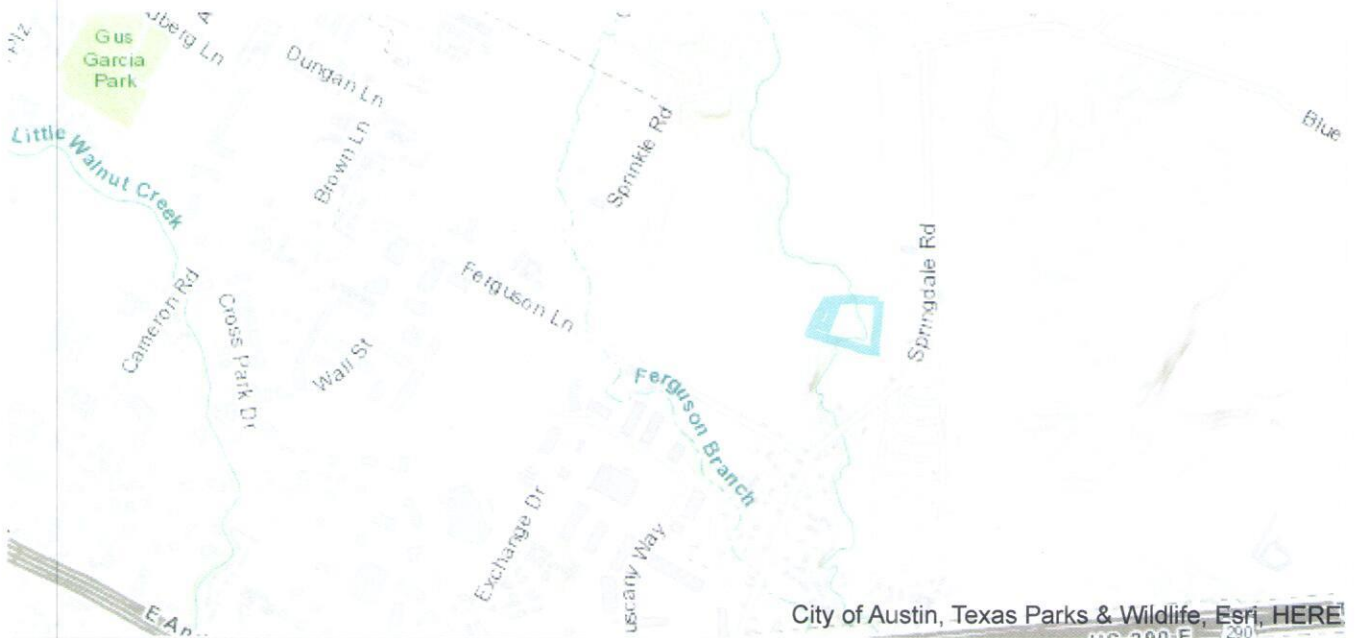
Site Location Map, **1**

SITE LOCATION MAP



Tax Map, 2

Property Identification #: 236631	Property Information: 2020	Owner Identification #: 1588138
Geo ID: 0234310412	Legal: ABS 374 SUR 32	Name: G3 EXHIBITS LLC
Situs Address:	Description: HOTCHKISS W S ACR	Exemptions:
Property Type: Real	11.75	DBA: Null
State Code: A2	Abstract: A0374	
	Neighborhood: CACRE	
	Appraised Value: N/A	
	Jurisdictions: 68, 0A, 2J, 57, 03, 34	



Travis CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Travis County Appraisal District expressly disclaims any and all liability in connection herewith.

Travis CAD

Property Search > 236631 G3 EXHIBITS LLC for Year 2019

Tax Year: 2019

Property

Account

Property ID: 236631 Legal Description: ABS 374 SUR 32 HOTCHKISS W S ACR 11.75
Geographic ID: 0234310412 Zoning:
Type: Real Agent Code: ID:1755939
Property Use Code:
Property Use Description:

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: 3306 FERGUSON LN Mapsco:
TX 78754
Neighborhood: CACRE Map ID: 023431
Neighborhood CD: _CACRE

Owner

Name: G3 EXHIBITS LLC Owner ID: 1588138
Mailing Address: 304 BUCKEYE TR % Ownership: 100.0000000000%
AUSTIN , TX 78746-4422
Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$230	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$57,575	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$57,805	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$57,805	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$57,805	

Taxing Jurisdiction

Owner: G3 EXHIBITS LLC
% Ownership: 100.0000000000%
Total Value: \$57,805

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	0.354200	\$57,805	\$57,805	\$204.74

0A	TRAVIS CENTRAL APP DIST	0.000000	\$57,805	\$57,805	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.105221	\$57,805	\$57,805	\$60.82
34	MANOR ISD	1.515000	\$57,805	\$57,805	\$875.74
57	TRAVIS CO ESD NO 4	0.100000	\$57,805	\$57,805	\$57.81
68	AUSTIN COMM COLL DIST	0.104800	\$57,805	\$57,805	\$60.58
Total Tax Rate:		2.179221			
				Taxes w/Current Exemptions:	\$1,259.69
				Taxes w/o Exemptions:	\$1,259.70

Improvement / Building

Improvement #1: MOHO SINGLE REAL **State Code:** A2 **Living Area:** 720.0 sqft **Value:** \$230

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	MH - 2		1969	720.0
041	GARAGE ATT 1ST F	WM - 1		1969	638.0
121	WATER/SEWER INF	INF - *		1969	1.0
581	STORAGE ATT	WW - 2-		1969	682.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	11.7500	511830.00	0.00	0.00	\$57,575	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$230	\$57,575	0	57,805	\$0	\$57,805
2018	\$218	\$57,575	0	57,793	\$0	\$57,793
2017	\$233	\$57,575	0	57,808	\$0	\$57,808
2016	\$233	\$57,575	0	57,808	\$0	\$57,808
2015	\$233	\$57,575	0	57,808	\$0	\$57,808

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/21/2018	WD	WARRANTY DEED	BOHN JOHN WILLIAM &	G3 EXHIBITS LLC			2018197063
2	6/26/1998	MS	MISCELLANEOUS	FRADY HELEN B & JOHN W BOHN	BOHN JOHN WILLIAM &	13217	00070	
3	12/27/1990	WD	WARRANTY DEED	BOHN JOHANNES	FRADY HELEN B & JOHN W BOHN	11344	00796	

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.

Travis CAD

Property Search > 236630 G3 EXHIBITS LLC for Year 2019

Tax Year: 2019

Property

Account

Property ID: 236630 Legal Description: ABS 374 SUR 32 HOTCHKISS W S ACR 1.0000
 Geographic ID: 0234310412 Zoning:
 Type: Real Agent Code: ID:2094
 Property Use Code:
 Property Use Description:

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address: 3306 FERGUSON LN Mapsco:
 TX 78754
 Neighborhood: CACRE Map ID: 023431
 Neighborhood CD: _CACRE

Owner

Name: G3 EXHIBITS LLC Owner ID: 1588138
 Mailing Address: 304 BUCKEYE TR % Ownership: 100.0000000000%
 AUSTIN , TX 78746-4422
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$11,500	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$11,500	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$11,500	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$11,500	

Taxing Jurisdiction

Owner: G3 EXHIBITS LLC
 % Ownership: 100.0000000000%
 Total Value: \$11,500

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	0.354200	\$11,500	\$11,500	\$40.73
0A	TRAVIS CENTRAL APP DIST	0.000000	\$11,500	\$11,500	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.105221	\$11,500	\$11,500	\$12.10
34	MANOR ISD	1.515000	\$11,500	\$11,500	\$174.23
57	TRAVIS CO ESD NO 4	0.100000	\$11,500	\$11,500	\$11.50
68	AUSTIN COMM COLL DIST	0.104800	\$11,500	\$11,500	\$12.05
Total Tax Rate:		2.179221			
Taxes w/Current Exemptions:					\$250.61
Taxes w/o Exemptions:					\$250.61

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	1.0000	43560.00	0.00	0.00	\$11,500	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$0	\$11,500	0	11,500	\$0	\$11,500
2018	\$0	\$5,750	0	5,750	\$0	\$5,750
2017	\$0	\$5,750	0	5,750	\$0	\$5,750
2016	\$0	\$5,750	0	5,750	\$0	\$5,750
2015	\$0	\$5,750	0	5,750	\$0	\$5,750
2014	\$0	\$4,025	0	4,025	\$0	\$4,025

Questions Please Call (512) 834-9317

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ALTA / NSPS Land Title Survey, **3**



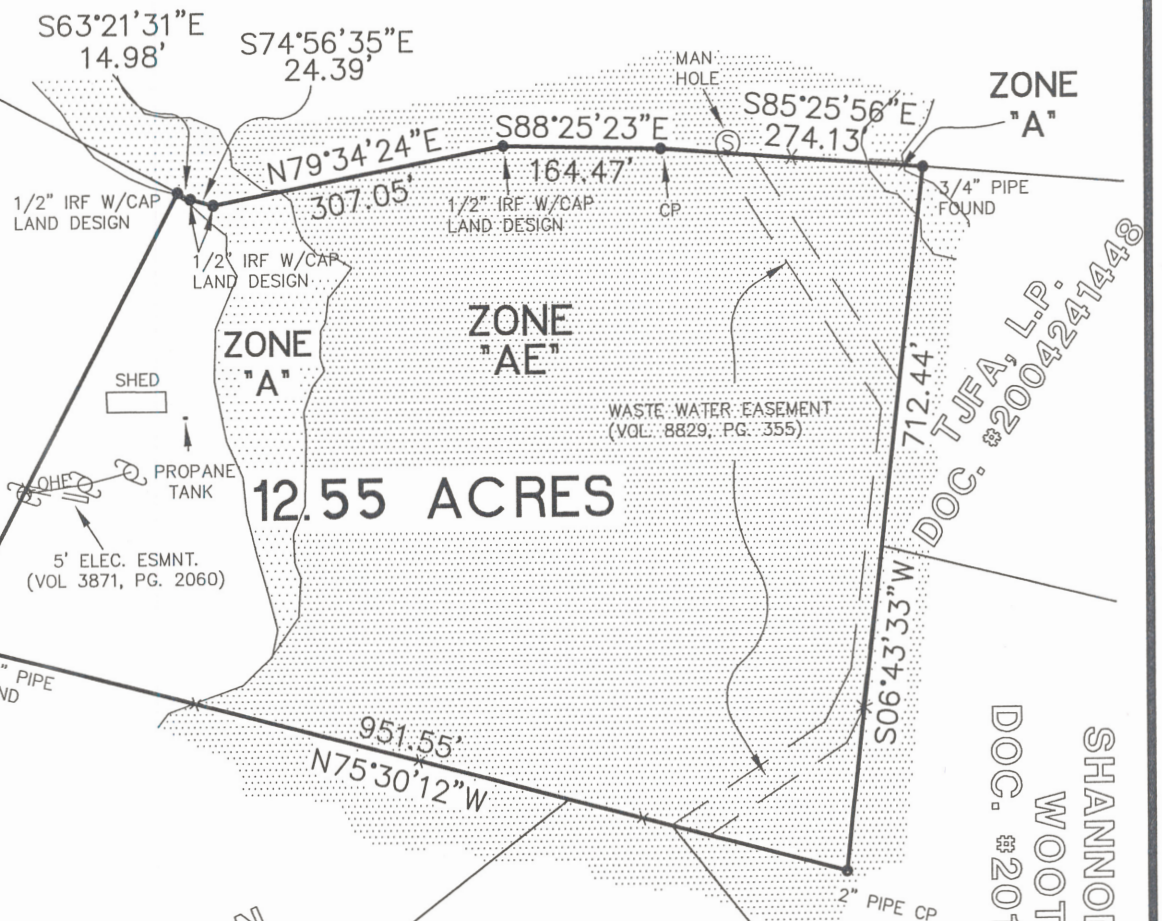
W. S. HOTCHKISS NO. 32
ABSTRACT NO. 374

WALNUT CREEK PARTNERSHIP
DOC. #2016161140

SCALE 1" = 200'

LEGEND

- IRF - STEEL ROD FOUND
- IRS - 1/2" REBAR SET WITH "POLLOK & SONS" CAP
- CP - CORNER POST
- DD°MM'SS" DIST. - FIELD (DD°MM'SS" DIST.) - RECORD
- x - BARBED WIRE FENCE
- ⊙ POWER/UTILITY POLE
- ⊙ WATER WELL/WATER METER (AS NOTED)
- ⊙ SEPTIC TANK
- O - CHAIN LINK FENCE
- II - WOOD PRIVACY FENCE



ABGN CORPORATION
VOL. 5080, PG. 1179

HAZEL L. CLINTON
VOL. 6518, PG. 1035

RICHARD A TRAVIS
VOL. 11335, PG. 674

SHANNON KAY
WOOTTON
DOC. #2012191322

SURVEY PLAT OF 12.55 ACRES OF LAND OUT OF THE W. S. HOTCHKISS SURVEY NO. 32, ABSTRACT NO. 374, TRAVIS COUNTY, TEXAS AND BEING THE LAND CONVEYED TO JOHN WILLIAM BOHN AND HELEN BOHN FRADY IN THE DEED OF RECORD IN VOLUME 13217, PAGE 70 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



POLLOK & SONS
SURVEYING, INC.
FIRM NO. 10052700
FLORESVILLE, TEXAS
(830) 393-4770

STATE OF TEXAS
COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 27TH DAY OF NOVEMBER, 2018 A.D.

LARRY J. POLLOK

R.P.L.S. NO. 5186

JOB NO. 18-0493

© 2018 ALL RIGHTS RESERVED

SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) THE BASIS OF THE BEARING SYSTEM IS NAD83, TEXAS SOUTH CENTRAL.
- 3.) THIS PLAT WAS PREPARED FOR SCOTT AMERIE. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 4.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.
- 5.) A PORTION OF THIS TRACT OF LAND HAS BEEN DESIGNATED A BEING IN A SPECIAL FLOOD HAZARD ZONE, ZONE "AE" AND ZONE "A" AS DELINEATED ON FIRM (FEDERAL INSURANCE RATE MAP) FOR THE INCORPORATED AREAS OF TRAVIS COUNTY, TEXAS COMMUNITY PANEL NUMBER 48453C460K, DATED JANUARY 6, 2016.

REFERENCE:

- VOL. 13217, PG. 70 - DEED
- VOL. 750, PG. 554 - DEED
- VOL. 8829, PG. 355 - WASTE WTR. ESMNT.
- VOL. 3871, PG. 2060 - ELEC. ESMNT.

Land Status Determination, **4**



**Development Services Department
Land Status Determination
Legal Tract Platting Exception
Certification**

October 21, 2019

File Number: C8I-2019-0264

Address: 3306 FERGUSON LN

Tax Parcel I.D. #0234310412 Tax Map Date: 10/21/2019

The Watershed Protection and Development Review Department has determined that the property described below and **as shown on the attached tax map:**

Is a **LEGAL TRACT** consisting of **12.55 acres of land out of the W. S. Hotchkiss Survey No. 32, Abstract No. 374**, created prior to **Jul 19, 1951** (Grandfather Date) as evidenced by deed recorded in Volume **750**, Page **554** of the **Travis County Deed Records** on **Jan 12, 1945** being the same property as currently described in deed recorded in **Document #2018197064** of the **Travis County Deed Records** on **Dec 21, 2018** and is eligible to receive utility service.

Additional Notes/Conditions:
NONE

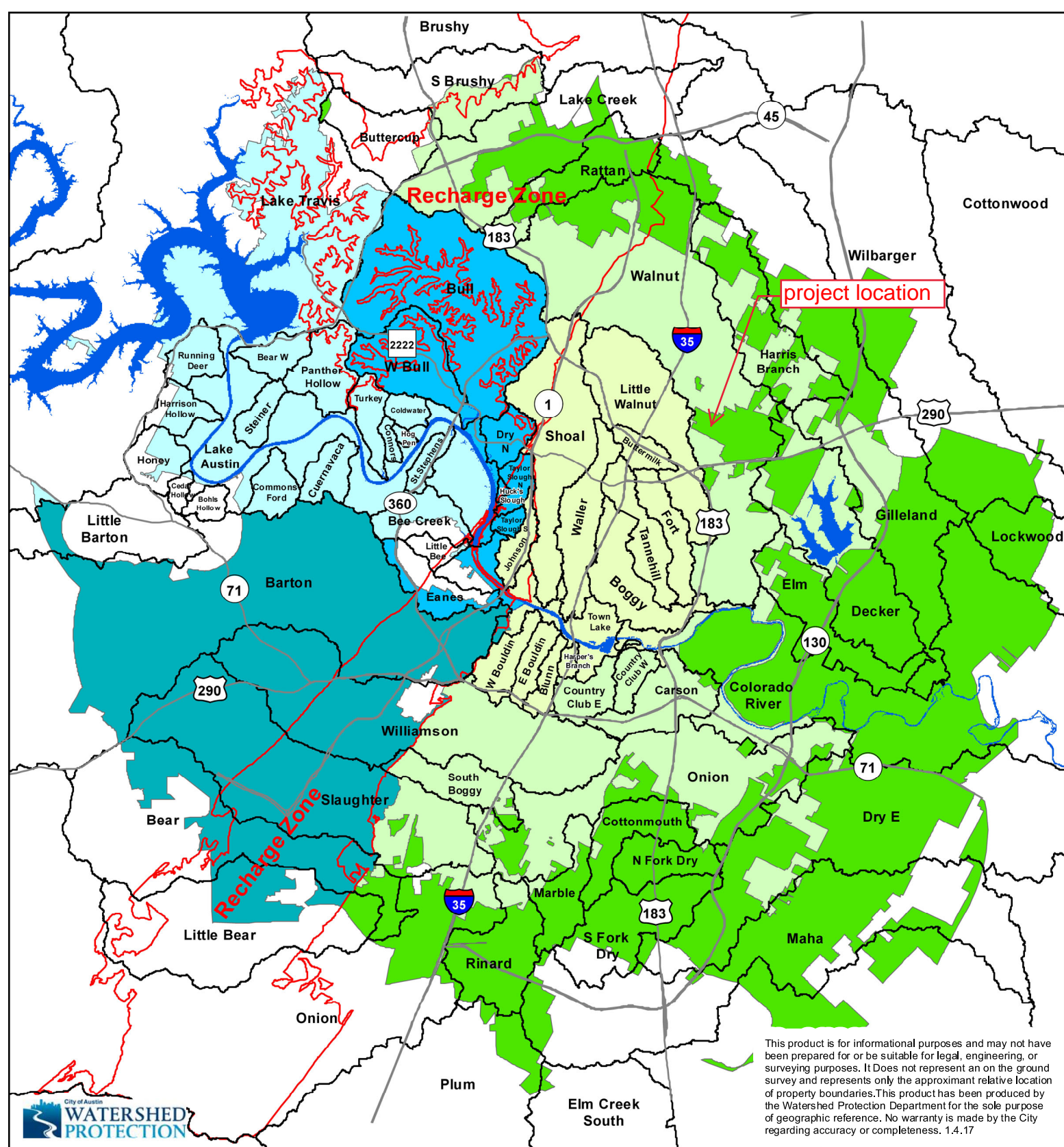
This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivision and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Michelle Casillas

**Michelle Casillas, Representative of the Director
Development Services Department**

Map Attachment

Watershed Map, 5



City of Austin Watershed Regulation Areas

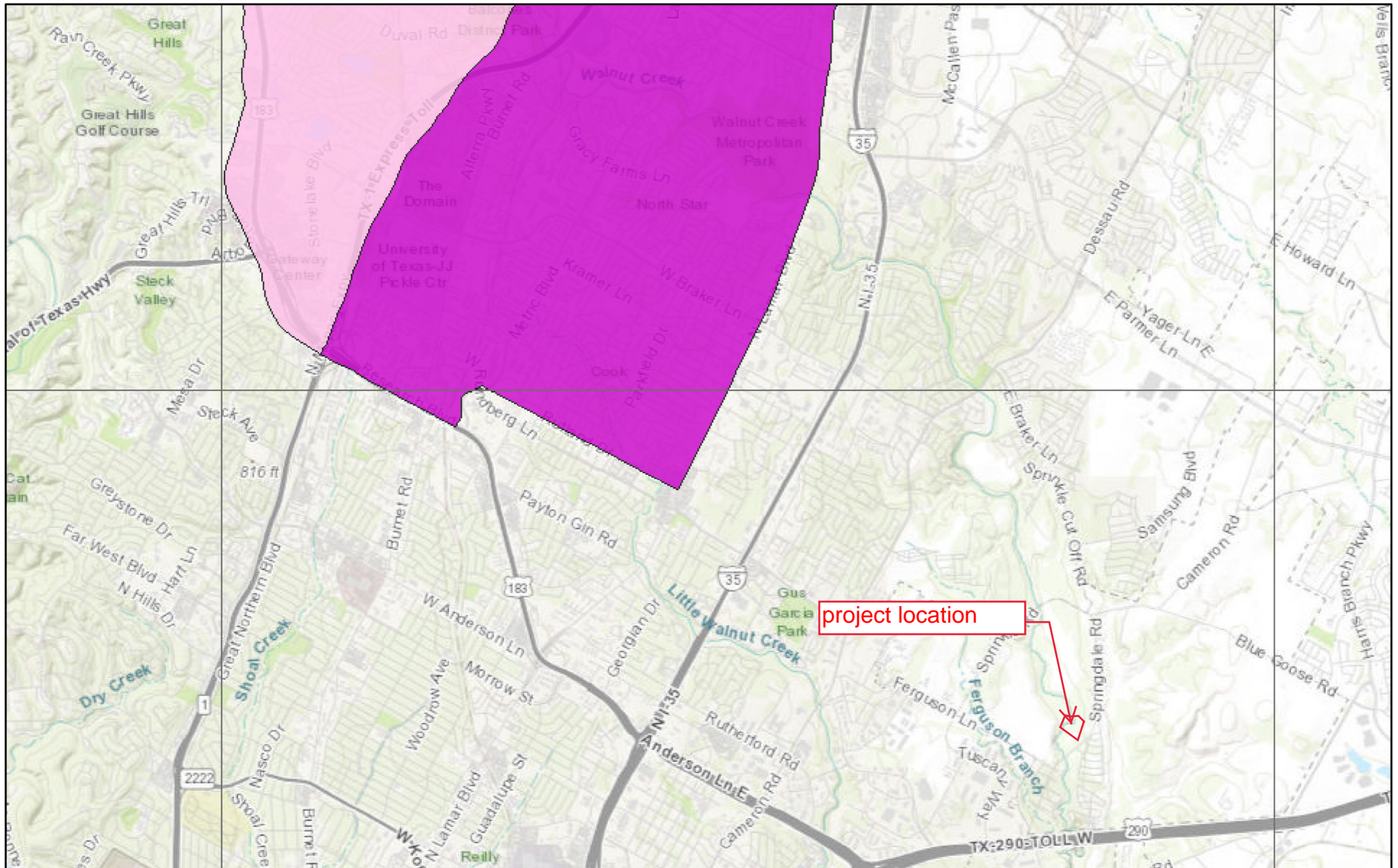
0 2.5 5 10 Miles

- | | |
|--------------------------------|-------------------------------|
| Desired Development Zone | Roads |
| Urban | Watersheds |
| Suburban (Inside City Limits) | Lakes & Rivers |
| Suburban (Outside City Limits) | Edwards Aquifer Recharge Zone |
| Drinking Water Protection Zone | |
| Water Supply Rural | |
| Water Supply Suburban | |
| Barton Springs Zone | |



Edward's Aquifer Map, 6

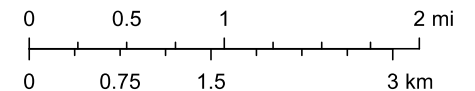
Edwards Aquifer Viewer Custom Print



12/20/2018 5:19:08 PM

- | | | |
|---------------------------------------|-----------------|--|
| Edwards Aquifer Label | Edwards Aquifer | Contributing Zone |
| Edwards Aquifer Boundary | Recharge Zone | Contributing Zone within the Transition Zone |
| Edwards Aquifer Boundary central line | Transition Zone | TX Counties |

1:72,224



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

Web AppBuilder for ArcGIS

Austin Community College, City of Austin, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA | TCEQ |

FEMA Floodplain Map, **7**

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for more updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Texas State Plane Central Zone (FIPS zone 4203). The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSM-C-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by the City of Austin and CAPCOG. The projection used in the preparation of the FIRMs was Texas State Plane Central Zone (FIPSZONE 4203) and the horizontal datum was NAD83, GRS1980 spheroid.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

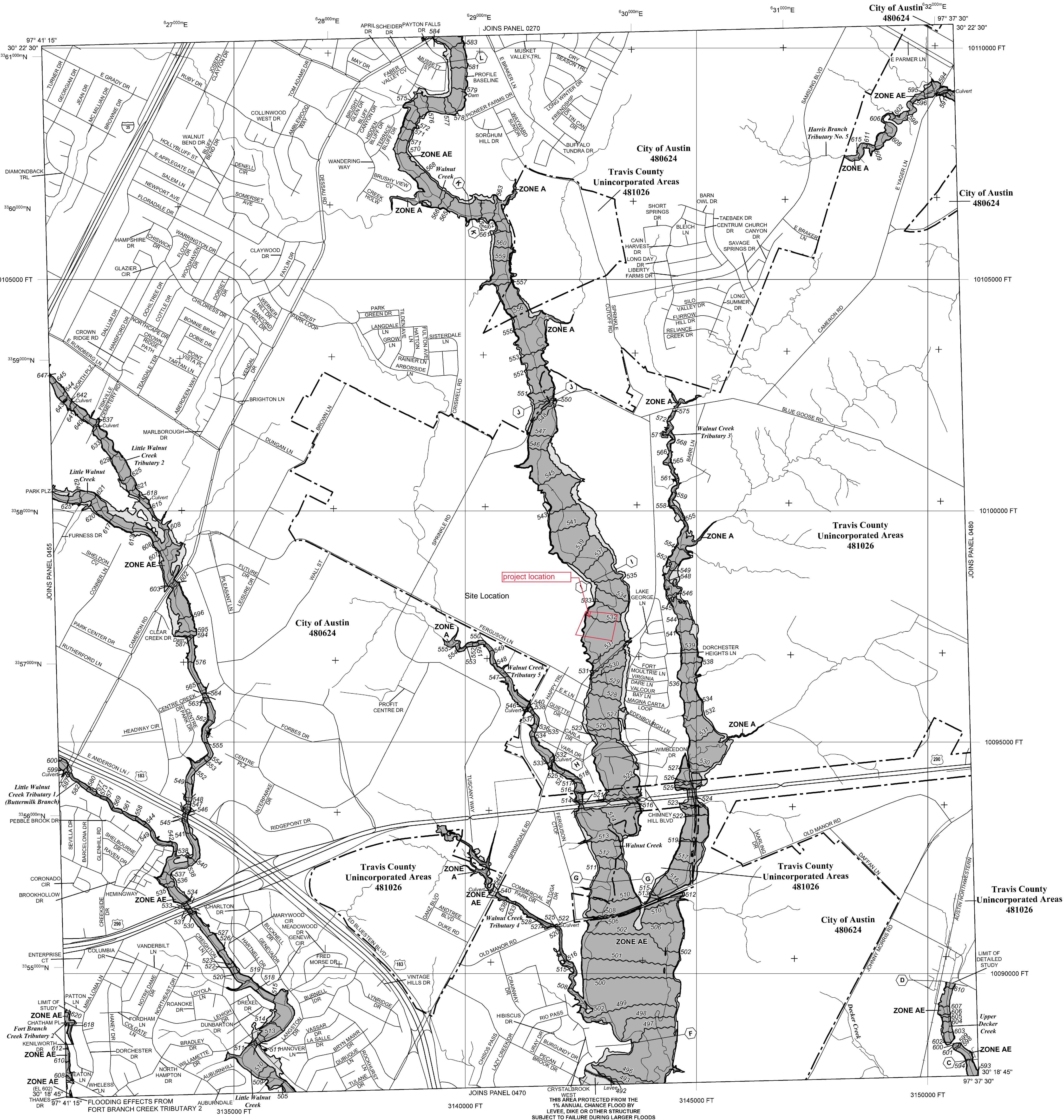
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

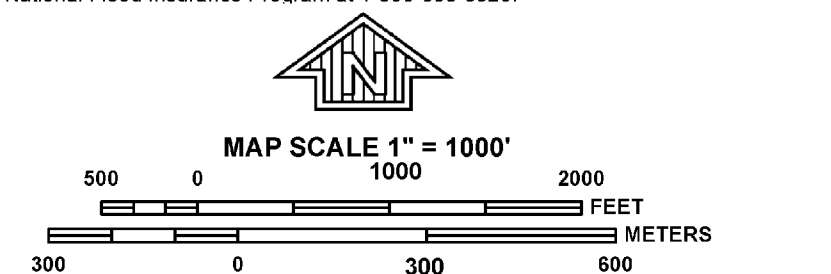
If you have **questions about this map**, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfp/index.shtml>.

Accredited Levee Notes to Users: Check with your local community to obtain more information, such as the estimated level of protection provided (which may exceed the 1-percent-annual-chance level) and Emergency Action Plan, on the levee system (s) shown as providing protection for areas on this panel. To mitigate flood risk in residual areas, property owners and residents are encouraged to consider flood insurance and flood-proofing or other protective measures. For more information on flood insurance, interested parties should visit the FEMA Website at <http://www.fema.gov/business/nfp/index.shtml>.



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**
- The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE AE** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE**
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS**
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*
- *Referenced to the North American Vertical Datum of 1988
- Cross section line
- Transect line
- Culvert
- Bridge
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 5000-foot ticks: Texas State Plane Central Zone (FIPS Zone 4203), Lambert Conformal Conic projection
- 1000-meter Universal Transverse Mercator grid values, zone 14
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Station
- MAP REPOSITORIES
- Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
- June 16, 1993
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
- June 5, 1997, January 19, 2000, April 15, 2002, September 26, 2008, August 18, 2014
- January 6, 2016 - to update corporate limits, to change Special Flood Hazard Areas, to reflect updated topographic information, to incorporate previously issued Letters of Map Revision
- For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
- To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0460K

FIRM

FLOOD INSURANCE RATE MAP

TRAVIS COUNTY, TEXAS

AND INCORPORATED AREAS

PANEL 460 OF 730

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AUSTIN, CITY OF	480524	0460	K
TRAVIS COUNTY	481026	0460	K

Notice to User: The **Map Number** shown below should be used when placing map orders, the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
48453C0460K

MAP REVISED
JANUARY 6, 2016

Federal Emergency Management Agency

COA Floodplain Map, **8**

City of Austin FloodPro Map



project location

FEMA Floodplain

- 100 Year (Detailed-AE)
- 100 year (Shallow-AO)
- 100 Year (Approx-A)
- X Protected by Levee
- 500 Year

Fully Developed Floodplain

- COA Fully Developed 25-Year
- COA Fully Developed 100-Year
- COA Master Plan 25-Year
- COA Master Plan 100-Year
- 100-Year (Detailed-AE)
- 100-Year (Shallow-AO,AH)
- 100-Year (Approx-A)
- Outside Austin City Limits

This custom map was created with FloodPro and is for informational purposes only. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding the specific accuracy or completeness of the map. Final determination of floodplain status for a property must be based on topographic survey by a Texas registered professional. For regulatory purposes, floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.

0 1,616 3,232 Feet

Prepared: 1/9/2019

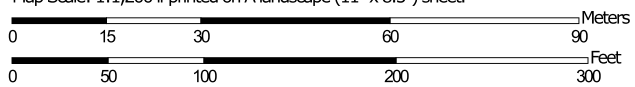


Soils Map, 9

Soil Map—Travis County, Texas



Map Scale: 1:1,200 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84




**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

10/20/2019
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Travis County, Texas
Survey Area Data: Version 21, Sep 12, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

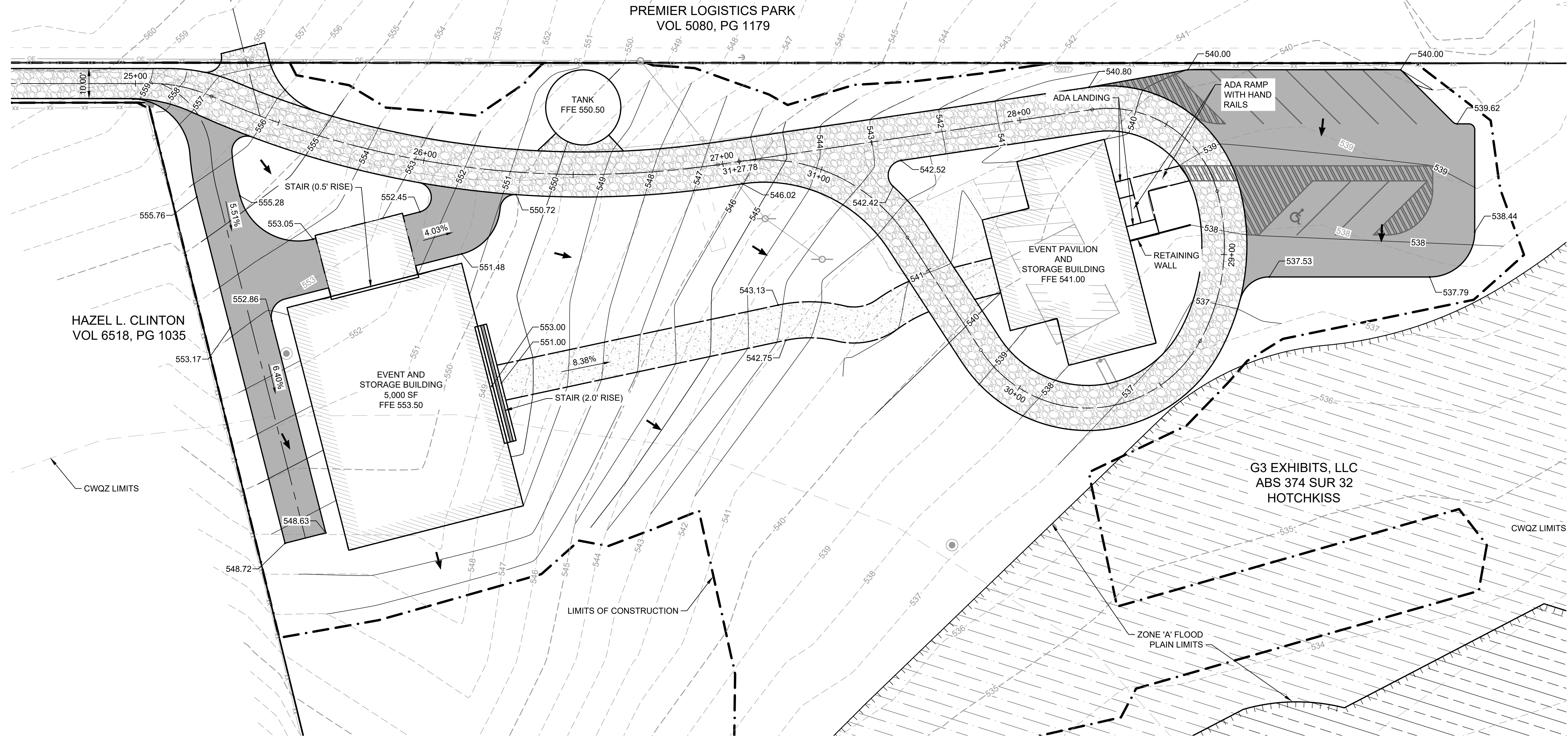
Date(s) aerial images were photographed: May 27, 2018—Nov 20, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AID	Altoga soils and Urban land, 2 to 8 percent slopes	3.9	70.7%
Fs	Oakalla soils, 0 to 1 percent slopes, channeled, frequently flooded	1.4	24.3%
LeB	Lewisville soils and Urban land, 0 to 2 percent slopes	0.3	5.0%
Totals for Area of Interest		5.6	100.0%

Drainage & Water Quality Plans, **10**



PLAN VIEW

SCALE: 1" = 20'

SITE PLAN APPROVAL _____ SHEET 11 OF 25
FILE NUMBER SP-2019 APPLICATION DATE ----
APPROVED BY COMMISSION ON ---- UNDER SECTION _____
OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) ---- CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD.#970905-A) ---- DWPZ _____ DDZ _____

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: ---- ZONING ETJ
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

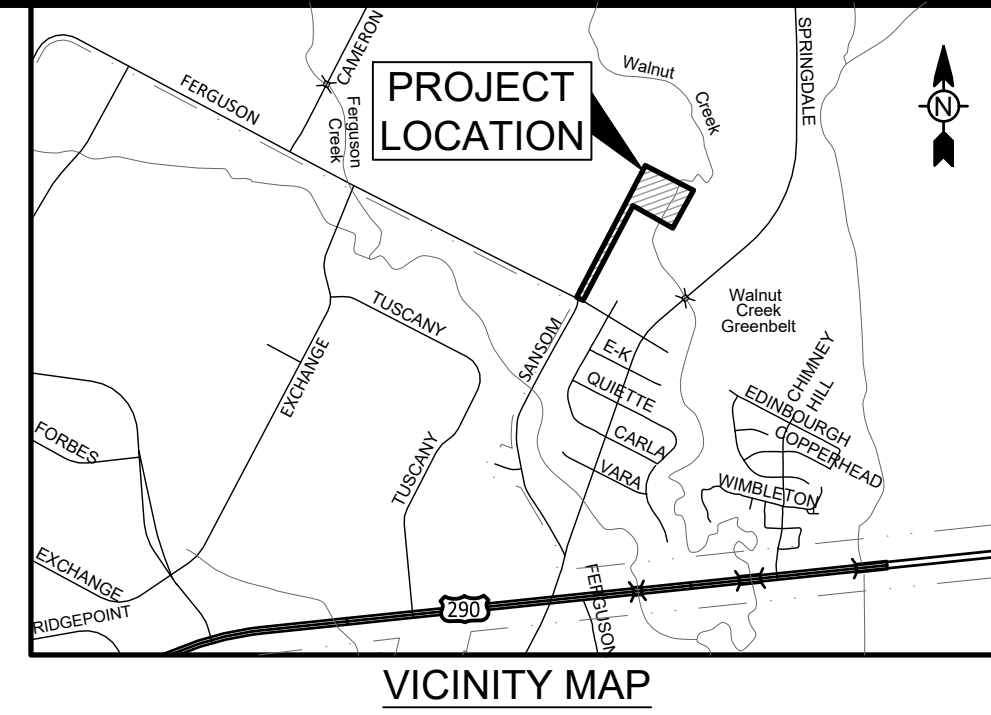
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WILLIAM E. PARNELL
TEXAS REGISTRATION NO. 121598
JANUARY 2020



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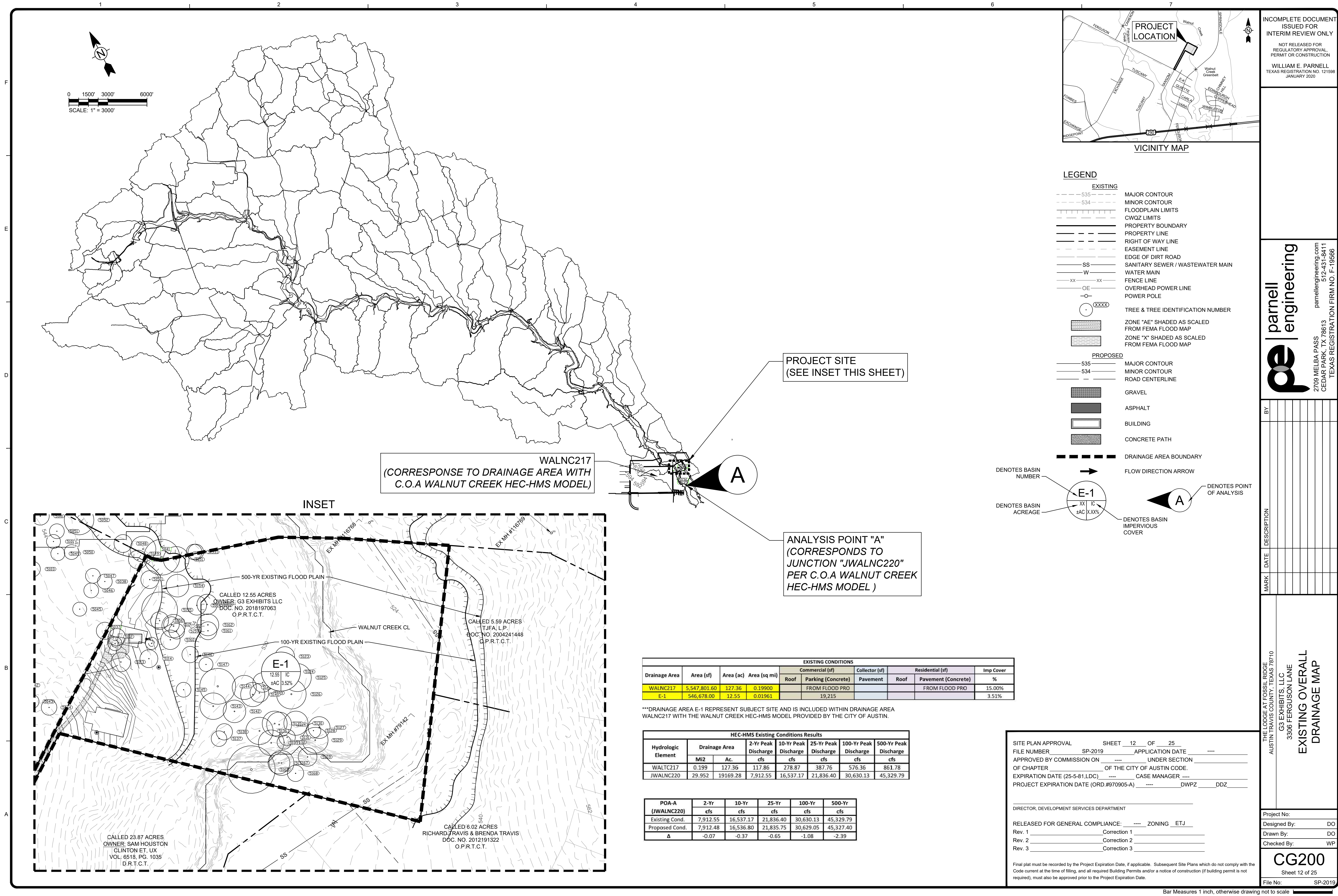
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STIN TRAVIS COUNTY, TEXAS 78710

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3306 FERGUSON LANE

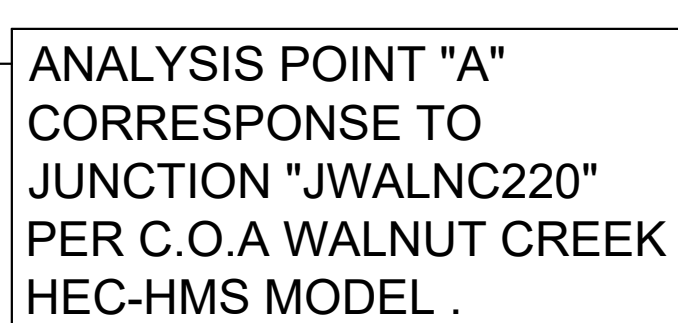
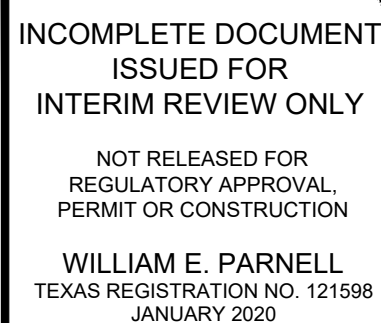
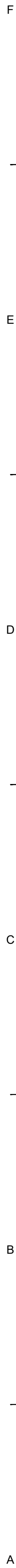
**GRADING AND
DRAINAGE PLAN**

Project No:	
Designed By:	DO
Drawn By:	DO
Checked By:	WP
<h1>CG100</h1> <p>Sheet 11 of 25</p>	
File No:	SP-2019

1/20/2020 10:28:30 AM - J:\FOSSIL RIDGE LODGE\CAD\DWG\EXISTING OVERALL DRAINAGE MAP.DWG - ENGLE, BRIAN



Bar Measures 1 inch, otherwise drawing not to scale



***DRAINAGE AREA P-1 REPRESENT SUBJECT SITE AND IS INCLUDED WITHIN DRAINAGE AREA WALNC217 WITH THE WALNUT CREEK HEC-HMS MODEL PROVIDED BY THE CITY OF AUSTIN.

POA-A (JWALNC220)	2-Yr	10-Yr	25-Yr	100-Yr	500-Yr
	cfs	cfs	cfs	cfs	cfs
Existing Cond.	7,912.55	16,537.17	21,836.40	30,630.13	45,329.79
Proposed Cond.	7,912.48	16,536.80	21,835.75	30,629.05	45,327.40
Δ	-0.07	-0.37	-0.65	-1.08	-2.39

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

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Project No:	
Designed By:	DO
Drawn By:	DO
Checked By:	WP
<h1>CG201</h1> <p>Sheet 13 of 25</p>	
File No:	SP-2019

Drainage Area No.	Area (ac.)	Estimated Impervious Cover (%)	Impervious Cover (%)	T _c (min)	Pervious Cover Condition	2-Yr. Flows	
						C ₂	Q ₂ (cfs)
P-1	0.1650 ac	0.1214 ac	74%	5.0 min.	Dev - Grass - Good Condition - Flat, 0-2%	0.61	0.77 in/hr 0.08 cfs
P-2	0.1730 ac	0.0663 ac	38%	5.0 min.	Dev - Grass - Fair Condition - Flat, 0-2%	0.44	0.77 in/hr 0.06 cfs
P-3	0.2628 ac	0.1051 ac	40%	5.0 min.	Dev - Grass - Fair Condition - Flat, 0-2%	0.45	0.77 in/hr 0.09 cfs
P-4	0.1360 ac	0.1168 ac	86%	5.0 min.	Dev - Grass - Fair Condition - Flat, 0-2%	0.68	0.77 in/hr 0.07 cfs
P-5	0.3400 ac	0.2679 ac	79%	5.0 min.	Dev - Grass - Fair Condition - Flat, 0-2%	0.64	0.77 in/hr 0.17 cfs

SITE PLAN APPROVAL SHEET 14 OF 25
FILE NUMBER SP-2019 APPLICATION DATE ----
APPROVED BY COMMISSION ON ---- UNDER SECTION ----
OF CHAPTER ---- OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.LDC) ---- CASE MANAGER ----
PROJECT EXPIRATION DATE (ORD #970905-A) ---- DWPZ DDZ

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Rev. 1 _____ Correction 1 _____

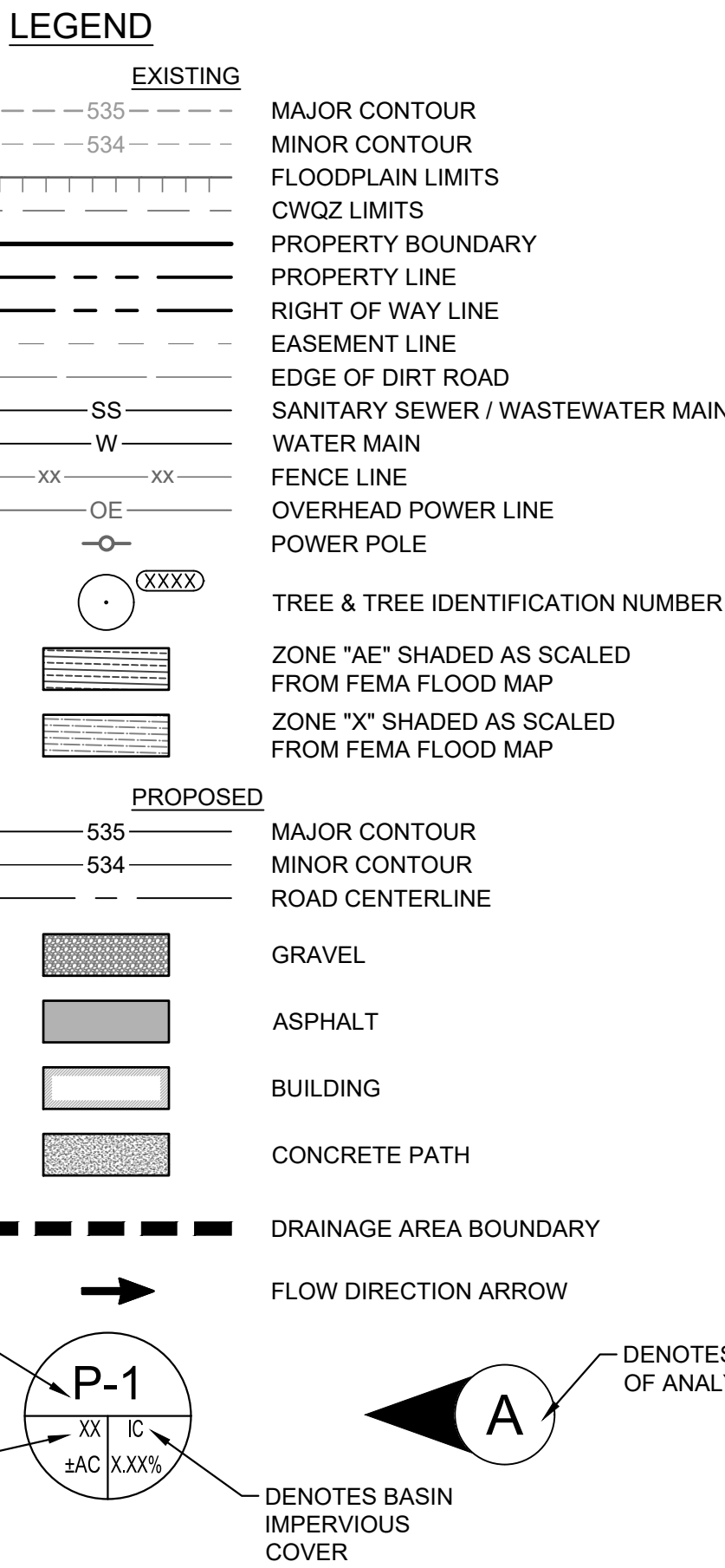
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Rev. 3 _____ Correction 3 _____

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TEXAS REGISTRATION NO. 121598
JANUARY 2020



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THE LODGE AT FOSSIL RIDGE
AUSTIN TRAVIS COUNTY, TEXAS 78710

G3 EXHIBITS, LLC
3306 FERGUSON LANE

**PROPOSED
ONSITE DRAINAGE
MAP**

Project No:	
Designed By:	DO
Drawn By:	DO
Checked By:	WP

CG202
Sheet 14 of 25
File No: SP-2019



APPENDIX R			
Vegetative Filter Strip			
For Disconnected Impervious Cover Calculations			
For Development Permit			
DRAINAGE AREA AND WATER QUALITY VOLUME DATA:			
DRAINAGE AREA DATA:			
Drainage Area to Control (DA)	1.74	ac	
Drainage Area Percent Impervious (DA _{imp})	79%	%	0.27 ac
Impervious Drain (ID) = (DA _{imp} × DA) / 100	1.39	ac	
Required Water Quality Volume (WQV) = CDDA(36303)	1,343	cf	
VEGETATIVE FILTER STRIP CALCULATIONS:			
Drainage Area to Proposed Vegetative Filter Strip	0.34	ac	
Impervious cover of Area to be Treated by Vegetative Filter Strip (Treated ID)	0.27	ac	
Soil Type (Type A, B, C, Amended, C, or Amended D)	3		
Size of Vegetative Filter Strip (per ECM 1.6.7.1) - Table B-1	16	ft	
Length of Vegetative Filter Strip (VFS _{req})	108	ft	
Length of Vegetative Filter Strip (VFS _{act})	308.20	ft	0.17 ac
Hydraulic Loading Rate (HLR _{act} = Q _{peak} / VFS _{act})	≤ 0.05	cf/s/ft	0.000 cf/s/ft
WATER QUALITY CREDIT:			
Impervious Area Factor (AF) = Treated ID / DA	1.00	(max)	1.00
Percent Infiltration Provided by VFS (PFI) = (ECM 1.6.7.5.1) - Table B-2			94.00
BMP Design Factor (BMDF)			
For HLR=0.05 cfs/ft, BMDF = 1 + 1.65 AF	1.00	(max)	0.98
For HLR=0.05 and < 15 cfs/ft, BMDF = 1 + (AF × 0.5HLR _{act})	1.00	(max)	
Water Quality Credit (WQC) = AF × BMDF	1.00	(max)	0.9846
Water Quality Volume Reduction (WQV - WQC)			132.15 cf

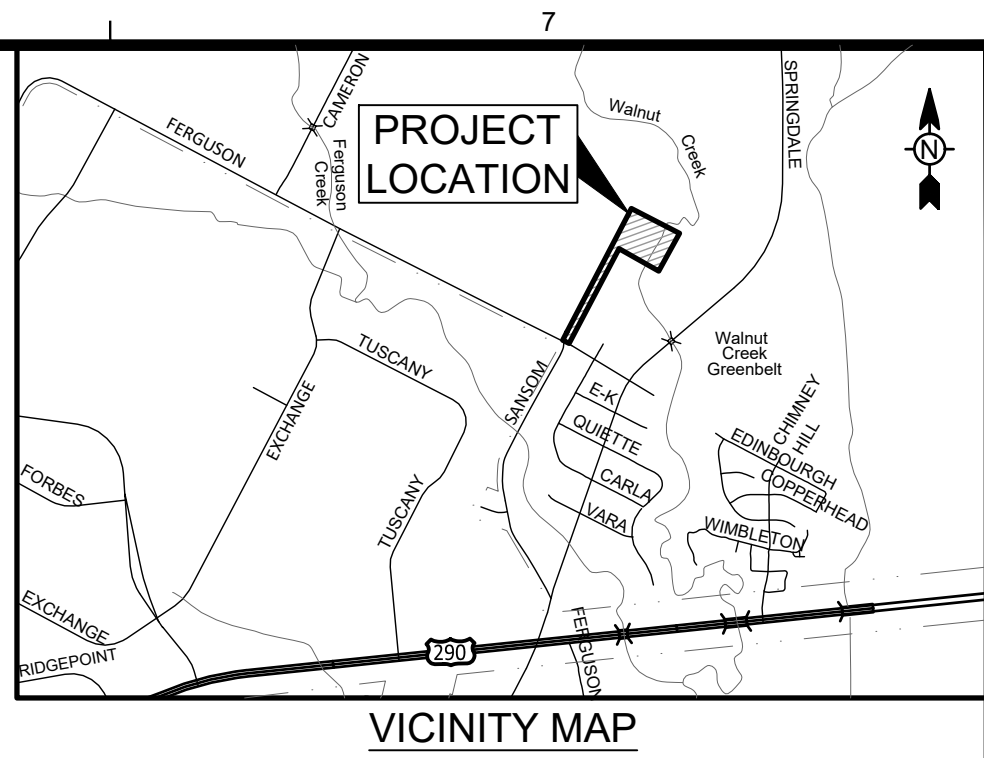
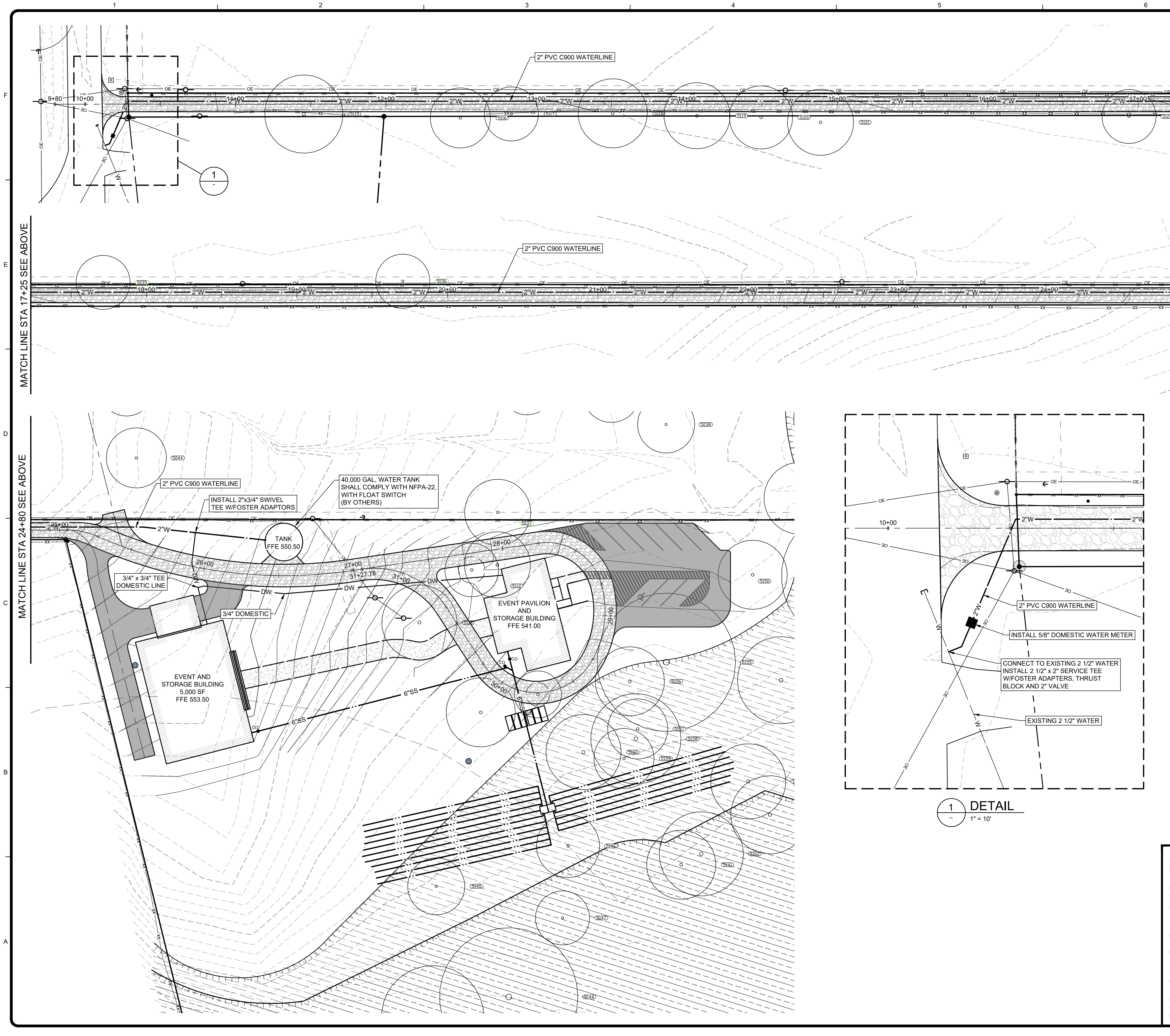
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1. REFER TO THE VEGETATIVE FILTER STRIPS CALCULATION AND DETAILS SHEET FOR FOR VEGETATIVE FILTER STRIPS SIZING AND CALCULATIONS.
2. VEGETATIVE FILTER ARE DESIGN PER CITY OF AUSTIN APPENDIX R-9.
3. FILTER STRIPS SHALL BE MANAGED SO THAT A DENSE, HEALTHY VEGETATIVE COVER IS PRESERVED.
4. UNMOWED VEGETATIVE FILTER STRIPS ARE PREFERRED. IF MOWED THE CUTTING HEIGHT SHALL BE SET TO A MINIMUM OF FOUR (4) INCHES FOR TURFGRASS AND A MINIMUM OF 18 INCHES FOR BULDOGRASS. GRASS CLIPPINGS MUST BE REMOVED FROM THE VFS IN ORDER TO PREVENT EXPORT OF NUTRIENTS.
5. BARE SPOTS AND AREAS OF EROSION IDENTIFIED DURING INSPECTIONS MUST BE REPLANTED AND RESTORED TO MEET SPECIFICATION.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED.
7. ANY DISTURBANCE TO THE FILTER STRIP AS A RESULT OF MAINTENANCE PROCEDURES OR OTHER REASONS SHALL BE REPAIRED, INCLUDING RE-ESTABLISHMENT OF THE VEGETATION.
8. CORRECTIVE MAINTENANCE IS REQUIRED IF THERE IS EVIDENCE OF PREFERENTIAL FLOW PATHS AROUND OR THROUGH THE VFS (E.G., UPSTREAM "LIP" IS SILTED IN OR INSTALLED TOO LOW).
9. THE LEVEL SPREADERS SHALL BE REPAIRED IF DAMAGED OR NOT FUNCTIONING CORRECTLY

Project No:	
Designed By:	DC
Drawn By:	DC
Checked By:	WP
<h1>CG203</h1> <p>Sheet 16 of 25</p>	
File No:	SP-2019

Overall Utility and Wastewater Plan, 11



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TEXAS REGISTRATION NO. 121598
JANUARY 2020

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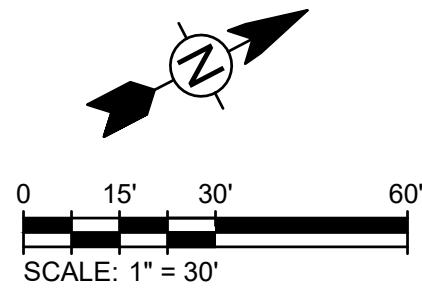
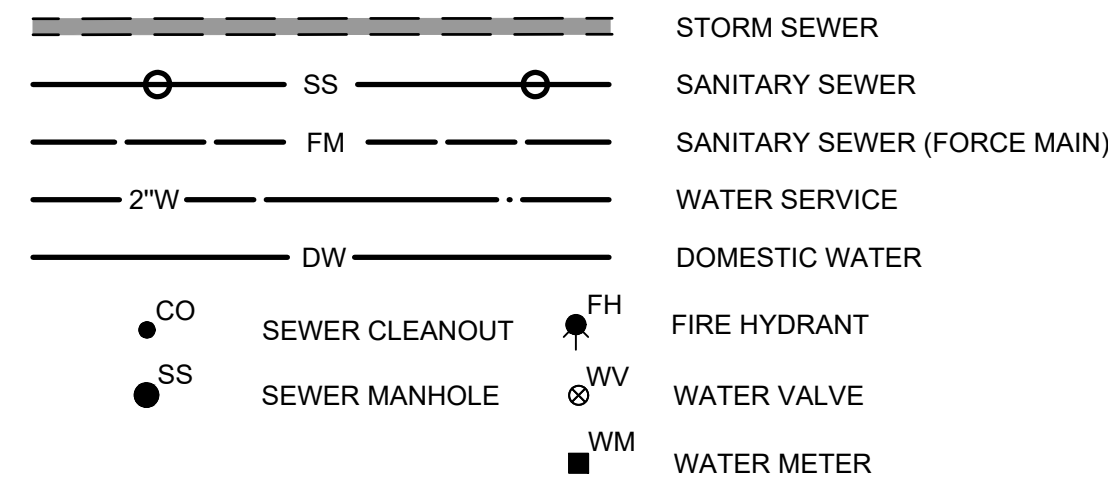
THE LODGE AT FOSSIL RIDGE
N TRAVIS COUNTY, TEXAS 78710

G3 EXHIBITS, LLC
3306 FERGUSON LANE
OVERALL
UTILITY PLAN

Project No:	
Designed By:	DO
Drawn By:	DO
Checked By:	WP
<h1>CU100</h1> <p>Sheet 17 of 25</p>	
File No:	SP-2019

WATER AND WASTEWATER LEGEND

1. SEE SHEET C-501 FOR MONARCH UTILITY CONSTRUCTION NOTES.



SITE PLAN APPROVAL		SHEET	17	OF	25
FILE NUMBER	SP-2019	APPLICATION DATE		----	
APPROVED BY COMMISSION ON		----	UNDER SECTION		
OF CHAPTER		OF THE CITY OF AUSTIN CODE.			
EXPIRATION DATE (25-5-81.LDC)		----	CASE MANAGER		----
PROJECT EXPIRATION DATE (ORD #970905-A)		----	DWPZ	DDZ	

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

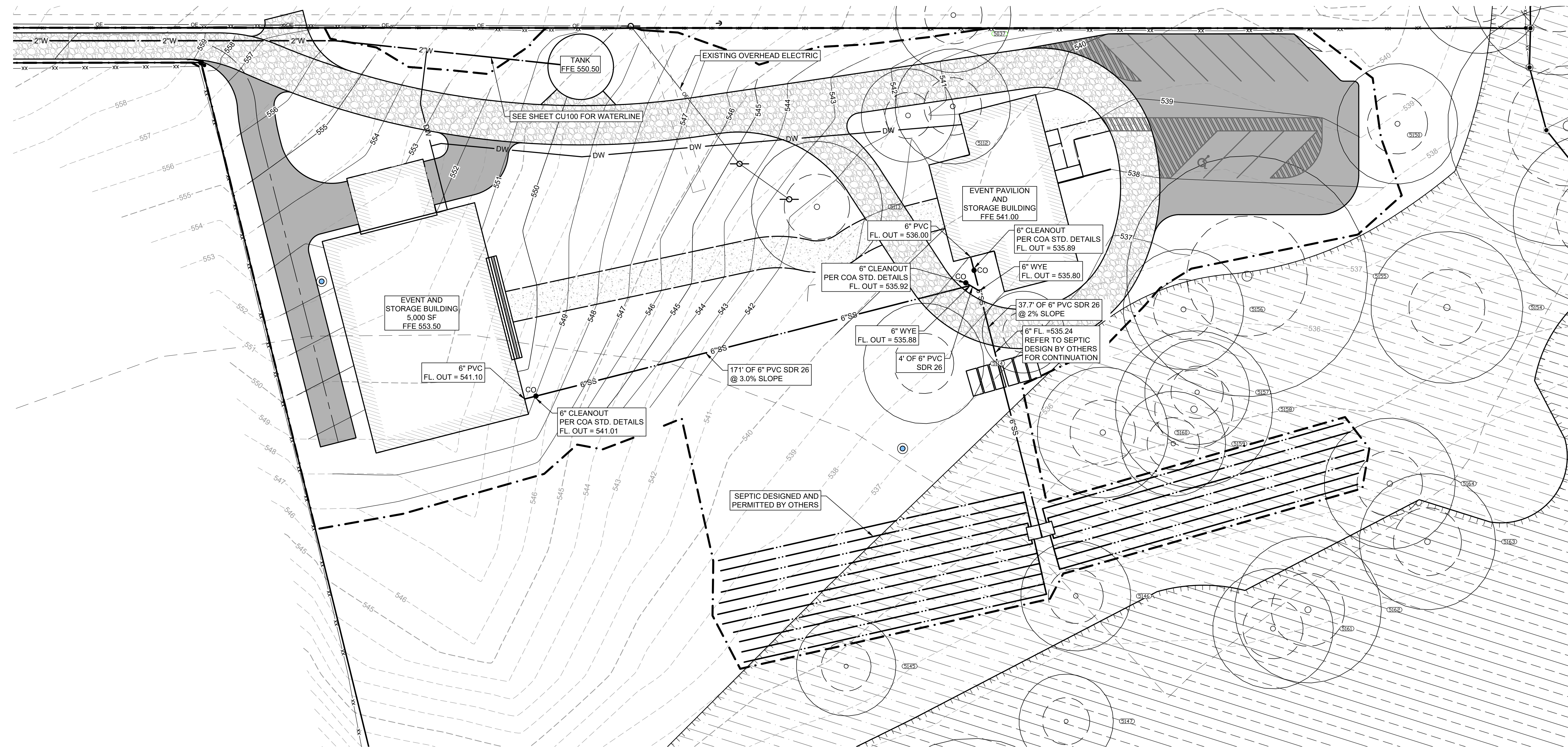
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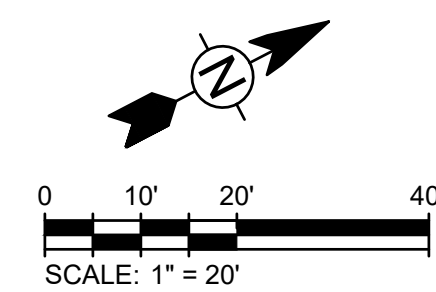
Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

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SCALE: 1" = 20'



SITE PLAN APPROVAL SHEET 20 OF 25
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DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: ---- ZONING ETJ

Rev. 1 _____	Correction 1 _____
Rev. 2 _____	Correction 2 _____
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THE LODGE AT FOSSIL RIDGE
AUSTIN TRAVIS COUNTY, TEXAS 78710

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3306 FERGUSON LANE

WASTEWATER PLAN

Project No:	
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Drawn By:	DO
Checked By:	WP

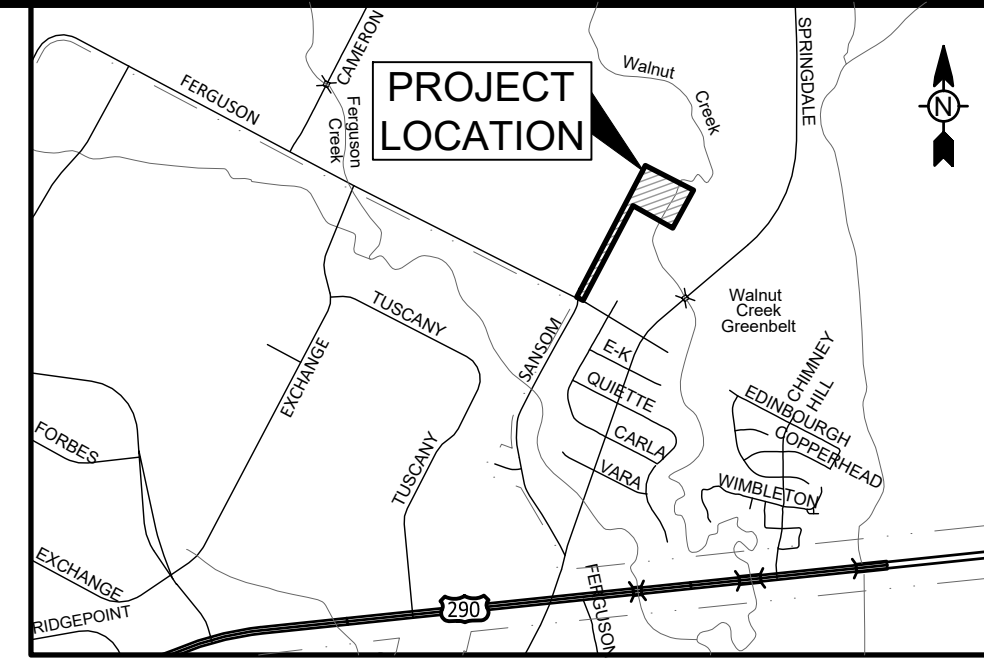
CU203

File No: SP-2019

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JANUARY 2020

VICINITY MAP

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THE LODGE AT FOSSIL RIDGE
AUSTIN, TRAVIS COUNTY, TEXAS 78710

G3 EXHIBITS, LLC
3306 FERGUSON LANE

WASTEWATER PLAN

Project No:	
Designed By:	DO
Drawn By:	DO
Checked By:	WP
<h1>CU203</h1> <p>Sheet 20 of 25</p>	
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