

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

CASE: SP-2019-0385C

P.C. COMMISSION DATE: May 25, 2021

COUNCIL DISTRICT: District #1

PROJECT NAME: 1076 Springdale

APPLICANT: WGI Engineering

AGENT: Brad Lingvai & Dave Anderson

ADDRESS OF SITE: 1076 Springdale Rd., Austin, TX, 78721

COUNTY: Travis County

AREA: Desired Development Zone

WATERSHED: Tannehill Branch

JURISDICTION: Full Purpose

EXISTING ZONING: GR-NP

PROPOSED DEVELOPMENT: Commercial – Two Office Buildings

DESCRIPTION OF VARIANCE:

The applicant requests the following:

1. Request to vary from LDC 25-8-261 – to allow development inside the Critical Water Quality Zone.

STAFF RECOMMENDATION:

Staff recommends this variance, having determined that the required findings of fact have been met. Staff recommends the following condition:

- All landscape areas and any areas disturbed during construction will be planted with native species to the Central Texas region and will be selected from the City of Austin Grow Green Manual.

ENVIRONMENTAL BOARD ACTION:

04/21/2021: The Environmental Board voted (8) in favor for the approval of the requested variance and (0) in denial of the requested variance.

ZONING AND PLATTING COMMISSION ACTION:

ENVIRONMENTAL REVIEW STAFF: Hank Marley

PHONE: 512-974-2067

CASE MANAGER: Randy Rouda

PHONE: 512-974-3338



ENVIRONMENTAL COMMISSION MOTION 20210421 003b

Date: April 21, 2021

Subject: 1076 Springdale, SP-2019-0385C

Motion by: Kevin Ramberg

Seconded by: Perry Bedford

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting a variance from LDC 25-8-261 to allow development inside the Critical Water Quality Zone; and

WHEREAS, the Environmental Commission recognizes that staff recommends this variance (with one condition) having determined the required Findings of Fact have been met.

THEREFORE, the Environmental Commission recommends the variance request with the following **Staff Condition:**

1. All landscape areas and any areas disturbed during construction will be planted with native species to the Central Texas region and will be selected from the City of Austin Grow Green Manual.

VOTE 8-0

For: Bedford, Creel, Thompson, Brimer, Coyne, Ramberg, Barrett Bixler, and Guerrero

Against: None

Abstain: None

Recuse: None

Absent: None

Approved By:

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

Linda Guerrero, Environmental Commission Chair



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: 1076 Springdale; SP-2019-0385C

Ordinance Standard: Watershed Protection Ordinance

Variance Request: To allow development inside the Critical Water Quality Zone (LDC 25-8-261).

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 site is a corner lot located at the intersection of Oak Springs Dr. and Springdale Rd. and proposes driveway connections to both urban roadways, which is comparable to many corner lot developments. The majority of the parcel's frontage along Oak Springs lies with a Critical Water Quality Zone (CWQZ) (Figure 1), which coincides with the 100-year floodplain. The portion of the CWQZ that would be disturbed with the proposed driveway consists of mowed vegetation and is devoid of riparian habitat (Figure 2). The driveway connection proposes to disturb 475 square feet of CWQZ out of the 32,000-SF of CWQZ located on site. There are numerous driveways within the vicinity of this site that disturb similar square footage amounts or more within the CWQZ.

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 A driveway connection to Oak Springs is a reasonable request as it would be difficult for drivers to turn left to head north onto Springdale in this area. Also, the proposed location of the driveway is the only feasible location along Oak Springs Dr. due to Subchapter E – Building Placement Requirements (corner lots and building net frontage to an urban roadway), transportation requirements for driveway location proximities to an intersection, and an existing Capital Metro bus stop. Furthermore, this location also happens to be the narrowest section of

CWQZ located along the northern perimeter of the property, thus, proposing the least amount of disturbance to the CWQZ. Moreover, the natural existing drainage area that flowed into this section of CWQZ and spilled into the ROW will be captured and diverted to a bio-filtration rain garden water quality treatment pond and will ultimately provide greater overall environmental protection than is achievable without the variance.

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

Yes The location of the proposed driveway along Oak Springs Dr. is dictated by the Subchapter E – Building Placement Requirements and transportation requirements previously mentioned. The proposal to disturb 475-SF of CWQZ out of the 32,000-SF is the minimum deviation from code requirements necessary to construct the driveway. It's also important to note that while the driveway is not *directly* located in a center or corridor as identified on the growth concept map of the Imagine Austin Comprehensive Plan – *which would allow the driveway in its current proposed configuration* – the perimeter of the site located along Springdale Rd. *is* located along a corridor.

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

Yes The area that drains stormwater to the section of CWQZ proposed to be disturbed by the driveway connection, currently drains over the sidewalk into the roadway and then enters the nearby storm inlet that drains directly into the creek. The proposed development plans to capture this drainage area and divert it to the biofiltration rain garden water quality treatment pond. Therefore, the variance does not create a significant probability of harmful environmental consequences and will instead treat stormwater that is currently untreated. Additionally, the driveway is proposed to be constructed in a mown lawn area devoid of riparian habitat.

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

Yes The area that drains to this section of CWQZ will be captured and treated by the biofiltration rain garden water quality treatment pond, which will result in water quality that is greater than water quality achievable without the variance.

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;

Yes The findings of fact in Subsection A are met.

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

Yes Commercial development proposing to develop a corner lot typically require at least two driveways for traffic conveyance. Disallowing the driveway connection to Oak Springs Drive would prevent equitable access to both roadways and would concentrate all traffic to a single driveway on Springdale Road. Proposing an additional driveway along Springdale Road isn't an option either due to Subchapter – E Building Placement Requirements (net frontage area), water quality pond location, heritage tree preservation and minimum distance requirements between two driveways servicing a single development located on a Primary Collector Roadway. Therefore, staff has determined that denying the variance request would prevent a reasonable economic use of the entire property.


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

Yes The variance is the minimum deviation from code when considering that the proposed driveway will only disturb 475-SF out of the approximately 32,000-SF of CWQZ located on the property. The 475-SF area in question does not contain typical characteristics of a stream buffer as described in the ECM and it will be tying into a long-established roadway that is entirely located within the CWQZ at that location.

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

- All landscape areas and any areas disturbed during construction to be planted with native species to the Central Texas region, to be selected from the City of Austin Grow Green Manual.

Environmental Reviewer (DSD)


(Hank Marley)

Managing Engineer (DSD)


(Elizabeth Robinson)

Deputy Environmental Officer (WPD)

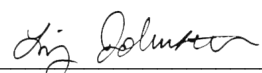

(Liz Johnston)

Figure 1



Figure 2





LAND USE COMMISSION VARIANCE APPLICATION

FOR

1076 SPRINGDALE RD.

1076 SPRINGDALE RD.
AUSTIN, TRAVIS COUNTY, TEXAS 78721

PREPARED FOR:

**Artesia Real Estate, LLC
1000 E Cesar Chavez Street, Austin, TX 78702**

PREPARED BY:

**WGI
2021 East 5th Street, Suite 200
Austin, Texas 78702**

**Texas Engineering Firm # F-15085
WGI Project # 30193790.00**

January 2021



January 18, 2021

Land Use Commission
Austin, Texas

Re: Land Use Commission Variance Request
1076 Springdale Rd
City of Austin, Travis County, Texas.

Dear Land Use Commission,

Please accept this letter and attached application, site plans, and exhibits as our formal request for a Land Use Commission Variance for the proposed project at 1076 Springdale Rd., Austin, Texas. We are Requesting this variance in accordance with LDC 25-8-41. The proposed improvements for this project require a variance from LDC § 25-8-261 [Construction within a Critical Water Quality Zone (CWQZ)].

The property is located within the Tannehill Branch Watershed, which is classified as an Urban Watershed. No portion of the subject site is located within the Edwards Aquifer Recharge or Contributing Zone as defined by the Texas Commission on Environmental Quality (TCEQ).

A City of Austin 100-year Fully Developed Floodplain associated with Tannehill Branch parallels the creek along the western edge of the property. Additionally, due to substandard culvert capacity on Tannehill Branch as it flows under Oak Springs Drive, there is additional floodplain that encompasses a small sliver of land parallel to Oak Springs Drive on the northern edge of the property. The portion of this floodplain that is located within 300' of the centerline of the Tannehill Branch is the corresponding CWQZ in question.

The subject site is approximately ± 4.04 acres. The proposed project will consist of two office buildings, with their associated site, water quality, and utility improvements. In existing conditions, the site consists of undeveloped land with shallow slopes, and a channel that follows the western property boundary. The channel that is adjacent to the western property line has been engineered with a concrete base and rip-rap lined side slopes as protective works, exhibiting limited natural and traditional stream character.

Section 1.5.1 of the Environmental Criteria Manual (ECM) states that a Critical Water Quality Zone Stream Buffer is:

... the primary stream buffer established by section 25-8-92 (Critical Water Quality Zones Established) of the Land Development Code. The geometry of the buffer



[1/18/21]

can vary with the size of the contributing drainage area and the watershed classification.

Further, the ECM states:

By promoting healthy soils and vegetation along the creek corridor and allowing the stream adequate space to migrate over time, stream buffers help control flood impacts, reduce channel erosion and property loss, help maintain good water quality, reduce operation and maintenance costs, and provide multiple community benefits.

As the engineer for this project, I feel that the portion of the CWQZ paralleling Oak Springs Drive on the northern edge of the property should not even be classified as such and that a variance to allow a driveway to cross this section is a reasonable request. The following list of reasons is a brief summary of my reasoning with further documentation included in the following application.

1. According to LDC 25-8-92 (C), “a critical water quality zone does not apply to a previously modified drainage feature serving a railroad or public roadway right-of-way that does not possess any natural and traditional character and cannot reasonably be restored to a natural condition.” This section of CWQZ is almost entirely located in the right of way for Oak Springs Drive and does not possess natural or traditional character of the waterway that this CWQZ setback was established to protect.
2. The portion of the CWQZ that the project proposes to traverse with a driveway is solely attributed to the location of the City of Austin 100-year Fully Developed Floodplain and does not provide environmental benefits. In fact, the entirety of Oak Springs Drive is in the CWQZ in this area, which is certainly not providing environmental benefits.
3. The portion of the CWQZ that the project proposes to traverse with a driveway is associated solely with the floodplain in this area, and does not impact the streams ability to migrate over time, does nothing to help control flood impacts, does not reduce channel erosion and property loss, does not impact water quality in Tannehill Branch, does not reduce operation and maintenance costs, and does not provide community benefits – all stated objectives for STREAM BUFFERS as listed in Section 1.5.1 of the ECM.
4. There are other existing roadways and driveways that exist in this CWQZ, with 79 driveways within the CWQZ observed within a ½ mile radius of the site.
5. The diminished natural character of this portion of CWQZ will not be impacted by a single additional driveway crossing (impacting approximately 475 square feet of the CWQZ). In addition, much of the CWQZ surrounding this site is based on changes to local floodplain areas due to the incorporation of Atlas 14 rainfall events and was not considered CWQZ prior to this change.



[1/18/21]

6. There is no alternative location where a second driveway to the site from Oak Springs Drive could be located that would not be in the CWQZ.

Given that the site meets the requirements set out in LDC 25-8-41 and ECM Appendix U, WGI formally requests a Land Use Commission Variance for development within the CWQZ. Should you have any questions about this project or application, please do not hesitate to contact our office.

Sincerely,

WGI

Texas Engineering Firm No. F-15085

Bradley J. Lingvai, PE
Market Leader



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Variance Application Form | **1**



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Bradley J. Lingvai, PE
Street Address	2021 E 5 th Street, Suite 200
City State ZIP Code	Austin, TX, 78702
Work Phone	512-669-5560 x 1008
E-Mail Address	Brad.lingvai@wginc.com

Variance Case Information

Case Name	1076 Springdale Rd.
Case Number	SP-2019-0385C
Address or Location	1076 Springdale Rd.
Environmental Reviewer Name	Hank Marley
Environmental Resource Management Reviewer Name	
Applicable Ordinance	LDC 25-8-261 , LDC 25-8-41
Watershed Name	Tannehill Branch
Watershed Classification	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone

January 18, 2021

Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	Tannehill Branch Creek abuts western boundary of site
Water and Waste Water service to be provided by	AWU
Request	We are requesting a Land Use Commission variance from LDC 25-8-261.

Impervious cover	Existing	Proposed
square footage:	<u>0 SF</u>	<u>100,535 SF</u>
acreage:	<u>0 AC</u>	<u>2.3 AC</u>
percentage:	<u>0 %</u>	<u>57.12 %</u>
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)	<p>The proposed project is located at 1076 Springdale Rd., located entirely within the Full Purpose limits of the City of Austin, in Travis County, Texas. The subject site is approximately ± 4.04 acres and is currently undeveloped. The proposed project will consist of two office buildings, with their associated site, water quality, and utility improvements.</p> <p>The property is located within the Tannehill Branch Watershed, which is classified as an Urban Watershed. Springdale Road forms the eastern boundary, Oak Springs Drive forms the northern boundary, and Tannehill Branch Creek flows adjacent to and forms the western/southern site boundary.</p> <p>No portion of the subject site is located within the Edwards Aquifer Recharge or Contributing Zone as defined by the Texas Commission on Environmental Quality (TCEQ). Additionally, the North-East portion of the site is located within the 100-year FEMA designated flood plain as shown on FEMA Map Panel No. 48453C0465J (January 6, 2016).</p> <p>Along the western edge of the property, the 100-year flood plain will be fully contained within Tannehill Branch Creek, an engineered channel with a concrete base and rip-rap side-slopes. But along the northern and eastern property lines, the 100-year floodplain is not contained in the</p>	

	<p>creek and flows through the ROW of Oak Springs Drive and Springdale Road with limited incursions onto the subject tract (0.12-acres). The floodplain and CQWZ depth along Oak Springs Drive is approximately 4”-8”. The limits of the 100-year floodplain are shown on Exhibit 7 – FEMA Floodplain Map in this application packet.</p> <p>The subject site has an approximate elevation change of 14 feet within the limits of construction. The site generally drains southwest towards the Tannehill Branch Creek. Please refer to the existing conditions drainage map in the construction plan set for more information. A Topography Map is included with this application.</p> <p>Multiple Heritage class trees are located on the site and can be referenced on the Existing Conditions and Proposed site plan sheet, which are included as exhibits in this application packet. The site has been designed such that no heritage trees are to be removed and tree protection will be installed as noted on the erosion and sedimentation plan sheet.</p> <p>According to the USDA Web Soil Survey (WSS), the subject site is comprised of two soil types: Oakalla soils, 0 to 1 percent slopes, channeled, frequently flooded (Fs), which is in Hydrologic Soil Group B and Houston Black Soils and Urban Land, 0 to 8 percent slopes (HsD), which is in Hydrologic Soil Group D. Soils in Group B have moderately well runoff potential and a moderate infiltration rate, while soils in group D have high runoff and a low infiltration rate. A USDA Soils Map, with slope information, is included with this application.</p> <p>This site has a Critical Water Quality Zone (CWQZ) and two Critical Environmental Features (CEF) which are shown in Exhibit 5 – Critical Environmental Features Map of this application package. An environmental variance has been requested to reduce the 150-foot radius buffer pertaining to the two critical environmental features. The two wetland environmental features are not considered to be high-quality wetlands.</p>	
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Clearly indicate in what way the proposed project does not comply with current Code (include	A proposed driveway entrance onto Oak Springs Drive is within the CWQZ. Please see the included Overall Site Plan, CEF Setbacks Exhibit, FEMA Floodplain Exhibit and Site Location Map included with this application.
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maps and exhibits)	<p>As the engineer for this project, I feel that this portion of CWQZ should be granted a variance to allow a driveway to cross this section as a reasonable request. The following list of reasons is a brief summary of my reasoning with further documentation included in the following application.</p> <ol style="list-style-type: none"> 1. According to LDC 25-8-92 (C), “a critical water quality zone does not apply to a previously modified drainage feature serving a railroad or public roadway right-of-way that does not possess any natural and traditional character and cannot reasonably be restored to a natural condition.” This section of CWQZ is almost entirely located in the right of way for Oak Springs Drive. 2. The portion of the CWQZ that the project proposes to traverse with a driveway is solely attributed to the location of the City of Austin 100-year Fully Developed Floodplain and does not provide environmental benefits. In fact, the entirety of Oak Springs Drive is in the CWQZ in this area, which is certainly not providing environmental benefits. 3. The portion of the CWQZ that the project proposes to traverse with a driveway is associated solely with the floodplain in this area, and does not impact the streams ability to migrate over time, does nothing to help control flood impacts, does not reduce channel erosion and property loss, does not impact water quality in Tannehill Branch, does not reduce operation and maintenance costs, and does not provide community benefits – all stated objectives for STREAM BUFFERS as listed in Section 1.5.1 of the ECM. 4. There are other existing roadways and a driveway that are located in this CWQZ. Due to the extensive amount of area that is classified as CWQZ around this intersection, other properties have a driveway that cross CWQZ in order to gain access to public roadways that are entirely inundated with CWQZ. An exhibit included with this variance application demonstrates that 79 other driveways are located within the CWQZ within a ½ mile radius of the site.
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	<p>5. The diminished natural character of this portion of CWQZ will not be impacted by a single additional driveway crossing (impacting approximately 475 square feet of the CWQZ). There is an existing driveway and roadways that encroach into the CWQZ, the adjacent channel is engineered with concrete lined base and rip-rap slopes, and lack of any direct hydraulic connection to the channel without flowing into the paved section of Oak Spring Drive should all be taken into account when considering how an additional driveway would impact the “natural character” of the CWQZ. In addition, much of the CWQZ surrounding this site is based on changes to local floodplain areas due to the incorporation of Atlas 14 rainfall events and was not considered CWQZ prior to this change.</p> <p>6. There is no alternative location where a second driveway to the site from Oak Springs Drive could be located that would not be in the CWQZ. In the site’s current layout, the CWQZ prevents access to the site other than at the location where the proposed driveway on Springdale Road is already located. And due to subchapter building placement requirements, driveway spacing requirements and the location of Heritage trees onsite, the site cannot be revised such that a second driveway onto Springdale Road is feasible outside of the CWQZ limits.</p>
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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: 1076 Springdale Rd.

Ordinance: LDC 25-8-261

- 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 / No The requirement will deprive the site from access onto Oak Springs Drive, an active road within the CWQZ. Other properties already have existing secondary driveway connections on Oak Springs Drive that is within the limits of the CWQZ and this variance request is to allow for equitable driveway access to the adjacent Oak Spring Drive ROW.

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 / No The CWQZ already encompasses the entirety of Oak Springs Drive, which is an active roadway with existing driveways. The proposed entrance will grant comparable access to Oak Springs Rd, which is a reasonable expectation for the proposed development project. The location of the proposed driveway on Oak Springs Road corresponds with design expectations for subchapter E building placement requirements, offset driveway requirements, and preservation of onsite Heritage trees.

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

Yes / No The proposed deviation is for a driveway entrance onto an existing roadway that is comparable to other local driveways that take access to Oak Springs Drive in the area. There is approximately 5,100-SF of CWQZ located onsite, and this driveway will only disrupt about 475-SF.

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

Yes / No The proposed driveway does not create a significant probability of harmful environmental consequences for the following reasons:

1. The runoff from the existing CWQZ in the area flows into the street gutter prior to entering the creek. The proposed driveway will capture the runoff for treatment in a water quality pond prior to being released into the creek. **This is an environmental improvement over conditions existing today.**
2. The impervious cover resulting from the installation of the driveway is accounted for in the design of proposed drainage and water quality improvements.

3. The remaining CWQZ that is located onsite will not be constructed upon and can be restored with native vegetation in order to further enhance the local environmental conditions around this driveway crossing the CWQZ. **This is an environmental improvement over conditions existing today.**

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 The proposed project will result in improved water quality conditions for the following reasons:

- a) Drainage improvements include a rain garden for water quality that has been sized appropriately to account for the additional impervious cover (including the driveway within the CWQZ) generated by the development.
- b) The runoff from the existing CWQZ in the area flows into the street gutter prior to entering the creek. The proposed driveway will capture the runoff for treatment in a water quality pond prior to being released into the creek. **This is an environmental improvement over conditions existing today.**
- c) The remaining CWQZ that is located onsite will not be constructed upon and can be restored with native vegetation in order to further enhance the local environmental conditions around this driveway crossing the CWQZ. **This is an environmental improvement over conditions existing today.**

- 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 See Above

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

Yes / No The requirement prevents access by the property to Oak Springs Drive. This access has been granted to other properties that desired a driveway onto Oak Springs Drive in the area encumbered by the CWQZ.

Further, access from the site to Oak Springs Drive is a reasonable request because developments of this size typically count with at

least two entrances. Due to subchapter building placement requirements, driveway spacing requirements and the location of Heritage trees onsite, the site cannot be revised such that a second driveway onto Springdale Road is feasible outside of the CWQZ limits.

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

Yes / No The area within the CWQZ expected to be impacted by the proposed driveway is 475 square feet. This development is of a size that a secondary access is expected for a reasonable level of access, and the proposed deviation is for a driveway entrance onto an existing roadway. Without this variance there are no other options for a secondary driveway onto the property outside of the CWQZ.

**Variance approval requires all above affirmative findings.

Exhibits for Commission Variance

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



Aerial Photo | 2

1076 Springdale - 2019 Aerial

Write a description for your map.

Legend

- 1076 Springdale Rd
- Daily Food Store
- Oak Springs/Springdale
- Springdale Garden Apartments
- Wardenclyffe Gallery

24 of 59



400 ft

Google Earth

© 2018 Google



WGI | 512.669.5560 | www.WGINC.com

Site Photos | 3



View Looking West Along Oak Springs Rd. at Existing Sidewalk and Road Within CWQZ



View Looking East Along Oak Springs Rd. at Existing Sidewalk and Road Within CWQZ



View Looking East Along Oak Springs Rd. at Existing Sidewalk and Road Within CWQZ



Site Location Map | 4



SUBJECT SITE
+/- 4.04

acres

Legend

 SUBJECT SITE



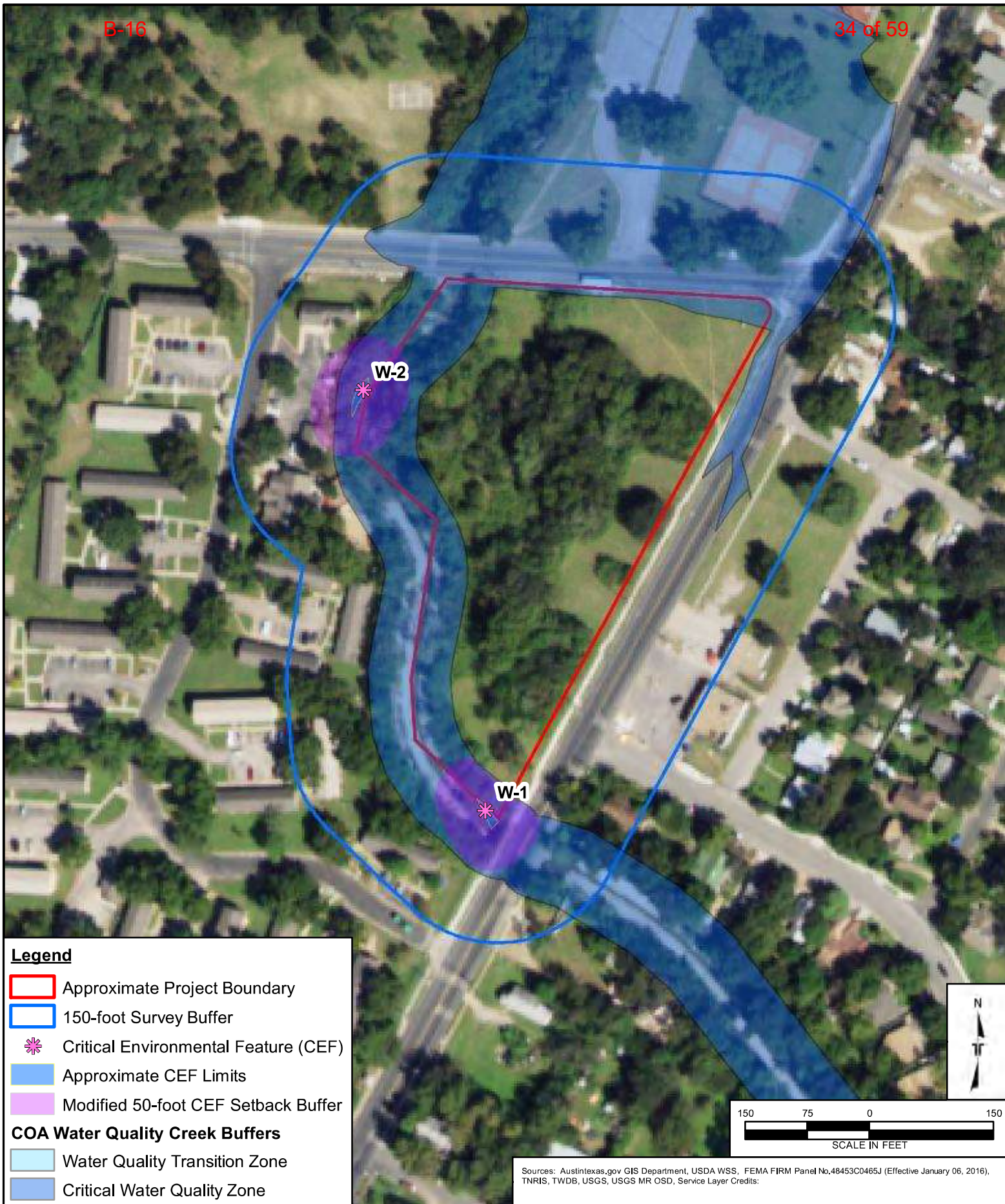


Topographic Map | 5





Critical Environmental Features Map | 6



Project Mgr:	MR	Project No:	96187C04A
Drawn By:	Terracon	Scale:	AS SHOWN
Checked By:	EC	File No.:	96187C04A
Approved By:	AS	Date:	Feb 14, 2019

Terracon
Consulting Engineers & Scientists
5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735
PH. (512) 442-1122 FAX. (512) 442-1181

Proposed Modified 50-foot CEF Setback Buffers

4.04 Acre Tract – Springdale Park

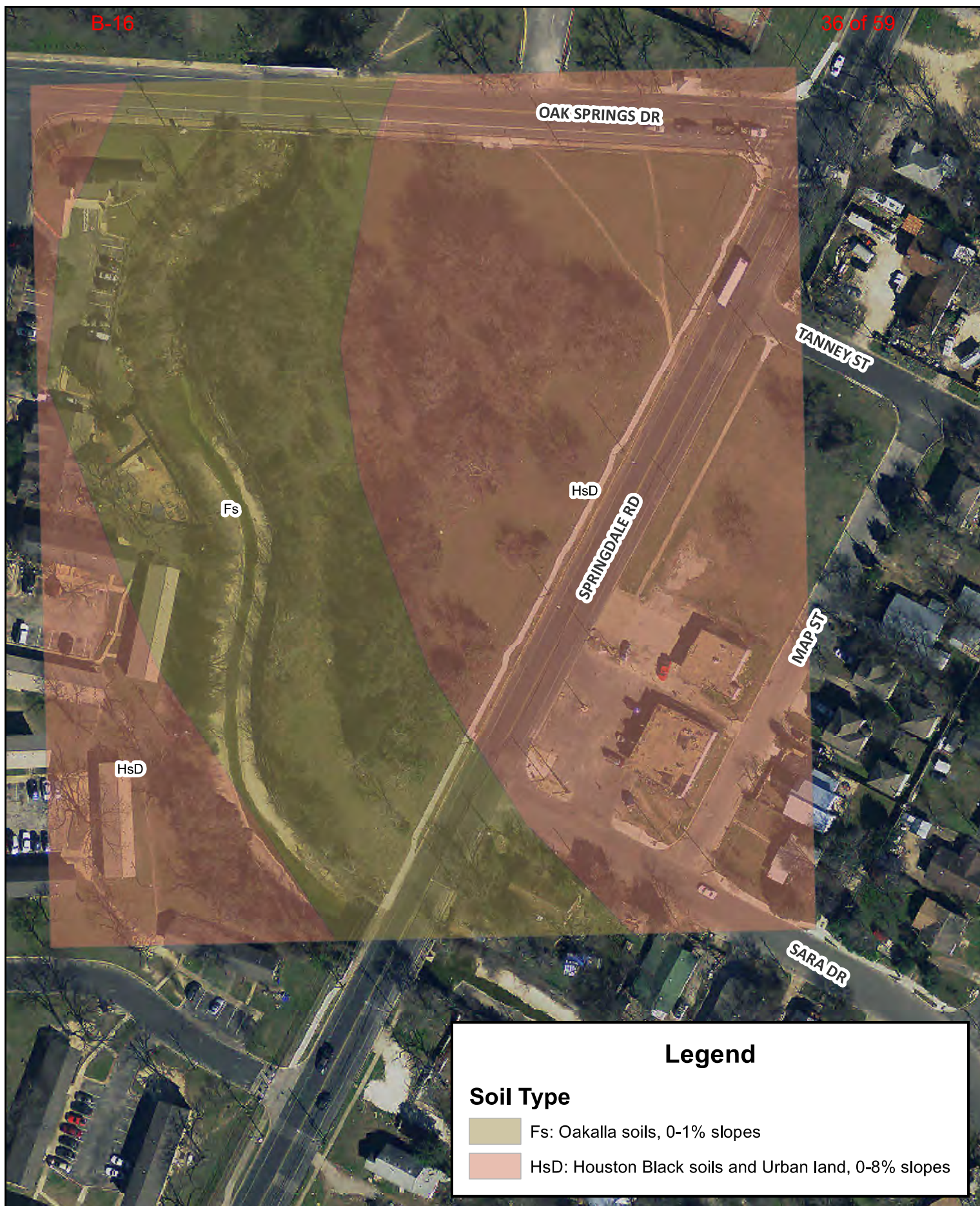
1076 Springdale Road
Austin, Travis County, Texas

EXHIBIT

2.2

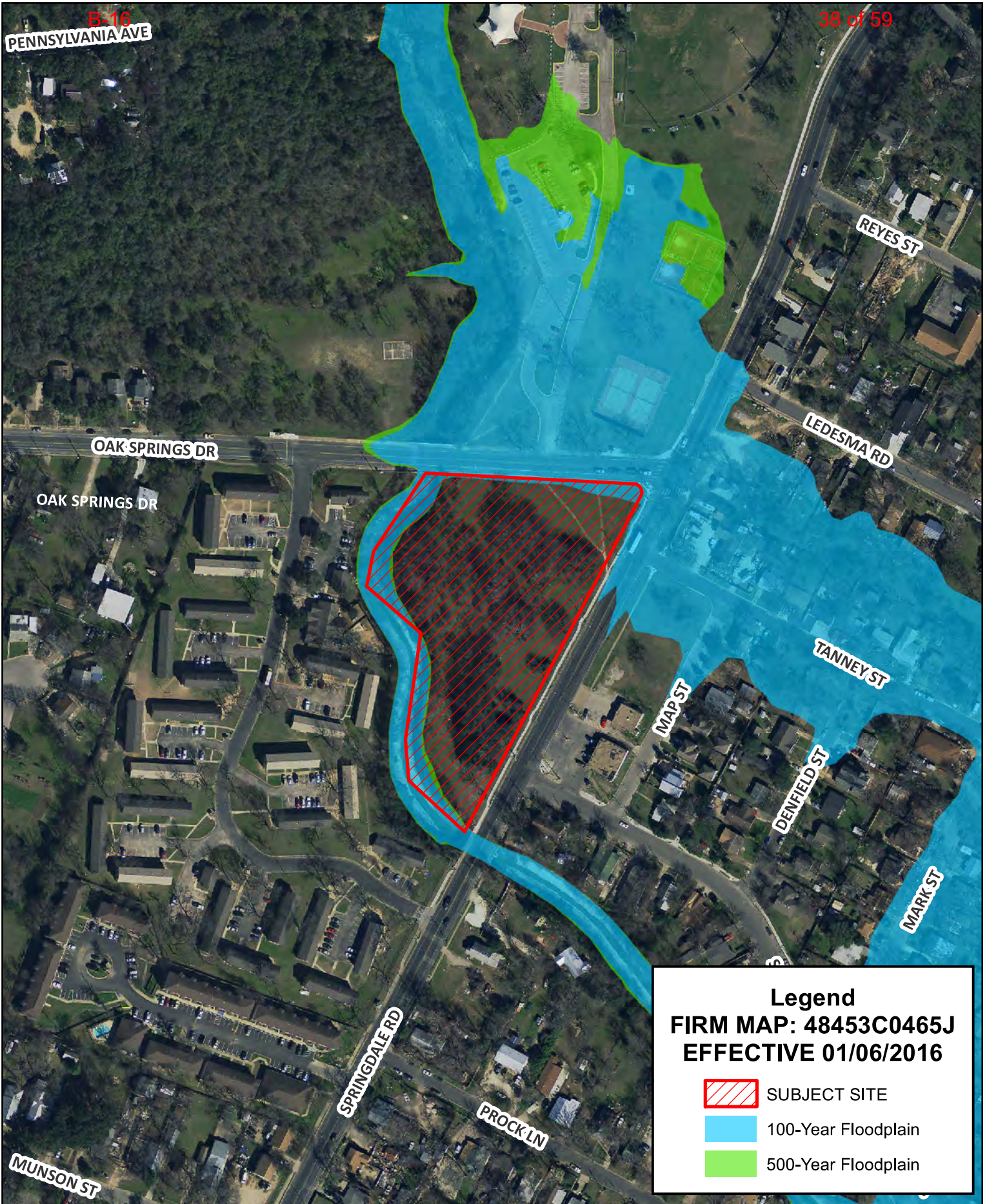


USGS Soils Map | 7








FEMA Floodplain Map | 8



Legend
FIRM MAP: 48453C0465J
EFFECTIVE 01/06/2016

-  SUBJECT SITE
-  100-Year Floodplain
-  500-Year Floodplain



100 & 500 Year FEMA Floodplain

1076 Springdale Rd.
Austin, Travis County, Texas 78721

0 100 200 400 Feet
30193790.00 | 02.25.2019 | BIGREDDOG.COM





WGI | 512.669.5560 | www.WGINC.com

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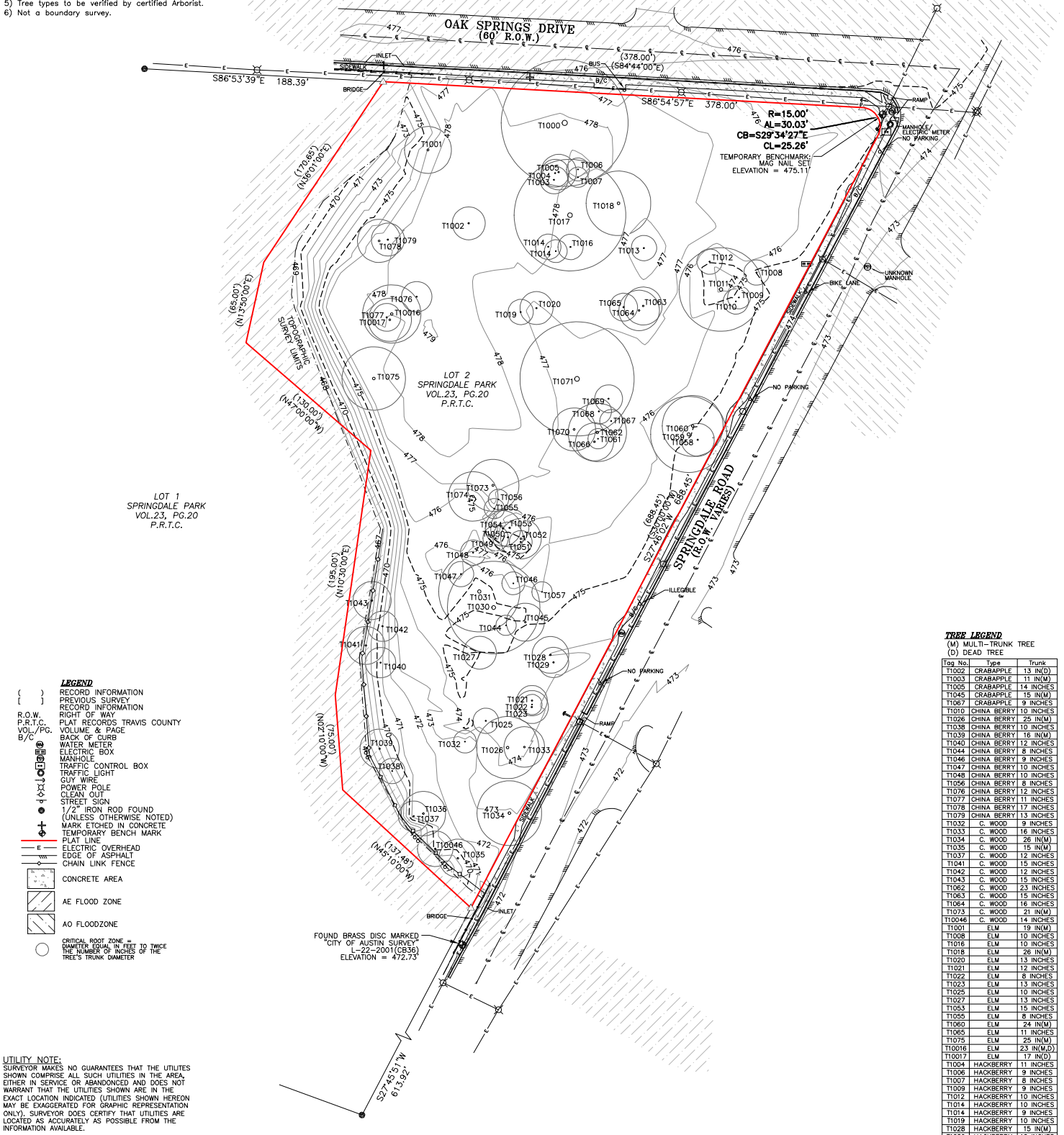
Survey | 9

TOPOGRAPHIC SURVEY

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- NOTES:
- 1) This property is subject to any and all recorded and unrecorded easements. Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants or ownership title evidence.
 - 2) This survey only shows above ground improvements.
 - 3) Any FEMA flood zone data shown is for informational purposes only. Data was obtained at: www.fema.gov
 - 4) Subject to all applicable city of Austin development codes and zoning ordinances.
 - 5) Tree types to be verified by certified Arborist.
 - 6) Not a boundary survey.

25.0 ft
50.0 ft



TREE LEGEND

(M) MULTI-TRUNK TREE
(D) DEAD TREE

Tag No.	Type	Trunk
T1002	CRABAPPLE	13 IN(M)
T1003	CRABAPPLE	11 IN(M)
T1005	CRABAPPLE	14 INCHES
T1045	CRABAPPLE	15 IN(M)
T1087	CRABAPPLE	9 INCHES
T1010	CHINA BERRY	10 INCHES
T1026	CHINA BERRY	25 IN(M)
T1038	CHINA BERRY	10 INCHES
T1039	CHINA BERRY	16 IN(M)
T1040	CHINA BERRY	12 INCHES
T1044	CHINA BERRY	8 INCHES
T1046	CHINA BERRY	9 INCHES
T1047	CHINA BERRY	10 INCHES
T1048	CHINA BERRY	10 INCHES
T1056	CHINA BERRY	8 INCHES
T1076	CHINA BERRY	12 INCHES
T1077	CHINA BERRY	11 INCHES
T1078	CHINA BERRY	17 INCHES
T1079	CHINA BERRY	13 INCHES
T1032	C. WOOD	9 INCHES
T1033	C. WOOD	16 INCHES
T1034	C. WOOD	26 IN(M)
T1035	C. WOOD	15 IN(M)
T1037	C. WOOD	12 INCHES
T1041	C. WOOD	15 INCHES
T1042	C. WOOD	12 INCHES
T1043	C. WOOD	15 INCHES
T1062	C. WOOD	23 INCHES
T1063	C. WOOD	15 INCHES
T1064	C. WOOD	16 INCHES
T1073	C. WOOD	21 IN(M)
T10046	C. WOOD	14 INCHES
T1001	ELM	19 IN(M)
T1008	ELM	10 INCHES
T1016	ELM	10 INCHES
T1018	ELM	26 IN(M)
T1029	ELM	13 INCHES
T1021	ELM	12 INCHES
T1022	ELM	8 INCHES
T1023	ELM	13 INCHES
T1025	ELM	10 INCHES
T1027	ELM	13 INCHES
T1053	ELM	15 INCHES
T1055	ELM	8 INCHES
T1060	ELM	24 IN(M)
T1065	ELM	11 INCHES
T1075	ELM	25 IN(M)
T10016	ELM	23 IN(M,D)
T10017	ELM	17 IN(D)
T1004	HACKBERRY	11 INCHES
T1006	HACKBERRY	9 INCHES
T1007	HACKBERRY	8 INCHES
T1009	HACKBERRY	9 INCHES
T1012	HACKBERRY	9 INCHES
T1014	HACKBERRY	10 INCHES
T1019	HACKBERRY	10 INCHES
T1028	HACKBERRY	15 IN(M)
T1029	HACKBERRY	12 INCHES
T1049	HACKBERRY	10 INCHES
T1050	HACKBERRY	12 INCHES
T1051	HACKBERRY	9 INCHES
T1052	HACKBERRY	16 INCHES
T1054	HACKBERRY	14 INCHES
T1058	HACKBERRY	13 INCHES
T1059	HACKBERRY	30 IN(M)
T1061	HACKBERRY	8 INCHES
T1066	HACKBERRY	15 INCHES
T1068	HACKBERRY	10 INCHES
T1069	HACKBERRY	11 INCHES
T1070	HACKBERRY	17 INCHES
T1074	HACKBERRY	20 IN(M)
T1000	MESQUITE	50 IN(M)
T1036	MESQUITE	18 IN(M)
T1071	OAK	45 IN(M)
T1011	PECAN	33 INCHES
T1013	PECAN	10 INCHES
T1017	PECAN	44 INCHES
T1030	PECAN	37 IN(M)
T1031	PECAN	32 IN(M)
T1057	UNKNOWN	8 INCHES

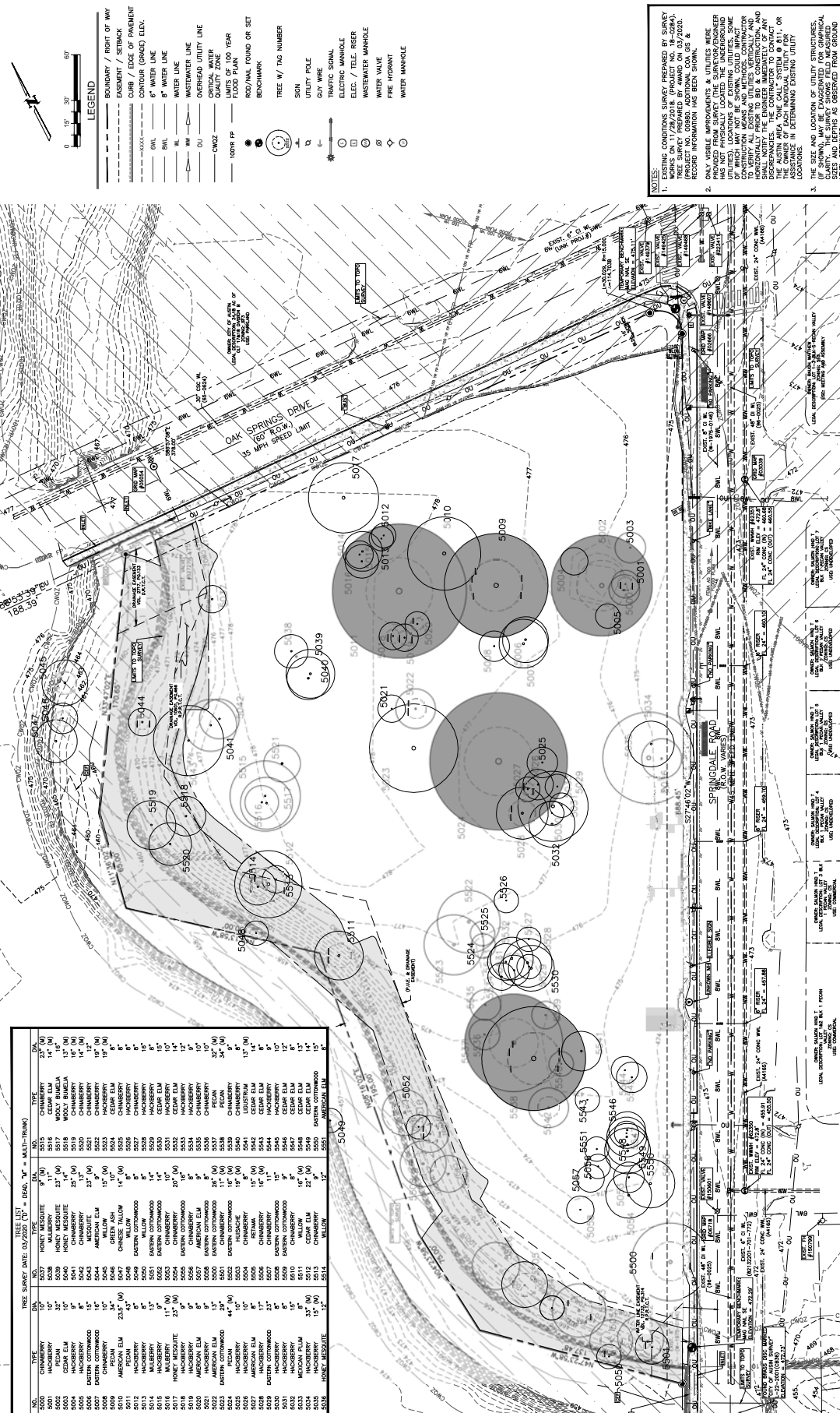
Derek Kinsaul, R.P.L.S. No 6356 November 5, 2018

SURVEYWORKS
INFO@SURVEYWORKSAUSTIN.COM
FIRM #10184157
(512) 599-8067
1207 UPLAND DRIVE
AUSTIN, TX 78741

0 50 100
SCALE: 1 INCH = 50 FEET



Existing Conditions | **10**

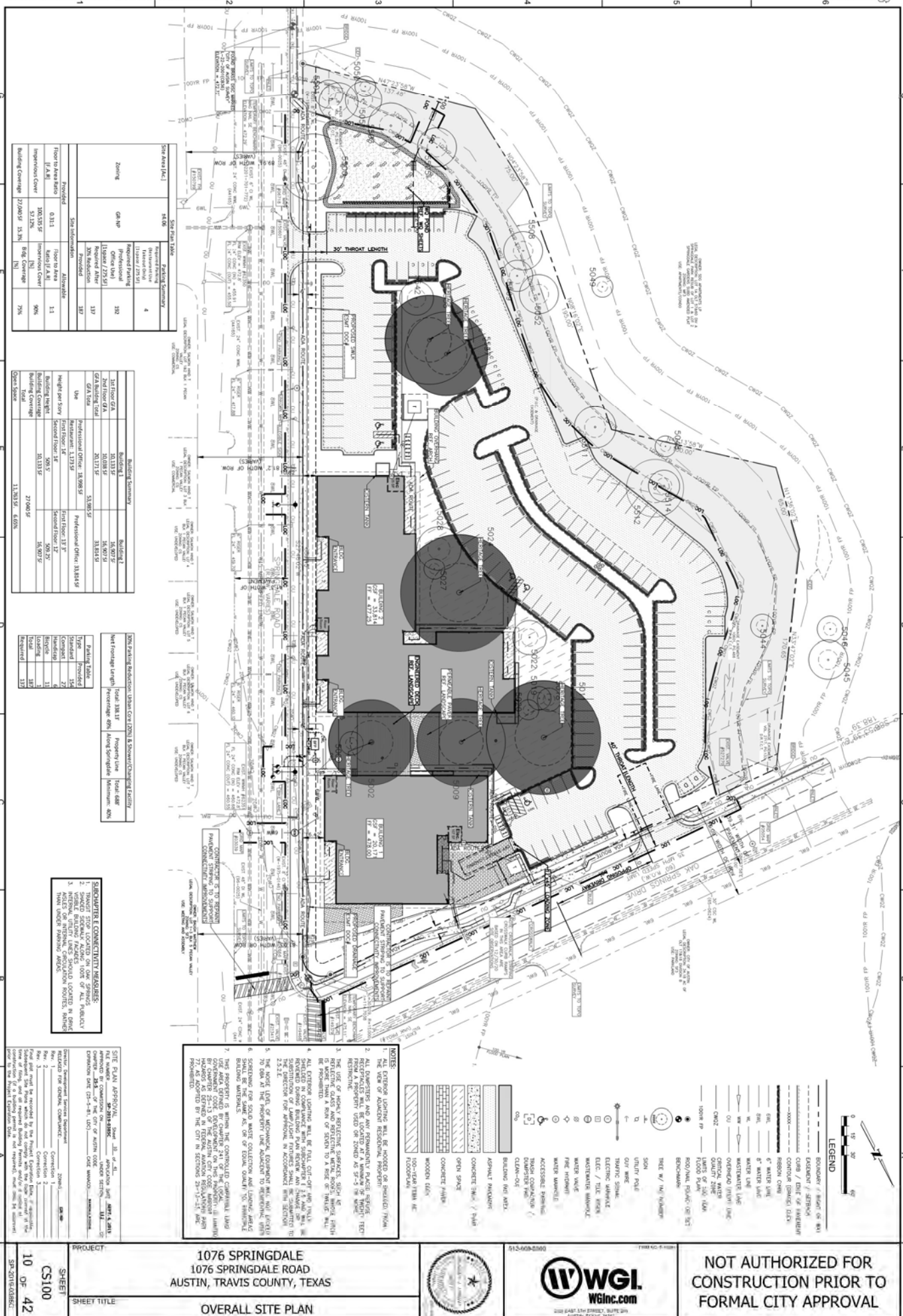


- NOTES:
1. EXISTING CONDITIONS SURVEY PREPARED BY SURVEY WORKS ON 11/28/2018 (PROJECT NO. 18-0229A) AND 12/11/2018 (PROJECT NO. 18-0229B). PROJECT NO. 00860, ADDITIONAL COA US & RECORDED INFORMATION HAS BEEN SHOWN.
2. ONLY VISIBLE IMPROVEMENTS & UTILITIES WERE NOT PHYSICALLY LOCATED THE UNDERGROUND HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATIONS OF EXISTING UTILITIES, SOME CONSTRUCTION MEANS AND METHODS, CONTRACTOR HORIZONTAL PRIOR TO BID & CONSTRUCTION, AND DISAPPEARANCES. THE CONTRACTOR TO CORRECT THE ASHITA AREA "ONE COLD SYSTEM @ 811, OR ASSOCIATION IN DETERMINING EXISTING UTILITY LOCATIONS & LOCATION OF UTILITY FEATURES.
3. IF SHOWING MAY BE ENCASED FOR GRAVEL CLARITY. THE SURVEY SHOWS FIELD MEASURED ELEVATION DATA FROM A BENCHMARK POINT ON GROUND LEVEL OPENINGS.
4. REFERENCE COVER SHEET FOR ADDITIONAL INFORMATION.
5. LIMITS OF CONSTRUCTION ARE SHOWN ON THE ATTACHED SHEETS.

[illegible]



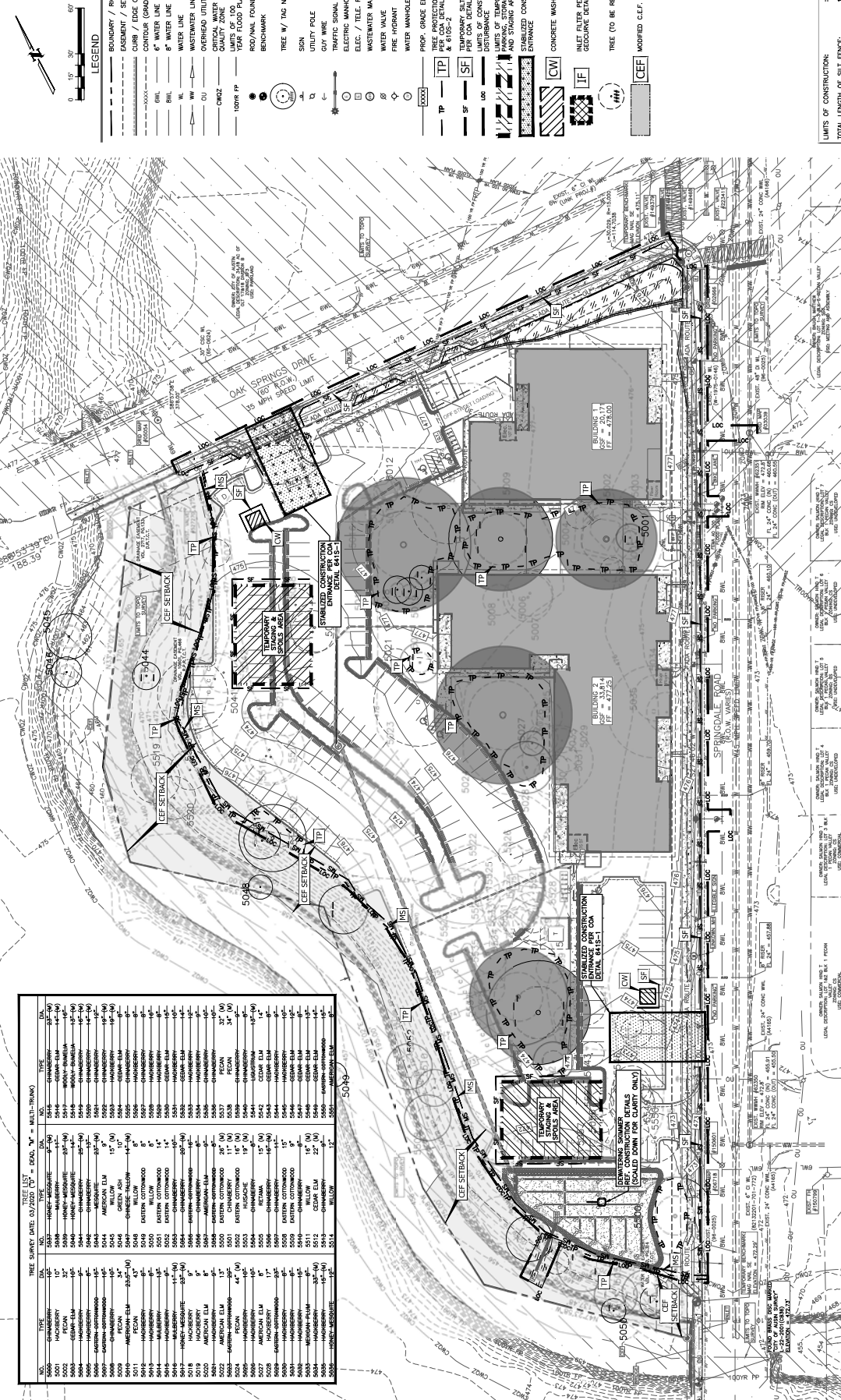
Overall Site Plan | **11**





Erosion and Sedimentation Controls | **12**

NO.	SIZE	USE	NO.	SIZE	USE	NO.	SIZE	USE
5001	10'	HACKBERRY	5038	HONEY-MEASURE	5074	SHAWNEE	10'	
5002	11"	HACKBERRY	5039	HACKBERRY	5075	CEBARI-ELM	14'	
5003	10'	CEBARI-ELM	5040	HONEY-MEASURE	5076	WOLFE-BAMBA	13'	
5004	8'	SHAWNEE	5041	HONEY-MEASURE	5077	SHAWNEE	14'	
5005	HACKBERRY		5042	SHAWNEE	5078	SHAWNEE	14'	
5006	CARPEN-ORCHARD		5043	AMERICAN-ELM	5079	SHAWNEE	14'	
5007	SHAWNEE		5044	WILLOW	5080	SHAWNEE	14'	
5008	SHAWNEE		5045	WILLOW	5081	HACKBERRY	18'	
5009	AMERICAN-ELM	25-25'	5046	CEBARI-ELM	5082	SHAWNEE	14'	
5010	AMERICAN-ELM		5047	CEBARI-ELM	5083	SHAWNEE	8'	
5011	PECAN		5048	CHINESE-ALDER	5084	SHAWNEE	8'	
5012	SHAWNEE		5049	WILLOW	5085	SHAWNEE	8'	
5013	HACKBERRY	8'	5050	WILLOW	5086	HACKBERRY	14'	
5014	HACKBERRY	8'	5051	WILLOW	5087	SHAWNEE	10'	
5015	HACKBERRY	8'	5052	EXTERN-OTCHWOOD	5088	SHAWNEE	10'	
5016	HACKBERRY	8'	5053	EXTERN-OTCHWOOD	5089	SHAWNEE	10'	
5017	HACKBERRY	8'	5054	SHAWNEE	5090	SHAWNEE	14'	
5018	HACKBERRY	9'	5055	HACKBERRY-ORCHARD	5091	SHAWNEE	14'	
5019	HACKBERRY	9'	5056	AMERICAN-ELM	5092	SHAWNEE	14'	
5020	AMERICAN-ELM	8'	5057	AMERICAN-ELM	5093	SHAWNEE	14'	
5021	AMERICAN-ELM	13'	5058	EXTERN-OTCHWOOD	5094	SHAWNEE	14'	
5022	AMERICAN-ELM	13'	5059	EXTERN-OTCHWOOD	5095	SHAWNEE	14'	
5023	AMERICAN-ELM	13'	5060	EXTERN-OTCHWOOD	5096	SHAWNEE	14'	
5024	AMERICAN-ELM	13'	5061	EXTERN-OTCHWOOD	5097	SHAWNEE	14'	
5025	AMERICAN-ELM	13'	5062	EXTERN-OTCHWOOD	5098	SHAWNEE	14'	
5026	AMERICAN-ELM	13'	5063	EXTERN-OTCHWOOD	5099	SHAWNEE	14'	
5027	AMERICAN-ELM	13'	5064	EXTERN-OTCHWOOD	5100	SHAWNEE	14'	
5028	CARPEN-ORCHARD	8'	5065	EXTERN-OTCHWOOD	5101	SHAWNEE	14'	
5029	CARPEN-ORCHARD	8'	5066	EXTERN-OTCHWOOD	5102	SHAWNEE	14'	
5030	CARPEN-ORCHARD	8'	5067	EXTERN-OTCHWOOD	5103	SHAWNEE	14'	
5031	CARPEN-ORCHARD	8'	5068	EXTERN-OTCHWOOD	5104	SHAWNEE	14'	
5032	CARPEN-ORCHARD	8'	5069	EXTERN-OTCHWOOD	5105	SHAWNEE	14'	
5033	CARPEN-ORCHARD	8'	5070	EXTERN-OTCHWOOD	5106	SHAWNEE	14'	
5034	CARPEN-ORCHARD	8'	5071	EXTERN-OTCHWOOD	5107	SHAWNEE	14'	
5035	CARPEN-ORCHARD	8'	5072	EXTERN-OTCHWOOD	5108	SHAWNEE	14'	
5036	CARPEN-ORCHARD	8'	5073	EXTERN-OTCHWOOD	5109	SHAWNEE	14'	
5037	CARPEN-ORCHARD	8'	5074	EXTERN-OTCHWOOD	5110	SHAWNEE	14'	
5038	CARPEN-ORCHARD	8'	5075	EXTERN-OTCHWOOD	5111	SHAWNEE	14'	
5039	CARPEN-ORCHARD	8'	5076	EXTERN-OTCHWOOD	5112	SHAWNEE	14'	
5040	CARPEN-ORCHARD	8'	5077	EXTERN-OTCHWOOD	5113	SHAWNEE	14'	
5041	CARPEN-ORCHARD	8'	5078	EXTERN-OTCHWOOD	5114	SHAWNEE	14'	
5042	CARPEN-ORCHARD	8'	5079	EXTERN-OTCHWOOD	5115	SHAWNEE	14'	
5043	CARPEN-ORCHARD	8'	5080	EXTERN-OTCHWOOD	5116	SHAWNEE	14'	
5044	CARPEN-ORCHARD	8'	5081	EXTERN-OTCHWOOD	5117	SHAWNEE	14'	
5045	CARPEN-ORCHARD	8'	5082	EXTERN-OTCHWOOD	5118	SHAWNEE	14'	
5046	CARPEN-ORCHARD	8'	5083	EXTERN-OTCHWOOD	5119	SHAWNEE	14'	
5047	CARPEN-ORCHARD	8'	5084	EXTERN-OTCHWOOD	5120	SHAWNEE	14'	
5048	CARPEN-ORCHARD	8'	5085	EXTERN-OTCHWOOD	5121	SHAWNEE	14'	
5049	CARPEN-ORCHARD	8'	5086	EXTERN-OTCHWOOD	5122	SHAWNEE	14'	
5050	CARPEN-ORCHARD	8'	5087	EXTERN-OTCHWOOD	5123	SHAWNEE	14'	
5051	CARPEN-ORCHARD	8'	5088	EXTERN-OTCHWOOD	5124	SHAWNEE	14'	
5052	CARPEN-ORCHARD	8'	5089	EXTERN-OTCHWOOD	5125	SHAWNEE	14'	
5053	CARPEN-ORCHARD	8'	5090	EXTERN-OTCHWOOD	5126	SHAWNEE	14'	
5054	CARPEN-ORCHARD	8'	5091	EXTERN-OTCHWOOD	5127	SHAWNEE	14'	
5055	CARPEN-ORCHARD	8'	5092	EXTERN-OTCHWOOD	5128	SHAWNEE	14'	
5056	CARPEN-ORCHARD	8'	5093	EXTERN-OTCHWOOD	5129	SHAWNEE	14'	
5057	CARPEN-ORCHARD	8'	5094	EXTERN-OTCHWOOD	5130	SHAWNEE	14'	
5058	CARPEN-ORCHARD	8'	5095	EXTERN-OTCHWOOD	5131	SHAWNEE	14'	
5059	CARPEN-ORCHARD	8'	5096	EXTERN-OTCHWOOD	5132	SHAWNEE	14'	
5060	CARPEN-ORCHARD	8'	5097	EXTERN-OTCHWOOD	5133	SHAWNEE	14'	
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5062	CARPEN-ORCHARD	8'	5099	EXTERN-OTCHWOOD	5135	SHAWNEE	14'	
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5064	CARPEN-ORCHARD	8'	5101	EXTERN-OTCHWOOD	5137	SHAWNEE	14'	
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5068	CARPEN-ORCHARD	8'	5105	EXTERN-OTCHWOOD	5141	SHAWNEE	14'	
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5070	CARPEN-ORCHARD	8'	5107	EXTERN-OTCHWOOD	5143	SHAWNEE	14'	
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5072	CARPEN-ORCHARD	8'	5109	EXTERN-OTCHWOOD	5145	SHAWNEE	14'	
5073	CARPEN-ORCHARD	8'	5110	EXTERN-OTCHWOOD	5146	SHAWNEE	14'	
5074	CARPEN-ORCHARD	8'	5111	EXTERN-OTCHWOOD	5147	SHAWNEE	14'	
5075	CARPEN-ORCHARD	8'	5112	EXTERN-OTCHWOOD	5148	SHAWNEE	14'	
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5077	CARPEN-ORCHARD	8'	5114	EXTERN-OTCHWOOD	5150	SHAWNEE	14'	
5078	CARPEN-ORCHARD	8'	5115	EXTERN-OTCHWOOD	5151	SHAWNEE	14'	
5079	CARPEN-ORCHARD	8'	5116	EXTERN-OTCHWOOD	5152	SHAWNEE	14'	
5080	CARPEN-ORCHARD	8'	5117	EXTERN-OTCHWOOD	5153	SHAWNEE	14'	
5081	CARPEN-ORCHARD	8'	5118	EXTERN-OTCHWOOD	5154	SHAWNEE	14'	
5082	CARPEN-ORCHARD	8'	5119	EXTERN-OTCHWOOD	5155	SHAWNEE	14'	
5083	CARPEN-ORCHARD	8'	5120	EXTERN-OTCHWOOD	5156	SHAWNEE	14'	
5084	CARPEN-ORCHARD	8'	5121	EXTERN-OTCHWOOD	5157	SHAWNEE	14'	
5085	CARPEN-ORCHARD	8'	5122	EXTERN-OTCHWOOD	5158	SHAWNEE	14'	
5086	CARPEN-ORCHARD	8'	5123	EXTERN-OTCHWOOD	5159	SHAWNEE	14'	
5087	CARPEN-ORCHARD	8'	5124	EXTERN-OTCHWOOD	5160	SHAWNEE	14'	
5088	CARPEN-ORCHARD	8'	5125	EXTERN-OTCHWOOD	5161	SHAWNEE	14'	
5089	CARPEN-ORCHARD	8'	5126	EXTERN-OTCHWOOD	5162	SHAWNEE	14'	
5090	CARPEN-ORCHARD	8'	5127	EXTERN-OTCHWOOD	5163	SHAWNEE	14'	
5091	CARPEN-ORCHARD	8'	5128	EXTERN-OTCHWOOD	5164	SHAWNEE	14'	
5092	CARPEN-ORCHARD	8'	5129	EXTERN-OTCHWOOD	5165	SHAWNEE	14'	
5093	CARPEN-ORCHARD	8'	5130	EXTERN-OTCHWOOD	5166	SHAWNEE	14'	
5094	CARPEN-ORCHARD	8'	5131	EXTERN-OTCHWOOD	5167	SHAWNEE	14'	
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5097	CARPEN-ORCHARD	8'	5134	EXTERN-OTCHWOOD	5170	SHAWNEE	14'	
5098	CARPEN-ORCHARD	8'	5135	EXTERN-OTCHWOOD	5171	SHAWNEE	14'	
5099	CARPEN-ORCHARD	8'	5136	EXTERN-OTCHWOOD	5172	SHAWNEE	14'	
5100	CARPEN-ORCHARD	8'	5137	EXTERN-OTCHWOOD	5173	SHAWNEE	14'	
5101	CARPEN-ORCHARD	8'	5138	EXTERN-OTCHWOOD	5174	SHAWNEE	14'	
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5113	CARPEN-ORCHARD	8'	5150	EXTERN-OTCHWOOD	5186	SHAWNEE	14'	
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5119	CARPEN-ORCHARD	8'	5156	EXTERN-OTCHWOOD	5192	SHAWNEE	14'	
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5138	CARPEN-ORCHARD	8'	5175	EXTERN-OTCHWOOD	5211	SHAWNEE	14'	
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5140	CARPEN-ORCHARD	8'	5177	EXTERN-OTCHWOOD	5213	SHAWNEE	14'	
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5142	CARPEN-ORCHARD	8'	5179	EXTERN-OTCHWOOD	5215	SHAWNEE	14'	
5143	CARPEN-ORCHARD	8'	5180	EXTERN-OTCHWOOD	5216	SHAWNEE	14'	
5144	CARPEN-ORCHARD	8'	5181	EXTERN-OTCHWOOD	5217	SHAWNEE	14'	
5145	CARPEN-ORCHARD	8'	5182	EXTERN-OTCHWOOD	5218	SHAWNEE	14'	
5146	CARPEN-ORCHARD	8'	5183	EXTERN-OTCHWOOD	5219	SHAWNEE	14'	
5147	CARPEN-ORCHARD	8'	5184	EXTERN-OTCHWOOD	5220	SHAWNEE	14'	
5148	CARPEN-ORCHARD	8'	5185	EXTERN-OTCHWOOD	5221	SHAWNEE	14'	
5149	CARPEN-ORCHARD	8'	5186	EXTERN-OTCHWOOD	5222	SHAWNEE	14'	
5150	CARPEN-ORCHARD	8'	5187	EXTERN-OTCHWOOD	5223	SHAWNEE	14'	
5151	CARPEN-ORCHARD	8'	5188	EXTERN-OTCHWOOD	5224	SHAWNEE	14'	
5152	CARPEN-ORCHARD	8'	5189	EXTERN-OTCHWOOD	5225	SHAWNEE	14'	
5153	CARPEN-ORCHARD	8'	5190	EXTERN-OTCHWOOD	5226	SHAWNEE	14'	
5154	CARPEN-ORCHARD	8'	5191	EXTERN-OTCHWOOD	5227	SHAWNEE	14'	
5155	CARPEN-ORCHARD	8'	5192	EXTERN-OTCHWOOD	5228	SHAWNEE	14'	
5156	CARPEN-ORCHARD	8'	5193	EXTERN-OTCHWOOD	5229	SHAWNEE	14'	
5157	CARPEN-ORCHARD	8'	5194	EXTERN-OTCHWOOD	5230	SHAWNEE	14'	
5158	CARPEN-ORCHARD	8'	5195	EXTERN-OTCHWOOD	5231	SHAWNEE	14'	
5159	CARPEN-ORCH							



1. THE PROTECTION OF ADJACENT AREAS, AND EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED (SEE NOTE 17).
2. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF ASHEVILLE RULES AND REGULATIONS.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY RECORDS, OR POSITIVE RECORDING OF EXISTING UTILITIES AND RECORD-KEEPING INFORMATION, AND PLACE A WARNING OF EXISTING UTILITIES RECORDS ON A NIGHT-OR-DAY BASIS, WITHOUT STOPPING A SIGNATORY LINE OF RIGHT-OF-WAY OR EXISTING UTILITY RECORDS.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS THAT ARE REQUIRED TO COMPLY WITH SECTIONS 15-12-141 THROUGH 15-12-141.1 OF THE CITY CODE REGARDING PLACEMENT OF A FENCE POST-OF-WAY.
5. DUST CONTROL TO BE PROVIDED TO CONFORM IN ACCORDANCE WITH THE CITY OF ASHEVILLE'S DUST MANAGEMENT, SECTION 14.6.0.
6. CONTRACTOR SHALL CLEAN UP SPILLS THAT OCCUR AND EXISTING ROAD-OF-WAY A MINIMUM OF 500 FEET PER DAY.
7. CONTRACTOR SHALL PROTECT EXISTING UTILITY RECORDS FROM DAMAGE AND FROM FLOODING. THE CONTRACTOR SHALL MAINTAIN SAFETY BARRIERS, LIGHTS, AND SIGNAGE THROUGHOUT THE PROJECT TO PROTECT THE EXISTING UTILITY RECORDS.
8. SET BACK FENCE AND INSTALLATION SHALL COMPLY WITH 4.2.0.3.
9. SET BACK FENCE SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
10. REFERENCE "TRENCH, MISTY" SHALL BE WORKED FOR ON SOME TRENCHES, BUT NOT ALL. SEE CASE NOTES.
11. A DISTURBED AREA IS NOT TO BE MOVED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TAMP OR REVEGETATION MATING.
12. ALL EQUIPMENT AND SHOULDS ARE TO BE WASHED FROM THE STREET, THE GRAB, AND 150 YARD FLAGPOLE HOPKINS.

THIS AREA REQUIRES NATIVE GRASSLAND SEEDING AND PLANTING PER CITY OF AUSTIN STANDARD SPECIFICATION 609S-6, INCLUDING TOPSOIL AND SEED BED PREPARATION, TEMPORARY IRRIGATION, AND WEED MAINTENANCE.

TOTAL LENGTH OF SILT FENCE:	1120 LF
TOTAL LENGTH OF TREE PROTECTION:	1846 LF
TOTAL LENGTH OF MULCH SOCKS:	856 LF
STABILIZED CONSTRUCTION ENTRANCE:	2

SITE PLAN APPROVAL Sheet <u>07</u> of <u>05</u> FILE NUMBER SP-2019-0385C APPROVED BY COMMISSION ON _____ APPLICATION DATE SEPT. 4, 2019 REVIEWED BY _____ UNDER SECTION 112 NAME OF ALTERN _____ CASE MANAGER MARIALI KORDA EXPIRATION DATE (25-31, LCU) _____		GROUP ZONING RELEASED FOR GENERAL COMPLIANCE: Rev. 1 _____ Correction Rev. 2 _____ Rev. 3 _____ Correction Rev. 4 _____ Rev. 5 _____ Rev. 6 _____ Rev. 7 _____ Rev. 8 _____ Rev. 9 _____ Rev. 10 _____ Rev. 11 _____ Rev. 12 _____ Rev. 13 _____ Rev. 14 _____ Rev. 15 _____ Rev. 16 _____ Rev. 17 _____ Rev. 18 _____ Rev. 19 _____ Rev. 20 _____ Rev. 21 _____ Rev. 22 _____ Rev. 23 _____ Rev. 24 _____ Rev. 25 _____ Rev. 26 _____ Rev. 27 _____ Rev. 28 _____ Rev. 29 _____ Rev. 30 _____ Rev. 31 _____ Rev. 32 _____ Rev. 33 _____ Rev. 34 _____ Rev. 35 _____ Rev. 36 _____ Rev. 37 _____ Rev. 38 _____ Rev. 39 _____ Rev. 40 _____ Rev. 41 _____ Rev. 42 _____ Rev. 43 _____ Rev. 44 _____ Rev. 45 _____ Rev. 46 _____ Rev. 47 _____ Rev. 48 _____ Rev. 49 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Driveways within CWQZ | **13**