

ZONING AND PLATTING COMMISSION SITE PLAN REVIEW SHEET
ENVIRONMENTAL VARIANCE REQUEST ONLY
REVIEW SHEET

C5
1

CASE: SP-2013-0110D

ZAP COMMISSION DATE: January 7, 2014

PROJECT NAME: 15101 Debba Drive

ADDRESS: 15101 Debba Drive

APPLICANT: Marc Pate Construction (Marc Pate)
(214)848-8988
15101 Debba Drive
Austin, TX 78734

AGENT: Prossner & Associates Inc. (Kurt Prossner)
(512) 918-3343
2601 Chitina Ct.
Austin, TX 78613

PDR/Environmental Staff: Liz Johnston, 974-1218
liz.johnston@austintexas.gov

PDR/Case Manager: Amanda Couch, 974-2881
amanda.couch@austintexas.gov

COUNTY: Travis

AREA: 6.33 Acres

WATERSHEDS: Running Deer Creek Watershed (Water Supply Rural) Drinking Water Protection Zone

ORDINANCE: Comprehensive Watershed Ordinance (Current Code)

JURISDICTION: 2 mile ETJ

PROPOSED DEVELOPMENT:

This site is currently developed with a structure and parking area. The purpose of the site plan is to address a red tag for development without a site plan permit.

DESCRIPTION OF VARIANCE:

The site has already constructed fill over a portion of the tract with depths ranging from 0.5 feet to approximately 9.5 feet over the allowable 4 ft. The variance is to allow fill in excess of 4', but not to exceed 14' (LDC 25-8-342 (A)).

STAFF RECOMMENDATION:

Not recommended because the findings of fact have not been met.

CS
1/2**Staff Conditions**

None

Board Conditions

None

ENVIRONMENTAL BOARD ACTION:

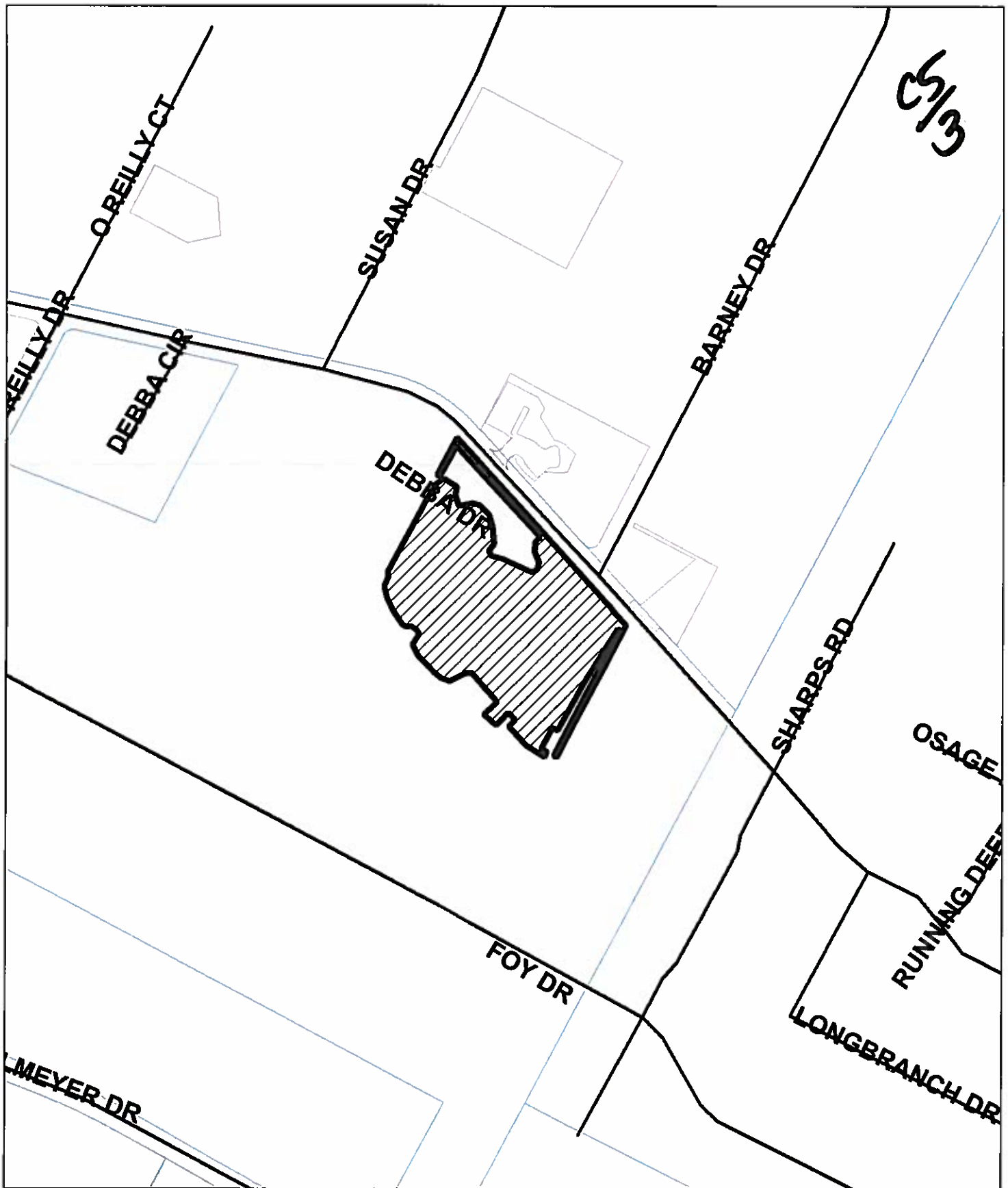
October 16, 2013: Environmental Board recommends disapproval of the variance request because the findings of fact have not been met.

ZONING AND PLATTING COMMISSION ACTION:

None

ADDITIONAL INFORMATION



Due to the fact that this case is entirely reliant on receiving approval for this variance, an administrative drainage variance and fiscal payments have been deferred until after this variance is either approved or denied. The applicant understands that if anything changes on the layout of the site plan between approval of the variance and the time the permit is issued, that the case will have to be heard again by this Commission.



SITE PLAN

CASE#: SP-2013-0110D
ADDRESS: 15101 Debba Drive
CASE NAME: 15101 Debba Drive
MANAGER: Amanda Couch (974-2881)



 **SUBJECT TRACT**
 **ZONING BOUNDARY**

0 160 320 640 Feet

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OPERATOR: Amanda Couch

C5/A



ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING

DATE REQUESTED: OCTOBER 16, 2013

**NAME & NUMBER
OF PROJECT:** 15101 Debba Dr.
SP-2013-0110D

**NAME OF APPLICANT
OR ORGANIZATION:** Prossner & Associates
Kurt Prossner, PE (512) 918-3343

LOCATION: 15101 Debba Dr.

PROJECT FILING DATE: March 25, 2013

**PDRD/ENVIRONMENTAL
STAFF:** Liz Johnston, 974-1218
liz.johnston@austintexas.gov

**PDRD/
CASE MANAGER:** Amanda Couch, 974-2881
amanda.couch@austintexas.gov

WATERSHED: Runring Deer Creek (Water Supply Rural),
Drinking Water Protection Zone

ORDINANCE: Comprehensive Watershed Ordinance (current Code)

REQUEST: Variance request is as follows:
1) To allow fill in excess of 4', not to exceed 14', LDC 25-8-342(A)

STAFF RECOMMENDATION: Not recommended.

REASONS FOR RECOMMENDATION: The findings of fact have not been met.



cb/h

BOARD/COMMISSION RECOMMENDATION

ENVIRONMENTAL BOARD

Recommendation Number: 20131016 004b

Recommend disapproval of variance request at 15101 Debba Drive SP-2013-0110D Land Development Code 25-8-342 (A).

1. To allow fill in excess of 4', not to exceed 14 feet.

WHEREAS, the findings of fact have not been satisfied.

THEREFORE, the Environmental Board recommends disapproval of the variance request.

Date of Disapproval: October 16, 2013

Record of the Vote [5-1-0-1]

For: Deegan, Gary, Maxwell, Neely, and Walker

Against: Schissler

Abstained : None

Absent: Neely

Attested by:



CS/6

Staff Findings of Fact
Planning and Development Review Department
Environmental Criteria Manual Appendix U

Project:	15101 Debba Dr., SP-2013-0110D
Ordinance Standard:	Land Development Code Section 25-8-342(A)
Variance Request:	To allow fill in excess of four feet.

Justification:

1. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development?

No – The current office building was originally constructed as a residence. The fill was brought in as an off-site disposal location for spoils from construction sites that were not related to the current use. The fill was not authorized under an approved City of Austin site plan. It is staff's opinion that the existing residential improvements could have been converted into office use without requiring any environmental variances.

2. Does the project demonstrate minimum departures from the terms of the ordinance necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences?

No – The applicant currently operates a construction contracting business at this site using a building that was converted from a residence into an office space. There has been expansion of impervious cover due to the necessary parking for construction vehicles, but there does not appear to be a need for more than 4' of fill in the area used for parking. The applicant has not demonstrated a need for fill greater than 4' to allow the operation of the existing business. Further, the fill occurred in areas that would have been required to be undisturbed as part of the 40% natural area, so there has already been a harmful environmental consequence as a result of the unpermitted fill.

3. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land.

CS/A

No - The proposal would provide special privileges not enjoyed by other similarly situated properties with similarly timed development. There are no unique circumstances applicable to this property regarding existing slopes or other environmental features that would require additional fill on the site.

4. Does the proposal demonstrate water quality equal to or better than would have resulted had development proceeded without the variance?

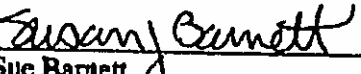
No - The fill was partially located within the 40% natural area buffer. Because water quality controls are not required when the impervious cover is less than 20% of the net site area, the 40% natural area is intended to serve as the water quality treatment for the development. Although the applicant will be required to restore the natural area back to natural condition, there has already been a negative impact to the water quality at this site.

5. For a variance from the requirements for development within the Critical Water Quality Zone and/or Water Quality Transition Zone: Does the application of restrictions leave the property owner without any reasonable, economic use of the entire property? Not applicable.

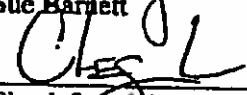
Environmental Reviewer:


Liz Johnston

Environmental Program Coordinator:


Sue Barnett

Environmental Officer:


Chuck Lesniak

Date: October 9, 2013

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).



CB/8

MEMORANDUM

TO: Mary Gay Maxwell, Chairperson and Members of the Environmental Board

FROM: Liz Johnston, Environmental Review Specialist Senior
Planning and Development Review Department

DATE: October 9, 2013

SUBJECT: 15101 Debba Drive, SP-2013-0110D

On the October 16, 2013 agenda is a request for the consideration of a variance for fill greater than the allowable four feet.

Description of Property

The subject property is located in the Running Deer Watershed, which is classified as a Water Supply Rural watershed and is located within the Drinking Water Protection Zone. The property is entirely uplands, with no 100-year floodplain, Critical Water Quality Zone (CWQZ) or Water Quality Transition Zone (WQTZ). The site is located in the City of Austin 2-mile Extra Territorial Jurisdiction. The site's existing development includes a building that was originally used as a residence, which was subsequently converted into the construction contracting business currently in operation, and approximately 13.5' of unpermitted fill that was brought in over time from off-site construction projects.

Existing Topography/Soil Characteristics/Vegetation

Previous to the commercial development, the vegetation on the site likely consisted of Ashe juniper and live oak scrubland with native grasses and forbs. It does appear from aerials that many trees were impacted by the fill activities. It should be noted that there is no tree protection ordinance in the ETJ; however, the removal of vegetation is an activity that falls under the definition of development and would have required a site plan complying with the required 40% buffer.

Description of Project

The current site plan proposes revegetate existing impervious cover to be in compliance with the watershed's 20% impervious cover limit. However, the applicant wishes to keep the unpermitted fill, which in some areas reaches 13.5'. The fill material originated as spoils from off-site construction projects and is largely unrelated to the commercial activities at the site. The applicant has constructed a series of terraced retaining walls to keep the fill stable. A significant portion of the fill is located in the area required by watershed regulations to be kept in a natural state (40% buffer area). The site has not yet been revegetated back to its natural state considering the tree removal that would not have been allowed in the buffer area and the applicant has not yet provided detailed information regarding how they intend to restore the 40% buffer area back to the previous condition.

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Environmental Code Exception Request

The following exceptions to the land development code are being requested:

- 1) To allow fill in excess of 4' not to exceed 14', LDC 25-8-342(A)

Conditions for Staff Approval

There are no conditions for approval.

Recommendation

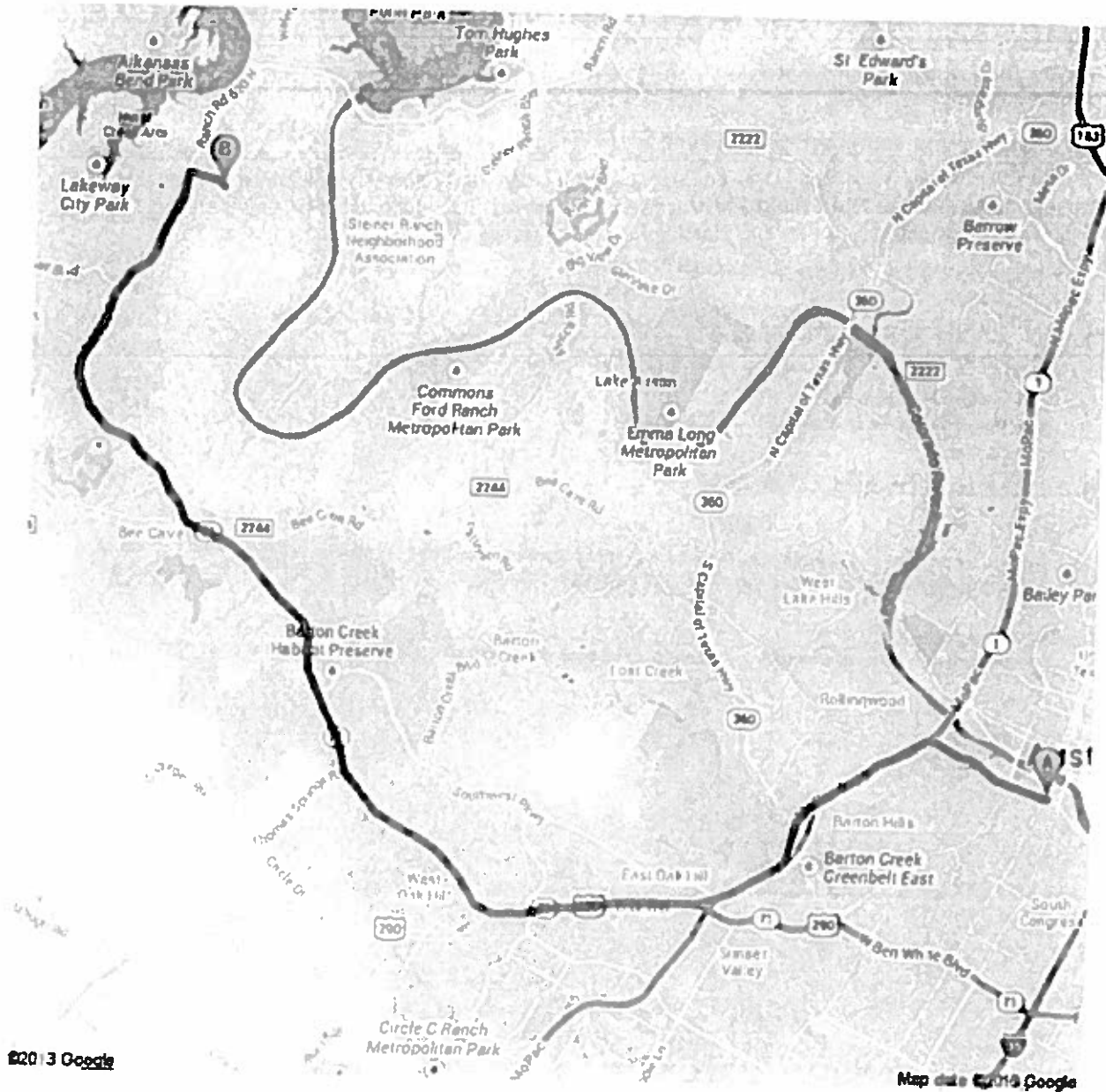
Staff does not support the variance request. No additional consideration can be given by staff to the fact that the fill is existing and unpermitted. The requested variance would not have been supportable if the applicant had requested the variance prior to placing the fill. Please refer to the attached Findings of Fact for further explanation.

505 Barton Springs Rd, Austin, TX 78704 to 15101 Debba Dr, Austin... https://maps.google.com/maps?f=d&source=s_d&saddr=505+Barto...

Google

Directions to 15101 Debba Dr, Austin, TX 78734
21.9 mi – about 31 mins

CS/KO



505 Barton Springs Rd, Austin, TX 78704 to 15101 Debba Dr, Austin...

https://maps.google.com/maps?f=d&source=s_d&saddr=505+Barto...



505 Barton Springs Rd, Austin, TX 78704

CS 11

1. Head west on Barton Springs Rd toward S 1st St
About 5 mins
go 2.1 mi
total 2.1 mi
2. Continue onto Frontage Rd
About 1 min
go 0.5 mi
total 2.6 mi
- ① 3. Take the ramp on the left onto TX-1 Loop S
About 3 mins
go 2.8 mi
total 5.3 mi
- ⑦ 4. Take the exit onto TX-71 W/US 290 W
About 5 mins
go 3.2 mi
total 8.5 mi
- ⑦ 5. Slight right onto TX-71 (signs for Texas 71 W/Llano)
About 9 mins
go 7.1 mi
total 15.6 mi
- ➡ 6. Turn right onto Ranch Rd 620 S
About 8 mins
go 5.8 mi
total 21.4 mi
- ➡ 7. Turn right onto Debba Dr
Destination will be on the right
About 1 min
go 0.5 mi
total 21.9 mi

⑧ 15101 Debba Dr, Austin, TX 78734

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2013 Google

Directions weren't right? Please find your route on maps.google.com and click "Report a problem" at the bottom left.

2/9/2

15101 DEBBA DRIVE
SP-2013-0110D

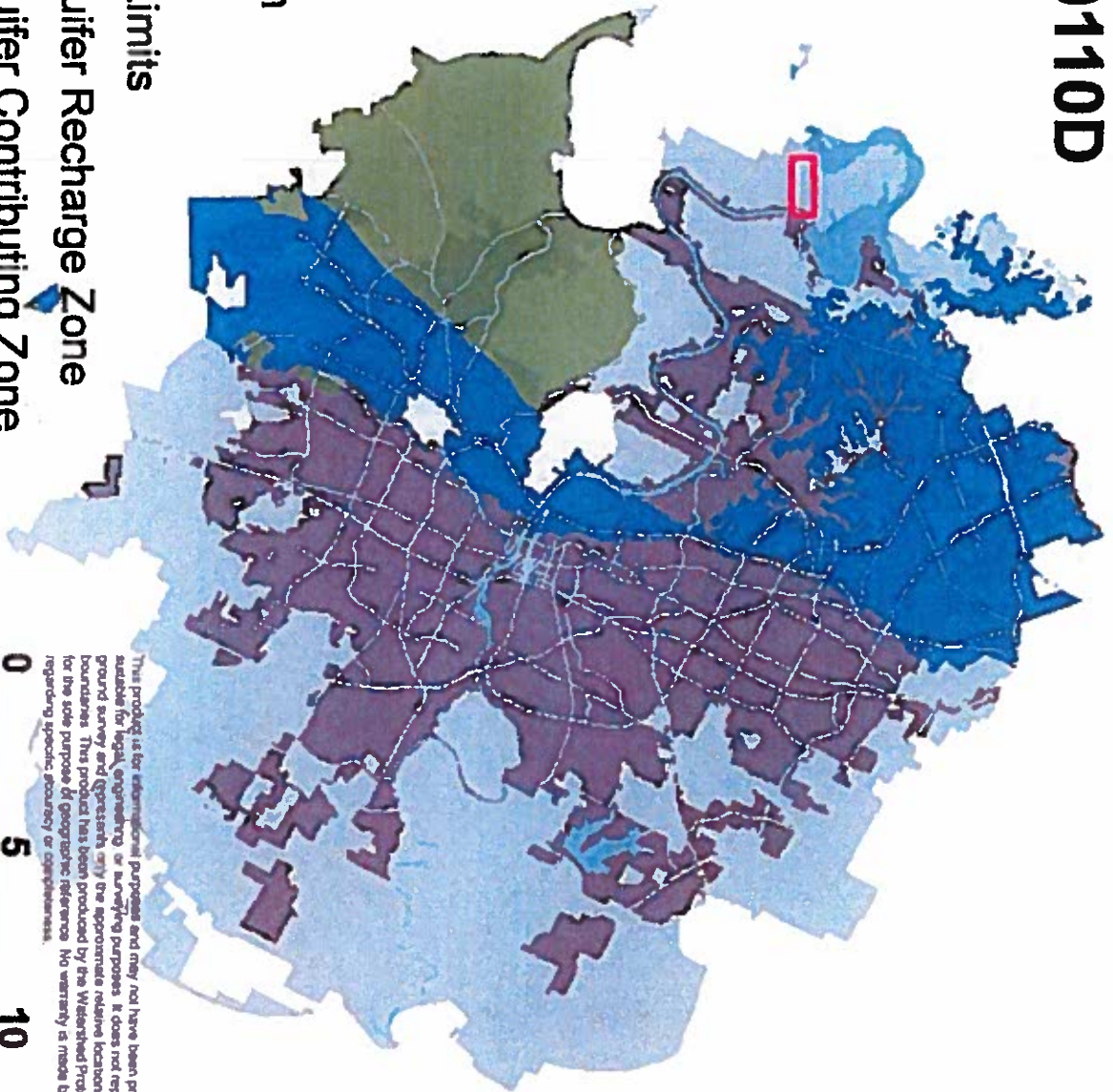
Liz Johnston

Environmental Review Specialist Senior
Planning and Development Review Department

5/3

SP-2013-0110D

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



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C510214

2012 Aerial

SP-2013-0110D Site

TCAD Parcels

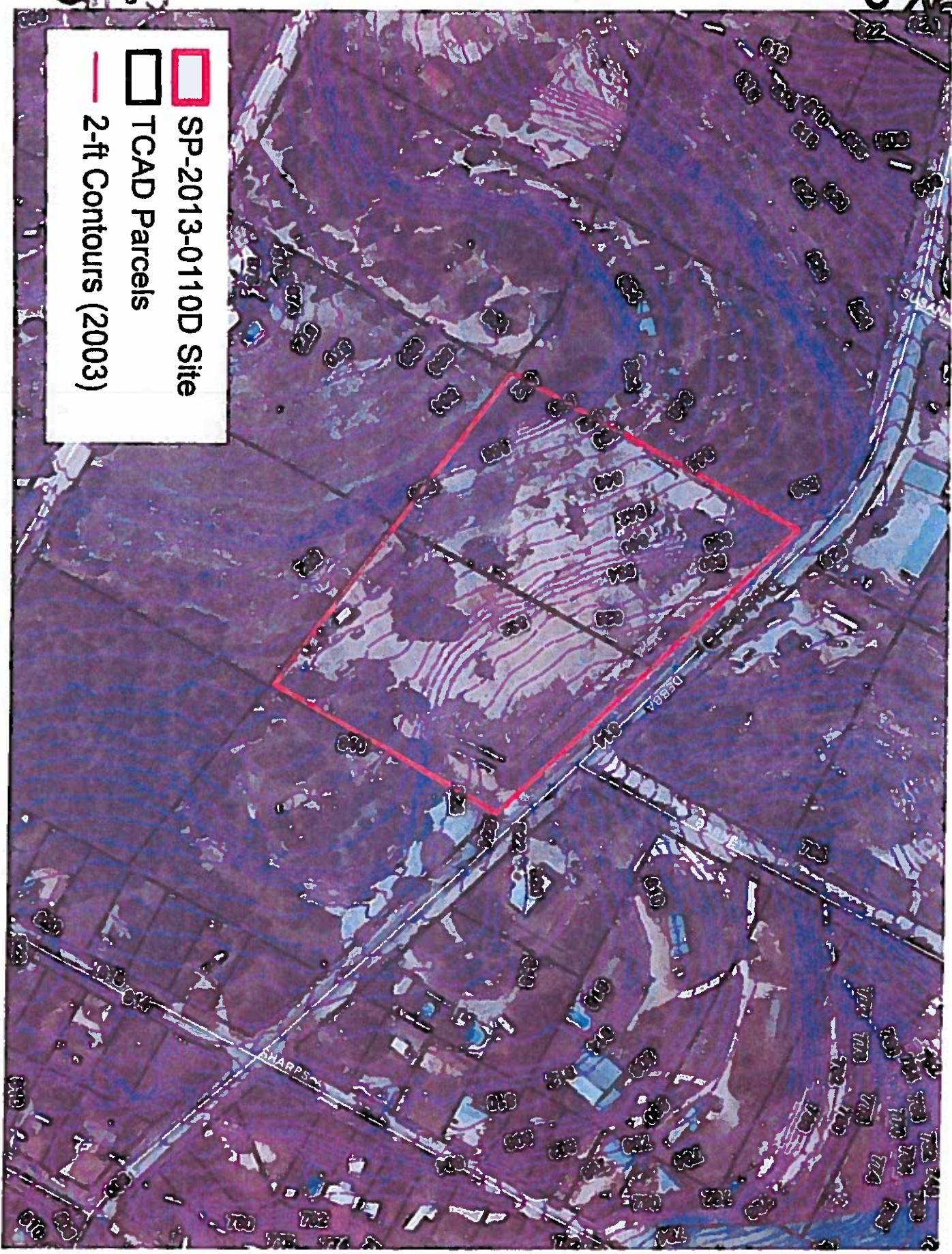


C5/K6

SP-2013-0110D Site

TCAD Parcels

2-ft Contours (2003)



5/2

BACKGROUND

Site plan proposed to restore & revegetate site due to Stop Work Order issued August 2009.

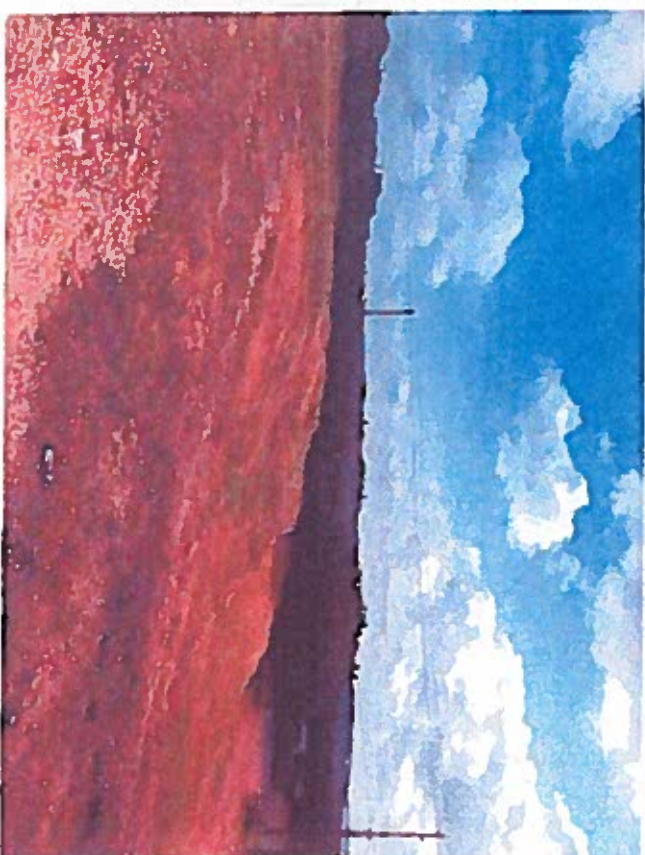
Original development was single family use, now commercial use.

Applicant says he obtained basic development permit from Travis County and did not know about CoA regulations.

Fill exceeds 13' in height and is partially located in the required 40% buffer area.

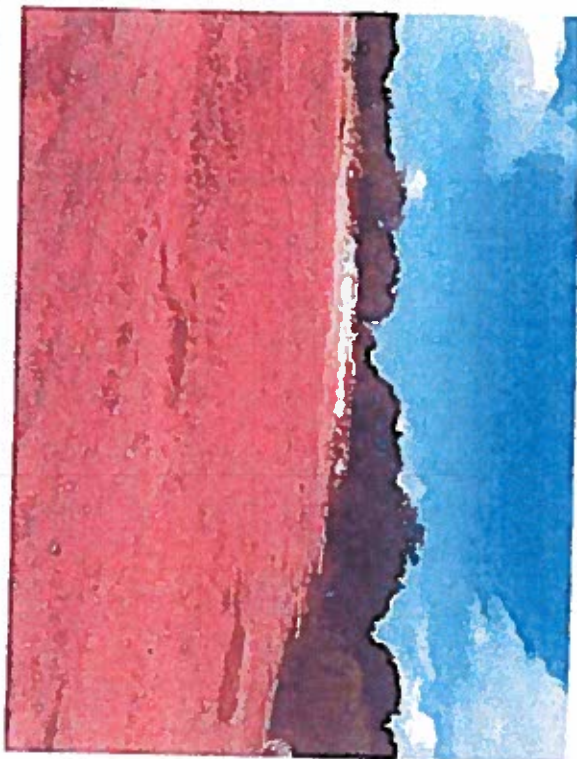
2/5/12

SITE PHOTOS



5/8

SITE PHOTOS



5/3

LDC 25-8-342(A)

Prohibits fill in excess of 4':

(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 utility construction or a wastewater drain field; or**
- (5) in a state-permitted sanitary landfill located in the extraterritorial jurisdiction...**

CS/20



2006 Aerial

SP-2013-0110D Site

TCAD Parcels

150

12/5/23

VARIANCE REQUEST

Variance Request

- To keep the unpermitted fill over 4'.

Similar Cases

- None

2/25

VARIANCE

RECOMMENDATION

Disapproval of variance:

- *Staff does not support the variance because the findings of fact have not been met. There are no staff conditions for support of the variance.*
- *Staff disagrees that the fill occurred when the use was residential (see 2006 aerial).*
- *Placement of spoils from construction sites is considered a commercial use.*

October 7, 2013

6/23



Sir/Madam,

This correspondence is being submitted as a request for a variance from Section 25-8-341 and Section 25-8-342 of the City of Austin Land Development Code for the above referenced Site Plan Application. The variance request is to allow for fill over a portion of the tract with depths ranging from 0.5 feet to approximately 9.5 feet over the allowable 4 feet. The Owner of the site had previously received a basic development permit from Travis County for the placement of the fill in 2003 but was unaware that he was required to submit for a permit to the City of Austin as he was not adding impervious cover to the site. It must also be noted that at the time the Travis County permit was approved the site was a residential use and given that use the placement of the fill would not require a permit from the City of Austin. This site was issued a "Red Tag" by the City of Austin for development without an approved site development permit.

It is our opinion that approval of the variance request will not provide the applicant with a special privilege over similar developments as the site had very steep topography and the addition of the fill did not provide the Owner with any additional developable land. The Owner has placed the fill carefully and has installed rock retaining walls to reduce slopes on the land and assist in reducing erosion off the site. All of the current buildings and drives are not located in any of the fill area and since the site is limited to 20% impervious cover no new development can occur on the site over what is existing. All of the flows from the developed portion of the site will sheet flow across the fill area which will be identified as a vegetative filter strip before being released into the right of way of Debba Drive a Travis County roadway. As part of the development permit the Owner will be required to re-vegetate the entire disturbed fill area with a standard seed mixture meeting the requirements of the City of Austin.

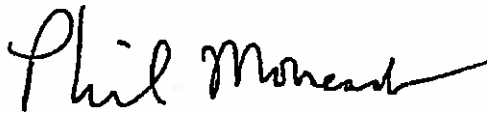
October 7, 2013

CS/NT

Approval of the variance request should not provide the applicant with a special privilege over similar developments. The fill is existing and has been in place for well over five (5) years. We believe removal will cause more environmental issues than allowing the fill to remain and re-vegetating the area with COA standard seeding. The variance approval we believe is a minimum departure from the Land Development Code and the approval of the variance will not create any significant environmental consequences.

Should you have any questions or require any additional information, please contact our office.

Sincerely,



Mr. Phil Moncada

Moncada Consulting

cc. Mr. Marc Pate

October 7, 2013

CS/6

Name of Applicant Marc Pate
Street Address 15101 Debba Drive
City State ZIP Code Austin, Texas 78734
Work Phone 512-848-8988
E-Mail Address pandai@swbell.net

Case Name Marc Pate
Case Number SP-2013-0110D
Address or Location 15101 Debba Drive
Environmental Reviewer Name Liz Johnston
Applicable Ordinance Sec. 25-8-341 and Sec 25-8-342
Watershed Name Running Deer 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 Approximately 0.70 miles
Water and Waste Water service to be provided by On site septic (existing) and water from WC&ID No. 17 (existing)
Request The variance request is to allow a fill over 4 feet up to a maximum of 9.5 feet in a WSR watershed

October 7, 2013

6/26

Impervious cover	Existing	Proposed
square footage:	54,765 s.f.	54,765 s.f.
acreage:	6.33 acres	6.33 acres
percentage:	20%	20%

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)

Site consist of Lots 26 and 27 Cardinal Hills Estates Unit 11 Subdivision in western Travis County located off Debba Drive. The site topography ranges from elev. 860 msl at the top to around 818 msl along Debba Drive. The site appears to have been used as a base pit from old aerials and currently has an old house that is being used as an office with some outside parking. The Owner has been placing fill on the site for several years and explained that he received a fill permit from Travis County when the property was used as a residence. Since that time he has stabilized the fill and has started re-vegetation procedures. He has been red tagged by the City Environmental Office for construction without a site permit. The plans consist of basically clean ng up what is there, establishing parking areas by the use of curbing and re-vegetation all other disturbed areas. The site permit and fill do not give the Owner any additional use of the land as he is still limited to 20% impervious cover which he will not exceed and most of the fill was placed in areas he is not going to use for parking or buildings.

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibit)

The plans are attached to this application and indicate the limits of the fill over 4 feet in depth.

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:

Include an explanation with each applicable finding of fact.

October 7, 2013

6/1/21

Project: Marc Pate 15101 Debba Drive

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 or the safety of property given to Owners of other similarly situated property with approximately contemporaneous development.**

40. However, it is the belief of the City that the placement of the fill did not create any additional developable land for the Owner. It was not done with an intent to create more area but merely to level the grade of slopes and make the shoreline more aesthetically pleasing. The Owner has agreed not to propose any development over the area of fill that exceed 4 feet.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;**

41. The intent of the development which the fill has been placed is not to create any additional developable land for the Owner. It was not done with an intent to create more area but merely to level the grade of slopes and make the shoreline more aesthetically pleasing. The Owner has agreed not to propose any development over the area of fill that exceed 4 feet.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;**

42. The intent of the development which the fill has been placed is not to create any additional developable land for the Owner. It was not done with an intent to create more area but merely to level the grade of slopes and make the shoreline more aesthetically pleasing. The Owner has agreed not to propose any development over the area of fill that exceed 4 feet.

- c) Does the variance create a significant probability of harmful environmental consequences;**

43. The variance will not create a significant probability of harmful environmental consequences as the fill will be placed in a location that will be contained within approved structural margins. The area has been previously disturbed and the vegetation and the fill will be placed in a location that will be contained within approved structural margins. The area has been previously disturbed and the vegetation and the fill will be placed in a location that will be contained within approved structural margins.

October 7, 2013

C/128

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

Yes as The Owner gets no additional land use out of the fill and has agreed not to propose any development over the areas of fill that exceed 4 feet. All areas on the site will be re-vegetated meeting City of Austin specifications. It is our opinion that water quality will not be affected by approval of the variance.

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The criteria for granting a variance in Section A are met;

Yes, the variance does not exceed 20% of the lot. Regarding this, the owner has agreed to all development to occur.

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

Yes, owner lives on site and operates his business here. The area where fill is placed will not be used for development purposes but requiring fill removal would be financially detrimental. He restored an area that had been previously used as a pit to reduce slopes and create sheet flow.

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

Yes, the owner would continue transporting his business here. The area where fill was placed for economic activity would be detrimental. Regarding fill removal would be financially detrimental.

****Variance approval requires all above affirmative findings.**

October 7, 2013

6/29

Please attach and paginate.

- X Aerial photos of the site (backup and presentation)**
- o Site photos (backup and presentation)
- o Aerial photos of the vicinity (backup and presentation)
- o Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways (backup and presentation)
- o 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. (backup and presentation)
- o For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. (backup and presentation)
- o Site plan showing existing conditions if development exists currently on the property (presentation only)
- o 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 (backup and presentation)
- o Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc. (backup and presentation)
- o An Environmental Assessment pursuant to ECM 1.3.0 (if required by 25-8-121) (backup only)
- o Applicant's variance request letter (backup only)

C5/30

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact listed on a notice); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SP-2013-01100

Contact: Amanda Couch, 512-974-2881 or Elsa Garza, 512-974-2308
Public Hearing: Zoning and Platting Commission, Dec 17, 2013

Louise Henderson Leveitt

Your Name (please print)

Debra Dr. (Lot 25)

Lots in question - lots 26 + 27

Your address(es) affected by this application

27

Debbie H. Leveitt

Signature

12-16-13

Date

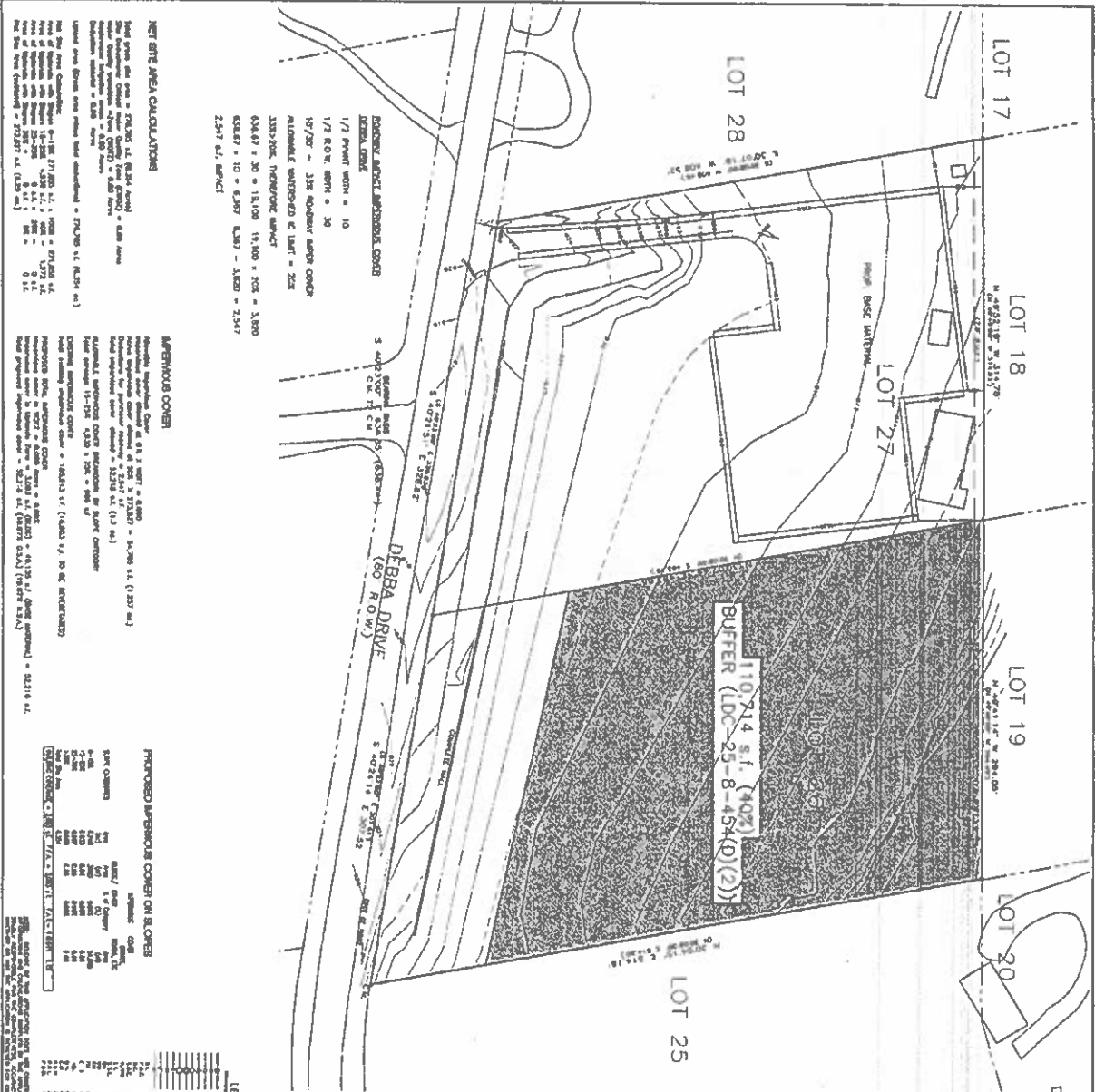
Daytime Telephone: 512-296-3564

Comments: I own the lot directly next to this property. The lot in question has been raised so high with fill that the drainage onto my property has been significantly changed in a negative way. At some points the lot in question is now 5-6 ft. higher than my property and they were previously the same elevation.

If you use this form to comment, it may be returned to:

City of Austin
Planning and Development Review - 4th Floor
Amanda Couch
P. O. Box 1088
Austin, TX 78767-8810

☐ I am in favor
☒ I object



NET SITE AREA CALCULATIONS

[illegible]

INTERIM COVER

[illegible]

PROPOSED INTERIMOUS COVER ON SLOPE

NAME	COMPANY	AGE	TYPE	1st Deputy	AGE	2nd Deputy	AGE
6-034		363		(A)			
7-035		2743		5651	34.68		
12-036		6323		6461	6.00		
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13-245		6647		6868	6.00		
13-246		6648		6869			

LEGEND

[illegible]

THIS STATE COMPLAINT IS A 3-LIST TRACT. IT HAS BEEN APPROVED BY ONE CO-OPING DEVELOPER, 9 MONTHS OF BIG LOTS/TRACTS AND 100% SOLD. APPLICATION FOR 3-SEASON AND THE PLAN APPROVAL. SEE THE REQUIRED. NDA DOC. 8

SCALE $\dot{Y} = 40$

MARC PATE

15101 DEBBA DRIVE, AUSTIN TEXAS 78734
SITE PLAN/DIMENSION CONTROL PLAN

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Prossner and Associates, Inc.
Consulting Engineers
70PE 070487-1506



□

DENSITY AREA OF FILL OVER 4.0 FEET
 83,229 sq. ft.
 MAX. FILL +13.50
 AVERAGE FILL + 8.35

[illegible]

SCALE 1-5

MARC PATE
15101 DEBBA DRIVE, AUSTIN TEXAS 78734
CUT AND FILL

This drawing is supplied by
Prosser and Associates, Inc.
Consulting Engineers
1295 FARMER-1508
1000 West 10th St., Suite 100, Portland, Ore. 97201