

**SITE PLAN REVIEW SHEET
ENVIRONMENTAL VARIANCE REQUEST ONLY**

CASE: SP-2018-0579C.SH

ZAP COMMISSION DATE: 08/04/2020

PROJECT NAME: Persimmons

APPLICANT: Mike Mullone

AGENT: Dunaway Associates

ADDRESS OF SITE: 7051 Meadow Lake Boulevard, Austin, TX 7844

COUNTY: Travis

AREA: 14.65 acres

WATERSHED: Onion Creek

JURISDICTION: Full-purpose

EXISTING ZONING: SF-6

PROPOSED DEVELOPMENT: Multi-Family Housing with associated improvements.

DESCRIPTION OF VARIANCE:

The applicant requests the following:

1. Request to vary from LDC 25-8-341 to allow cut of more than four feet on slopes in excess of 15 percent gradient.

STAFF RECOMMENDATION:

Staff recommends that the required findings of fact have been met and recommend approval of the variance request with the following conditions:

1. Revegetate the top and backside of the detention pond berm with native, deep-rooted bunch grasses, and provide additional tree protection for trees 4-8" in diameter located along the steeper slopes.

ENVIRONMENTAL BOARD ACTION:

07/15/2020: The Environmental Board voted in (11) favor, (0) against, (0) absentia

ZONING AND PLATTING COMMISSION ACTION:

ENVIRONMENTAL REVIEW STAFF: Jonathan Garner

PHONE: 512-974-1665

CASE MANAGER: Clarissa E. Davis

PHONE: 512-974-1423

**ENVIRONMENTAL COMMISSION MOTION 20200715-003b**

Date: July 15, 2020

Subject: Persimmons, SP-2018-0579C.SH

Motion by: Kevin Ramberg

Seconded by: Pam Thompson

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant requests a variance from LDC 25-8-341 to allow cut of more than four feet on slopes in excess of 15 percent gradient;

WHEREAS, the Environmental Commission recognizes the site is located at 7051 Meadow Lake Boulevard, Austin, TX 78744; and

WHEREAS, the Environmental Commission recognizes that staff recommends, with conditions, the variance, having determined the findings of fact to have been met.

THEREFORE, the Environmental Commission recommends the variance from LDC 25-8-341 to allow cut of more than four feet on slopes in excess of 15 percent gradient.

Staff Conditions

1. Revegetate the top and backside of the detention pond berm with native, deep-rooted bunch grasses, and provide additional tree protection for trees 4-8" in diameter located east of the proposed pond along the steeper slopes.

VOTE 11-0

For: Bedford, Creel, Smith, Thompson, Nill, Neely, Coyne, Maceo, Ramberg, Guerrero, and Gordon

Against: None

Abstain: None

Recuse: None

Absent: None

Approved By:

A handwritten signature in black ink, reading 'Linda Guerrero', with a long horizontal line extending to the right.

Linda Guerrero, Environmental Commission Chair

Staff Findings of Fact
Variance to LDC 25-8-341



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: Persimmons (SP-2018-0579C.SH)
 Ordinance Standard: Watershed Protection Ordinance
 Variance Request: Request to vary from LDC 25-8-341 to allow cut of more than four feet on slopes in excess of 15 percent gradient.

Include an explanation with each applicable finding of fact.

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

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

Yes. The project proposes a multi-family, affordable housing project in an area conducive to such a development. All along the East William Cannon Dr. corridor, there are a number of multi-family developments that are constructed on slopes within the 0-15 percent category. All of the proposed impervious cover with this project is similarly situated on the portion of the property within the 0-15 percent slope category. The proposed water quality and detention pond are required by the Land Development Code, and the project intends to incorporate an amphitheater amenity into the design of the detention pond in order to foster community engagement by hosting events for the multi-family development.

2. The variance:

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

Yes. The variance request is necessitated by the layout of the site plan, but to the degree that the proposed layout provides greater overall environmental protection by achieving the following:

- All of the proposed cut is located outside the 500-year floodplain;
- No Protected Class trees (>19" diameter) will be removed for the construction of the ponds;
- The slopes that will receive the cut descend towards a large area of flat open land (0-15% slopes) that is shared PARD property and a

gas line easement, and no other development will be proposed at the bottom of the slope that would be adversely impacted by the proposed construction;

- The location and footprint of the pond avoids any conflict with the existing wastewater lines at the southern end of the property;
- The pond design will make a vertical cut in the slopes and reinforce the cut side with a concrete trapezoidal wall with stone veneer (see Pond Section in exhibit labeled Detention Pond Plan, page 20); and,
- The pond takes advantage of the natural slope of the land, and by locating the pond in this proposed location, the project does not seek to significantly alter the existing drainage patterns.

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

Yes. The project does not seek to maximize development on the property with regards to allowable impervious cover (33% Gross Site Area proposed, 65% Gross Site Area maximum allowable), therefore the cut needed for the pond to capture the required water quality and detention volume is only necessitated by the amount of impervious cover proposed on the site. If the project were to maximize the amount of allowable impervious cover on the site, the water quality and detention facility would have to be enlarged in order to capture the required volume, which would most likely require expanding the footprint of the pond and locating the cut over four feet on slopes of a steeper category (25-35% gradient).

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

Yes. A different layout of the pond that would not require cut of more than four feet would also require locating the 0-4' cut onto the steeper slopes (25-35% gradient), require the removal of Protected Class trees, require the outfall of the pond to be located on the steeper slopes of the site – possibly generating a need for a cut variance for the outfall structure –and, has the probability of requiring cut within the 100-year floodplain.

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

Yes. All cuts will be stable, vertical cuts that will be reinforced with concrete retaining walls to prevent erosion from occurring in the location of the cut. The disturbed areas within the vicinity of the cut will be required to be restored with native, deep-rooted bunch grasses and other forbs indicative of a Blackland Prairie.

- B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone*

Water Quality Transition Zone), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

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

N/A

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

N/A

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

N/A

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

- Revegetate the top and backside of the detention pond berm with native, deep-rooted bunch grasses; and,
- Provide additional tree protection for trees 4-8” in diameter located east of the proposed pond along the steeper slopes.

Environmental Reviewer
(DSD)


Jonathan Garner

Date 6-11-2020

Environmental Review
Manager (DSD)

Mike McDougal
Mike McDougal

Date 6-11-2020

Environmental Officer
(WPD)

Chris Herrington

Date _____

Application Form
Variance to LDC 25-8-341



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Mike Mullone
Street Address	5707 Southwest Parkway, Suite 250
City State ZIP Code	Austin, Texas 78745
Work Phone	512-399-5373
E-Mail Address	mmullone@dunawayassociates.com

Variance Case Information

Case Name	Persimmon
Case Number	SP-2018-0579C.SH
Address or Location	7051 Meadow Lake Boulevard
Environmental Reviewer Name	Jonathan Garner
Environmental Resource Management Reviewer Name	N/A
Applicable Ordinance	LDC 25-8-341(A)(4)
Watershed Name	Onion Creek
Watershed Classification	☐ Urban ☒ Suburban ☐ Water Supply Suburban ☐ Water Supply Rural ☐ Barton Springs Zone

January 21, 2020

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	0.5 miles to Onion Creek (Suburban Watershed)
Water and Waste Water service to be provided by	City of Austin
Request	The variance request is as follows (Cite code references): Per LDC 25-8-341(A)(4), grading over four feet for construction of a water quality control or detention facility is not allowed on an existing slope with a gradient of more than 15 percent.

Impervious cover	Existing	Proposed
square footage:	_____	_____
acreage:	0.00	4.32
percentage:	0%	33.1%
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)	Habitat for Humanity proposes to construct 126 affordable housing units which qualify as SMART Housing. There are no current improvements on the site. The site improvements will include 18 buildings (for 126 residential units), water and wastewater utilities, storm drain utilities, open space community play area, water quality and detention ponds. The improvements will require grading with cutting more than 8 feet on slopes over 15% for a detention pond. Slopes range from 1% to 25%. Highest elevation 587, Lowest elevation : 540 Mature trees and grass are the main site vegetation. There is a CWQZ for the unnamed tributary to Onion Creek that runs along the southern end of the property. There is a floodplain for each the Onion Creek and the unnamed tributary to Onion Creek. No improvements will be located in the CWQZ or the floodplains. There are no CEFs or Heritage Trees on this Site.	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	Per LDC 25-8-341(A)(4), grading over four feet for construction of a water quality control or detention facility is not allowed on an existing slope with a gradient of more than 15 percent. A detention pond and dual use amphitheater is proposed in an area where the slope is over 15%.
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FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project:

Ordinance:

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

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

☒ No [provide summary of justification for determination]
Due to the unique topography of this Site, it all drains to the adjacent creek. Maximizing of affordable units is clustered on the 0% - 15% slope land. The layout requires the detention pond be located in the area where the slope starts to increase toward the creek

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

☒ No [provide summary of justification for determination]
The pond location was chosen to minimize tree removal and to be adjacent to residences so alternate use as amphitheater was assessable to home owners

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

☒ Yes ☐ No [provide summary justification for determination]
-The layout maximizes green space within the development which provides increased environmental protection.
-There is minimum amount of slope impacted by the pond design.
-The construction will stabilize the slope and will not create harmful environmental consequences.
-The detention pond and associated water quality pond will meet current standards.

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

☒ Yes ☐ No [provide summary justification for determination]
The construction on slopes consists of a detention pond that will be fully revegetated with grass and new trees around the pond.

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

☒ Yes ☐ No [provide summary justification for determination]
The construction on slopes consist of detention pond which will be fully revegetated with grass and new trees around the pond. No impervious cover is proposed on these slopes, and no slope erosion is anticipated.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

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

Yes / No [provide summary of justification for determination]

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

Yes / No [provide summary of justification for determination]

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

Yes / No [provide summary of justification for determination]

**Variance approval requires all above affirmative findings.

January 21, 2020

Jonathan Garner
City of Austin
Development Services Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

Re: Persimmon (SP-2018-0579C.SH) Dunaway UDG # 17-949
7051 Meadow Lake Boulevard, Austin, Texas 78744
Land Use Commission Variance for Administrative Cut/Fill Variance Request
(LDC 25-8-341(A)(4))

Mr. Garner,

Habitat for Humanity proposes to construct 126 affordable housing units which qualify as SMART. There are no current improvements on the site.

The site improvements will include 18 buildings (for 126 residential units), water and wastewater utilities, storm drain utilities, open space community play area, water quality and detention ponds.

The improvements will require grading with cutting more than 8 feet on slopes over 15% for a detention pond.

Per LDC 25-8-341(A)(4), grading over four feet for construction of a water quality control or detention facility is not allowed on an existing slope with a gradient of more than 15 percent.

We are requesting support and approval from the Environmental Reviewer on this project to get variance approval from the Land Use Commission. The reasons we are requesting approval as it pertains to the Findings of Facts is as follows:

- 1.) Due to the unique topography of this Site, it all drains to the adjacent creek. Maximizing of affordable units is clustered on the 0% - 15% slope land. The layout requires the detention pond be located in the area where the slope starts to increase toward the creek.
- 2.)
 - a. The layout maximizes green space within the development which provides increased environmental protection.
 - b. There is minimum amount of slope impacted by the pond design.
 - c. The construction will stabilize the slope and will not create harmful environmental consequences.
- 3.) The detention pond and associated water quality pond will meet current standards.
- 4.) The pond location was chosen to minimize tree removal and to be adjacent to residences so alternate use as amphitheater was assessable to home owners
- 5.) The construction on slopes consist of detention pond which will be fully revegetated with grass and new trees around the pond. No impervious cover is proposed, and no slope erosion is anticipated.

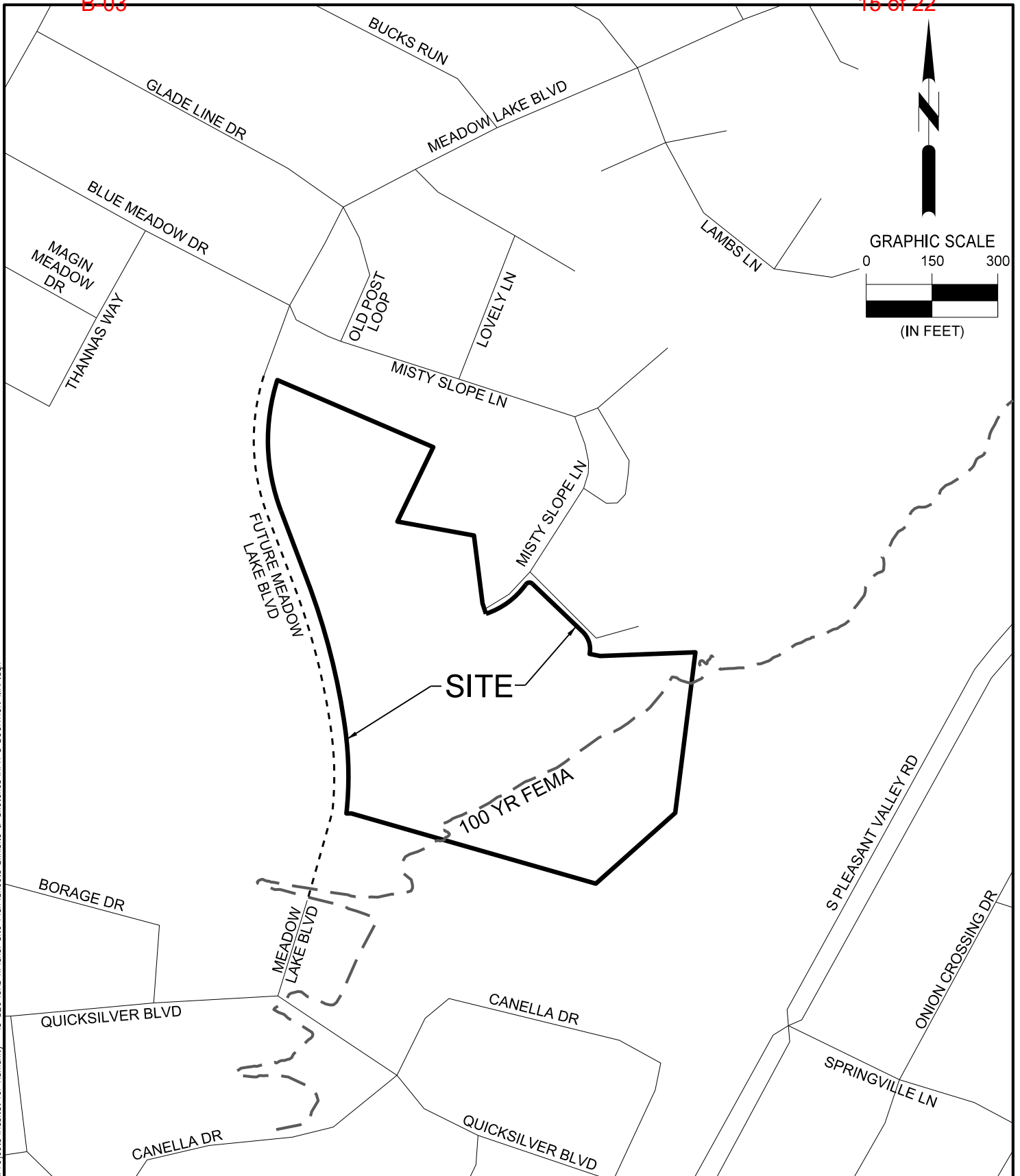
Please let me know if you have comments or questions. My phone number is 512-399-5373. E-mail at mmullone@dunawayassociates.com if there is any additional information I can provide that will facilitate your review or if any documents do not make it to you upon distribution.

Sincerely,

A handwritten signature in black ink that reads "Mike Mullone". The signature is written in a cursive, flowing style.

Mike Mullone, PE, CFM, CESSWI, CPESC

Applicant Exhibits
Variance to LDC 25-8-341



TX Registered Engineering Firm #F-1114
 TBPLS Firm No. 10065900
 5707 Southwest Parkway
 Building 2, Suite 250
 Austin, TX 78735
 Phone: 512-306-8252

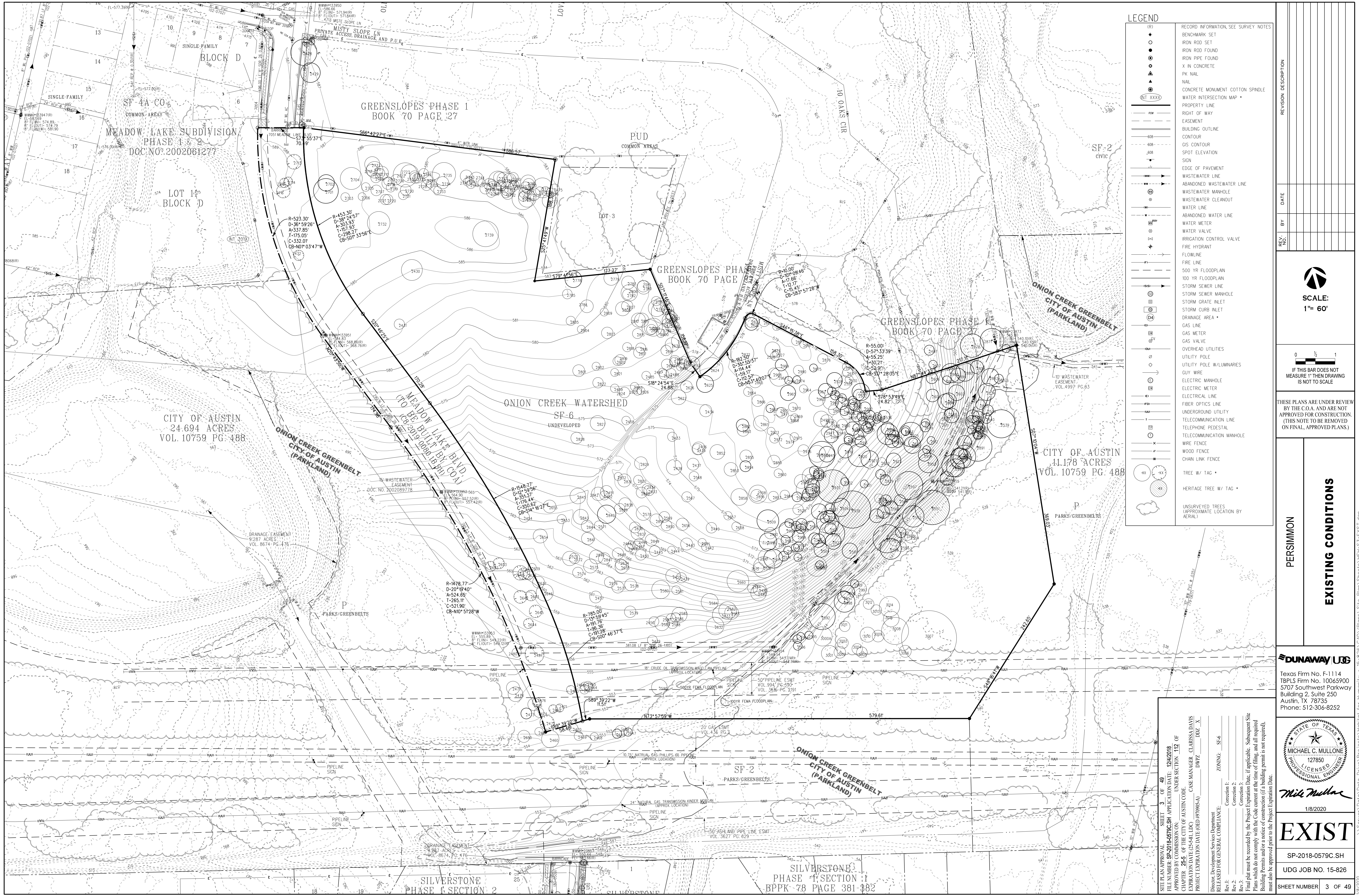
PERSIMMON LOCATION MAP



**PERSIMMON
AERIAL WITH BOUNDARY**

\\Server\Data Drive\Projects\Hobitol for Humanity - 15-826\CAD\Plons) Site Plan\Sheets-Exhibits & Sketches\MFH-S-AERIAL W BNDRY.dgn

3/27/2019





HATCH LEGEND	
SYMBOL	DESCRIPTION
	PRIVATE COMMON OPEN SPACE
	STREETYARD AREA
	UNDISTURBED NATURAL AREA

SITE PLAN APPROVAL

FILE NUMBER: SP-2018-0579C.SH

APPROVED BY: COMMISSION ON:

CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81, LDC)

PROJECT EXPIRATION DATE (OED #970905-A)

SHEET OF 12/4/2018

UNDER SECTION 112 OF

CASE MANAGER CLARISSA DAVIS

DWPZ DDZ

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE:

Rev1: Correction 1:

Rev2: Correction 2:

ZONING: SF-6

Plot must be recorded by the Commission Expiration Date, if applicable.

Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

REV. NO.

BY

DATE

REVISION DESCRIPTION

SCALE:

1" = 40' H

0 1/2 1

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

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

PERSIMMON

REQUIRED LANDSCAPE AREAS

DUNAWAY UGB

Texas Firm #F-1114

TBPLS Firm No. 10065900

5707 Southwest Parkway

Building 2, Suite 250

Austin, TX 78735

Phone: 512-306-8252

REGISTERED LANDSCAPE ARCHITECT

STATE OF TEXAS

2585

12/11/2019

L-0

SP-2018-0579C.SH

SHEET NUMBER

38 OF 49

DATE

FILE



DUNAWAY UOG
TX Registered Engineering Firm #F-1114
1801 Southway
5707 Southwest Parkway
Building 2, Suite 250
Austin, TX 78735

STATE OF TEXAS
MICHAEL C. MULLONE
127850
LICENSED PROFESSIONAL ENGINEER
Mike Mullone 9/30/19

PERSIMMON

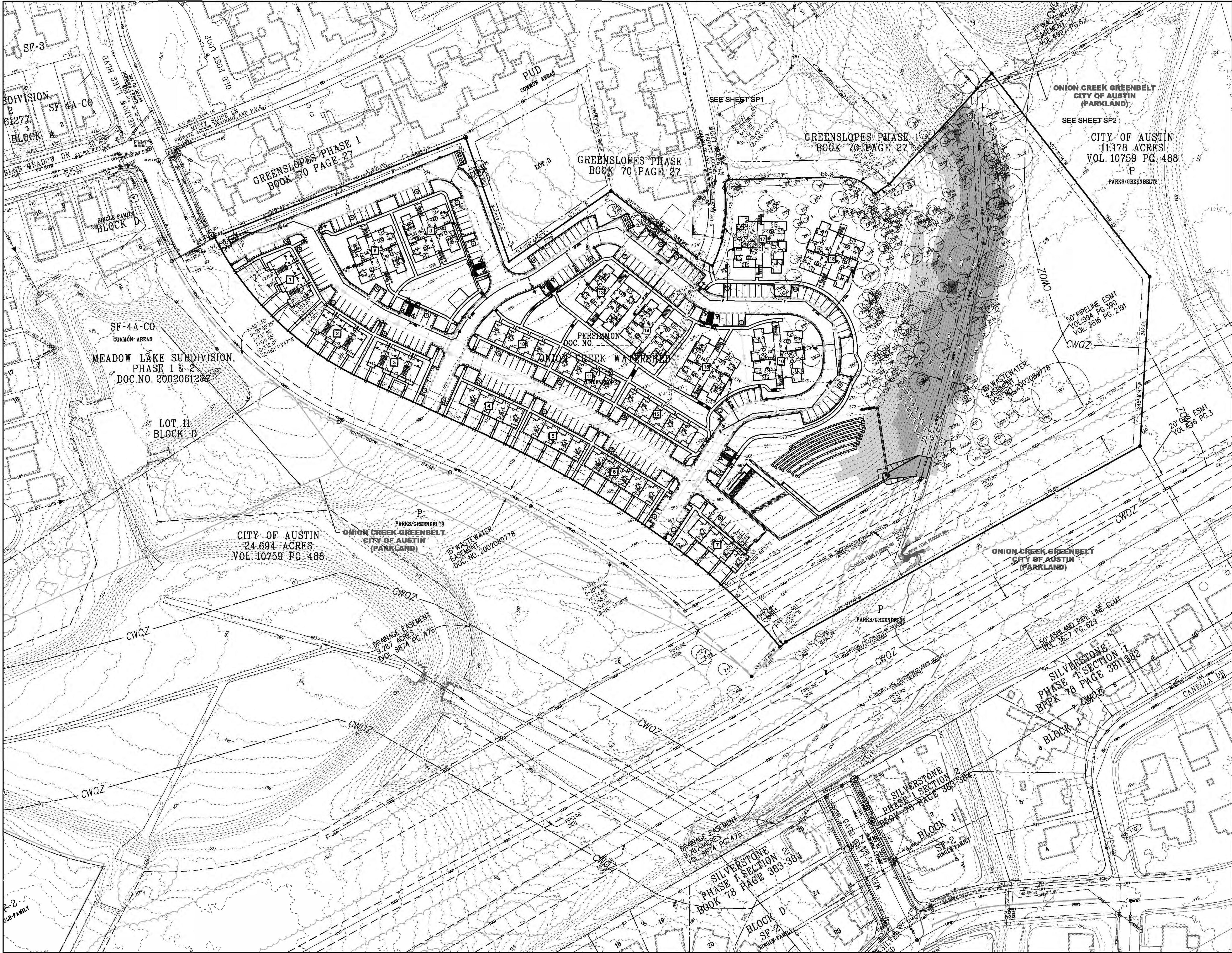
Austin, Texas

PROJECT NO : 15-626
DATE : SEPTEMBER 2019

REVISIONS	
△	
△	
△	
△	
△	

CUT &
FILL
EXHIBIT

EXH



SLOPE CATEGORIES

0-15%	
15-25%	
25-35%	
35%+	

REVISION DESCRIPTION

REV. NO.	DATE	BY

SCALE:
1"= 60'

0 1/2 1

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

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PERSIMMON

SLOPE MAP

DUNAWAY UG

Texas Firm No. F-1114
T8PLS Firm No. 10065900
5707 Southwest Parkway
Building 2, Suite 250
Austin, TX 78735
Phone: 512-306-8252

STATE OF TEXAS
MICHAEL C. MULLONE
127850
LICENSED PROFESSIONAL ENGINEER

Mike Mullone

1/8/2020

SL

SP-2018-0579C.SH

UDG JOB NO. 15-826

SHEET NUMBER 9 OF 49

SITE PLAN APPROVAL SHEET 9 OF 49
FILE NUMBER SP-2018-0579C.SH APPLICATION DATE: 12/4/2018
APPROVED BY COMMISSION ON: UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE: (25-541, LDC) CASE MANAGER: CLARISSA DAVIS
PROJECT EXPIRATION DATE (OED #97086-A) DWYZ DOZ X

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:

Rev. 1:	Correction 1:	ZONING:	SF-6
Rev. 2:	Correction 2:		
Rev. 3:	Correction 3:		

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

Existing Hydrologic Summary									
Basin ID	Area	Impervious	CN weighted	ToC	Q ²	Q ¹⁰	Q ²⁵	Q ¹⁰⁰	
-	ac.	%	-	min.	ft ³ /s	ft ³ /s	ft ³ /s	ft ³ /s	
H	14.33	3	80.6	16	24.5	62.2	81.6	113.4	
R1	1.75	74	93.3	5	7.2	13.1	15.9	20.4	
R2	0.37	84	95.1	5	1.6	2.8	3.4	4.4	
Total Q (H)					24.5	62.2	81.6	113.4	
Total Q (R1+R2)					8.8	16.0	19.4	24.7	
Total Q (Existing)					29.0	71.1	92.6	128.2	

Proposed Hydrologic Summary									
Basin ID	Area	Impervious	CN weighted	ToC	Q ²	Q ¹⁰	Q ²⁵	Q ¹⁰⁰	
-	ac.	%	-	min.	ft ³ /s	ft ³ /s	ft ³ /s	ft ³ /s	
H1	8.70	50	88.9	5	30.6	61.4	76.1	98.6	
H2	5.63	0	80.0	14	9.8	25.2	33.2	46.1	
R1	1.75	74	93.3	5	7.2	13.1	15.9	20.4	
R2	0.37	84	95.1	5	1.6	2.8	3.4	4.4	

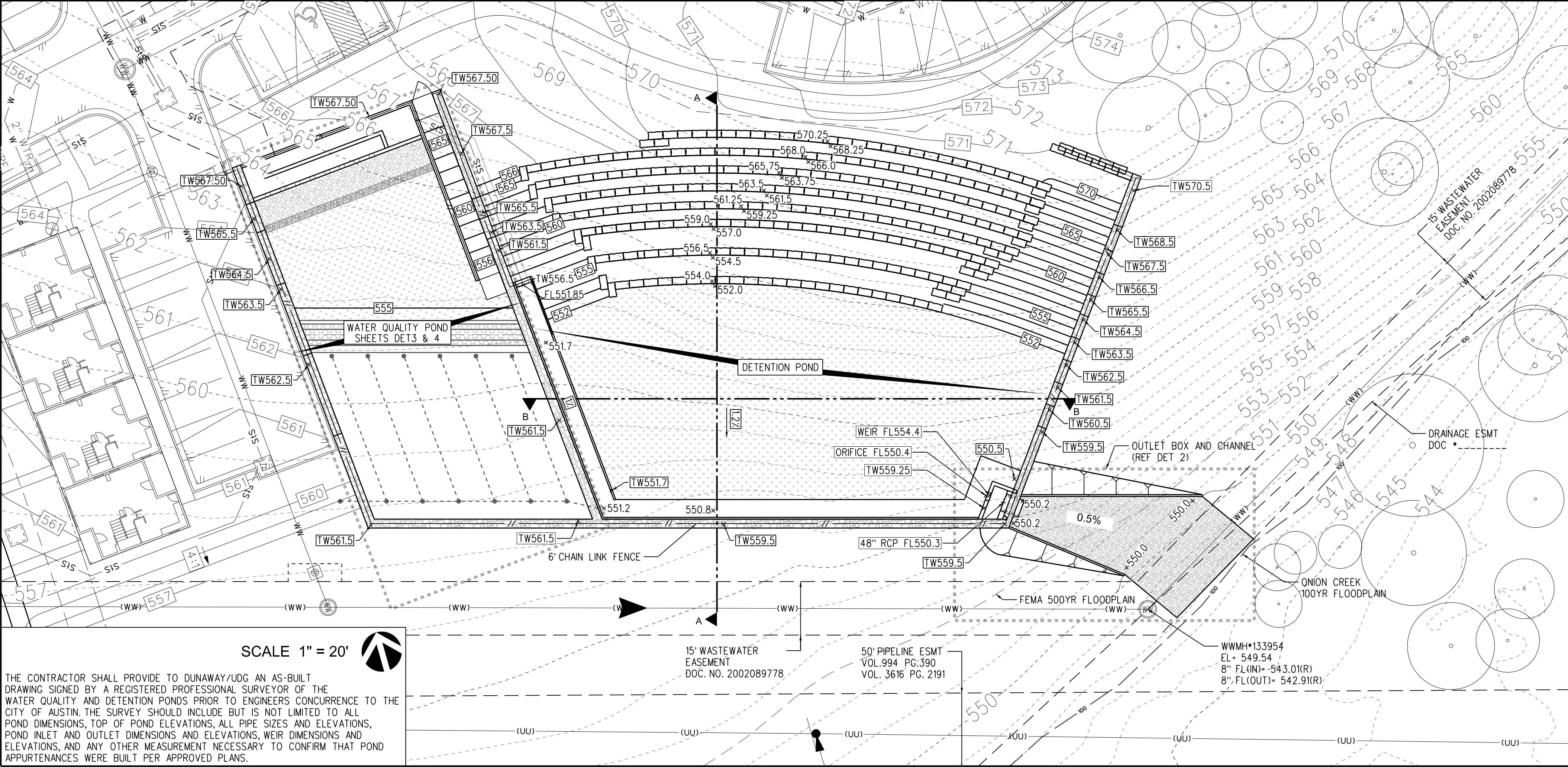
Detention Inflow	30.6	61.4	76.1	98.6
Detention Outflow	3.9	29.9	43.7	64.3
Detention WSEL (ft)	554.9	557.1	557.9	559.0
Detention Storage (ac-ft)	0.74	1.22	1.42	1.69
Total Proposed Q Leaving the Site	11.1	54.9	76.8	110.4

Q Summary	Q ²	Q ¹⁰	Q ²⁵	Q ¹⁰⁰
-	ft ³ /s	ft ³ /s	ft ³ /s	ft ³ /s
Existing (H)	24.5	62.2	81.6	113.4
Proposed w/ Det. (H1+H2)	11.1	54.9	76.8	110.4
Flow Reduction	-13.4	-7.3	-4.8	-3.0

Detention Outlet Structure			
Outlet #	Structure	Size	Elevation
1	Orifice	5"	550.4
2	Weir	27"	554.4

Detention Pond Summary				
Stage-Storage-Discharge				
Storm	Q _{pond in}	Q _{pond out}	WSEL	Storage
-	ft ³ /s	ft ³ /s	ft.	ac-ft.
2YR	30.6	3.9	554.9	0.74
10YR	61.4	29.9	557.1	1.22
25YR	76.1	43.7	557.9	1.42
100YR	98.6	64.3	559.0	1.69

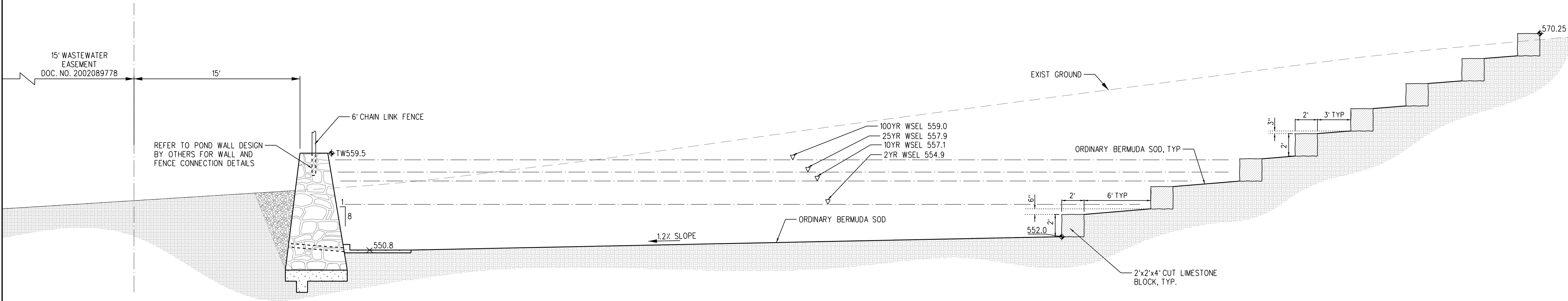
Detention Pond Volume Summary					
Elevation	Area	Area	Volume	Cum. Vol.	Cum. Vol.
ft.	ft ²	ac.	ft ³	ft ³	ac-ft.
550.40	0	0.000	0	0	0
552.00	8152	0.187	6522	6522	0.150
554.00	8631	0.198	16783	23305	0.535
554.50	9406	0.216	4509	27814	0.639
556.50	9874	0.227	19280	47094	1.081
557.00	10706	0.246	5145	52239	1.199
559.00	11164	0.256	21870	74109	1.701
559.50	12052	0.277	5804	79913	1.835
561.50	12499	0.287	24551	104464	2.398



DAM SAFETY CERTIFICATION STATEMENT:
I Michael C. Mullone Texas license number 127850 certify that the design of the dam in this set of plans can safely pass 75 percent of the Probable Maximum Flood based on the hydrologic, hydraulic, structural and geotechnical analysis using standard accepted engineering practices.

NOTE:
1. SEE "DETENTION POND DETAILS" SHEET FOR ADDITIONAL DETENTION POND DETAILS
2. 6' CHAIN LINK FENCE ON TOP OF ALL WALLS OF POND. (SEE DETENTION POND DETAILS SHEET DET 2)

B POND - SECTION
SCALE 1" = 5'



A POND - SECTION
SCALE 1" = 5'

REV. NO.

DATE

BY

DESCRIPTION

0

1

2

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

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

PERSIMMON

DETENTION POND PLAN

DUNAWAY

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

STATE OF TEXAS

MICHAEL C. MULLONE

127850

PROFESSIONAL ENGINEER

1/8/2020

DET1

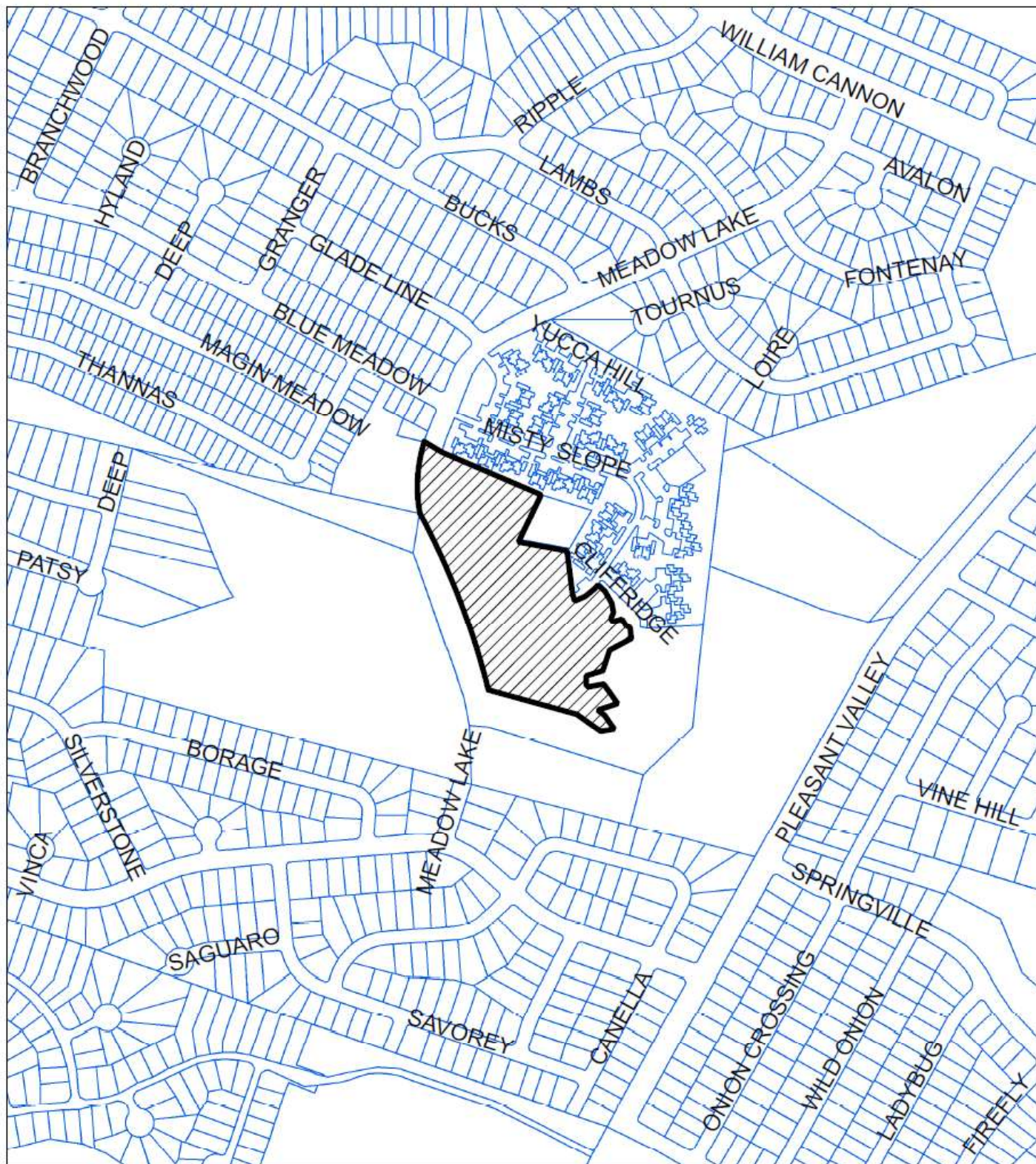
SP-2018-0579C-SH

UDG JOB NO. 15-826

SHEET NUMBER

22 OF 49

SITE PLAN APPROVAL SHEET 22 OF 49
FILE NUMBER SP-2018-0579C-SH APPLICATION DATE: 12/4/2018
APPROVED BY COMMISSION ON: UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE: 12/5-5/81 LDC CASE MANAGER: CLARISSA DAVIS
PROJECT EXPIRATION DATE (OED #970965-A) DWG# D02_X
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE:
Rev. 1: Correction 1: ZONING: SF-4
Rev. 2: Correction 2:
Rev. 3: Correction 3:
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 required), must also be approved prior to the Project Expiration Date.



Subject Tract



Base Map

CASE: SP-2018-0579C.SH
LOCATION: 7051 MEADOW LAKE BLVD.

This product is for informational purposes 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.

This product has been produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.