

**ZONING AND PLATTING COMMISSION SITE PLAN  
CONDITIONAL USE PERMIT REVIEW SHEET**

**CASE NUMBER:** SP-2017-0483D(R1) **PLANNING COMMISSION DATE:** 01/05/2021

**PROJECT NAME:** West Travis County Public Utility Agency storage tank revision

**PROPOSED USE:** Water Utility (existing)

**ADDRESS OF APPLICATION:** 10710-1/2 W SH 71

**AREA:** 2.02 acres, limits of construction

**COUNCIL DISTRICT:** 8

**APPLICANT:** Jennifer Riechers  
West Travis County Public Utility Agency  
13215 Bee Caves Parkway, Bldg B, Ste. 110  
Bee Cave, Texas 78738  
512-263-0100

**AGENT:** Murfee Engineering Company, Inc.  
1101 Capitol of Texas Highway South  
Bldg D, Ste. 110  
Austin, Texas 78746  
512-327-9204

**CASE MANAGER:** Christine Barton-Holmes, CNUa, LEED AP Telephone: 974-2788  
[christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov)

**EXISTING ZONING:** P

**PROPOSED DEVELOPMENT:** The applicant is requesting to revise a previously approved permit to add a second ground storage tank, with associated improvements, on a site zoned P that is greater than one acre in size; therefore, a Conditional Use Permit is required, according to the Land Development Code {Section 25-2-625}.

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of the conditional use permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

**PREVIOUS ZONING AND PLATTING COMMISSION ACTION:** NA

**WATERSHED:** Barton Creek Watershed – Barton Springs Zone

**APPLICABLE WATERSHED ORDINANCE:** Current/ Comprehensive watershed ordinance

**T.I.A.:** Not Required

**PROJECT INFORMATION:****ZONING:** P**MAX. BLDG. COVERAGE:** \***MAX. IMPERV. CVRG.:** \***MAX HEIGHT:** \***REQUIRED PARKING:** NA**EXIST. USE:** Water Utility

*\*P zoning development standards to be determined by approval of a conditional use site plan [25-2-625(D)(2)]*

**LIMITS OF CONSTRUCTION:** 2.02 acres**PROPOSED BLDG. CVRG:** NA**PROPOSED IMP. CVRG:** 24.6%**PROPOSED HEIGHT:** NA**PROVIDED PARKING:** NA**PROPOSED USE:** Wastewater Treatment**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant proposes to add one additional 950,000-gallon ground storage tank to the facility, bringing the total number of tanks to two. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the conditional use permit

**Environmental:** The site is in the Barton Creek watershed, which is within the Barton Springs Zone. There are no known Critical Environmental Features are located within the limits of construction.

**Transportation:** Access is available from SH 71

**SURROUNDING CONDITIONS: Zoning/ Land use****North:** SF-6 (Undeveloped)**East:** P, SF-4A (Undeveloped)**South:** MF-1, Southwest Parkway (Undeveloped and highway)**West:** ETJ & SH-71 (Undeveloped, single-family, and highway)

| <u>Street</u> | <u>R.O.W.</u> | <u>Surfacing</u> | <u>Classification</u> |
|---------------|---------------|------------------|-----------------------|
| SH 71         | 200'          | 85'              | Highway               |

**NEIGHBORHOOD ORGANIZATIONS:**

N/A

### CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

#### **A conditional use site plan must:**

- 1. Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
- 2. Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning districts and overlays.
- 3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites in all of these cases.
- 4. Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities exist at the site.
- 5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.
- 6. For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay district.

#### **A Conditional Use Site Plan May Not:**

- 1. More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
- 2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment to safety or convenience.
- 3. Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

# WTC PUBLIC UTILITY AGENCY

## SITE DEVELOPMENT PERMIT PLANS FOR

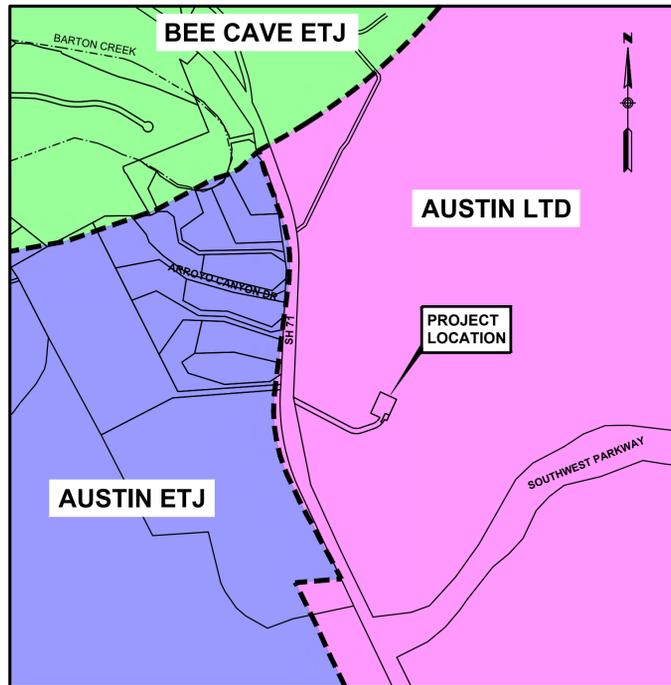
### SOUTHWEST PARKWAY GROUND STORAGE TANK #2

**WTC PUBLIC UTILITY AGENCY**  
**SITE DEVELOPMENT PERMIT PLANS FOR**  
**SOUTHWEST PARKWAY GROUND STORAGE TANK #2**

NOTES:

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- THIS PROJECT IS LOCATED IN THE CITY OF AUSTIN LIMITED PURPOSE.
- THIS PROJECT IS LOCATED IN THE BARTON CREEK WATERSHED, CLASSIFIED AS BARTON SPRINGS ZONE AND IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- NO PORTION OF THIS SITE LIES WITHIN A DESIGNATED FLOOD HAZARD ZONE BASED ON FLOOD INSURANCE RATE MAP, PANEL #48453C0420H, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, EFFECTIVE DATE SEPTEMBER 26, 2008.
- 2.02 ACRES OUT OF THE MRS L MADDEN SURVEY 206, ABSTRACT 2283, AS RECORDED IN DOCUMENT NO. 2012106240 OPRCT.
- PROJECT IS SUBJECT TO WATERWAY DEVELOPMENT PERMIT NO. 7280, APPROVED ON NOV. 4, 1983 AND NOT SUBJECT TO WATERSHED PROTECTION REGULATIONS.
- BENCHMARK: TBM WL-10, COTTON GIN SPINDLE SET IN POWER POLE NO. 351622, APPROXIMATELY 17' SOUTHEAST OF ANGLE POINT IN THE SOUTH FENCE. ELEVATION = 983.06', F.B. 1804/P. 38.
- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCY BY CITY ENGINEERS.
- ENGINEER CERTIFIES THAT THE PLAN IS COMPLETE, ACCURATE, AND IN COMPLIANCE WITH CHAPTER 25 OF THE LAND DEVELOPMENT CODE.
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

10710 1/2 W. SH 71, AUSTIN, TX 78736



**LOCATION MAP**  
 SCALE: N.T.S.  
 MAPSCO PAGE 581J, GRID "A-23"

OWNER

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY  
 13215 BEE CAVES PARKWAY  
 BUILDING B, SUITE 110  
 BEE CAVE, TEXAS 78738  
 PH: (512) 263-0100

ENGINEER

MURFEE ENGINEERING COMPANY, INC.  
 1101 CAPITAL OF TEXAS HIGHWAY SOUTH  
 BUILDING D, SUITE 110  
 AUSTIN, TEXAS 78746  
 PH: (512) 327-9204  
 FAX: (512) 327-2947

PROPERTY DESCRIPTION

2.02 ACRES OUR OF THE MRS L MADDEN SURVEY 206  
 ABSTRACT 2283  
 AS RECORDED IN DOCUMENT NO. 2012106240 OPRCT

PROPERTY ADDRESS

10710 1/2 W. SH 71 AUSTIN, TEXAS 78735

SUBMITTAL DATE  
 MAY 7, 2020

SHEET NO.

- COVER SHEET
- GENERAL NOTES 1
- GENERAL NOTES 2
- OVERALL SITE PLAN
- EXISTING DRAINAGE AREA MAP
- PROPOSED DRAINAGE AREA MAP
- SITE PLAN
- EROSION CONTROL PLAN
- STANDARD DETAILS GST #2
- RENDERING MAP

SITE PLAN RELEASE NOTES:

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL NOT BE REQUIRED.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR ZONING & PLATTING COMMISSION APPROVED SITE PLANS.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

**SUBMITTED FOR APPROVAL BY:**  
**MURFEE ENGINEERING COMPANY, INC.**

  
 REGISTERED PROFESSIONAL ENGINEER 04/15/2020  
 DATE



APPROVED BY:   
 WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY 4-15-20  
 DATE

DEVELOPMENT SERVICES DEPARTMENT \_\_\_\_\_ DATE

**SP-2017-0483D(R1)**  
 SITE PLAN PERMIT NUMBER \_\_\_\_\_ DATE

REVIEWED BY: 20-28749 10/30/2020  
 TRAVIS COUNTY BASIC DEVELOPMENT PERMIT DATE

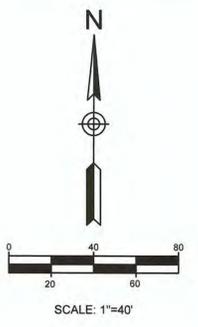
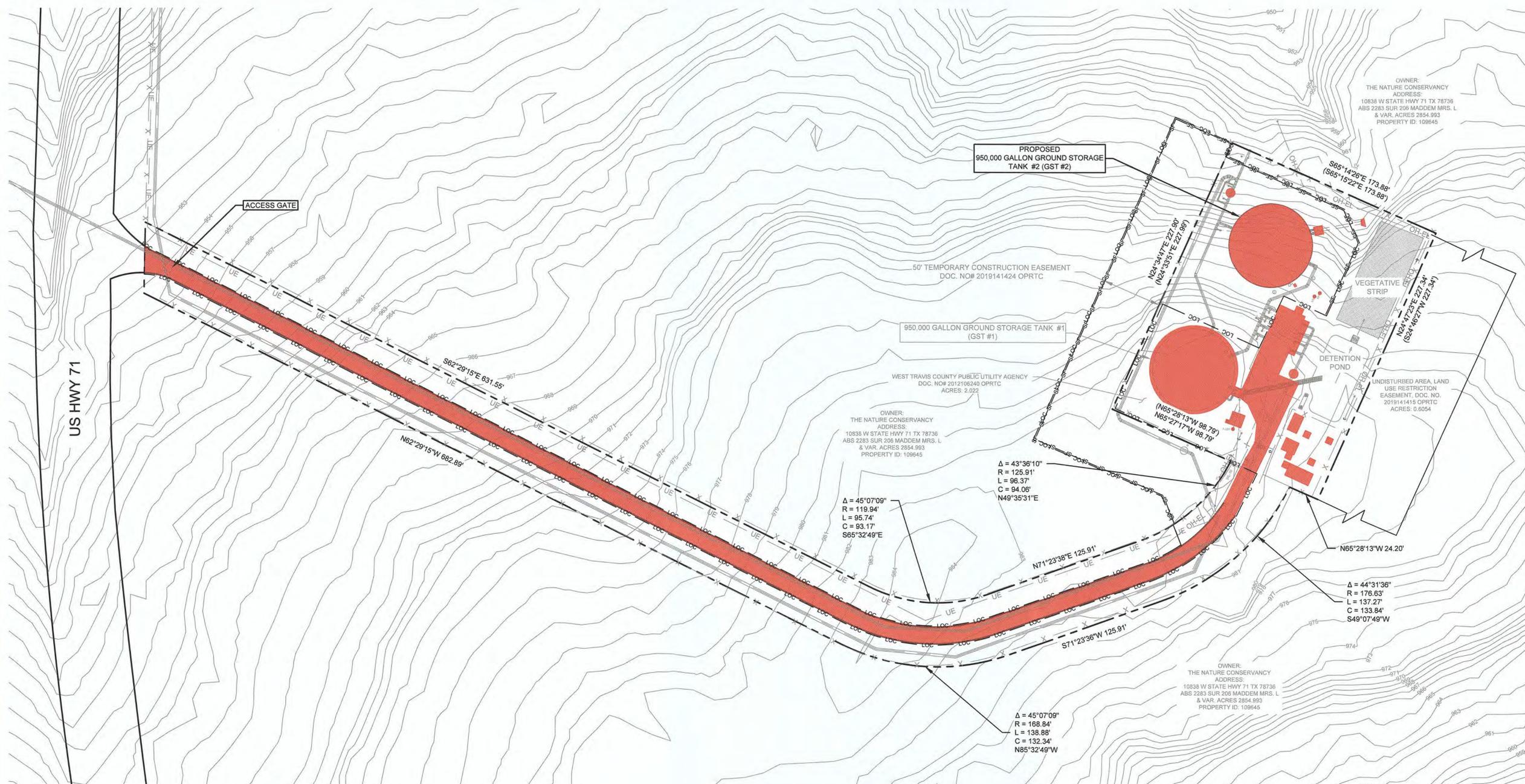
**SP-2017-0483D(R1)**  
**10710 1/2 W SH 71**

| REVISIONS / CORRECTIONS |             |   |                            |                                 |                                   |                           |           |      |        |
|-------------------------|-------------|---|----------------------------|---------------------------------|-----------------------------------|---------------------------|-----------|------|--------|
| Number                  | Description | Revise (R) Add (A) Void (V) Sheet No. 2 | Total # Sheets in Plan Set | Net Change Imp. Cover (sq. ft.) | Total Site Imp. Cover (sq. ft.) % | City Austin Approval Date | of Imaged | Date | T.N.R. |
|                         |             |   |                            |                                 |                                   |                           |           |      |        |
|                         |             |   |                            |                                 |                                   |                           |           |      |        |
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|                         |             |   |                            |                                 |                                   |                           |           |      |        |
|                         |             |   |                            |                                 |                                   |                           |           |      |        |
|                         |             |   |                            |                                 |                                   |                           |           |      |        |



1101 SOUTH CAPITAL OF TEXAS HIGHWAY  
 BUILDING D, SUITE 110  
 AUSTIN, TEXAS 78746  
 (512) 327-9204

MURFEE ENGINEERING COMPANY



OWNER:  
THE NATURE CONSERVANCY  
ADDRESS:  
10838 W STATE HWY 71 TX 78736  
ABS 2283 SUR 205 MADDEM MRS. L  
& VAR. ACRES 2854.993  
PROPERTY ID: 109645

PROPOSED  
950,000 GALLON GROUND STORAGE  
TANK #2 (GST #2)

950,000 GALLON GROUND STORAGE  
TANK #1  
(GST #1)

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY  
DOC. NO# 2012106240 OPRTC  
ACRES: 2.022

OWNER:  
THE NATURE CONSERVANCY  
ADDRESS:  
10838 W STATE HWY 71 TX 78736  
ABS 2283 SUR 205 MADDEM MRS. L  
& VAR. ACRES 2854.993  
PROPERTY ID: 109645

VEGETATIVE  
STRIP

UNDISTURBED AREA, LAND  
USE RESTRICTION  
EASEMENT, DOC. NO.  
2019141415 OPRTC  
ACRES: 0.6054

US HWY 71

ACCESS GATE

$\Delta = 45^{\circ}07'09''$   
R = 119.94'  
L = 95.74'  
C = 93.17'  
S65°32'49"E

$\Delta = 43^{\circ}38'10''$   
R = 125.91'  
L = 96.37'  
C = 94.06'  
N49°35'31"E

$\Delta = 44^{\circ}31'36''$   
R = 176.63'  
L = 137.27'  
C = 133.84'  
S49°07'49"W

$\Delta = 45^{\circ}07'09''$   
R = 168.84'  
L = 138.88'  
C = 132.34'  
N85°32'49"W

| IMPERVIOUS COVER    |                       |
|---------------------|-----------------------|
| SITE AREA           | 88,078.32 SF          |
| IMPERVIOUS AREA     | 10,357.45 SF          |
| IMPERVIOUS DRIVEWAY | 11,279.11 SF          |
| TOTAL IMPERVIOUS    | 21,636.56 SF<br>24.6% |

LEGEND:

|                           |  |
|---------------------------|--|
| — LOC — LOC —             | LIMITS OF CONSTRUCTION (47,195.43SF)   |
| -SF -SF -SF -SF -SF -SF - | SILT FENCE (655.00LF)                  |
| — — — — —                 | PROPERTY LINE                          |
| — — — — —                 | PROPOSED FACILITIES                    |
| — — — — —                 | EXISTING FACILITIES                    |
| - - - - -                 | EXISTING UNDERGROUND TELEPHONE CONDUIT |
| — UE — UE —               | EXISTING UNDERGROUND ELECTRIC          |
| — OH-EL — PP —            | EXISTING OVERHEAD ELECTRIC             |
| — X — X —                 | EXISTING FENCE                         |
| MH                        | EXISTING VAULT                         |
| WV                        | EXISTING WATER VALVE                   |
| [Hatched Box]             | VEGETATIVE FILTER STRIP                |
| [Red Box]                 | IMPERVIOUS COVER                       |

- NOTES:
- EXISTING FENCE TO BE RELOCATED IF NEEDED. ENCLOSED SECURITY OF FACILITY TO BE MAINTAINED AT ALL TIMES.
  - REFERENCE POINTS, BENCHMARKS, & ELEVATIONS BASED ON CAPITAL SURVEYING CO, INC. 2017 SURVEY. CONTRACTOR TO FILED VERIFY PRIOR TO CONSTRUCTION.
  - SILT FENCE SPACING FROM LIMITS OF CONSTRUCTION SHALL BE 1.5FT.

| REVISIONS / CORRECTIONS |             |   |                                  |  |  |                                    |                |        |
|-------------------------|-------------|---|----------------------------------|--|--|------------------------------------|----------------|--------|
| Number                  | Description | Revised (R)<br>Add (A)<br>Void (V)<br>Sheet No.'s | Total #<br>Sheets in<br>Plan Set | Net<br>Change<br>Imp. Cover<br>(sq. ft.) | Total Site<br>Imp. Cover<br>(sq. ft.)% | City of Austin<br>Approval<br>Date | Date<br>Imaged | T.N.R. |
|                         |             |   |                                  |  |  |                                    |                |        |

BENCHMARK:  
TBM WL-10  
COTTON GIN SPINDLE SET IN POWER POLE  
No. 351622, APPROXIMATELY 17' SOUTHEAST  
OF ANGLE POINT IN THE SOUTH FENCE AS  
SHOWN HEREON.  
ELEV. = 983.06' F.B. 1804/P. 38

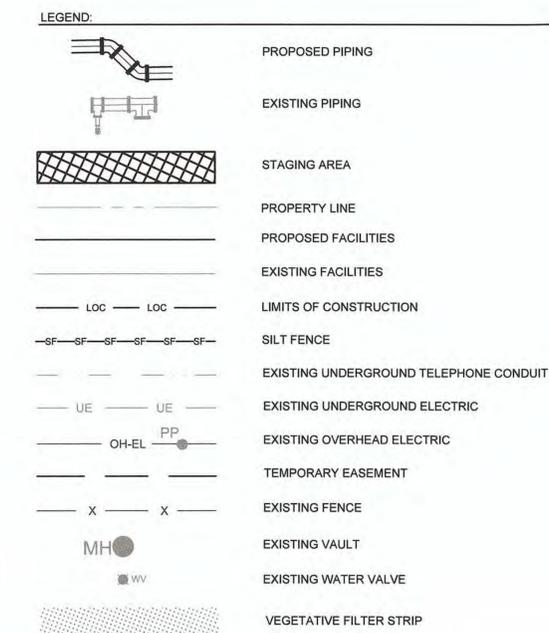
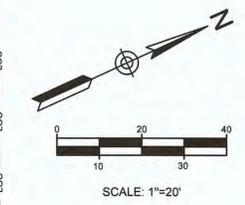
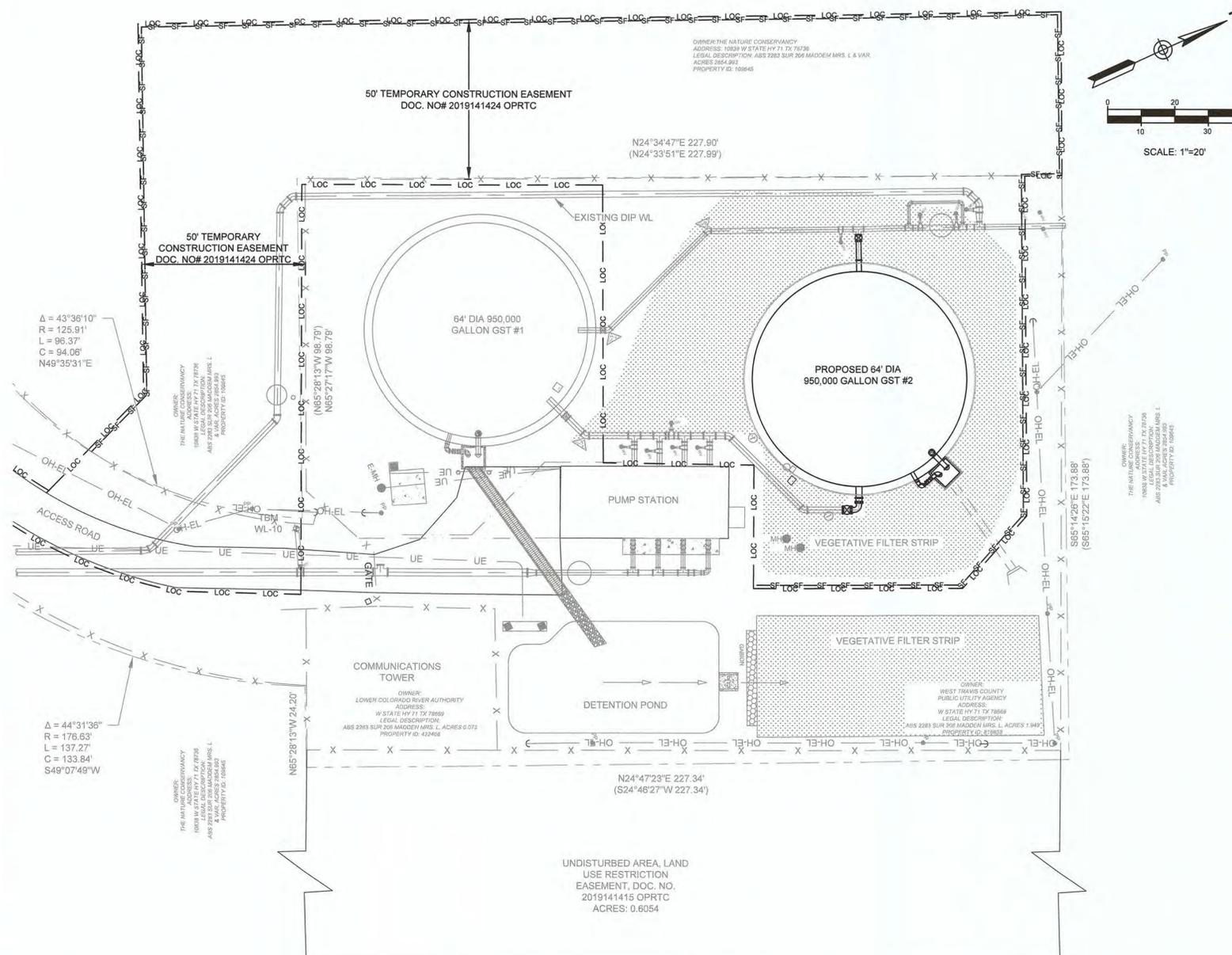


SP-2017-0483D(R1)  
10710 1/2 W SH 71

**MEC**  
Murfee Engineering Company Texas Registered Engineering Firm F-353

**WTC PUBLIC UTILITY AGENCY**  
SOUTHWEST PARKWAY GROUND STORAGE TANK  
OVERALL SITE PLAN

1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746, (512) 327-6204  
JOB NO. 11051.146 SCALE: AS NOTED SHEET: 4 OF 10  
DESIGNED BY: EEM DATE: 10/22/2020  
DRAWN BY: MJS DATE: 10/23/2020  
FILE(LAYOUT): Q:\1105111\Construction\PERMIT\_PLANS\Civil 3D Base 110.dwg(SITE PLAN)



**NOTES:**

1. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.
2. ALL WATERLINE SHALL BE CLASS 250 DIP, UNLESS OTHERWISE SPECIFIED.
3. ALL FITTINGS SHALL BE SERIES 1100 MEGALUG RESTRAINT MECHANICAL JOINTS. WHERE JOINT RESTRAINT IS REQUIRED, ALL PIPE JOINTS SHALL UTILIZE SERIES 1700 MEGALUG RESTRAINT HARNESS OR AN APPROVED EQUAL.
4. HORIZONTAL BENDS MAY BE ROTATED TO ACHIEVE VERTICAL DEFLECTIONS.
5. ALL DEFLECTION ANGLES NOT TO EXCEED 80% OF MANUFACTURER'S RECOMMENDATIONS.
6. ALL DISTURBED EXISTING UTILITIES, FENCING, PAVEMENT, CURB, GUTTER, SIDEWALKS AND CONCRETE STRUCTURES, SHALL BE REPLACED IN KIND AT CONTRACTOR'S EXPENSE.
7. ALL GATE VALVES SHALL BE RESILIENT WEDGE.
8. ALL GATE VALVES SHALL HAVE VALVE STEM RISERS INSTALLED TO A LENGTH AS TO PLACE THE TOP OF THE RAISED VALVE NUT TO BE 18-24" BELOW FINISHED GRADE.
9. "USE CAUTION" EXISTING OVERHEAD & UNDERGROUND ELECTRIC LINES EXIST ON SITE.
10. COORDINATE TIE-INS / VALVE CLOSINGS w/ WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY.
11. EXISTING FENCE TO BE RELOCATED IF NEEDED. ENCLOSED SECURITY OF FACILITY TO BE MAINTAINED AT ALL TIMES.
12. MINIMUM DEPTH OF COVER FROM TOP OF PIPE TO FINISH GRADE FOR ALL WATER LINES SHALL BE FOUR (4) FEET, UNLESS SHOWN OTHERWISE. INSTALL LINES TO AVOID HIGH POINTS.
13. REFERENCE POINTS, BENCHMARKS, & ELEVATIONS BASED ON CAPITAL SURVEYING CO., INC. 2017 SURVEY. CONTRACTOR TO FILED VERIFY PRIOR TO CONSTRUCTION.
14. SILT FENCE SPACING FROM LIMITS OF CONSTRUCTION SHALL BE 1.5FT.
15. SEE SHEET 9 FOR DETAILS.

SP-2017-0483D(R1)  
10710 1/2 W SH 71

| REVISIONS / CORRECTIONS |             |   |                                  |                            |  |                                    |                |        |
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|                         |             |   |                                  |                            |  |                                    |                |        |
|                         |             |   |                                  |                            |  |                                    |                |        |
|                         |             |   |                                  |                            |  |                                    |                |        |

THE LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES WAS OBTAINED FROM LIMITED INFORMATION AND ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.

**BENCHMARK:**  
TBM WL-10  
COTTON GIN SPINDLE SET IN POWER POLE  
No. 351622, APPROXIMATELY 17' SOUTHEAST  
OF ANGLE POINT IN THE SOUTH FENCE AS  
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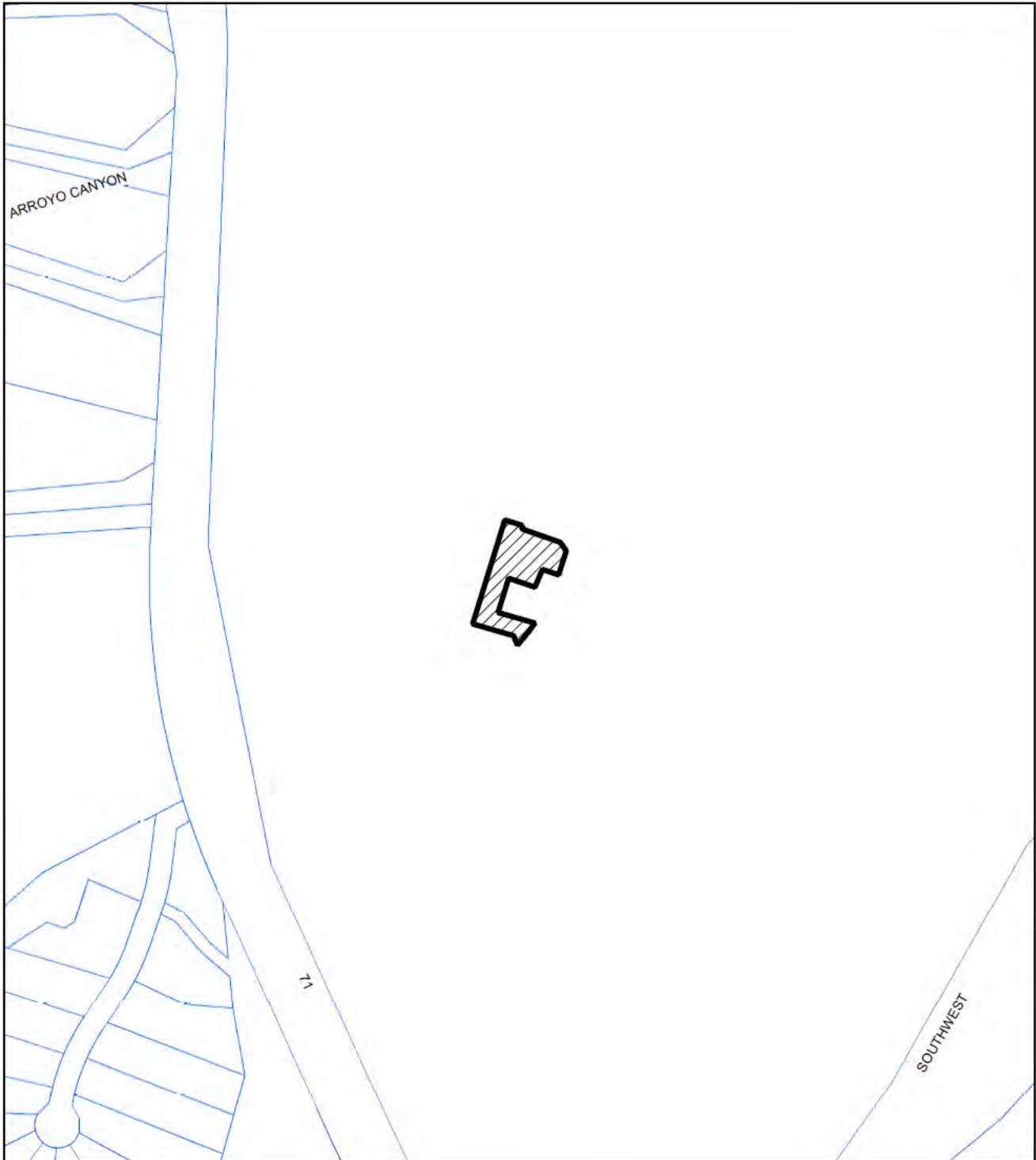
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**WTC PUBLIC UTILITY AGENCY**  
SOUTHWEST PARKWAY GROUND STORAGE TANK #2  
SITE PLAN

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JOB NO. 11051.146 SCALE: AS NOTED SHEET: 7 OF 10  
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DRAWN BY: MJS DATE: 10/23/2020  
FILE(LAYOUT): O:\11051110\Construction\PERMIT\_PLANS\SITE PLAN.dwg(SITE PLAN)







 Subject Tract  
 Base Map

CASE#: SP-2017-0483D(R1)  
LOCATION: 10710 1/2 W SH 71



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 Planning and Development Review Department for the sole purpose of geographic reference.