

Country Club Creek Trail-  
Elmont Dr. to E. Oltorf St.

2511-1/2 East Oltorf Street

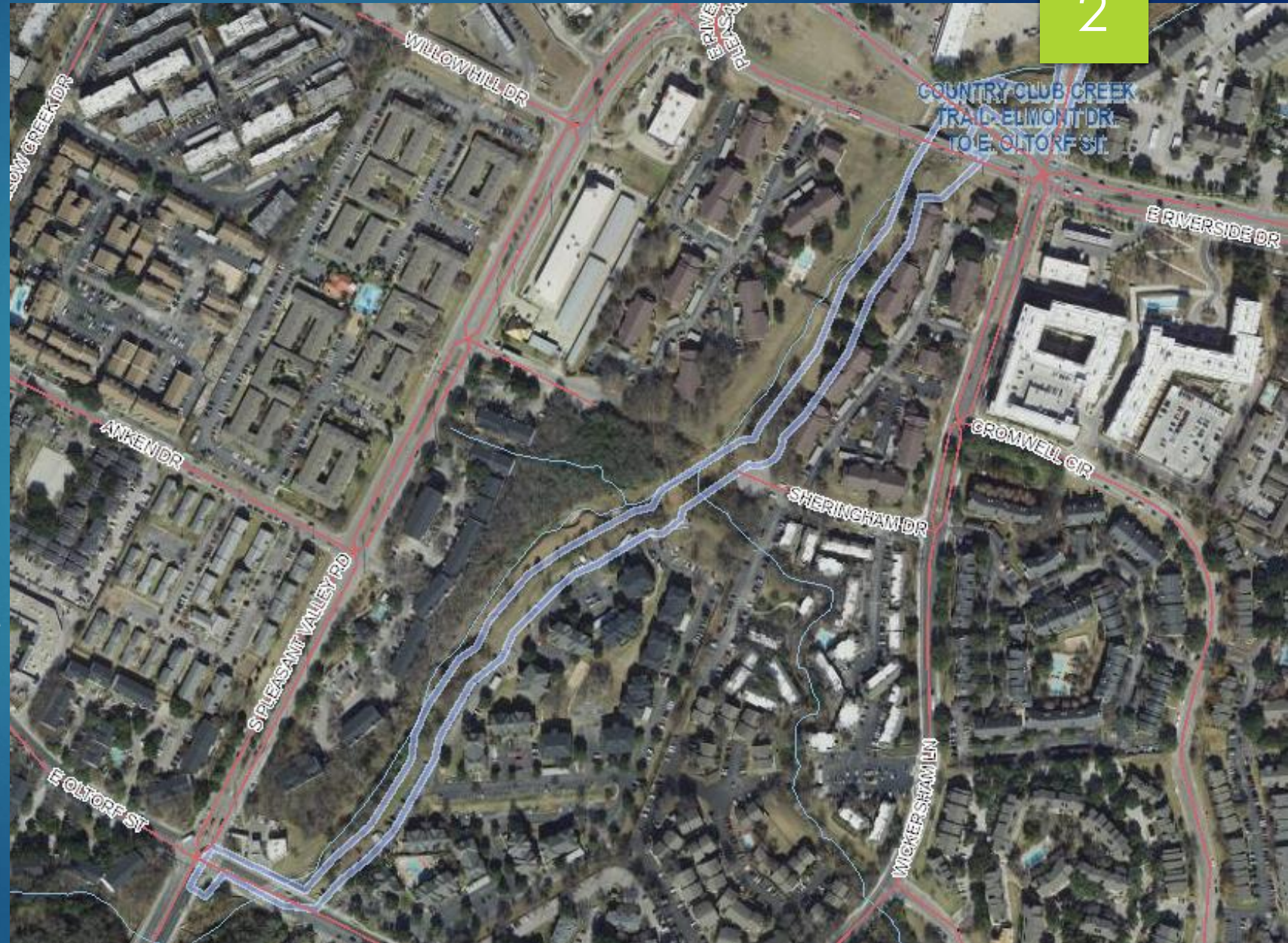
SP-2022-0197D

*Brad Jackson*

*Environmental Compliance Specialist Senior  
Development Services Department*

# Property Data

- ▶ Country Club West Watershed
- ▶ Suburban Watershed Classification
- ▶ Desired Development Zone
- ▶ Not located over Edwards Aquifer Recharge Zone

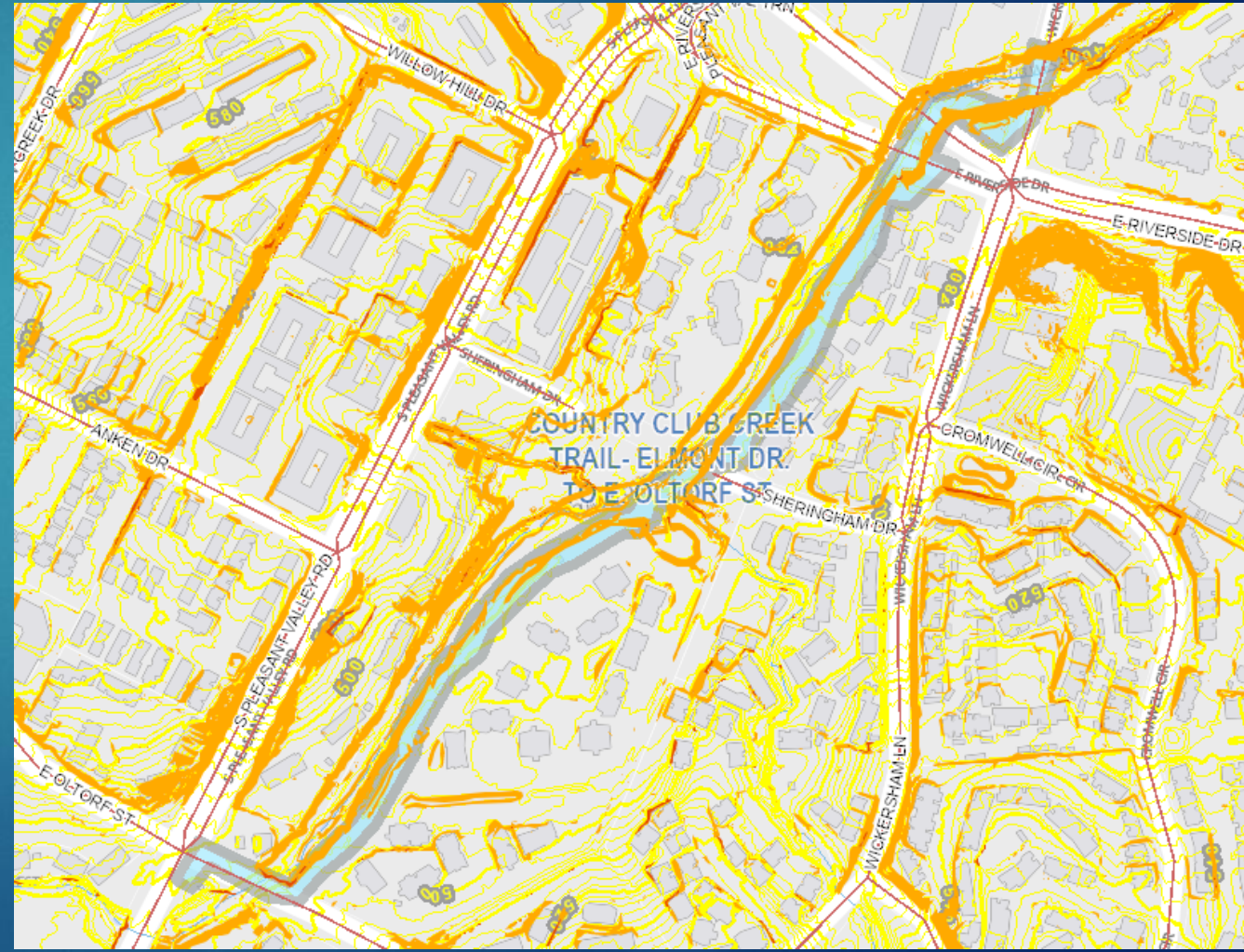
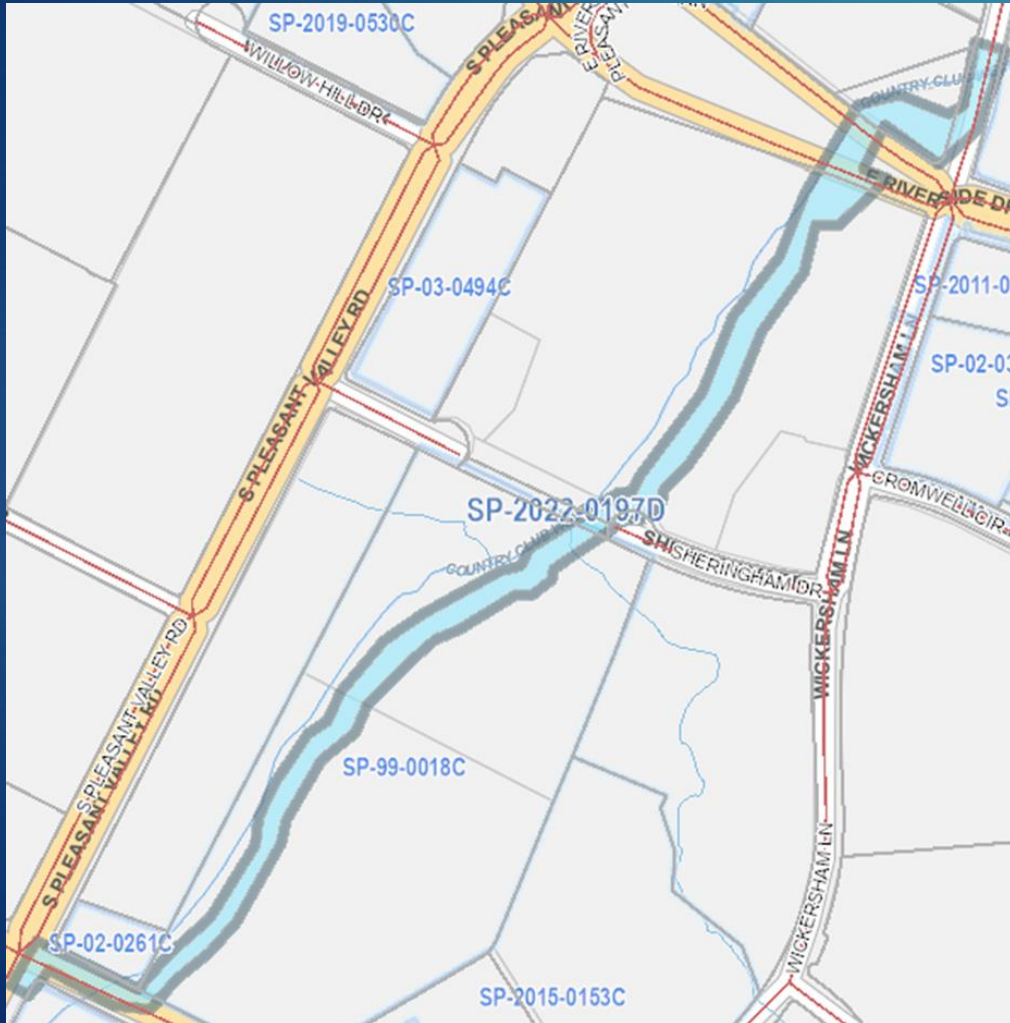




# Synopsis

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- ▶ Project is an approx. 5,150-linear-foot urban trail 12 feet in width located within a public easement on 2 lots.
- ▶ The project also includes stream bank restoration for Country Club Creek West that runs parallel to the trail between E. Oltorf St. and E. Riverside Dr.



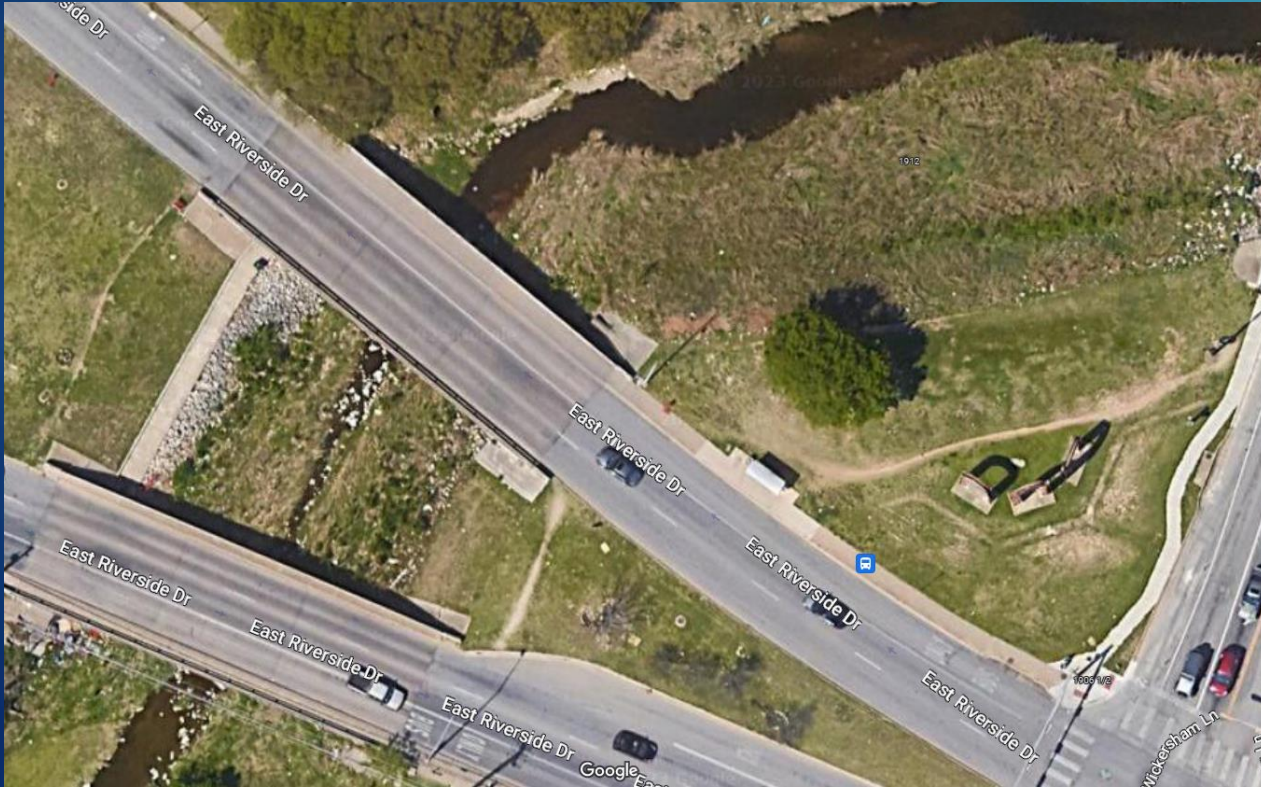
# Variance Requests

- ▶ To allow cut over 4 feet on slopes over 15% within the Desired Development Zone. (LDC 25-8-341)
- ▶ Max cut proposed is approximately 10 feet in depth.



# Site Construction For Trail

- ▶ The cut for the trail is triggered where the trail runs under the 2 span bridges for E. Riverside Dr. and then rises back up to meet Wickersham Lane.
- ▶ The cut is located on slopes over 15% and within 100 feet of a classified waterway.





E Riverside Bridge – looking north – location of cut for variance request



# Grading Exhibit at E. Riverside Dr.

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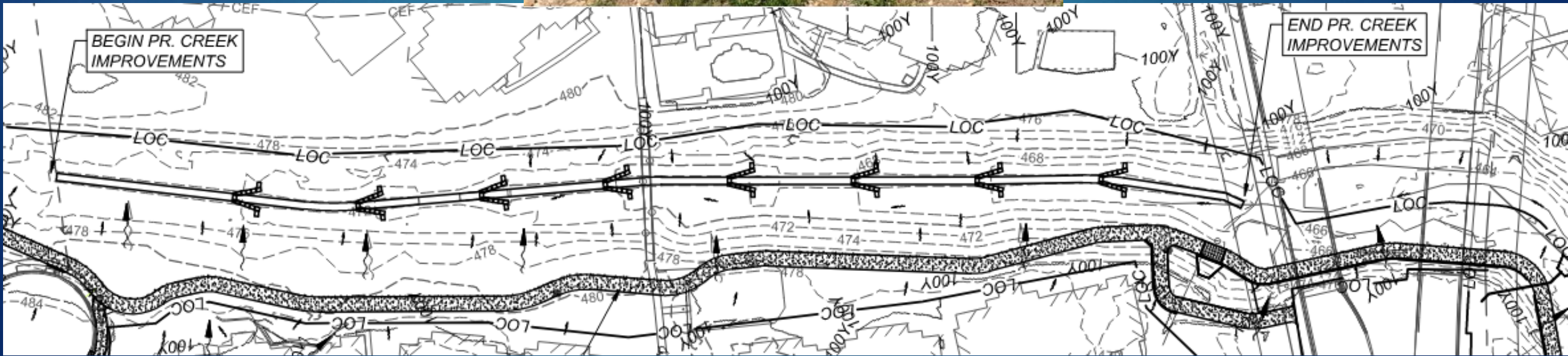
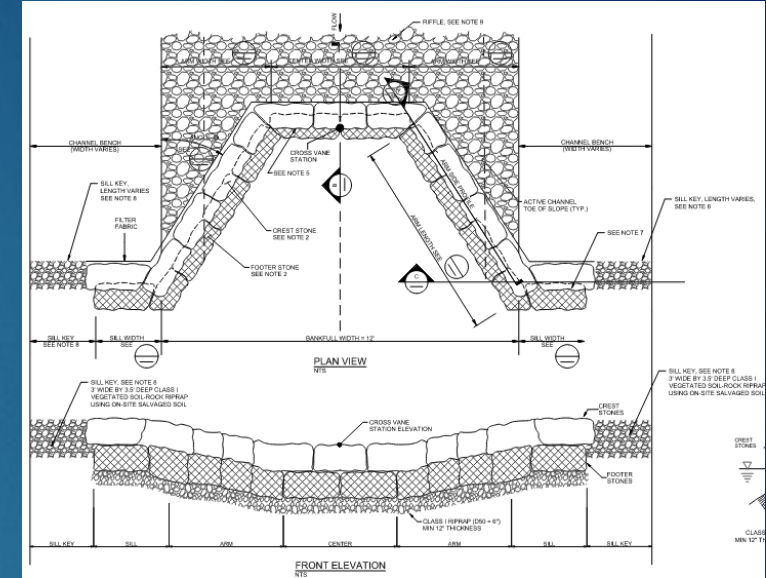
SURFACE ELEVATIONS				
NØ.	MIN.	MAX.	COLOR	AREA (SF)
1	-8.53	-8.00		199.95
2	-8.00	-4.00		5164.12



# Site Construction For Stream Bank Restoration

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- ▶ The cut for the stream bank restoration involves the construction of 8 erosion control crossvanes to slow the velocity of water within the channel and reduce erosion of the banks.





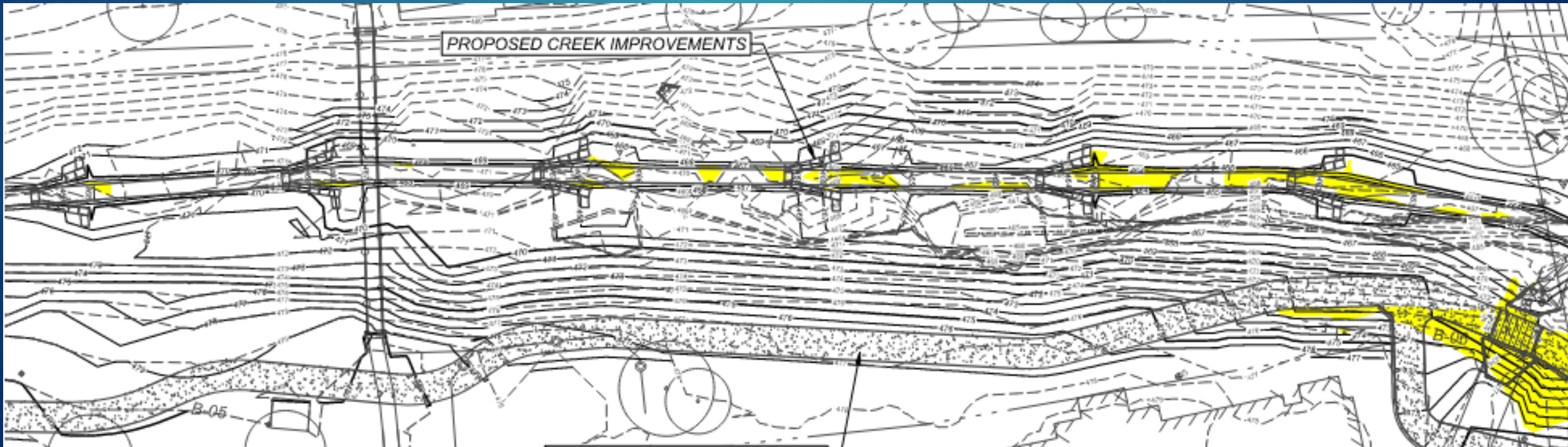


# Grading Within Creek

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- ▶ The cut for the trail is triggered where the trail runs under the 2 span bridges for E. Riverside Dr. and then rises back up to meet Wickersham Lane.
- ▶ The cut is located on slopes over 15% and within 100 feet of a classified waterway.

SURFACE ELEVATIONS				
NØ.	MIN.	MAX.	COLOR	AREA (SF)
1	-9.53	-8.00		199.95
2	-8.00	-4.00		5164.12





# Variance Recommendation and Conditions 9

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

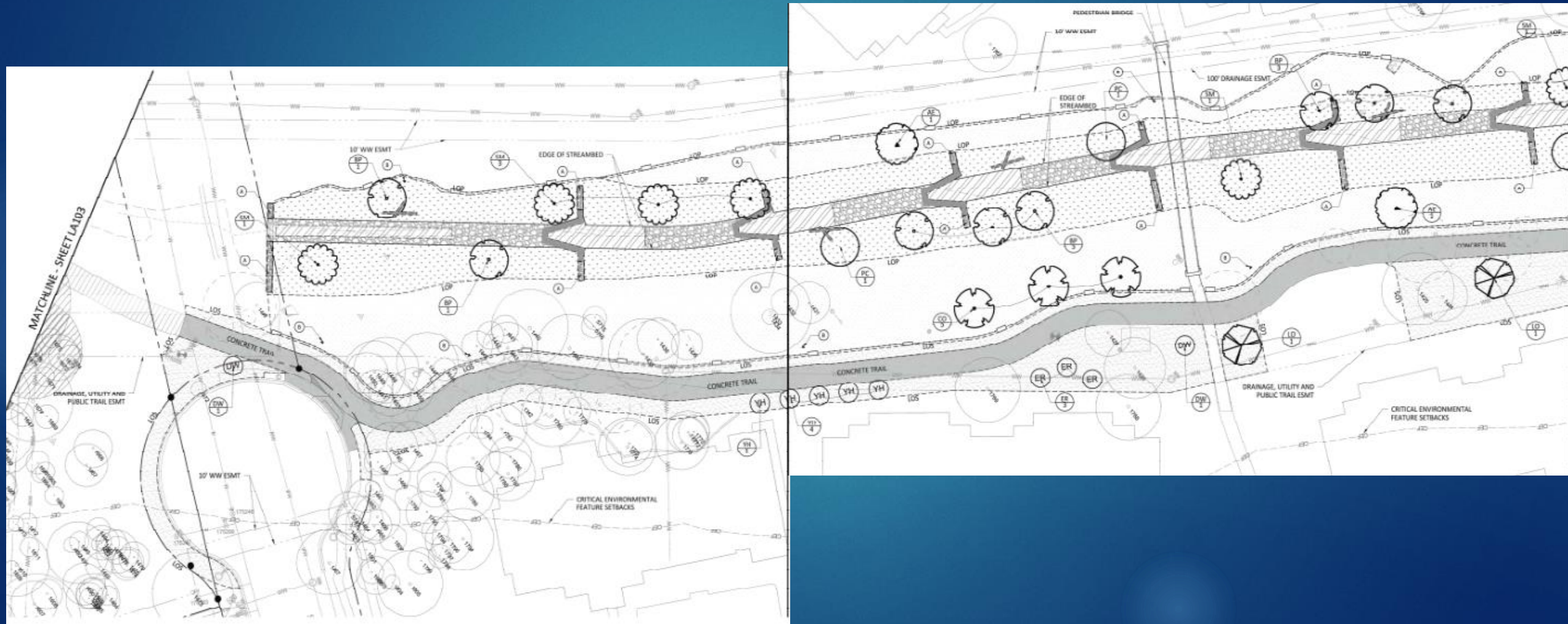
Staff also recommends and supports the following condition:

- **Provide structural containment of cut with retaining walls**



# Landscape Plans For Stream Restoration and Trail

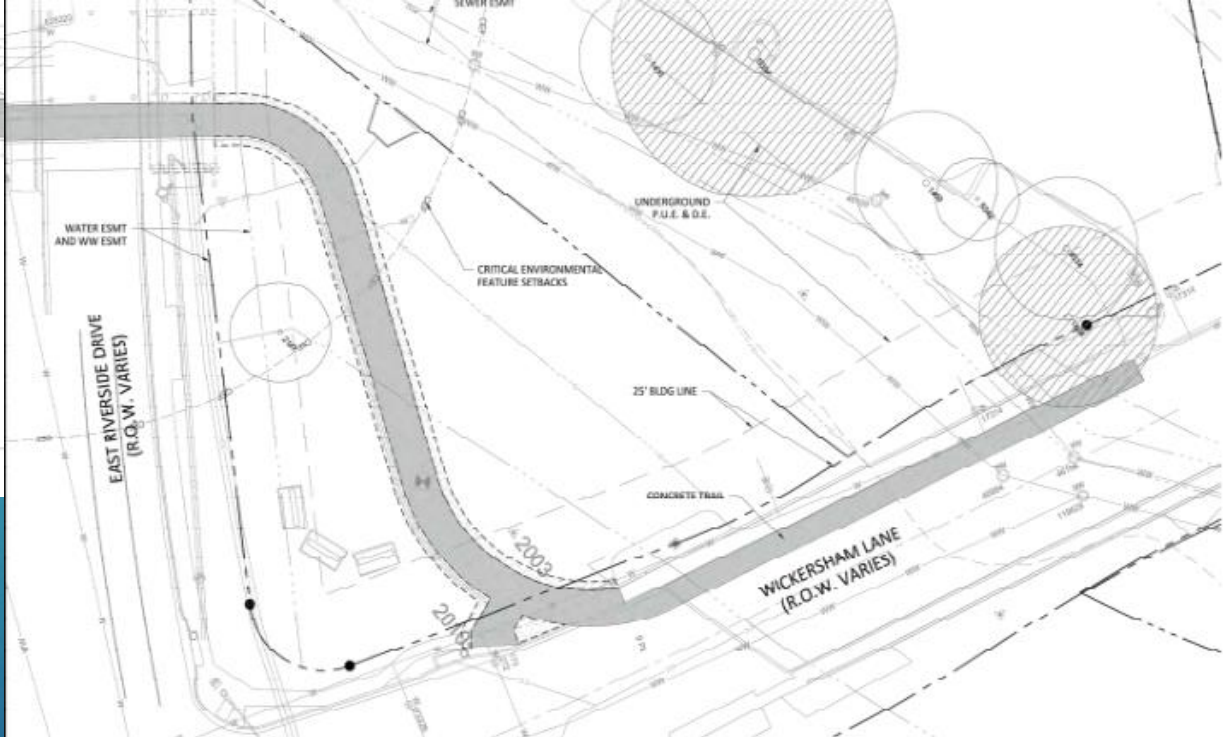
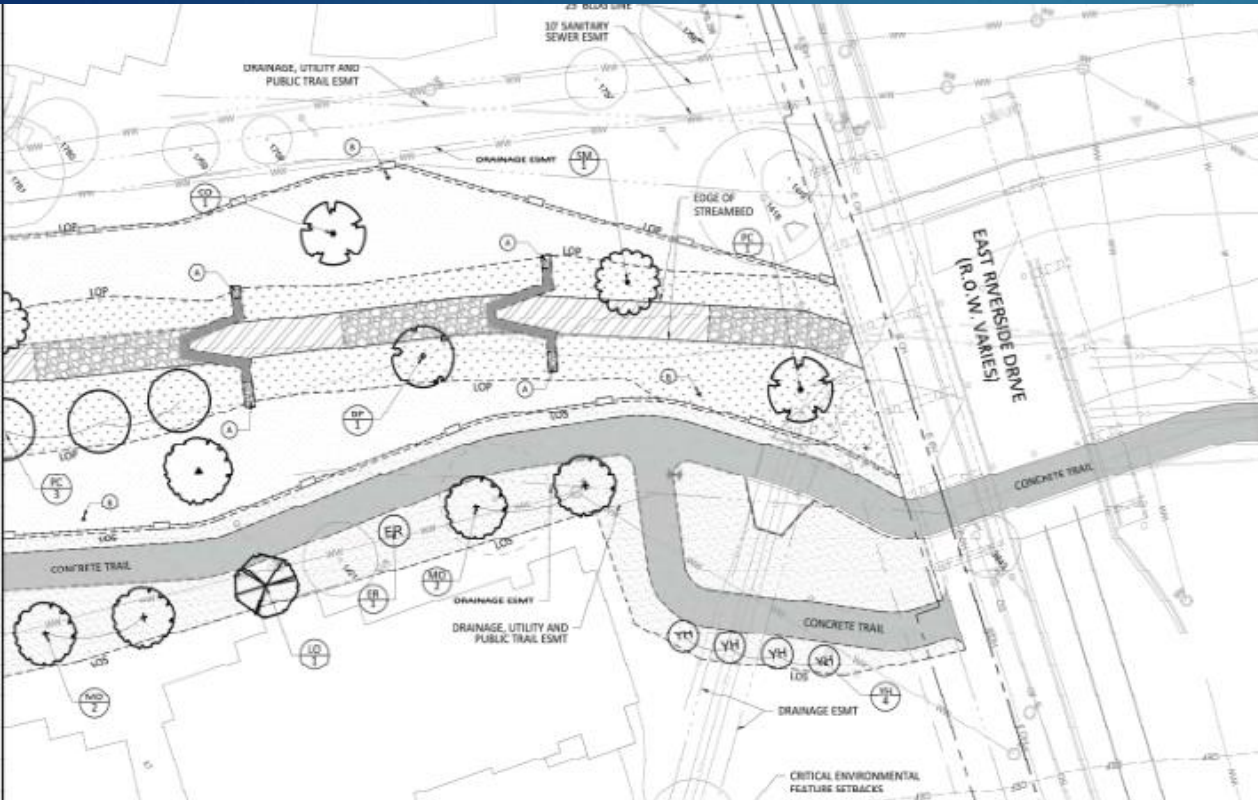
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# Landscape Plans

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THANK YOU