

**ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

COMMISSION MEETING DATE:	12/7/2022
NAME & NUMBER OF PROJECT:	Oltorf Site Plan (SP-2021-0091C)
NAME OF APPLICANT OR ORGANIZATION:	Oltorf Site Plan (Jim Wittliff)
LOCATION:	4544 E Oltorf, Austin, Texas 78741
COUNCIL DISTRICT:	3
ENVIRONMENTAL REVIEW STAFF:	Tunde Daramola, Environmental Review Specialist Senior, DSD, 512-974-6316, Babatunde.Daramola@austintexas.gov
WATERSHED:	Country Club West Watershed, Suburban, Desired Development Zone
REQUEST:	Variance request is as follows: Request to vary from LDC 25-8-301 to allow driveways on slopes over 15%. Request to vary from LDC 25-8-341 to allow cut over 4 feet up to 8 feet. Request to vary from LDC 25-8-342 to allow fill over 4 feet up to 20.5 feet.
STAFF RECOMMENDATION:	Staff recommends this variance, having determined the findings of fact to have been met.
STAFF CONDITIONS:	<ul style="list-style-type: none">• Provide 8 additional trees at 3 caliper inches.• Provide structural containment of fill with retaining walls.



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: Oltorf Site Plan
Ordinance Standard: Watershed Protection Ordinance
Variance Request: **To allow driveways on slopes over 15% per LDC 25-8-301**

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 variance will not be providing a special privilege to the applicant. The proposed buildings are similar in size to similarly situated property. Because the property is also subject to Austin's Commercial Design Standards Ordinance, 40% of the roadway frontage along East Oltorf is required to have building frontage adjacent to the right of way, therefore, the only available driveway access from Oltorf must cross existing slopes which are steeper than 15% gradient

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. Existing site conditions and accessibility regulations require the only available driveway access from Oltorf to cross existing slopes that exceed 15% gradient.

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

Yes. The site is being graded and redesigned as efficiently as possible in accordance with code requirement to provide the required access slopes to minimize the amount of variance required.

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

Yes. The variance does not create a significant probability of harmful environmental consequences. Building elevations and site grading were designed to comply with federal ADA accessibility regulations and effective stormwater drainage runoff was provided. Environmental protective measures will be taken coupled with variance conditions.

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 project is served by a detention pond and a rain garden. The development is compliant with current code.

- 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 conditions per approved exhibits:

- Provide 8 additional trees at 3 caliper inches.
- Provide structural containment of fill with retaining walls.

Environmental Reviewer
(DSD)



Tunde Daramola

Date
11/16/2022

Environmental Review
Manager (DSD)



Mike McDougal

Date
11/16/ /2022

Deputy Environmental
Officer (WPD)



Liz Johnston

Date
11/16/2022



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: Oltorf Site Plan
Ordinance Standard: Watershed Protection Ordinance
Variance Request: **To allow fill exceeding 4 feet up to 20.5 feet per LDC 25-8-342**

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 variance will not be providing a special privilege to the applicant. The proposed buildings are similar in size to similarly situated property. The site is also required to meet ADA accessibility regulations and consolidate all drainage flow into an on-site detention pond and water quality facility. There are drainage requirements mandating stormwater releases from the detention pond to flow into the storm sewer pipes along East Oltorf.

In order to facilitate this type of drainage which will require stormwater releases from detention ponds to flow into the storm sewer pipes along East Oltorf, grading within the detention/water quality area will have cut up to 8 feet and fill up to 20.5 feet.

Prior projects in this area had a similar situation. A prime example is Crossroad Logistics Center Additions, SP-2021-0169D. A Land Use Commission variance was granted to LDC 25-8-342 to allow fill up to 17 feet.

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. Existing site conditions, accessibility and drainage regulations necessitate additional grading for fulfilling the requirements of two access points and consolidating drainage flow.

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

Yes. The site is being graded as efficiently as possible to provide the required access slopes to minimize the amount of variance required.

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

Yes. The variance does not create a significant probability of harmful environmental consequences. The variance is a minimum deviation from code to allow for reasonable use of the property. Fill will be minimized and structurally contained with retaining walls.

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 project is served by a detention pond and a rain garden. The development is compliant with current code.

- 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 conditions per approved exhibits:

- Provide 8 additional trees at 3 caliper inches.
- Provide structural containment of fill with retaining walls.

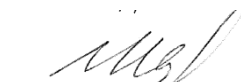
Environmental Reviewer
(DSD)



Tunde Daramola


Date
11/16/2022

Environmental Review
Manager (DSD)


Mike McDougal

Date
11/16/ /2022

Deputy Environmental
Officer (WPD)


Liz Johnston

Date
11/16/2022



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: Oltorf Site Plan
Ordinance Standard: Watershed Protection Ordinance
Variance Request: **To allow cut exceeding 4 feet up to 8 feet per LDC 25-8-341**

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 variance will not be providing a special privilege to the applicant. The proposed buildings are similar in size to similarly situated property. The site is also required to meet ADA accessibility regulations and consolidate all drainage flow into an on-site detention pond and water quality facility.

In order to facilitate this type of drainage which will require stormwater releases from detention ponds to flow into the storm sewer pipes along east Oltorf, grading within the detention/water quality area will have cut up to 8 feet and fill up to 20.5 feet.

Prior projects in this area had a similar situation. A prime example is Crossroad Logistics Center Additions, SP-2021-0169D. A Land Use Commission variance was granted to LDC 25-8-342 to allow fill up to 17 feet.

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. Existing site conditions, accessibility and drainage regulations necessitate additional grading for fulfilling the requirements of two access points and consolidating drainage flow.

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

Yes. The site is being graded and redesigned as efficiently as possible to provide the required access slopes to minimize the amount of variance required.

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

Yes. The variance does not create a significant probability of harmful environmental consequences. The variance is a minimum deviation from code to allow for reasonable use of the property.

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 project is served by a detention pond and a rain garden. The development is compliant with current code.

- 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 conditions per approved exhibit:

- Provide 8 additional trees at 3 caliper inches.
- Provide structural containment of fill with retaining walls.

Environmental Reviewer
(DSD)



Tunde Daramola

Date
11/16/2022

Environmental Review
Manager (DSD)



Mike McDougal

Date
11/16/2022

Deputy Environmental
Officer (WPD)



Liz Johnston

Date
11/16/2022

November 1, 2022



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Jim Wittliff / Land Answers, Inc.
Street Address	3606 Winfield Cove
City State ZIP Code	Austin, TX 78704
Work Phone	512-416-6611
E-Mail Address	landanswers@sbcglobal.net

Variance Case Information

Case Name	Oltorf Site Plan
Case Number	SP-2021-0091C
Address or Location	4544 E Oltorf
Environmental Reviewer Name	Babatunde Daramola
Environmental Resource Management Reviewer Name	Michael McDogal
Applicable Ordinance	Current code
Watershed Name	Country Club West
Watershed Classification	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone

November 1, 2022

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	500 LF
Water and Waste Water service to be provided by	City of Austin
Request	The variance request from LDC 25-8-301, 25-8-341 and 25-8-342 which reference COA cut and fill regulations

Impervious cover	Existing	Proposed
square footage:	6,156	59,242
acreage:	0.14	1.36
percentage:	7.6	72.7
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)	Elevations range from 558 to 520. Slopes range from 5% to more than 25%. There is no CWQZ, WQTZ, CEF'S or floodplain on the site. 33 existing trees will be removed due to regrading; tree mitigation will be provided. The largest trees being removed are a 22" Cedar (#438), and 18" Ash (#2969) and a 15" Elm (#464).	

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Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	Cuts and fills will exceed 4 vertical feet. Driveway is proposed over existing slopes steeper than 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: Oltorf Site Plan

Ordinance: LDC 25-8-301, 341 and 342

- 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. Due to the rolling topography in this area, this property is using retaining walls to provide usable site areas, just as nearly all the surrounding properties have done, including the adjacent Monaco condominiums. We are not requesting any special privileges.
 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. Because this property is subject to Austin's Commercial Design Standards Ordinance, 40% of the roadway frontage along East Oltorf is required to have building frontage adjacent to the right-of-way; therefore, the only available driveway access from Oltorf must cross existing slopes which are steeper than 15% gradient. Because this 1.96

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acre property is zoned for retail development, the site will also be required to meet ADA accessibility regulations and to consolidate all drainage flows into an on-site stormwater detention pond and water quality filtration facility. City Drainage officials are also requiring that stormwater releases from the detention pond to flow into the storm sewer pipes along East Oltorf, rather than following existing drainage outflows from the site; this requires us to grade approximately 435 square feet within the detention pond area of the site with cuts ranging between 4 and 8 feet, and to fill approximately 30,006 square feet of the site with depths of 4 to 12 feet, and to fill approximately 5,663 square feet of the site with fill to depths of 12 to 20.5 vertical feet. Significant redesigns were done in accordance with recommendations from Environmental staff, to eliminate vehicle parking spaces over original site slope gradients exceeding 15%, and to eliminate additional driveways on slopes over 15%.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;
 - Yes. Minimum Departures – Building elevations and site grading were designed to comply with Federal ADA accessibility regulations and to provide effective stormwater drainage runoff. We made every effort to minimize necessary cuts and fills on the site.
- c) Does not create a significant probability of harmful environmental consequences.
 - Yes. Retaining walls will be constructed along the southern and western boundaries of the site; therefore, the erosion of steep slopes will no longer be an issue. In addition, by regrading this site so all drainage flows into the proposed water quality and detention facility, we will eliminate an estimated 301,615 gallons per hour of stormwater runoff which currently causes flooding problems for the adjacent Monaco condominiums during a 100-year storm event. Our proposed retaining wall will be of similar height and scale to the several retaining walls that already exist within the Monaco development.
- 3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.
 - Yes. In addition to complying with all City regulations for water quality, the water quality from this project will be superior to the development of

November 1, 2022

this site without the requested cut and fill variances, because the additional fills allow us to release nearly all runoff from the ponds into the City's storm sewer system, rather than along established overland drainage channels across downstream properties, where erosion would occur.

- 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;
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

**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

September 6, 2022

**Variance Requests from LDC 25-8-301, LDC 25-8-341 and LDC 25-8-342
Associated with SP-2021-0091C, 4544 E Oltorf**

Dear Commissioners,

On behalf of Wickersham Enterprises, LLC, I am requesting variances from the requirements that prohibit driveways on slopes over 15%, cuts greater than four vertical feet, and fills greater than four vertical feet within a Suburban Watershed for the referenced property.

This site plan is a unified retail development on a 1.96 acre site located at the intersection of East Oltorf and Wickersham. The property is sloped, with existing elevations ranging from 558 along Wickersham, to 520 feet along the site's western boundary. In order to meet accessibility regulations and to facilitate drainage for the site, it was necessary to raise the lowest portions of the site to approximate elevation 552. As a result, the proposed site will be able to meet all handicap accessibility requirements, and both the Wickersham driveway at elevation 553 and the Oltorf driveway at elevation 545 can safely access the site.

Retaining walls will be constructed along the southern and western boundaries of the site; therefore, the erosion of steep slopes will no longer be an issue. In addition, by regrading this site so all drainage flows into the proposed water quality and detention facility, we will eliminate an estimated 301,615 gallons per hour of stormwater runoff which currently causes flooding problems for the adjacent Monaco condominiums during a 100-year storm event. Our proposed retaining wall will be of similar height and scale to the several retaining walls that already exist within the Monaco development.

Our Findings of Fact to justify these variance requests are as follows:

1. Special Circumstances – Because this property is subject to Austin's Commercial Design Standards Ordinance, 40% of the roadway frontage along East Oltorf is required to have building frontage adjacent to the right-of-way; therefore, the only available driveway access from Oltorf must cross existing slopes which are steeper than 15% gradient. Because this 1.96 acre property is zoned for retail development, the site will also be required to meet ADA accessibility regulations and to consolidate all drainage flows into an on-site stormwater detention pond and water quality filtration facility. City Drainage officials are also requiring that stormwater releases from the detention pond to flow into the storm sewer pipes along East Oltorf, rather than following existing drainage

outflows from the site; this requires us to grade approximately 435 square feet within the detention pond area of the site with cuts ranging between 4 and 8 feet, and to fill approximately 30,006 square feet of the site with depths of 4 to 12 feet, and to fill approximately 5,663 square feet of the site with fill to depths of 12 to 20.5 vertical feet. Significant redesigns were done in accordance with recommendations from Environmental staff, to eliminate vehicle parking spaces over original site slope gradients exceeding 15%, and to eliminate additional driveways on slopes over 15%.

2. Minimum Departures – Building elevations and site grading were designed to comply with Federal ADA accessibility regulations and to provide effective stormwater drainage runoff. We made every effort to minimize necessary cuts and fills on the site.
3. Special Privileges – Due to the rolling topography in this area, this property is using retaining walls to provide usable site areas, just as nearly all the surrounding properties have done, including the adjacent Monaco condominiums. We are not requesting any special privileges.
4. Water Quality – In addition to complying with all City regulations for water quality, the water quality from this project will be superior to the development of this site without the requested cut and fill variances, because the additional fills allow us to release nearly all runoff from the ponds into the City's storm sewer system, rather than along established overland drainage channels across downstream properties, where erosion would occur.
5. CWQZ/WQTZ – Not applicable.

Thank you for your consideration of these variance requests.

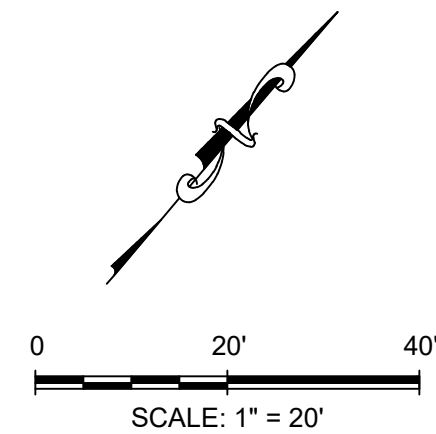
Sincerely,



Jim Wittliff

President

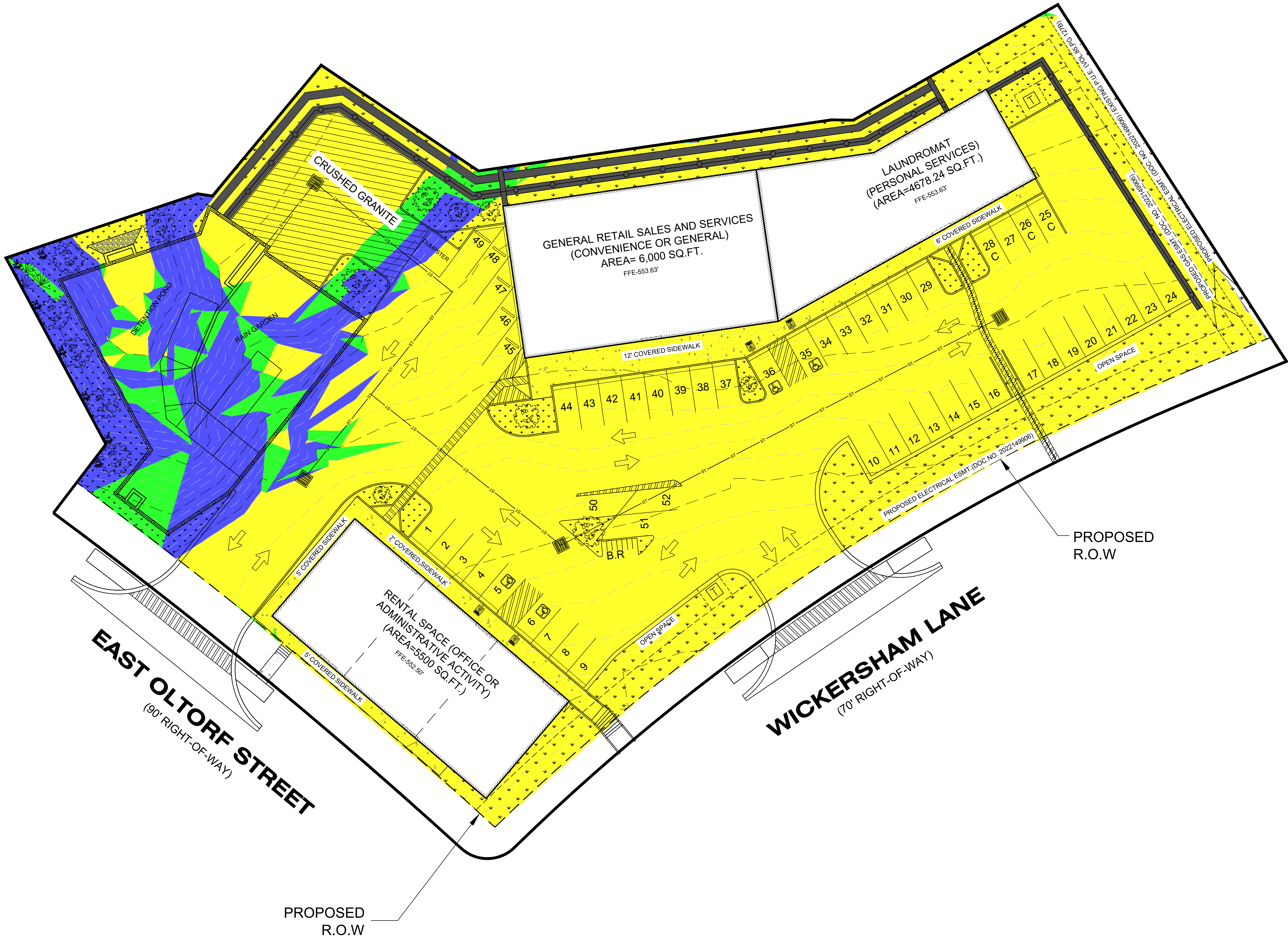
Attachments



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

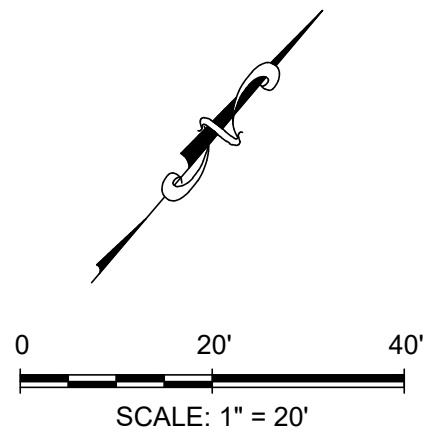
Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area (Acres)
1	0.00%	15.00%	Yellow	1.2
2	15.00%	25.00%	Green	0.1
3	> 25.00%		Blue	0.2



EXISTING SLOPE MAP



**SAXON
LOOMIS**
CONSULTING GROUP
2216 COLLEGE AVENUE AUSTIN, TEXAS 78704
PHONE: (512) 660-0500
F-19735 TBPE FIRM REGISTRATION NO.

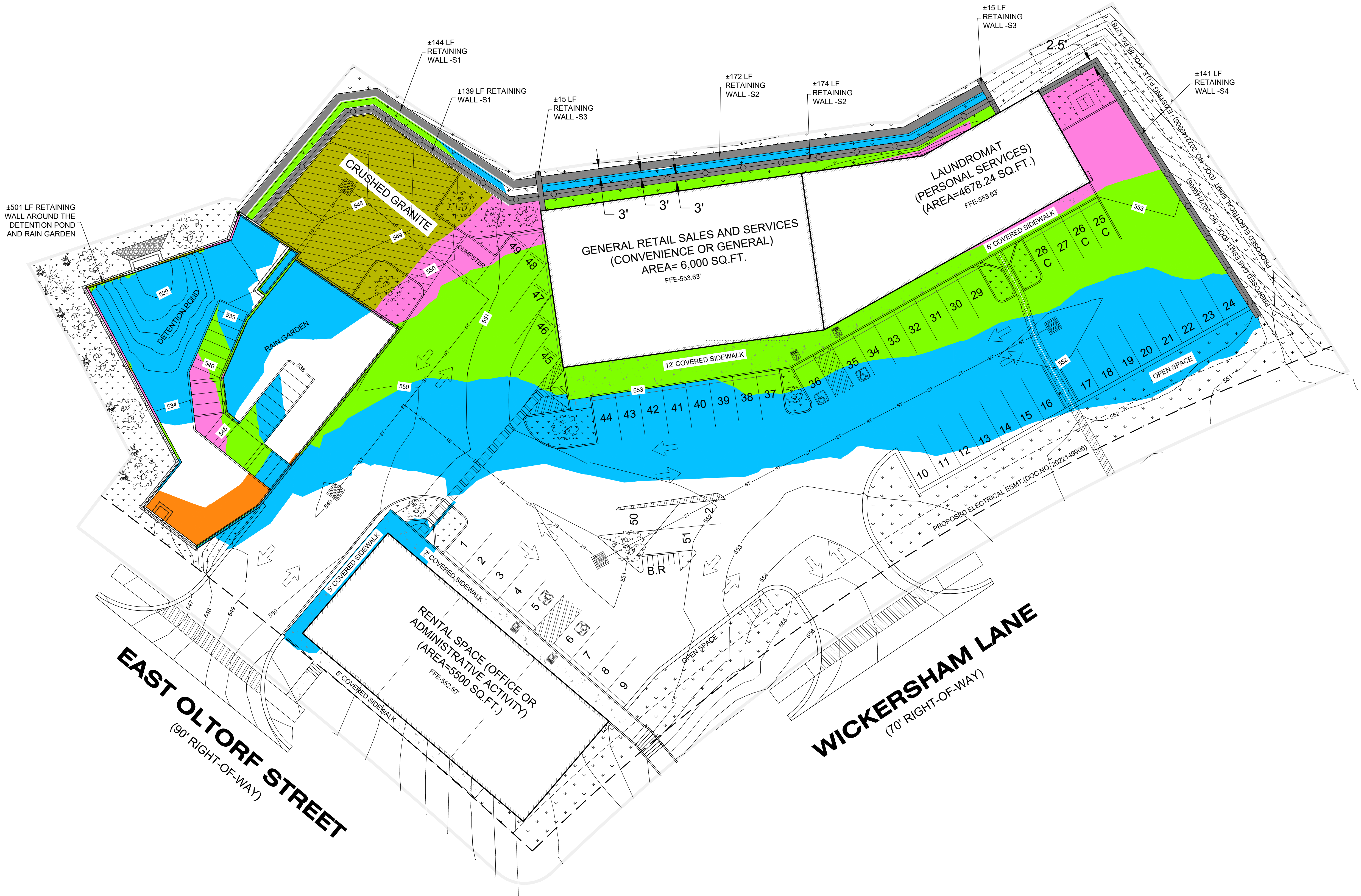


LEGEND

- PROPERTY BOUNDARY
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Color	Area (Acres)
1	-8.0	-4.0		0.01
2	4.0	8.0		0.43
3	8.0	12.0		0.26
4	12.0	16.0		0.07
5	16.0	20.5		0.08

RETAINING WALL LENGTH		
NUMBER	WALL TYPE	LENGTH (FT.)
1	RETAINING WALL-S1	283
2	RETAINING WALL-S2	346
3	RETAINING WALL-S3	30
4	RETAINING WALL-S4	141
5	RETAINING WALL- AROUND DETENTION AND RAIN GARDEN	501
TOTAL LENGTH OF RETAINING WALLS		1,301



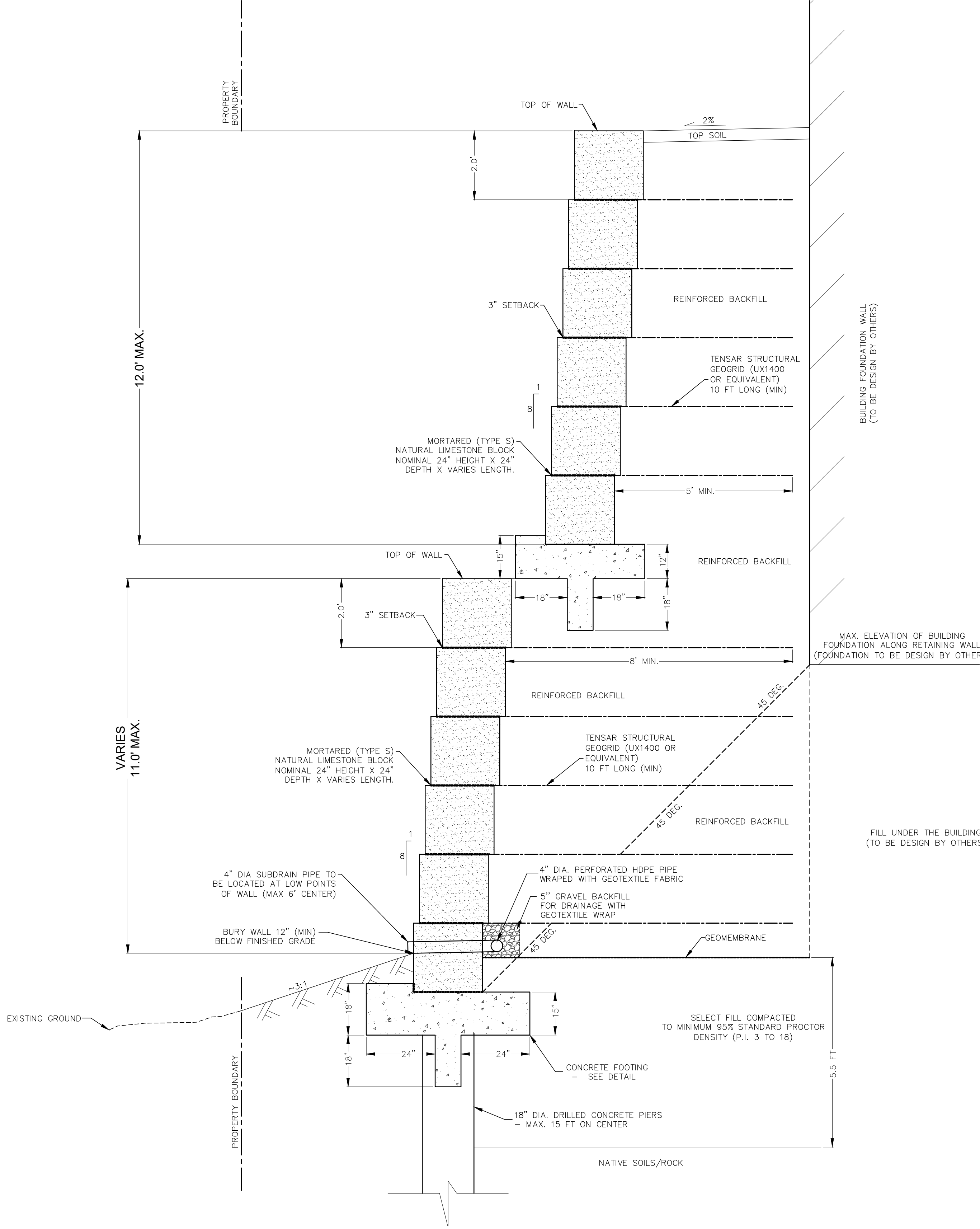
CUT/FILL EXHIBIT



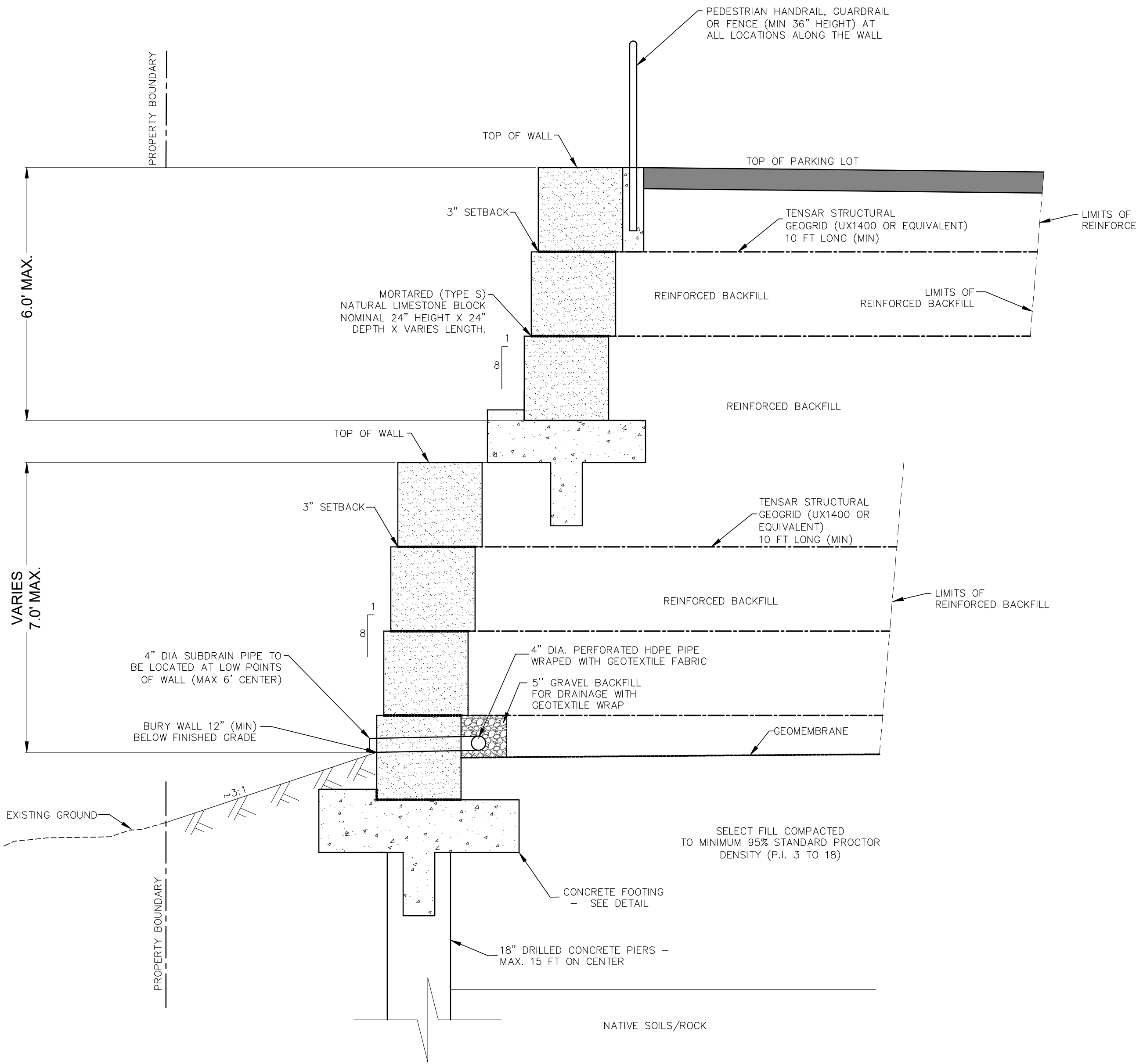
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CONSULTING GROUP

2216 COLLEGE AVENUE AUSTIN, TEXAS 78704
PHONE: (512) 660-0500
F-19735 TBPE FIRM REGISTRATION NO.



RETAINING WALL - S1
TYPICAL
1"=2'



RETAINING WALL - S2
TYPICAL
1"=2'

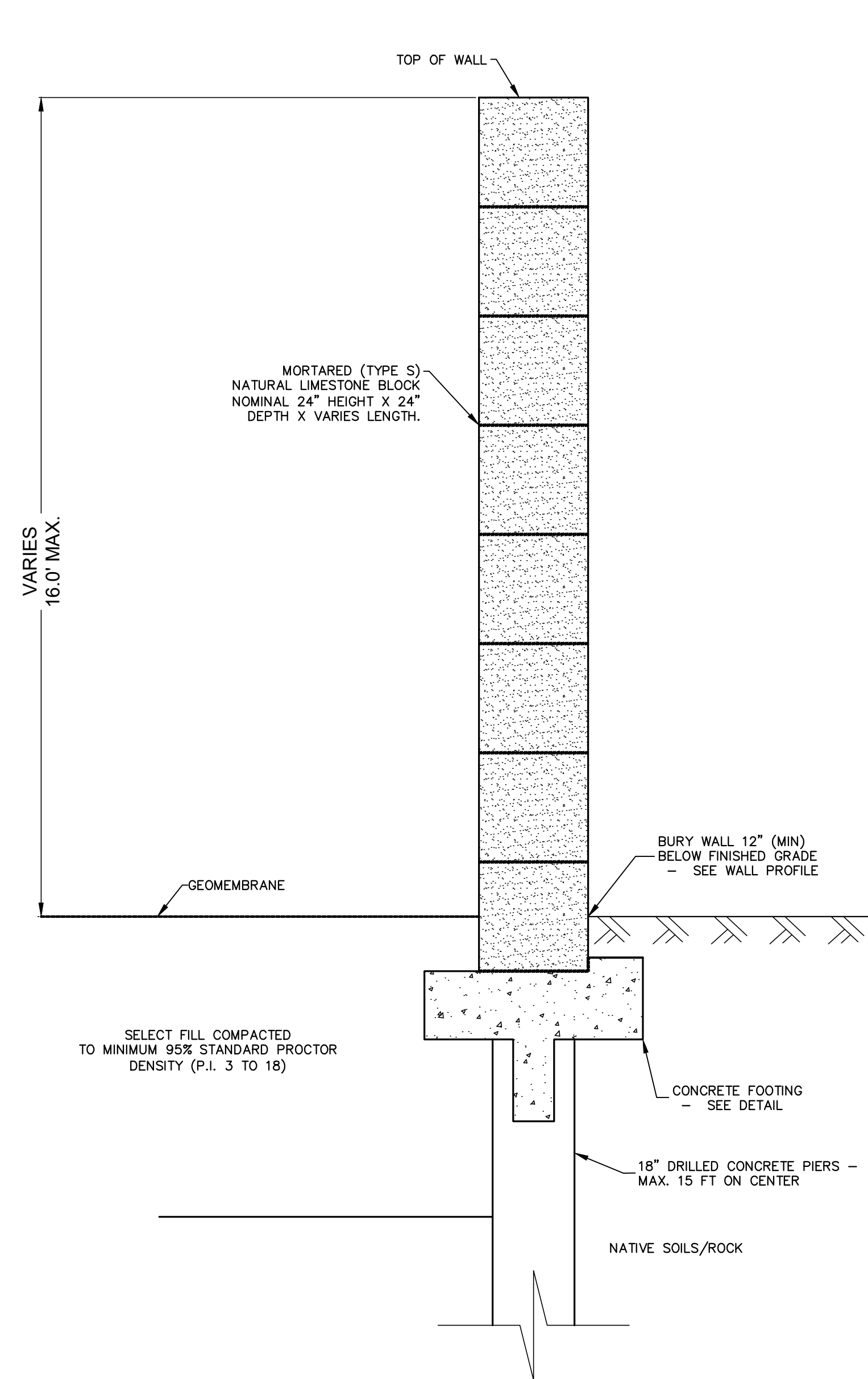
RETAINING WALL
PROFILES 1 OF 2



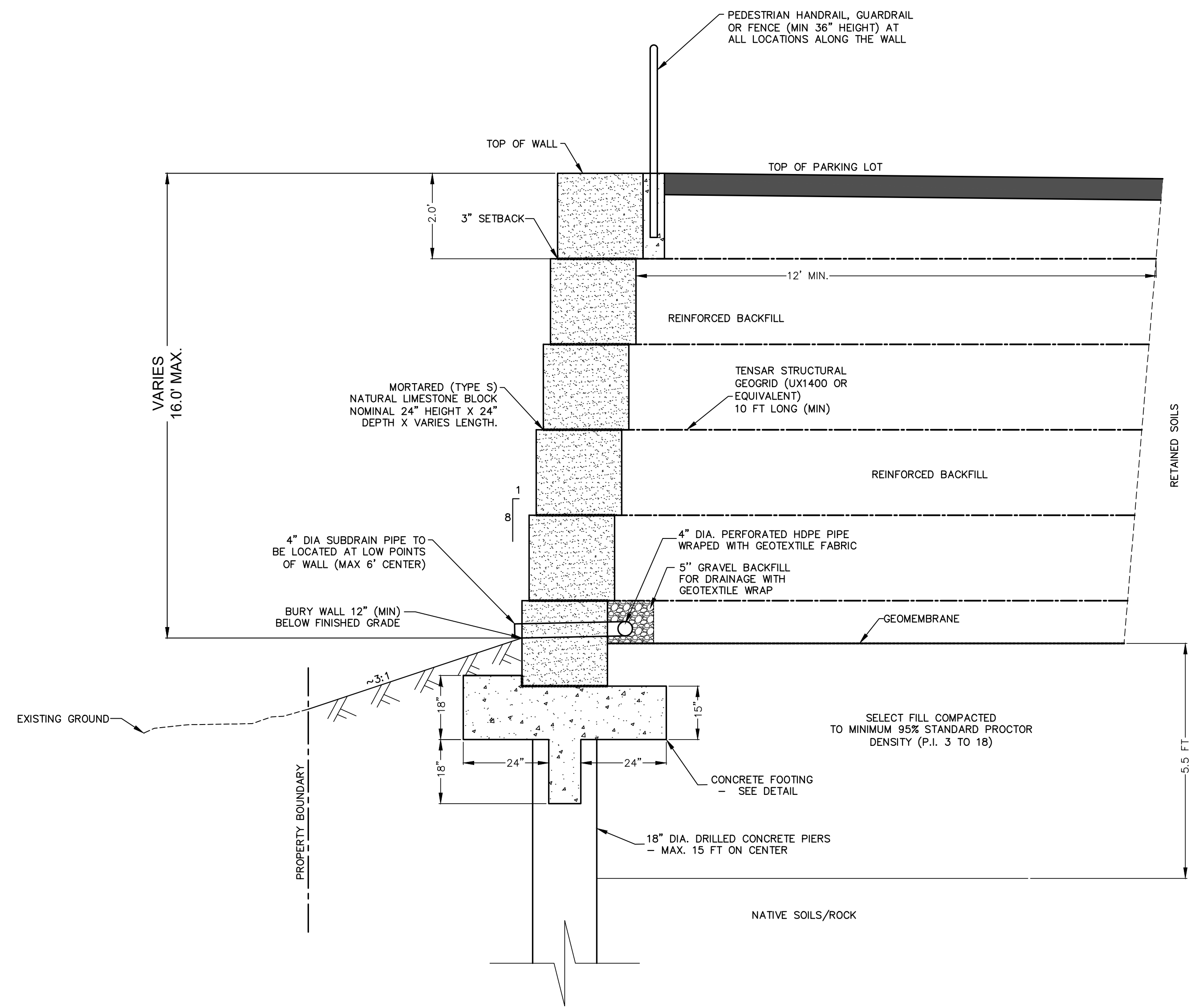
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PHONE: (512) 660-0500
F-19735 TBPE FIRM REGISTRATION NO.



RETAINING WALL - S3
TYPICAL
1"=2'



RETAINING WALL - S4
TYPICAL
1"=2'

RETAINING WALL PROFILES 2 OF 2

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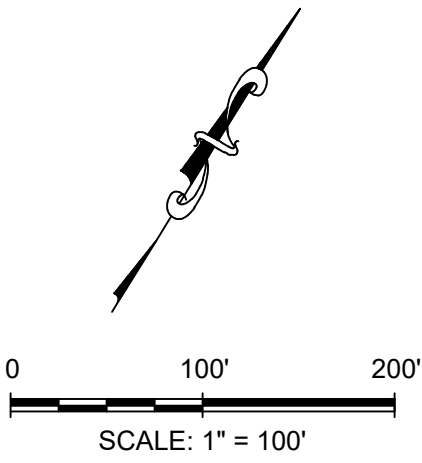
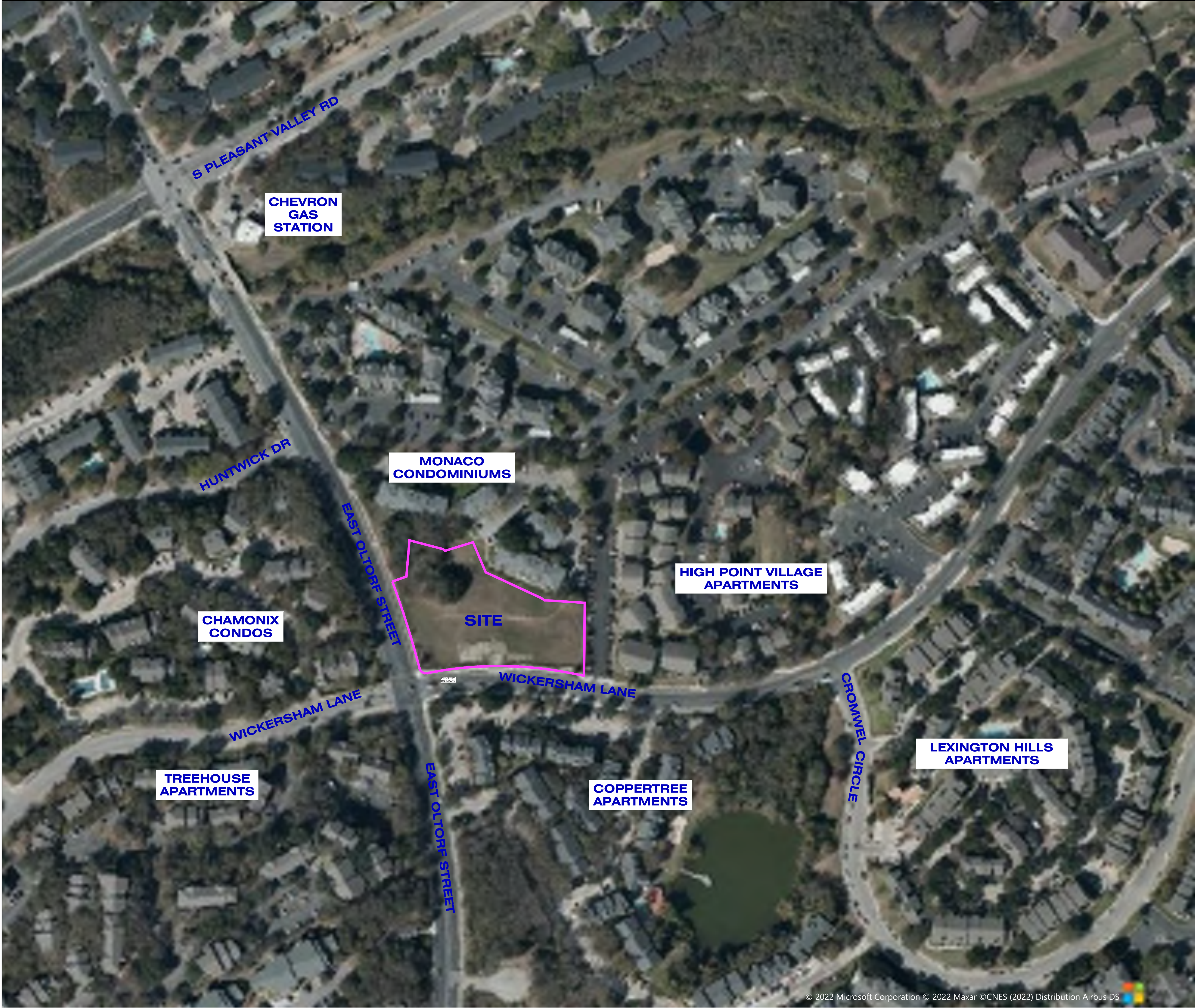
APPENDIX Q-2

IMPERVIOUS COVER SUBURBAN WATERSHEDS

Note: Q-1 Tables are not required for Suburban Watersheds

<u>Gross Site Area</u>			
Impervious Cover Allowed At	<u>80%</u>	1.87	1.50 Acres
Proposed Impervious Cover			
Existing Impervious Cover Proposed To Remain =		-	Acres
Proposed New Impervious Cover =		1.36	Acres
Total Proposed Impervious Cover =		72.73%	1.36 Acres

Allowable Impervious cover Breakdown by Slope Category				
Total Acreage 15-25%	<u>0.080</u> X 10%	=	<u>0.008</u>	Acres
Proposed Impervious Cover on Slopes				
		<u>Impervious Cover</u>		
<u>Slope Categories</u>	<u>Acres</u>	Building/and other Impervious Cover		Driveways/ Roadways
		Acres	% of Category	Acres
0-15%	<u>1.60</u>	0.38	20.32%	0.95
15-25%	<u>0.08</u>			0.01
Over 25%	<u>0.19</u>			0.02
Gross Site Area	1.87	0.38		0.98



LEGEND

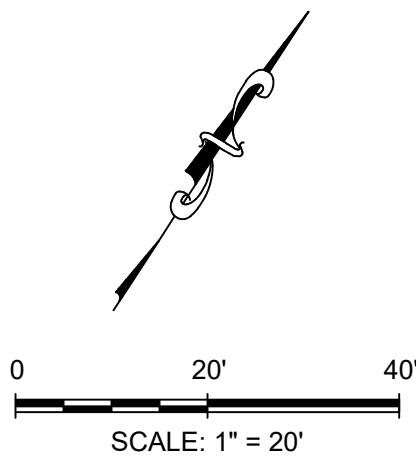
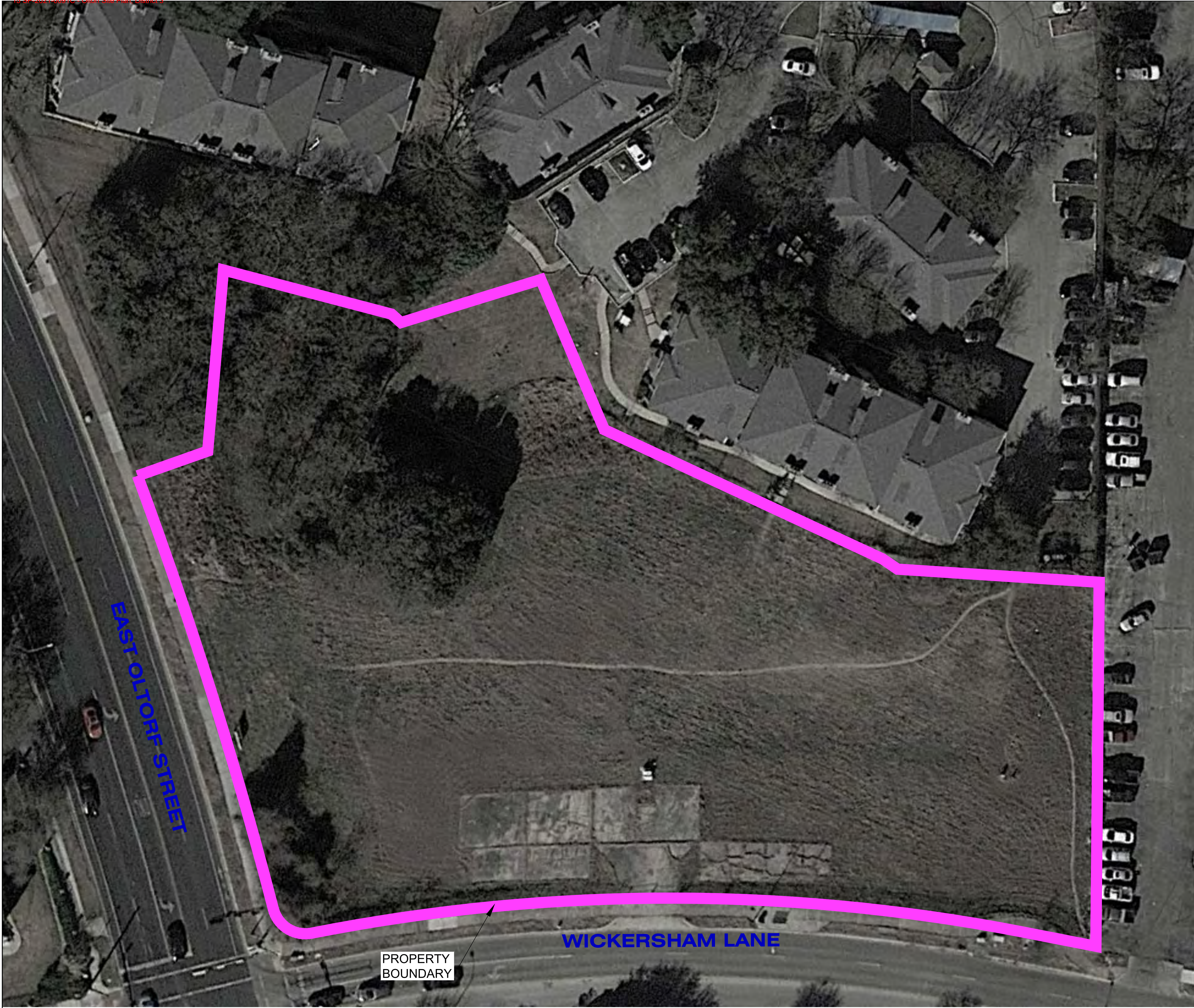
 PROPERTY BOUNDARY

CONTEXT MAP



**SAXON
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CONSULTING GROUP

2216 COLLEGE AVENUE AUSTIN, TEXAS 78704
PHONE: (512) 660-0500
F-19735 TBPE FIRM REGISTRATION NO.



LEGEND

PROPERTY BOUNDARY

AERIAL PHOTO OF SITE



**SAXON
LOOMIS**

CONSULTING GROUP

2216 COLLEGE AVENUE AUSTIN, TEXAS 78704
PHONE: (512) 660-0500
F-19735 TBPE FIRM REGISTRATION NO.







Legend

Property

Addresses

-

Jurisdictions (No Fill)

- FULL PURPOSE

Jurisdictions Fill

Jurisdiction

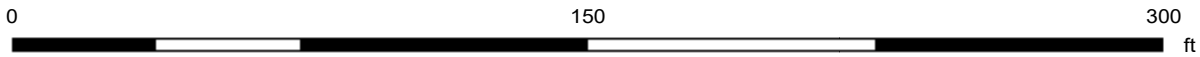
- FULL PURPOSE

Planimetrics Survey 2

Contours Year-2021

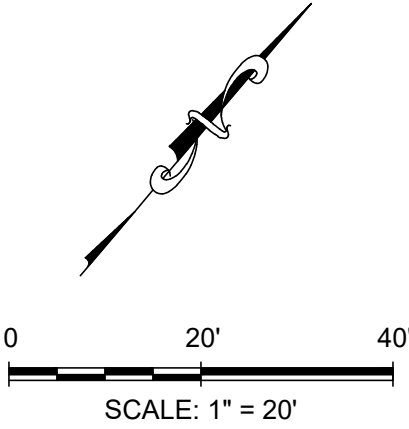
- 2 Ft Contours
- 10 Ft Contours
- 10 Ft Contours

Notes



10/31/2022

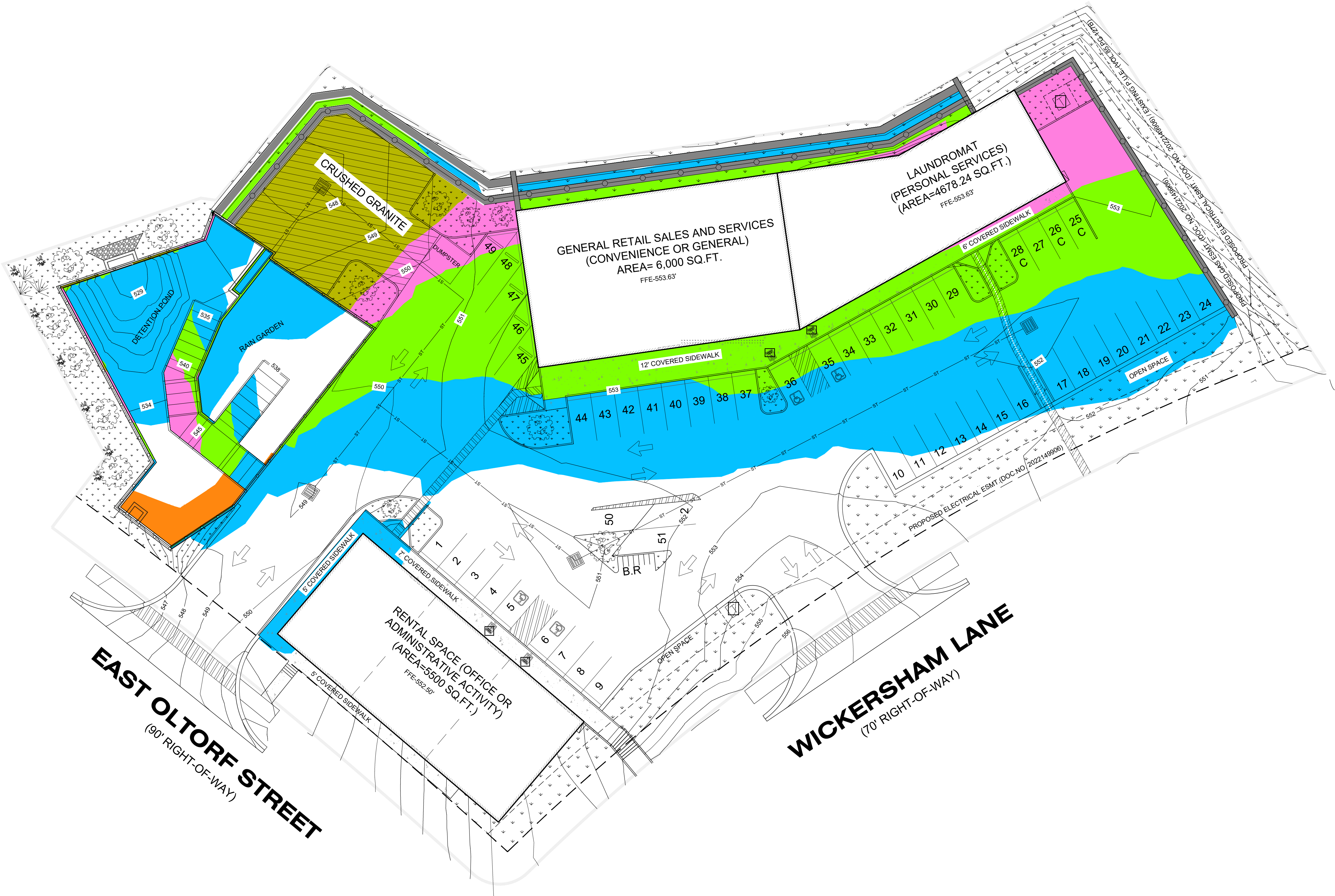
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LEGEND

- PROPERTY BOUNDARY
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Color	Area (Acres)
1	-8.0	-4.0		0.01
2	4.0	8.0		0.43
3	8.0	12.0		0.26
4	12.0	16.0		0.07
5	16.0	20.5		0.08



CUT/FILL EXHIBIT

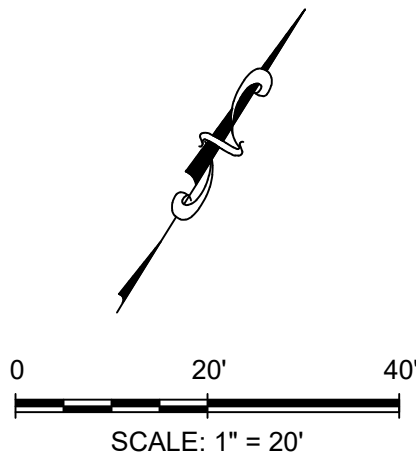
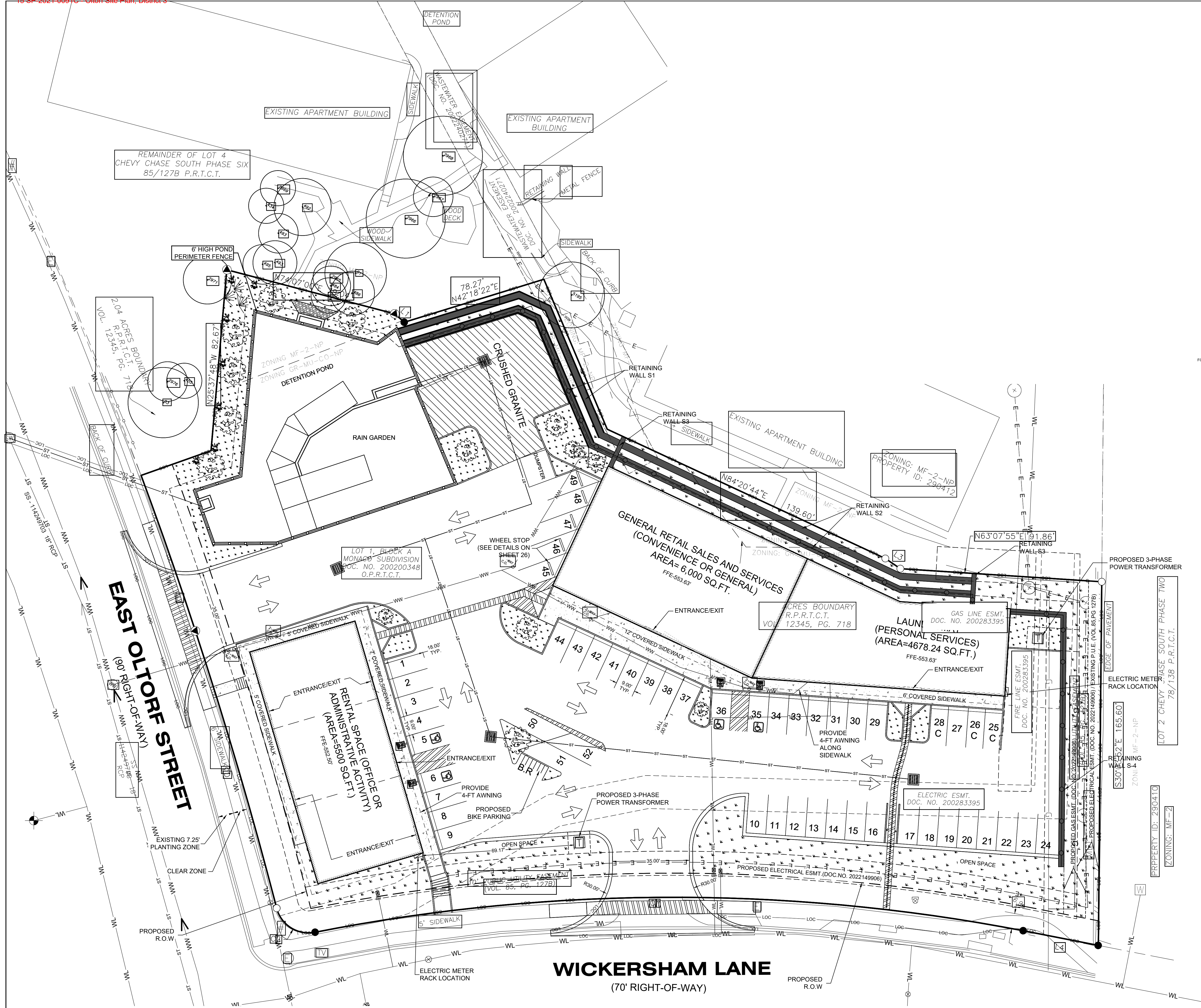


SAXON
LOOMIS

CONSULTING GROUP

2216 COLLEGE AVENUE AUSTIN, TEXAS 78704
PHONE: (512) 660-0500
F-19735 TBPE FIRM REGISTRATION NO.





LEGEND

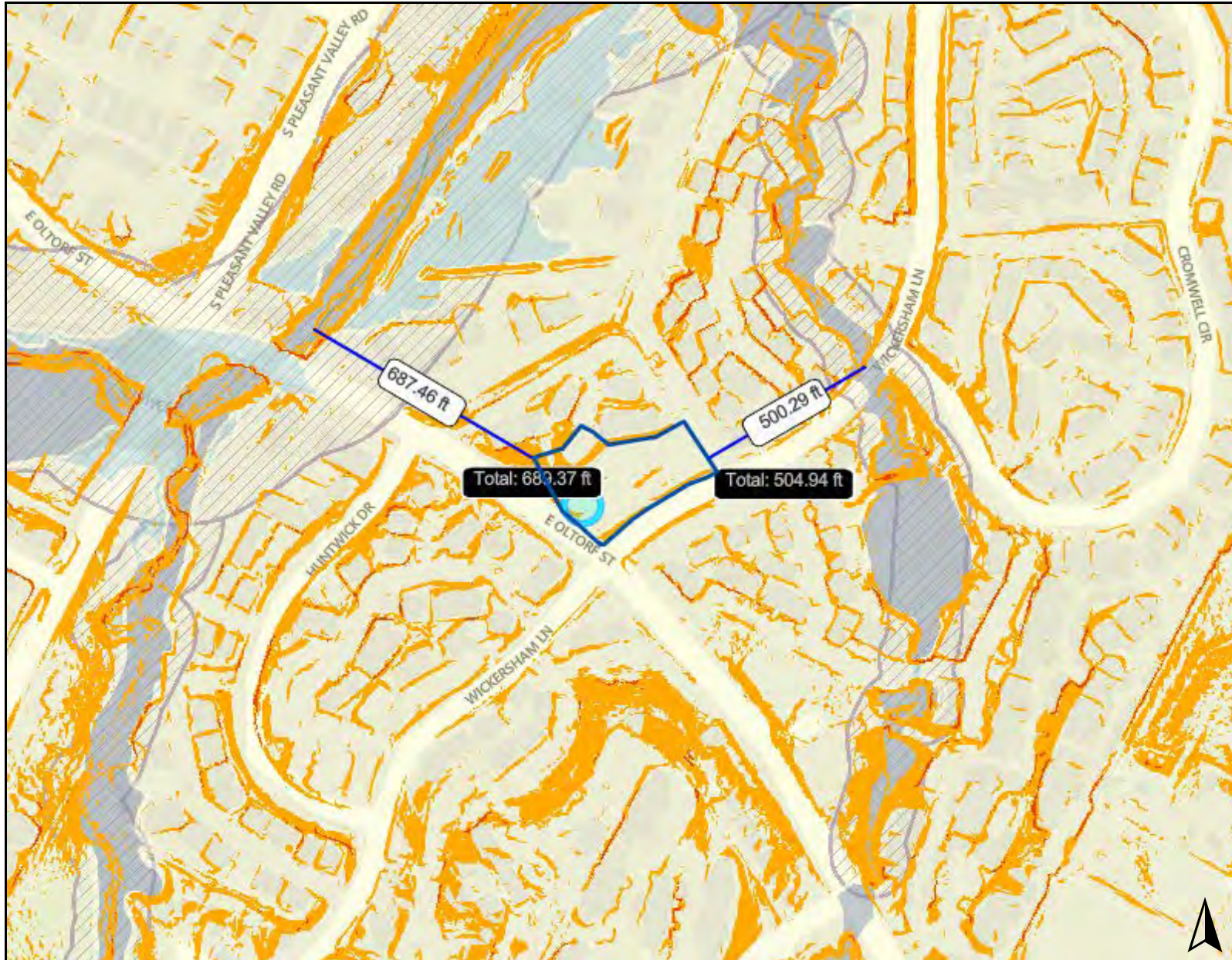
- 504 EXISTING MINOR CONTOUR
- 505 EXISTING MAJOR CONTOUR
- 504 PROPOSED MINOR CONTOUR
- 505 PROPOSED MAJOR CONTOUR
- PROPERTY BOUNDARY
- EXISTING TREE
- EASEMENT
- ST ST STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- FENCE
- OU OVERHEAD UTILITY LINE
- BOG PROPOSED CURB AND GUTTER
- EOP
- PROPOSED SIDEWALK
- WALL
- ACCESSIBLE ROUTE
- FIRE ACCESS LANE
- PROPOSED FIRE HYDRANT
- PROPOSED WASTEWATER MANHOLE
- PARKING COUNT
- PROPOSED ELECTRIC METER
- BR PROPOSED BIKE PARKING

SITE PLAN



SAXON LOOMIS
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Legend

> 15% Slope

15 - 60% Slope

60% Slope or Higher

Property

Jurisdictions (No Fill)

FULL PURPOSE

Jurisdictions Fill

Jurisdiction

FULL PURPOSE

Environmental 2

Fully Developed Floodplain

COA Fully Developed 25-Year

COA Fully Developed 100-Year

FEMA Floodplain

100 Year (Detailed-AE)

500 Year

Environmental 3

Creek Buffers (CWQZ/WQTZ)

Critical Water Quality Zone

Environmental 1

Wetland

Notes

0 500 1000
ft

10/31/2022

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