

PERSIMMONS CONSTRUCTION PLAN

7051 MEADOW LAKE BOULEVARD
AUSTIN, TEXAS 78744

C8-2019-0080.1B.SH

Jonathan Garner

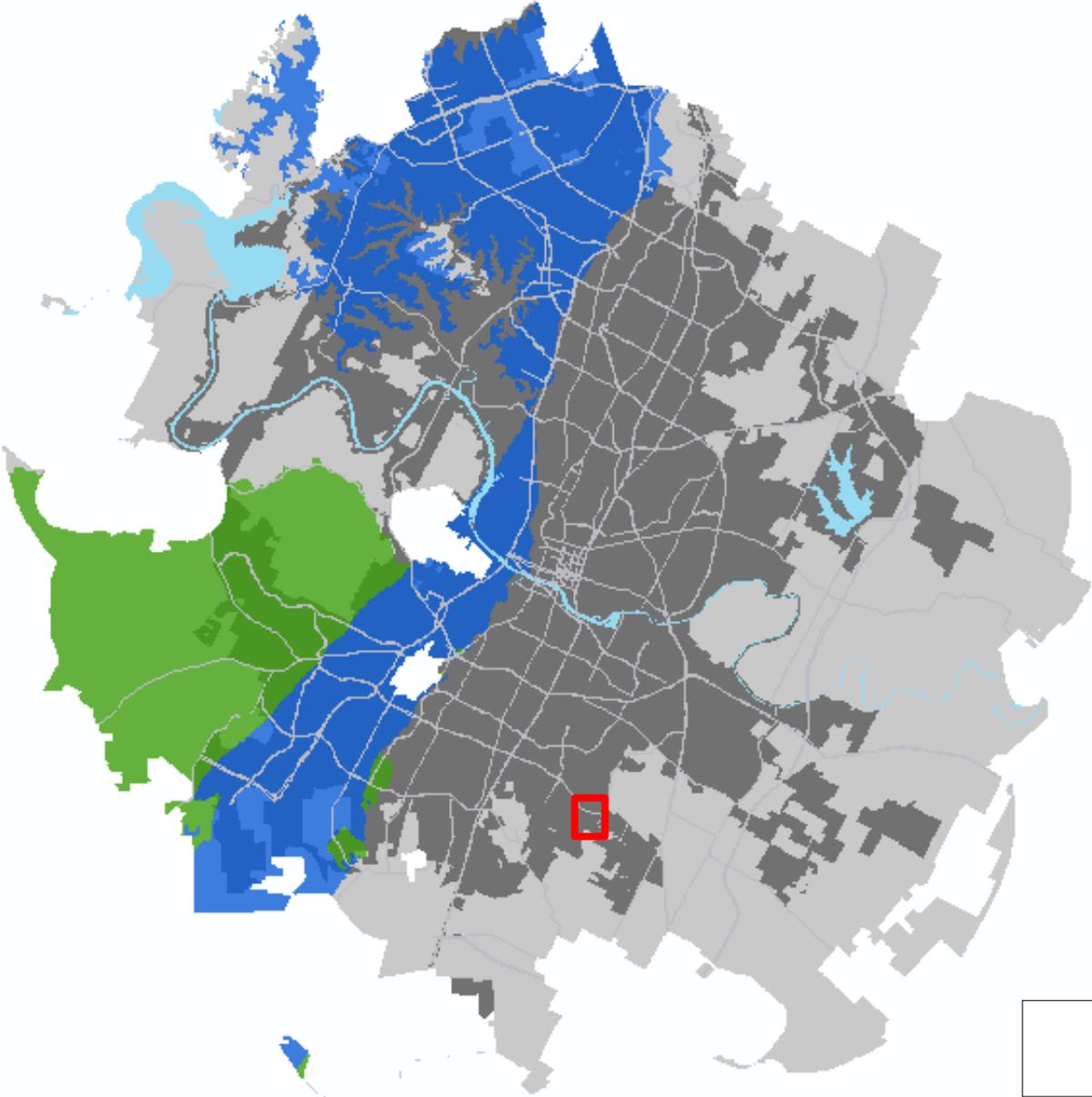
Environmental Review Program Coordinator

Development Services Department

PROPERTY DATA

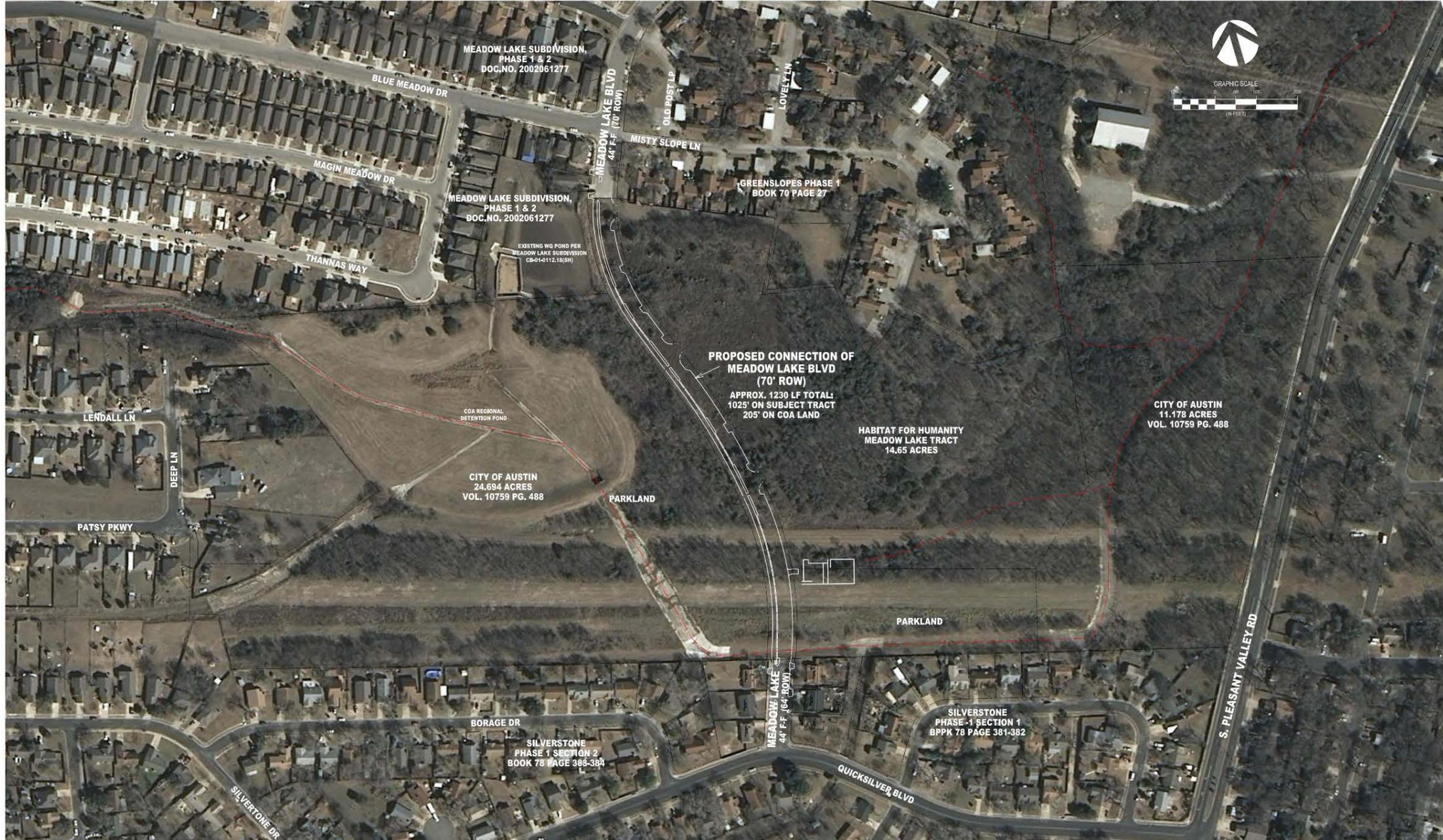
- **1.98 acres (gross site area)**
- **Full-purpose Jurisdiction**
- **Council District 2**
- **Desired Development Zone**
- **Onion Creek Watershed (Suburban classification)**
- **Not located over Edwards Aquifer Recharge Zone**
- **Current code regulations apply**

Persimmons Construction Plans C8-2018-0080.1B.SH



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

VICINITY EXHIBIT



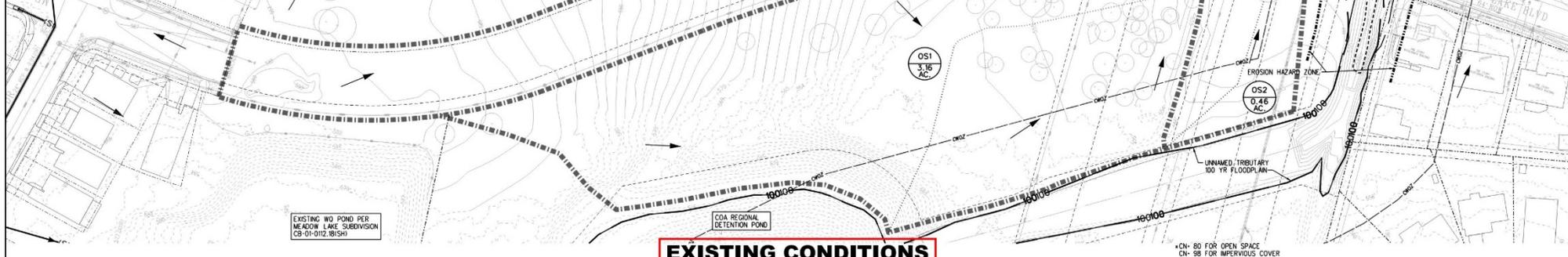
Existing Hydrologic Summary									
Basin ID	Area	Impervious (%)	TWC	Q ¹	Q ²	Q ³	Q ⁴	Q ⁵	Q ⁶
R1	1.75	0	85.0	5	4.1	10.3	13.4	16.1	
R2	0.37	0	85.0	10	2.7	1.8	2.4	3.1	
OS1	3.16	0	77.0	17	4.2	12.0	16.1	22.0	
OS2	0.46	0	77.0	26	0.9	1.4	1.8	2.3	
Total Q (Existing R1+R2)									
				4.7	11.8	15.4	21.0		

Time of Concentration Calculations									
Basin ID	Area	L	S	Z	Z ₂	Z ₃	Z ₄	Z ₅	Time (min)
R1	1.75	100	0.01	0	0	0	0	0	10
R2	0.37	100	0.01	0	0	0	0	0	10
OS1	3.16	100	0.01	0	0	0	0	0	10
OS2	0.46	100	0.01	0	0	0	0	0	10

Sheet Flow Calculations									
Basin ID	L	S	Z	Z ₂	Z ₃	Z ₄	Z ₅	Q _s (cfs)	Q _t (cfs)
R1	100	0.01	0	0	0	0	0	0.00	0.00
R2	100	0.01	0	0	0	0	0	0.00	0.00
OS1	100	0.01	0	0	0	0	0	0.00	0.00
OS2	100	0.01	0	0	0	0	0	0.00	0.00

Channel Flow Calculations									
Basin ID	L	S	Z	Z ₂	Z ₃	Z ₄	Z ₅	Q _c (cfs)	Q _t (cfs)
R1	100	0.01	0	0	0	0	0	0.00	0.00
R2	100	0.01	0	0	0	0	0	0.00	0.00
OS1	100	0.01	0	0	0	0	0	0.00	0.00
OS2	100	0.01	0	0	0	0	0	0.00	0.00

Time of Concentration Summary									
Basin ID	Area	Time (min)	Q ¹	Q ²	Q ³	Q ⁴	Q ⁵	Q ⁶	Q ⁷
R1	1.75	10	4.1	10.3	13.4	16.1			
R2	0.37	10	2.7	1.8	2.4	3.1			
OS1	3.16	10	4.2	12.0	16.1	22.0			
OS2	0.46	10	0.9	1.4	1.8	2.3			



EXISTING CONDITIONS

Proposed Hydrologic Summary									
Basin ID	Area	Impervious (%)	TWC	Q ¹	Q ²	Q ³	Q ⁴	Q ⁵	Q ⁶
R1	3.70	0	85.0	17	7.2	18.3	23.4	28.4	
R2	0.37	0	85.0	10	2.7	1.8	2.4	3.1	
OS1	3.16	0	77.0	17	4.2	12.0	16.1	22.0	
OS2	0.46	0	77.0	26	0.9	1.4	1.8	2.3	
Total Q (Proposed R1+R2+OS1+OS2)									
				15.0	15.6	22.1	24.5	33.5	

Time of Concentration Calculations									
Basin ID	Area	L	S	Z	Z ₂	Z ₃	Z ₄	Z ₅	Time (min)
R1	3.70	100	0.01	0	0	0	0	0	10
R2	0.37	100	0.01	0	0	0	0	0	10
OS1	3.16	100	0.01	0	0	0	0	0	10
OS2	0.46	100	0.01	0	0	0	0	0	10

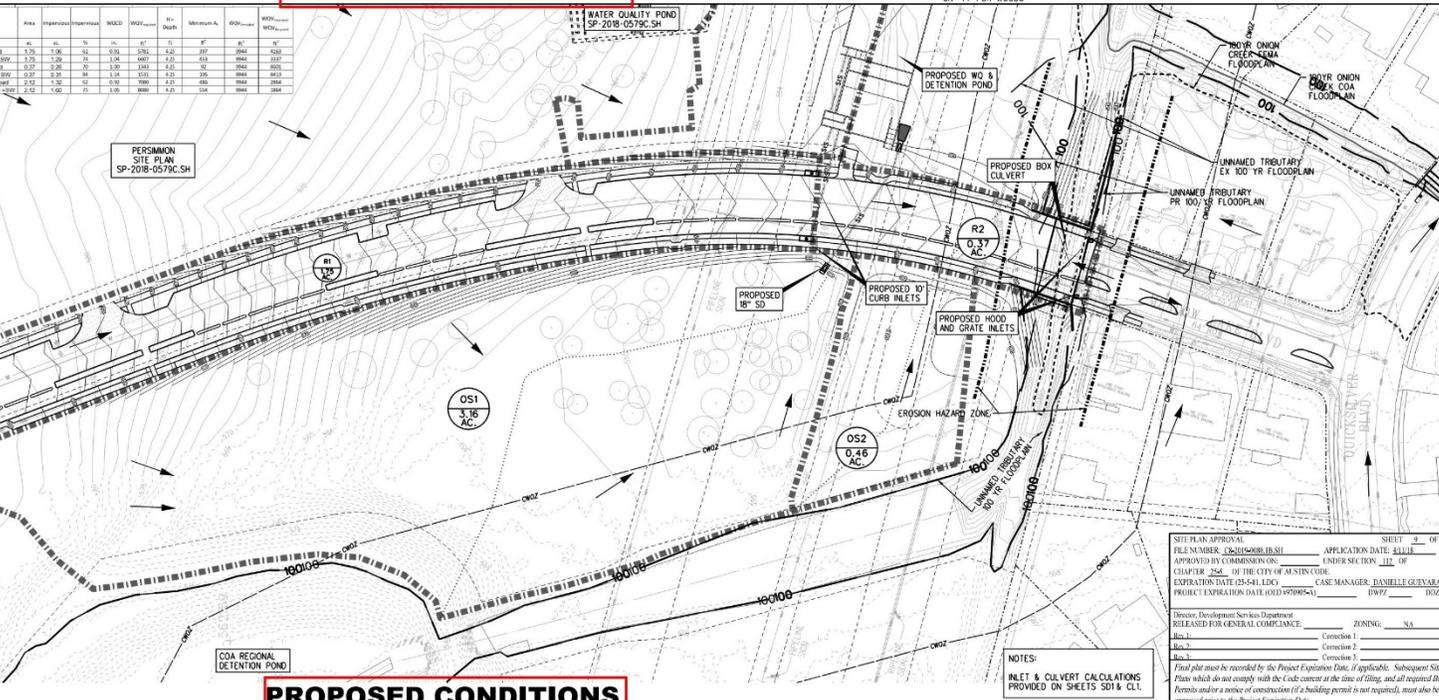
Sheet Flow Calculations									
Basin ID	L	S	Z	Z ₂	Z ₃	Z ₄	Z ₅	Q _s (cfs)	Q _t (cfs)
R1	100	0.01	0	0	0	0	0	0.00	0.00
R2	100	0.01	0	0	0	0	0	0.00	0.00
OS1	100	0.01	0	0	0	0	0	0.00	0.00
OS2	100	0.01	0	0	0	0	0	0.00	0.00

Channel Flow Calculations									
Basin ID	L	S	Z	Z ₂	Z ₃	Z ₄	Z ₅	Q _c (cfs)	Q _t (cfs)
R1	100	0.01	0	0	0	0	0	0.00	0.00
R2	100	0.01	0	0	0	0	0	0.00	0.00
OS1	100	0.01	0	0	0	0	0	0.00	0.00
OS2	100	0.01	0	0	0	0	0	0.00	0.00

Time of Concentration Summary									
Basin ID	Area	Time (min)	Q ¹	Q ²	Q ³	Q ⁴	Q ⁵	Q ⁶	Q ⁷
R1	3.70	10	7.2	18.3	23.4	28.4			
R2	0.37	10	2.7	1.8	2.4	3.1			
OS1	3.16	10	4.2	12.0	16.1	22.0			
OS2	0.46	10	0.9	1.4	1.8	2.3			

Determination of Detention Storage									
Disturbance Inflow (R1)	Disturbance Outflow	Disturbance WQSEL (R1)	Disturbance Storage (cu-ft)						
7.2	13.1	16.8	20.4						
3.0	7.2	9.5	13.7						
55.1	55.0	55.2	55.3						
0.09	0.16	0.16	0.24						

Q Summary									
Existing (R1+R2)	Proposed w/ Det (R1+R2)	Flow Reduction							
4.7	11.8	15.4							
4.1	9.0	11.8							
0.8	0.8	0.0							



PROPOSED CONDITIONS

NOTES:
INLET & CULVERT CALCULATIONS PROVIDED ON SHEETS 301 & C11

SITE PLAN APPROVAL
FILE NUMBER: [Signature] APPLICATION DATE: 4/11/11
APPROVED BY: [Signature] ENGINE SECTION: [Signature]
CHAPTER 256, OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-64 LDC): CASE MANAGER: DANIELLE GUEVARA
PROJECT EXPIRATION DATE (002457906-0): DWG: [Signature]

Division, Development Services Department
RELEASED FOR GENERAL COMPLIANCE
ZONING: NA
Correction 1: NA
Correction 2: NA
Correction 3: NA

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code content at the time of filing, and all required Building Permits and/or a notice of construction for a building permit is not required, must also be approved prior to the Project Expiration Date.

REVISION	DESCRIPTION	DATE	BY	REV.

SCALE: 1" = 50'

DUNAWAY UG
Texas Firm No. F-1114
T&E Firm No. 10065900
3707 Southwest Parkway
Building 2, Suite 250
Austin, TX 78735
Phone: 512-306-8252

MEADOW LAKE BLVD STREET EXTENSION
CIP# 6319.014

EXISTING & PROPOSED DRAINAGE AREA MAPS

STATE OF TEXAS
JUNE ROUTH
64918
LICENSED PROFESSIONAL ENGINEER
June Routh
422926

DRG1
UDG JOB NO. 17-935
C8-2019-0080.1B.SH
SHEET NUMBER 9 OF 58

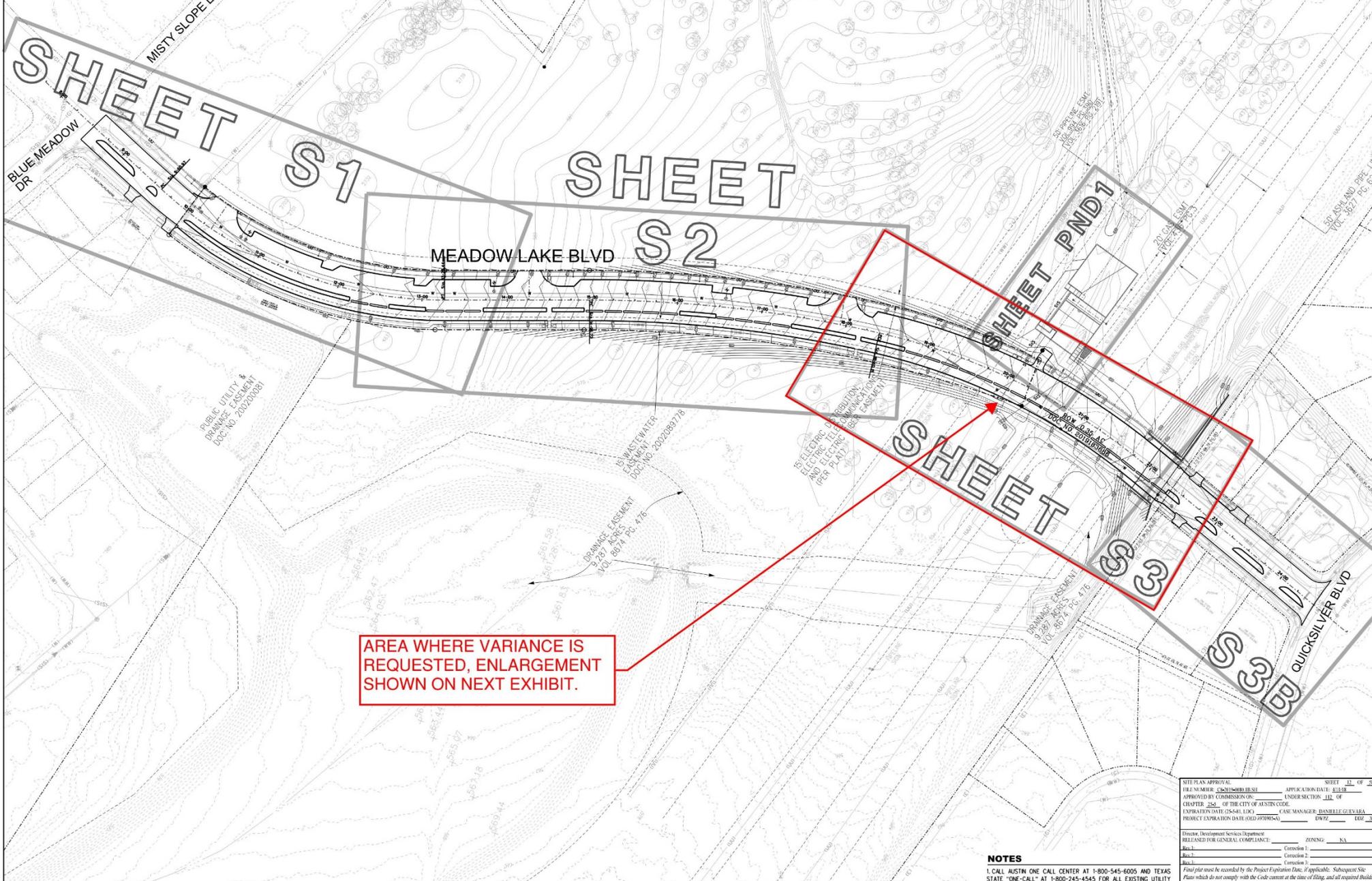
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VARIANCE REQUEST

- 2. To allow cut over four feet within 100 feet of a classified waterway (LDC 25-8-341)**

PROPOSED CONSTRUCTION PLAN



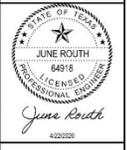
AREA WHERE VARIANCE IS REQUESTED, ENLARGEMENT SHOWN ON NEXT EXHIBIT.

NO.	DATE	BY	REVISION DESCRIPTION

SCALE:
1" = 50' H

DUNAWAY UGB
Texas Firm No. F-1114
TBP/LS Firm No. 10065900
5707 Southwest Parkway
Building 2, Suite 250
Austin, TX 78735
Phone: 512-306-8252

MEADOW LAKE BLVD STREET EXTENSION
CIP# 6319.074
MEADOW LAKE BLVD - OVERALL



IF THIS SHEET DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

S

UDG JOB NO. 17-935

C8-2019-0080.1B.SH

SHEET NUMBER 12 OF 58

SITE PLAN APPROVAL FILE NUMBER: C82019001B.S1 APPLICATION DATE: 8/1/18 SHEET 12 OF 58
APPROVED BY COMMISSION ON: UNDER SECTION 111.01 OF CHAPTER 256.01 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE: 05-31-2024 PROJECT EXPIRATION DATE (OED #9799054) CASE MANAGER: DANIELLE GUEVARA DWZ2 DEG 3

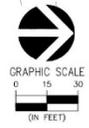
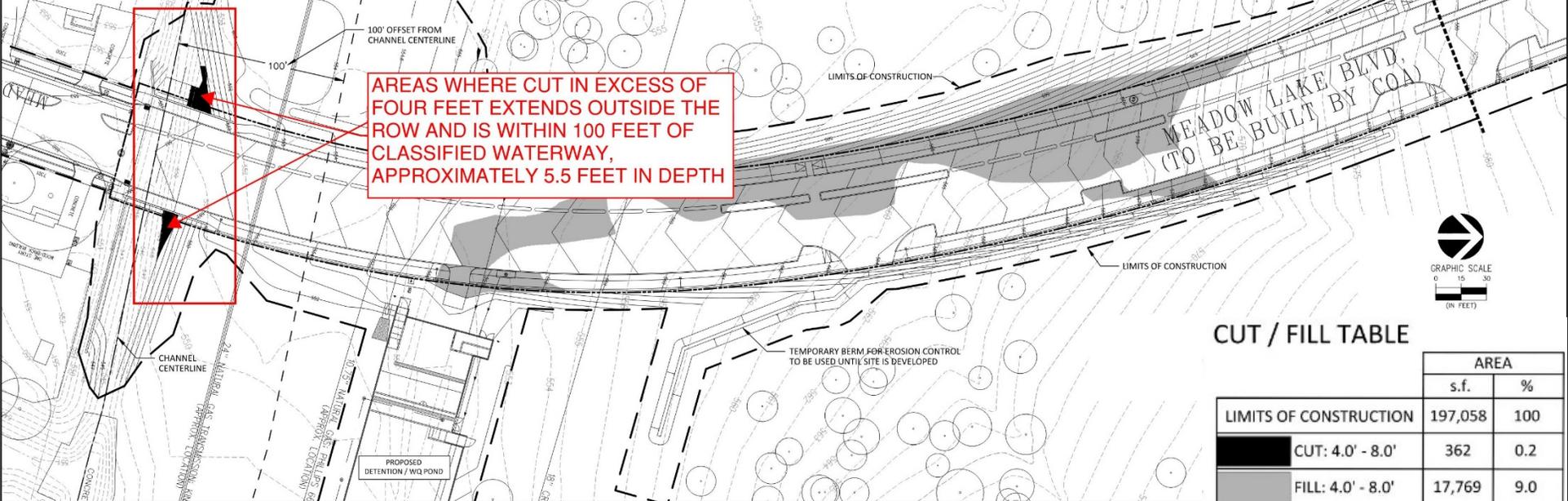
NOTES
1. CALL AUSTIN ONE CALL CENTER AT 1-800-545-6005 AND TEXAS STATE "ONE-CALL" AT 1-800-345-4545 FOR ALL EXISTING UTILITY AND OIL/GAS PIPELINE LOCATIONS PRIOR TO BEGINNING ANY WORK.
Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not acquired), must also be approved prior to the Project Expiration Date.

C:\Server\0080\0080_1B\Drawings\Project\1B_Meadow_Lake_Bldg_C8A\17-235-C8A\Urban\Construction\Plan\1B_S3A.dwg 4/22/2020

CUT EXHIBIT

CITY OF AUSTIN
24.694 AC.
VOL. 10759 PG. 488
CITY OF AUSTIN PARKLAND

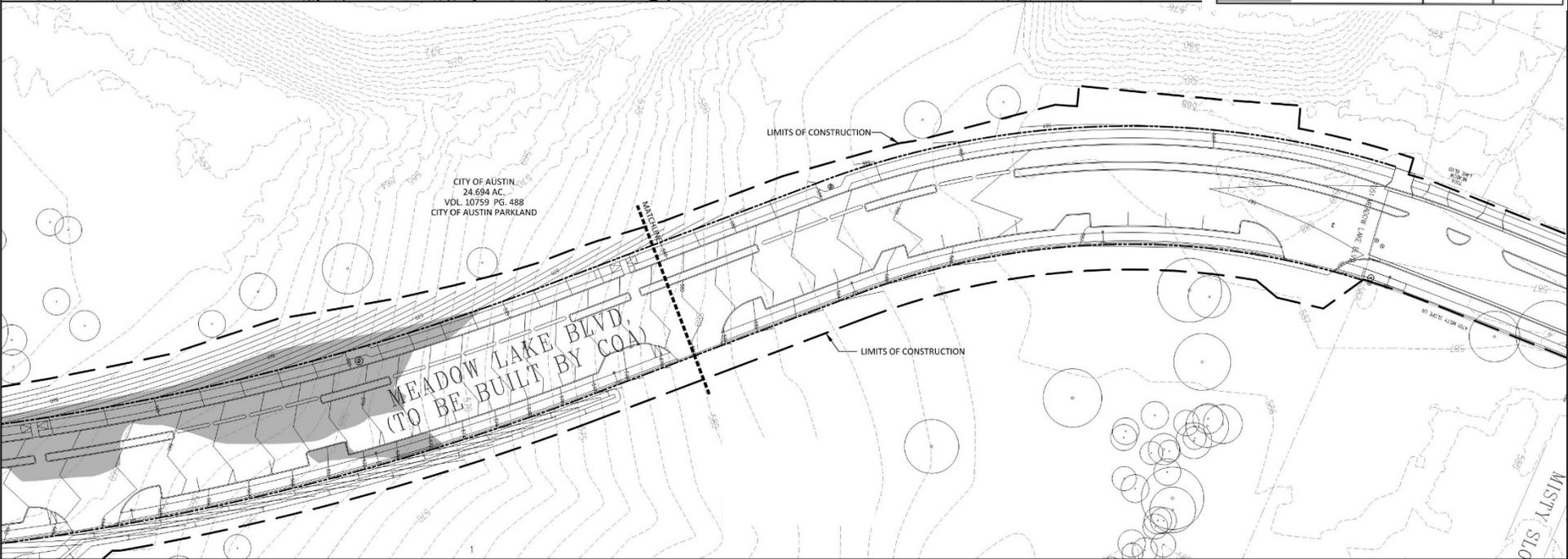
AREAS WHERE CUT IN EXCESS OF FOUR FEET EXTENDS OUTSIDE THE ROW AND IS WITHIN 100 FEET OF CLASSIFIED WATERWAY, APPROXIMATELY 5.5 FEET IN DEPTH



CUT / FILL TABLE

	AREA	
	s.f.	%
LIMITS OF CONSTRUCTION	197,058	100
CUT: 4.0' - 8.0'	362	0.2
FILL: 4.0' - 8.0'	17,769	9.0

CITY OF AUSTIN
24.694 AC.
VOL. 10759 PG. 488
CITY OF AUSTIN PARKLAND



REV.	BY	DATE	REVISION DESCRIPTION

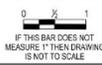
DUNAWAY UDB
Texas Firm No. F-1114
TSPS Firm No. 10065900
5707 Southwest Parkway
Building 2, Suite 250
Austin, TX 78735
Phone: 512-306-6252

MEADOW LAKE BLVD STREET EXTENSION
CIP# 6319.014

CUT & FILL EXHIBIT

June Routh
2/18/20

THESE PLANS ARE UNDER REVIEW BY THE COA AND ARE NOT APPROVED FOR CONSTRUCTION. (THIS NOTE TO BE REMOVED ON FINAL APPROVED PLANS.)



UDG JOB NO. 17-935
C8-2019-0080.1B.5H
SHEET NUMBER 1 OF 1

FINDINGS OF FACT (LDC 25-8-41)

FINDINGS OF FACT

(LDC 25-8-41)

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

- **Staff determination: No.**

Roadway construction crossing a classified waterway occurs all throughout the City of Austin utilizing methods that do not require a variance to City Code requirements. A Code compliant construction method would eliminate the need for the variance request and would not deprive the applicant of a privilege to construct a roadway crossing a classified waterway.

FINDINGS OF FACT (LDC 25-8-41)

- **2a: The variance is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance:**

- **Staff determination: No.**

A construction method that modifies the channel margins, alters the natural flow velocity, and removes hydric soils and vegetation does not provide greater overall environmental protection than a construction method that is achievable without the variance.

FINDINGS OF FACT

(LDC 25-8-41)

- **2b: The variance is the minimum deviation from the code requirement necessary to allow a reasonable use of the property:**

- **Staff determination: No.**

The amount of cut in excess of four feet required for the construction of the crossing occurs within the minimum setback of the waterway buffer and the erosion hazard zone adjacent to the classified waterway. Grading at a depth beyond that allowed by Code within these sensitive environmental areas does not constitute the minimum deviation from the code requirement.

FINDINGS OF FACT (LDC 25-8-41)

- **2c: The variance does not create a significant probability of harmful environmental consequences.**

- **Staff determination: No.**

The grading associated with the placement of the concrete box culverts, headwalls, and wingwalls will remove soils and existing vegetation and destabilize the stream bank, alter the flow velocity in the channel resulting in downstream incising and bank erosion, and modify sediment deposition patterns beyond natural processes.

FINDINGS OF FACT (LDC 25-8-41)

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

- **Staff determination: No.**

Bank erosion and sediment deposition are two leading causes of degraded water quality in creeks. Siltation can lead to murky water that smothers aquatic life habitat, reduces visibility for aquatic organisms to find food, prevents sunlight from reaching aquatic plants, and conveys other nutrients, pesticides, or toxic compounds that lower the water quality.

VARIANCE RECOMMENDATION

- **Staff has determined the required Findings of Fact have not been met, and does not recommend approval of the variance request.**

END OF PRESENTATION