

1710 Evergreen Ave.

1710 EVERGREEN AVENUE

AUSTIN, TEXAS

OWNER

MITCH WHIDDON
1211 GARNER V.
AUSTIN, TEXAS 78704
(512) 5763736

WEST BOULDIN CREEK WATERSHED
URBAN WATERSHED

INDEX OF DRAWINGS

- 1. COVER SHEET
- 2. SITE AND IMPERVIOUS COVER PLAN
- 3. GRADING, DRAINAGE AND WATER QUALITY CONTROL PLAN
- 4. EROSION, SEDIMENTATION AND TREE PROTECTION PLAN
- 5. UTILITY PLAN
- 6. GENERAL NOTES AND DETAILS
- 7. LANDSCAPE PLAN
- 8. BUILDING ELEVATIONS

ENGINEER

LOC CONSULTANTS
1000 E. CESAR CHAVEZ ST., STE. 100
AUSTIN, TEXAS 78702
(512) 499-0908

WATERSHED STATUS – THIS PROJECT IS LOCATED IN THE WEST BOULDIN CREEK WATERSHED, IS CLASSIFIED AS URBAN.

THIS SITE IS NOT OVER THE EDWARD’S AQUIFER RECHARGE ZONE.

NO PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL NO. 48453C0210E, DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS.
THERE ARE NO CRITICAL ENVIRONMENTAL FEATURES WITHIN 150 FEET OF THE SITE.

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	REVISE(R) VOID(V)/ADD(A) SHEET NO.'S	TOTAL # SHEETS IN PLAN	NET CHANGE IMP. COVER	SITE IMPERV. COVER	% SITE IMPERV. COVER	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED
1A	Extend sidewalk, delete ramp, change bldg area	1-7	8	1%	7964sf	73.73%	10/3/05	
2A	Increase WM size, decrease BPE size	1, 5	8	0%	7964sf	73.73%	10/14/05	
3	Addition of Accessory Dwelling Unit	1, 2	8	0%	7964sf	73.73%	4/1/07	
4C	Addition of Office Warehouse	1, 2	8	0%	7964sf	73.73%	3/16/07	
5C	CHANGE OF USE WAREHOUSE TO FOOD PROCESSING	1, 2	8	0%	7964sf	73.73%	7/25/07	

LANDSCAPE ARCHITECT

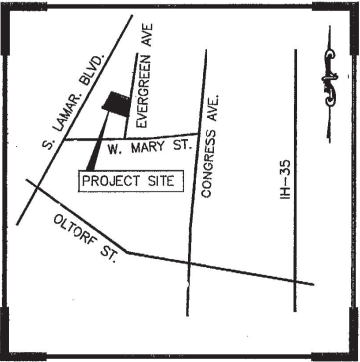
DAVID HOLT
1715 Capital of Texas HWY S. Suite 207
AUSTIN, TEXAS 78749
(512) 327 4660

THE PROJECT COMPLIES WITH WATERSHED PROTECTION REGULATIONS AS STATED IN THE LDC.

GENERAL CONSTRUCTION NOTES

- 1. 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 ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- 2. CONTRACTOR SHALL CALL THE "ONE CALL CENTER" (1-800-344-8733) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN THE CITY EASEMENTS OR STREET R.O.W.
- 3. CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION AT 974-7161 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
- 4. FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "ALL CONSTRUCTION OPERATIONS SHALL BE IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)." (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN, TEXAS.)
- 5. ALL SITE WORK MUST COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
- 6. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO:
 - * RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT; OR,
 - * INSTALLATION OF AN ELECTRICAL OR WATER METER (IN THE FIVE-MILE ETJ),THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, PARKING, ISLANDS, AND DRIVEWAYS WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
- 7. ALL DETENTION BASINS, WATER QUALITY PONDS AND APPURTENANCES WHICH RECEIVE STORMWATER RUNOFF FROM COMMERCIAL DEVELOPMENTS SHALL BE MAINTAINED BY THE RECORD OWNER IN ACCORDANCE WITH THE MAINTENANCE STANDARDS IN THE DRAINAGE AND ENVIRONMENTAL CRITERIA MANUALS.
- 8. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT. THE DESIGNING ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMITY TO THE APPROVED PLANS.
- 9. 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/HER SUBMITAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS

THE PROPOSED SITE LIES INSIDE THE CITY OF AUSTIN LIMITS AND IS SUBJECT TO TRANSPORTATION REQUIREMENTS REGARDING PARKING, DRIVEWAYS, AND INTERNAL CIRCULATION.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

10,850 S.F. OF LAND OUT OF LOT 14,
EVERGREEN HEIGHTS SUBDIVISION,
CONVEYED TO OWNER IN VOLUME 12059, PAGE 2693-2695
OF THE TRAVIS COUNTY, TEXAS DEED RECORDS AND
RECORDED IN BOOK Z, PAGE 614 OF
PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

BOARD OF ADJUSTMENT NOTE:
A WAIVER TO THE COMPATIBILITY SETBACK FROM 19' 6" TO 5 FEET WAS GRANTED BOARD OF ADJUSTMENT ON FEBRUARY 9TH, 2004. CASE # C15-04-018

FIRE FLOW REQUIRED 1500 G/MIN
FIRE FLOW AVAILABLE 1800 G/MIN

AUSTIN WATER UTILITY
EXPIRATION DATE
APR 28 2006

PROTECTED STREET? ☐ Y ☒ N
ALTERNATIVE? ☐ Y ☒ N
ALTERNATIVE 1
ALTERNATIVE 2
COST OF ALTERNATIVE 1 \$
COST OF ALTERNATIVE 2 \$
COMMENTS
Evergreen Ave
PROFESSIONAL ENGINEER
W. J. P. 04/28/2005
UTILITY

Inspection Notice:
Please contact Austin Water Utility, Customer Service Division at 974-7161 for arrangements for payment of inspection fees and job assignment for inspection of the public utilities related to this site. Inspection fees must be paid before any pre-construction meeting can be held.

REVIEWED BY THE AUSTIN WATER UTILITY APPLIES ONLY TO FACILITIES WITHIN PUBLIC STREETS OR PUBLIC UTILITY EASEMENTS. ALL OTHER WATER AND WASTEWATER FACILITIES INSIDE PRIVATE PROPERTY ARE UNDER THE JURISDICTION OF BUILDING INSPECTION.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN DOES NOT REMOVE THESE RESPONSIBILITIES.

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.
I DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING SECTION 131.152(e). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

SUBMITTED BY:

SERGIO LOZANO, P.E. LOC CONSULTANTS

APPROVED BY:
JUAN GASCA

WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPT.

APPROVED BY:

Whiddon Folom
AUSTIN WATER UTILITY

4/25/05
DATE

4/28/05
DATE

05-05-05
DATE

04/28/2005
DATE

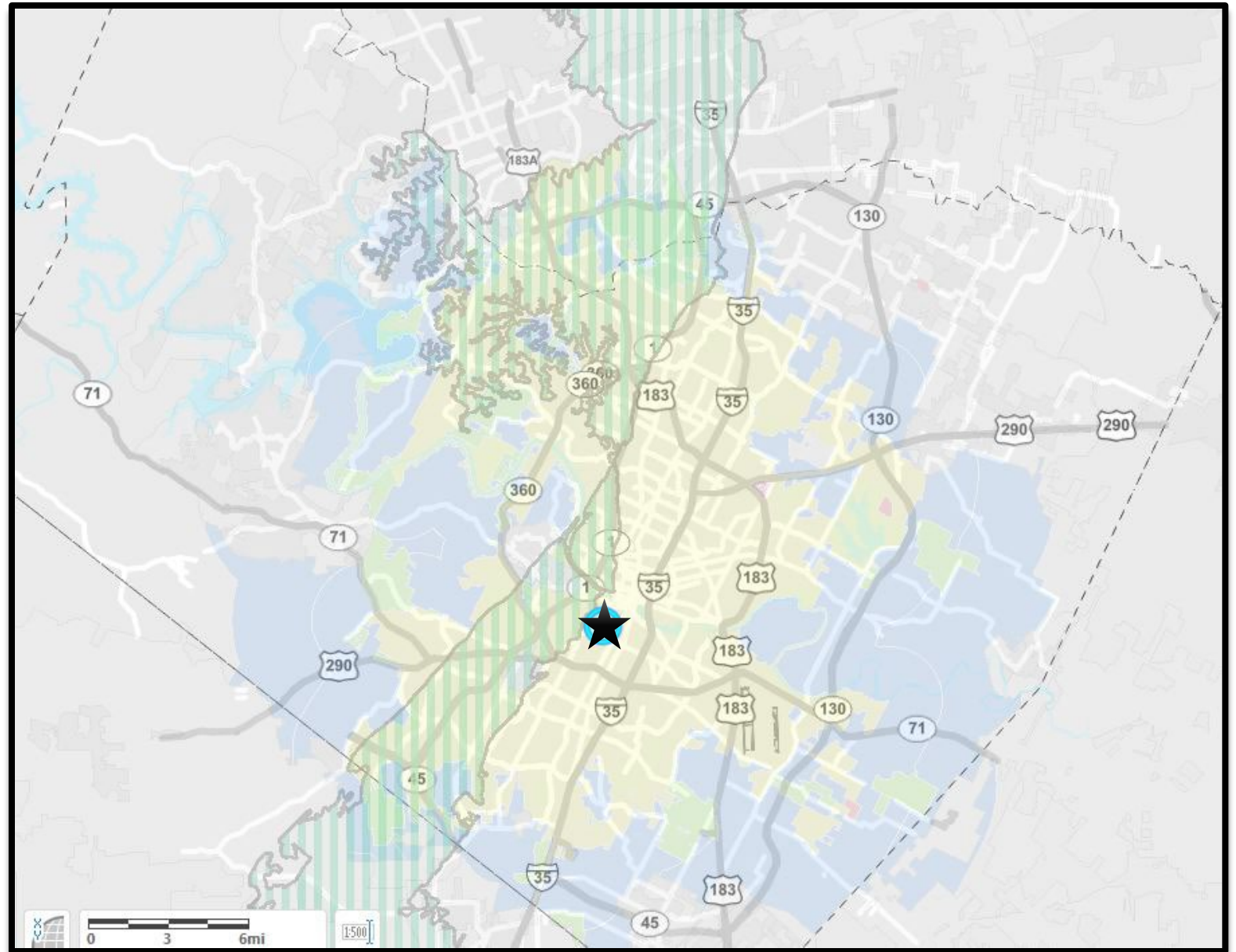
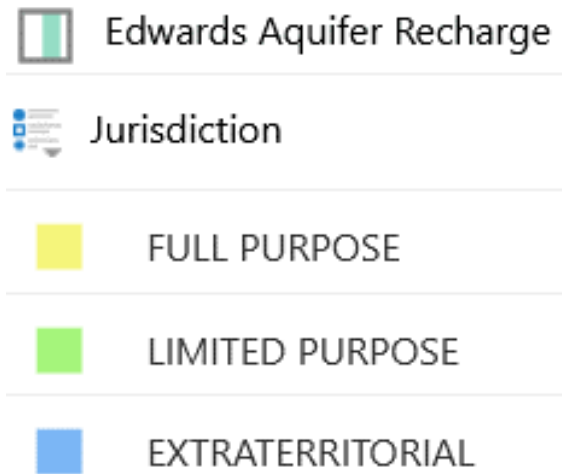
SITE PLAN RELEASE
Sheet 1 of 8
FILE NUMBER: SP-04-0377C EXPIRATION DATE: 05/05/06
CASE MANAGER: Sue Welch APPLICATION DATE: 8/13/04
APPROVED ADMINISTRATIVELY ON: 05/05/05
APPROVED BY PLANNING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 17.04 of Chapter 175.05 of the Austin City Code.
Director, Watershed Protection and Development Review
DATE OF RELEASE: 05-05-05
Rev. 1
Rev. 2
Correction 1
Correction 2
Correction 3
Correction 4
Correction 5
Correction 6
Correction 7
Correction 8
Correction 9
Correction 10
Correction 11
Correction 12
Correction 13
Correction 14
Correction 15
Correction 16
Correction 17
Correction 18
Correction 19
Correction 20
Correction 21
Correction 22
Correction 23
Correction 24
Correction 25
Correction 26
Correction 27
Correction 28
Correction 29
Correction 30
Correction 31
Correction 32
Correction 33
Correction 34
Correction 35
Correction 36
Correction 37
Correction 38
Correction 39
Correction 40
Correction 41
Correction 42
Correction 43
Correction 44
Correction 45
Correction 46
Correction 47
Correction 48
Correction 49
Correction 50
Correction 51
Correction 52
Correction 53
Correction 54
Correction 55
Correction 56
Correction 57
Correction 58
Correction 59
Correction 60
Correction 61
Correction 62
Correction 63
Correction 64
Correction 65
Correction 66
Correction 67
Correction 68
Correction 69
Correction 70
Correction 71
Correction 72
Correction 73
Correction 74
Correction 75
Correction 76
Correction 77
Correction 78
Correction 79
Correction 80
Correction 81
Correction 82
Correction 83
Correction 84
Correction 85
Correction 86
Correction 87
Correction 88
Correction 89
Correction 90
Correction 91
Correction 92
Correction 93
Correction 94
Correction 95
Correction 96
Correction 97
Correction 98
Correction 99
Correction 100
Correction 101
Correction 102
Correction 103
Correction 104
Correction 105
Correction 106
Correction 107
Correction 108
Correction 109
Correction 110
Correction 111
Correction 112
Correction 113
Correction 114
Correction 115
Correction 116
Correction 117
Correction 118
Correction 119
Correction 120
Correction 121
Correction 122
Correction 123
Correction 124
Correction 125
Correction 126
Correction 127
Correction 128
Correction 129
Correction 130
Correction 131
Correction 132
Correction 133
Correction 134
Correction 135
Correction 136
Correction 137
Correction 138
Correction 139
Correction 140
Correction 141
Correction 142
Correction 143
Correction 144
Correction 145
Correction 146
Correction 147
Correction 148
Correction 149
Correction 150
Correction 151
Correction 152
Correction 153
Correction 154
Correction 155
Correction 156
Correction 157
Correction 158
Correction 159
Correction 160
Correction 161
Correction 162
Correction 163
Correction 164
Correction 165
Correction 166
Correction 167
Correction 168
Correction 169
Correction 170
Correction 171
Correction 172
Correction 173
Correction 174
Correction 175
Correction 176
Correction 177
Correction 178
Correction 179
Correction 180
Correction 181
Correction 182
Correction 183
Correction 184
Correction 185
Correction 186
Correction 187
Correction 188
Correction 189
Correction 190
Correction 191
Correction 192
Correction 193
Correction 194
Correction 195
Correction 196
Correction 197
Correction 198
Correction 199
Correction 200
Correction 201
Correction 202
Correction 203
Correction 204
Correction 205
Correction 206
Correction 207
Correction 208
Correction 209
Correction 210
Correction 211
Correction 212
Correction 213
Correction 214
Correction 215
Correction 216
Correction 217
Correction 218
Correction 219
Correction 220
Correction 221
Correction 222
Correction 223
Correction 224
Correction 225
Correction 226
Correction 227
Correction 228
Correction 229
Correction 230
Correction 231
Correction 232
Correction 233
Correction 234
Correction 235
Correction 236
Correction 237
Correction 238
Correction 239
Correction 240
Correction 241
Correction 242
Correction 243
Correction 244
Correction 245
Correction 246
Correction 247
Correction 248
Correction 249
Correction 250
Correction 251
Correction 252
Correction 253
Correction 254
Correction 255
Correction 256
Correction 257
Correction 258
Correction 259
Correction 260
Correction 261
Correction 262
Correction 263
Correction 264
Correction 265
Correction 266
Correction 267
Correction 268
Correction 269
Correction 270
Correction 271
Correction 272
Correction 273
Correction 274
Correction 275
Correction 276
Correction 277
Correction 278
Correction 279
Correction 280
Correction 281
Correction 282
Correction 283
Correction 284
Correction 285
Correction 286
Correction 287
Correction 288
Correction 289
Correction 290
Correction 291
Correction 292
Correction 293
Correction 294
Correction 295
Correction 296
Correction 297
Correction 298
Correction 299
Correction 300
Correction 301
Correction 302
Correction 303
Correction 304
Correction 305
Correction 306
Correction 307
Correction 308
Correction 309
Correction 310
Correction 311
Correction 312
Correction 313
Correction 314
Correction 315
Correction 316
Correction 317
Correction 318
Correction 319
Correction 320
Correction 321
Correction 322
Correction 323
Correction 324
Correction 325
Correction 326
Correction 327
Correction 328
Correction 329
Correction 330
Correction 331
Correction 332
Correction 333
Correction 334
Correction 335
Correction 336
Correction 337
Correction 338
Correction 339
Correction 340
Correction 341
Correction 342
Correction 343
Correction 344
Correction 345
Correction 346
Correction 347
Correction 348
Correction 349
Correction 350
Correction 351
Correction 352
Correction 353
Correction 354
Correction 355
Correction 356
Correction 357
Correction 358
Correction 359
Correction 360
Correction 361
Correction 362
Correction 363
Correction 364
Correction 365
Correction 366
Correction 367
Correction 368
Correction 369
Correction 370
Correction 371
Correction 372
Correction 373
Correction 374
Correction 375
Correction 376
Correction 377
Correction 378
Correction 379
Correction 380
Correction 381
Correction 382
Correction 383
Correction 384
Correction 385
Correction 386
Correction 387
Correction 388
Correction 389
Correction 390
Correction 391
Correction 392
Correction 393
Correction 394
Correction 395
Correction 396
Correction 397
Correction 398
Correction 399
Correction 400
Correction 401
Correction 402
Correction 403
Correction 404
Correction 405
Correction 406
Correction 407
Correction 408
Correction 409
Correction 410
Correction 411
Correction 412
Correction 413
Correction 414
Correction 415
Correction 416
Correction 417
Correction 418
Correction 419
Correction 420
Correction 421
Correction 422
Correction 423
Correction 424
Correction 425
Correction 426
Correction 427
Correction 428
Correction 429
Correction 430
Correction 431
Correction 432
Correction 433
Correction 434
Correction 435
Correction 436
Correction 437
Correction 438
Correction 439
Correction 440
Correction 441
Correction 442
Correction 443
Correction 444
Correction 445
Correction 446
Correction 447
Correction 448
Correction 449
Correction 450
Correction 451
Correction 452
Correction 453
Correction 454
Correction 455
Correction 456
Correction 457
Correction 458
Correction 459
Correction 460
Correction 461
Correction 462
Correction 463
Correction 464
Correction 465
Correction 466
Correction 467
Correction 468
Correction 469
Correction 470
Correction 471
Correction 472
Correction 473
Correction 474
Correction 475
Correction 476
Correction 477
Correction 478
Correction 479
Correction 480
Correction 481
Correction 482
Correction 483
Correction 484
Correction 485
Correction 486
Correction 487
Correction 488
Correction 489
Correction 490
Correction 491
Correction 492
Correction 493
Correction 494
Correction 495
Correction 496
Correction 497
Correction 498
Correction 499
Correction 500
Correction 501
Correction 502
Correction 503
Correction 504
Correction 505
Correction 506
Correction 507
Correction 508
Correction 509
Correction 510
Correction 511
Correction 512
Correction 513
Correction 514
Correction 515
Correction 516
Correction 517
Correction 518
Correction 519
Correction 520
Correction 521
Correction 522
Correction 523
Correction 524
Correction 525
Correction 526
Correction 527
Correction 528
Correction 529
Correction 530
Correction 531
Correction 532
Correction 533
Correction 534
Correction 535
Correction 536
Correction 537
Correction 538
Correction 539
Correction 540
Correction 541
Correction 542
Correction 543
Correction 544
Correction 545
Correction 546
Correction 547
Correction 548
Correction 549
Correction 550
Correction 551
Correction 552
Correction 553
Correction 554
Correction 555
Correction 556
Correction 557
Correction 558
Correction 559
Correction 560
Correction 561
Correction 562
Correction 563
Correction 564
Correction 565
Correction 566
Correction 567
Correction 568
Correction 569
Correction 570
Correction 571
Correction 572
Correction 573
Correction 574
Correction 575
Correction 576
Correction 577
Correction 578
Correction 579
Correction 580
Correction 581
Correction 582
Correction 583
Correction 584
Correction 585
Correction 586
Correction 587
Correction 588
Correction 589
Correction 590
Correction 591
Correction 592
Correction 593
Correction 594
Correction 595
Correction 596
Correction 597
Correction 598
Correction 599
Correction 600
Correction 601
Correction 602
Correction 603
Correction 604
Correction 605
Correction 606
Correction 607
Correction 608
Correction 609
Correction 610
Correction 611
Correction 612
Correction 613
Correction 614
Correction 615
Correction 616
Correction 617
Correction 618
Correction 619
Correction 620
Correction 621
Correction 622
Correction 623
Correction 624
Correction 625
Correction 626
Correction 627
Correction 628
Correction 629
Correction 630
Correction 631
Correction 632
Correction 633
Correction 634
Correction 635
Correction 636
Correction 637
Correction 638
Correction 639
Correction 640
Correction 641
Correction 642
Correction 643
Correction 644
Correction 645
Correction 646
Correction 647
Correction 648
Correction 649
Correction 650
Correction 651
Correction 652
Correction 653
Correction 654
Correction 655
Correction 656
Correction 657
Correction 658
Correction 659
Correction 660
Correction 661
Correction 662
Correction 663
Correction 664
Correction 665
Correction 666
Correction 667
Correction 668
Correction 669
Correction 670
Correction 671
Correction 672
Correction 673
Correction 674
Correction 675
Correction 676
Correction 677
Correction 678
Correction 679
Correction 680
Correction 681
Correction 682
Correction 683
Correction 684
Correction 685
Correction 686
Correction 687
Correction 688
Correction 689
Correction 690
Correction 691
Correction 692
Correction 693
Correction 694
Correction 695
Correction 696
Correction 697
Correction 698
Correction 699
Correction 700
Correction 701
Correction 702
Correction 703
Correction 704
Correction 705
Correction 706
Correction 707
Correction 708
Correction 709
Correction 710
Correction 711
Correction 712
Correction 713
Correction 714
Correction 715
Correction 716
Correction 717
Correction 718
Correction 719
Correction 720
Correction 721
Correction 722
Correction 723
Correction 724
Correction 725
Correction 726
Correction 727
Correction 728
Correction 729
Correction 730
Correction 731
Correction 732
Correction 733
Correction 734
Correction 735
Correction 736
Correction 737
Correction 738
Correction 739
Correction 740
Correction 741
Correction 742
Correction 743
Correction 744
Correction 745
Correction 746
Correction 747
Correction 748
Correction 749
Correction 750
Correction 751
Correction 752
Correction 753
Correction 754
Correction 755
Correction 756
Correction 757
Correction 758
Correction 759
Correction 760
Correction 761
Correction 762
Correction 763
Correction 764
Correction 765
Correction 766
Correction 767
Correction 768
Correction 769
Correction 770
Correction 771
Correction 772
Correction 773
Correction 774
Correction 775
Correction 776
Correction 777
Correction 778
Correction 779
Correction 780
Correction 781
Correction 782
Correction 783
Correction 784
Correction 785
Correction 786
Correction 787
Correction 788
Correction 789
Correction 790
Correction 791
Correction 792
Correction 793
Correction 794
Correction 795
Correction 796
Correction 797
Correction 798
Correction 799
Correction 800
Correction 801
Correction 802
Correction 803
Correction 804
Correction 805
Correction 806
Correction 807
Correction 808
Correction 809
Correction 810
Correction 811
Correction 812
Correction 813
Correction 814
Correction 815
Correction 816
Correction 817
Correction 818
Correction 819
Correction 820
Correction 821
Correction 822
Correction 823
Correction 824
Correction 825
Correction 826
Correction 827
Correction 828
Correction 829
Correction 830
Correction 831
Correction 832
Correction 833
Correction 834
Correction 835
Correction 836
Correction 837
Correction 838
Correction 839
Correction 840
Correction 841
Correction 842
Correction 843
Correction 844
Correction 845
Correction 846
Correction 847
Correction 848
Correction 849
Correction 850
Correction 851
Correction 852
Correction 853
Correction 854
Correction 855
Correction 856
Correction 857
Correction 858
Correction 859
Correction 860
Correction 861
Correction 862
Correction 863
Correction 864
Correction 865
Correction 866
Correction 867
Correction 868
Correction 869
Correction 870
Correction 871
Correction 872
Correction 873
Correction 874
Correction 875
Correction 876
Correction 877
Correction 878
Correction 879
Correction 880
Correction 881
Correction 882
Correction 883
Correction 884
Correction 885
Correction 886
Correction 887
Correction 888
Correction 889
Correction 890
Correction 891
Correction 892
Correction 893
Correction 894
Correction 895
Correction 896
Correction 897
Correction 898
Correction 899
Correction 900
Correction 901
Correction 902
Correction 903
Correction 904
Correction 905
Correction 906
Correction 907
Correction 908
Correction 909
Correction 910
Correction 911
Correction 912
Correction 913
Correction 914
Correction 915
Correction 916
Correction 917
Correction 918
Correction 919
Correction 920
Correction 921
Correction 922
Correction 923
Correction 924
Correction 925
Correction 926
Correction 927
Correction 928
Correction 929
Correction 930
Correction 931
Correction 932
Correction 933
Correction 934
Correction 935
Correction 936
Correction 937
Correction 938
Correction 939
Correction 940
Correction 941
Correction 942
Correction 943
Correction 944
Correction 945
Correction 946
Correction 947
Correction 948
Correction 949
Correction 950
Correction 951
Correction 952
Correction 953
Correction 954
Correction 955
Correction 956
Correction 957
Correction 958
Correction 959
Correction 960
Correction 961
Correction 962
Correction 963
Correction 964
Correction 965
Correction 966
Correction 967
Correction 968
Correction 969
Correction 970
Correction 971
Correction 972
Correction 973
Correction 974
Correction 975
Correction 976
Correction 977
Correction 978
Correction 979
Correction 980
Correction 981
Correction 982
Correction 983
Correction 984
Correction 985
Correction 986
Correction 987
Correction 988
Correction 989
Correction 990
Correction 991
Correction 992
Correction 993
Correction 994
Correction 995
Correction 996
Correction 997
Correction 998
Correction 999
Correction 1000
Correction 1001
Correction 1002
Correction 1003
Correction 1004
Correction 1005
Correction 1006
Correction 1007
Correction 1008
Correction 1009
Correction 1010
Correction 1011
Correction 1012
Correction 1013
Correction 1014
Correction 1015
Correction 1016
Correction 1017
Correction 1018
Correction 1019
Correction 1020
Correction 1021
Correction 1022
Correction 1023
Correction 1024
Correction 1025
Correction 1026
Correction 1027
Correction 1028
Correction 1029
Correction 1030
Correction 1031
Correction 1032
Correction 1033
Correction 1034
Correction 1035
Correction 1036
Correction 1037
Correction 1038
Correction 1039
Correction 1040
Correction 1041
Correction 1042
Correction 1043
Correction 1044
Correction 1045
Correction 1046
Correction 1047
Correction 1048
Correction 1049
Correction 1050
Correction 1051
Correction 1052
Correction 1053
Correction 1054
Correction 1055
Correction 1056
Correction 1057
Correction 1058
Correction 1059
Correction 1060
Correction 1061
Correction 1062
Correction 1063
Correction 1064
Correction 1065
Correction 1066
Correction 1067
Correction 1068
Correction 1069
Correction 1070
Correction 1071
Correction 1072
Correction 1073
Correction 1074
Correction 1075
Correction 1076
Correction 1077
Correction 1078
Correction 1079
Correction 1080
Correction 1081
Correction 1082
Correction 1083
Correction 1084
Correction 1085
Correction 1086
Correction 1087
Correction 1088
Correction 1089
Correction 1090
Correction 1091
Correction 1092
Correction 1093
Correction 1094
Correction 1095
Correction 1096
Correction 1097
Correction 1098
Correction 1099
Correction 1100
Correction 1101
Correction 1102
Correction 1103
Correction 1104
Correction 1105
Correction 1106
Correction 1107
Correction 1108
Correction 1109
Correction 1110
Correction 1111
Correction 1112
Correction 1113
Correction 1114
Correction 1115
Correction 1116
Correction 1117
Correction 1118
Correction 1119
Correction 1120
Correction 1121
Correction 1122
Correction 1123
Correction 1124
Correction 1125
Correction 1126
Correction 1127
Correction 1128
Correction 1129
Correction 1130
Correction 1131
Correction 1132
Correction 1133
Correction 1134
Correction 1135
Correction 1136
Correction 1137
Correction 1138
Correction 1139
Correction 1140
Correction 1141
Correction 1142
Correction 1143
Correction 1144
Correction 1145
Correction 1146
Correction 1147
Correction 1148
Correction 1149
Correction 1150
Correction 1151
Correction 1152
Correction 1153
Correction 1154
Correction 1155

Miranda Reinhard
Environmental Scientist
Senior
WPD

EVERGREEN DRAINAGE IMPROVEMENTS

1800 1/2 EVERGREEN AVE, 78704
SP-2022-0056D

PROJECT LOCATION



PROPERTY DATA

- West Bouldin Creek Watershed
- Urban Classification
- Desired Development Zone
- Council District: 9



PROPERTY DATA

- Environmental features:

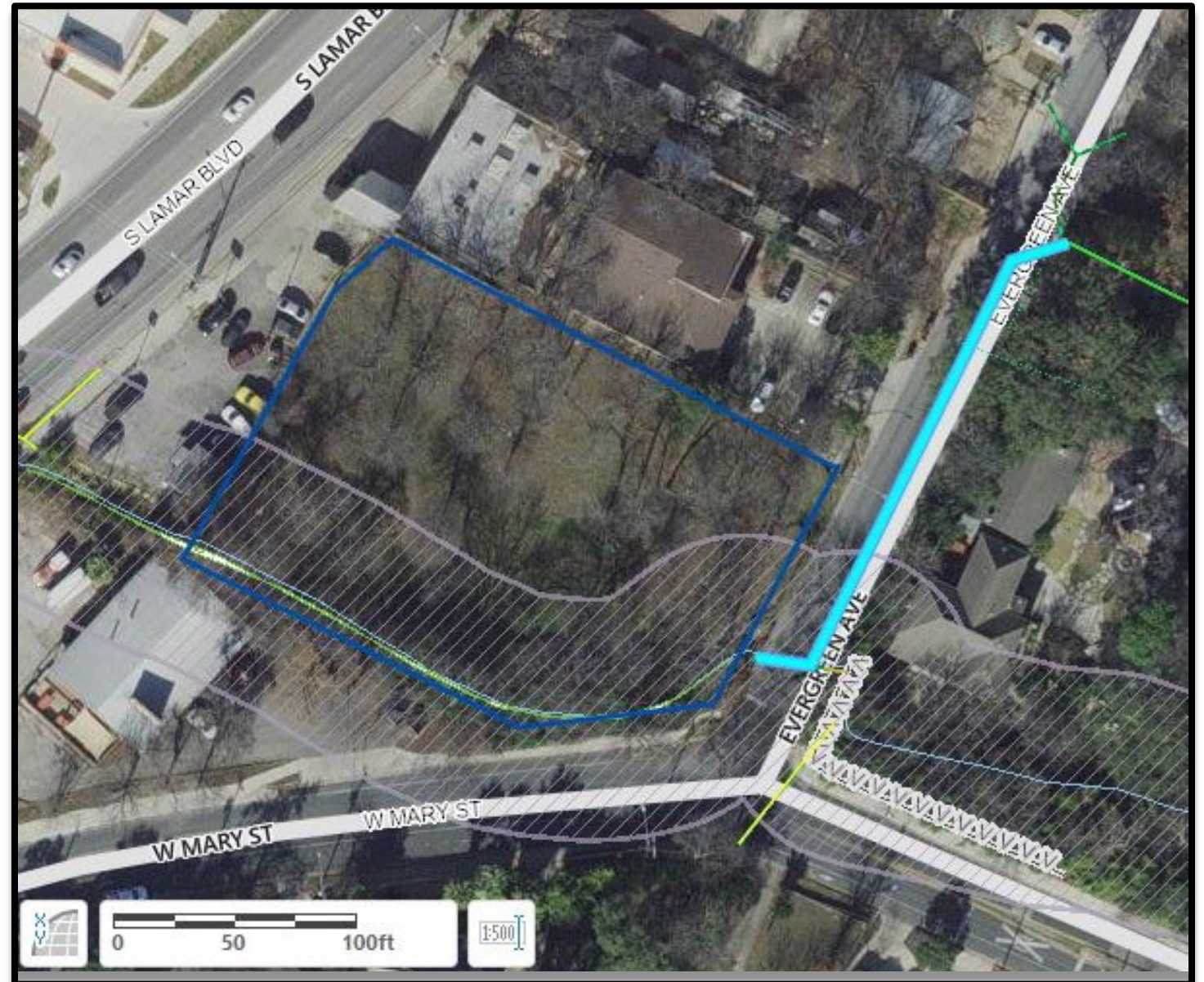
-  • Critical Water Quality Zone

-  • Wetland CEF

-  • Rimrock CEF

- Infrastructure:

-  • Drainage Pipe



VARIANCE REQUESTS

§ 25-8-261 (G) – CRITICAL WATER QUALITY ZONE DEVELOPMENT

Floodplain modifications prohibited in the CWQZ unless one of the exemptions is met.

1. The variance request is to allow floodplain modification for development within the CWQZ.

§ 25-8-281 (C)(1)(a) and § 25-8-281 (C)(2)(b) – CRITICAL ENVIRONMENTAL FEATURES

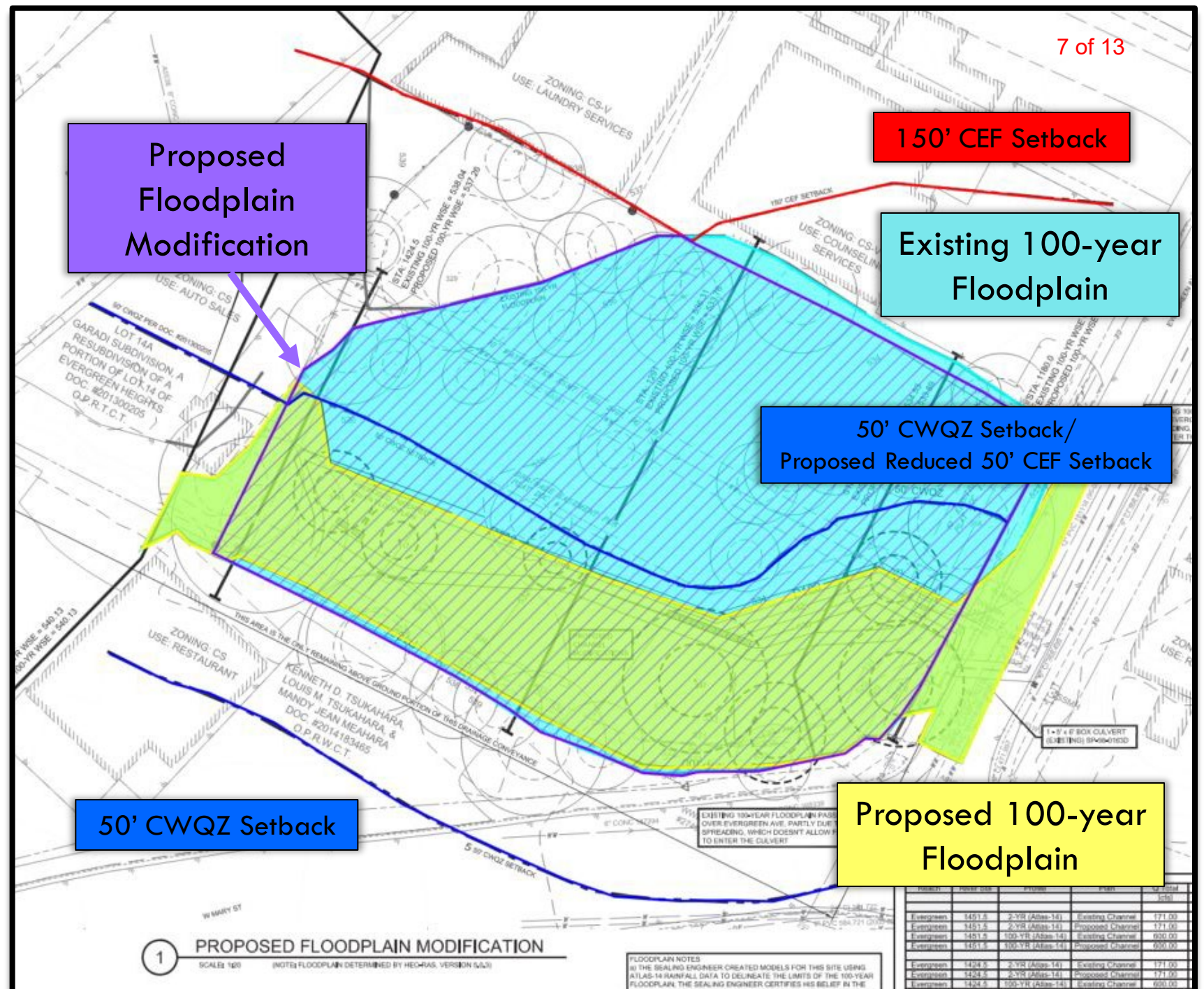
CEF setback reduction and construction within 150' CEF setback prohibited unless 1:1 mitigation is provided.

2. The variance request is to reduce the CEF setback to 50' and to allow construction within the reduced 50' CEF setback

VARIANCE REQUEST 1

§ 25-8-261(G)

- Floodplain modifications are prohibited in the CWQZ



VARIANCE REQUEST 1

Functional Assessment of Floodplain Health

(ECM Appendix X):

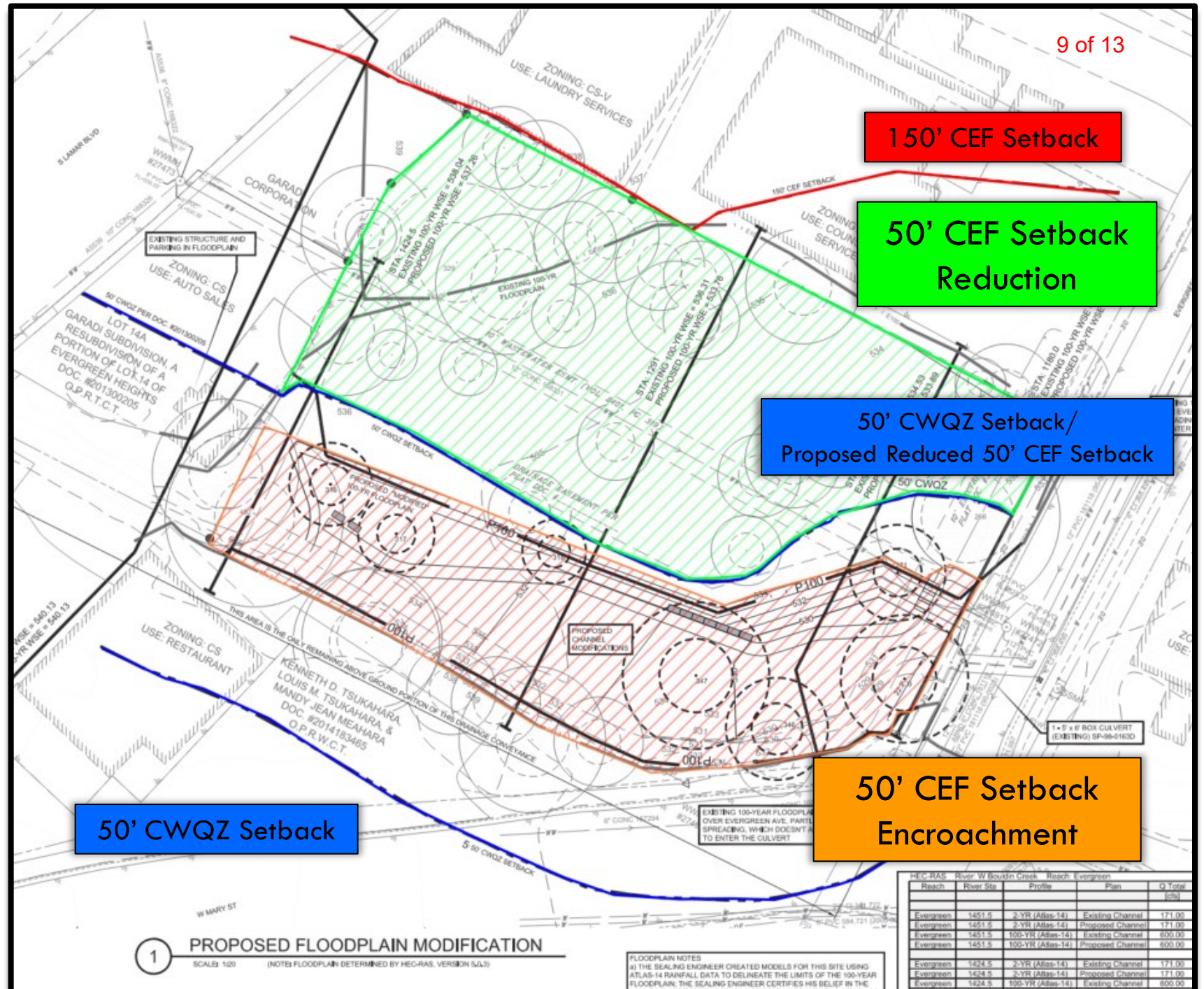
- Floodplain is in “Fair” condition
- Excellent → Good → **Fair** → Poor
- No approved floodplain restoration/mitigation plan



VARIANCE REQUEST 2

§ 25-8-281 (C)(1)(a) and
§ 25-8-281 (C)(2)(b)

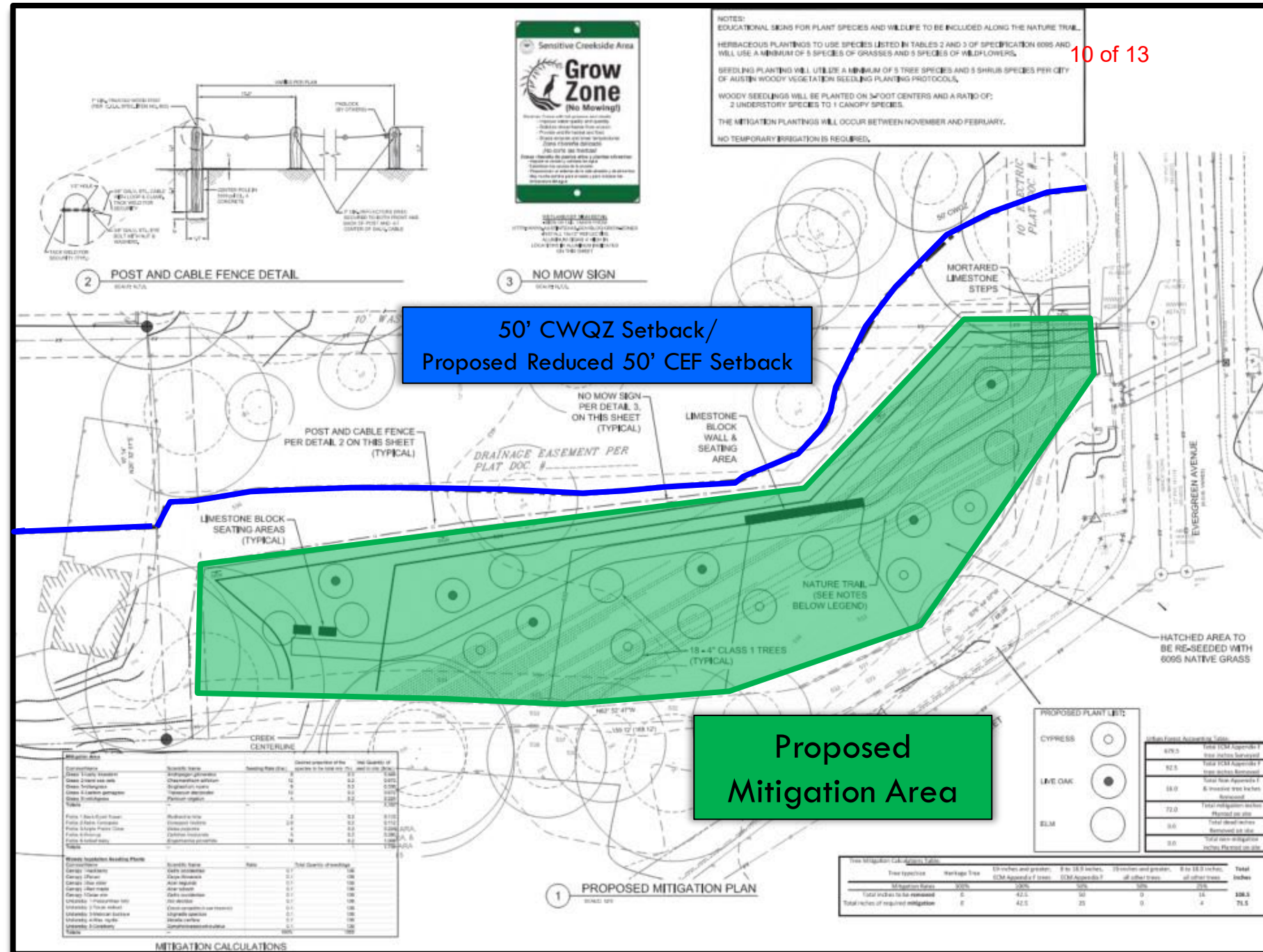
- CEF setback reduction and construction within 150' CEF setback prohibited unless 1:1 mitigation is provided.



VARIANCE REQUEST 2

§ 25-8-281 (C)(1)(a) and § 25-8-281 (C)(2)(b)

- Reduce standard 150' CEF setback to 50'
- Construct within reduced 50' CEF setback
- Proposed mitigation plan does not meet 1:1 in kind mitigation



VARIANCE REQUESTS 1 & 2

Application Deficiencies

- No information on proposed development
 - Impacts evaluation of all findings of fact
- No approved floodplain restoration/mitigation plan and no approved wetland CEF mitigation plan
 - Impacts evaluation of:
 - Harmful environmental consequences
 - Water quality
 - Minimum deviation from code



VARIANCE RECOMMENDATION

Staff determines that the findings of fact have not been met:

- Variances have not been granted for similarly situated properties with similar code requirements.
- It cannot be determined that the variance
 - Is necessitated by topographic features, not design choice;
 - Is the minimum deviation from the code; and
 - Is unlikely to result in harmful environmental consequences.
- It cannot be determined that water quality will be equal to or better than water quality without the variance.

THANK YOU

Questions?

