

Northwest Area Lift Station Improvements Great Hills Lift Station No.53

9009 1/2 Spicebrush Drive

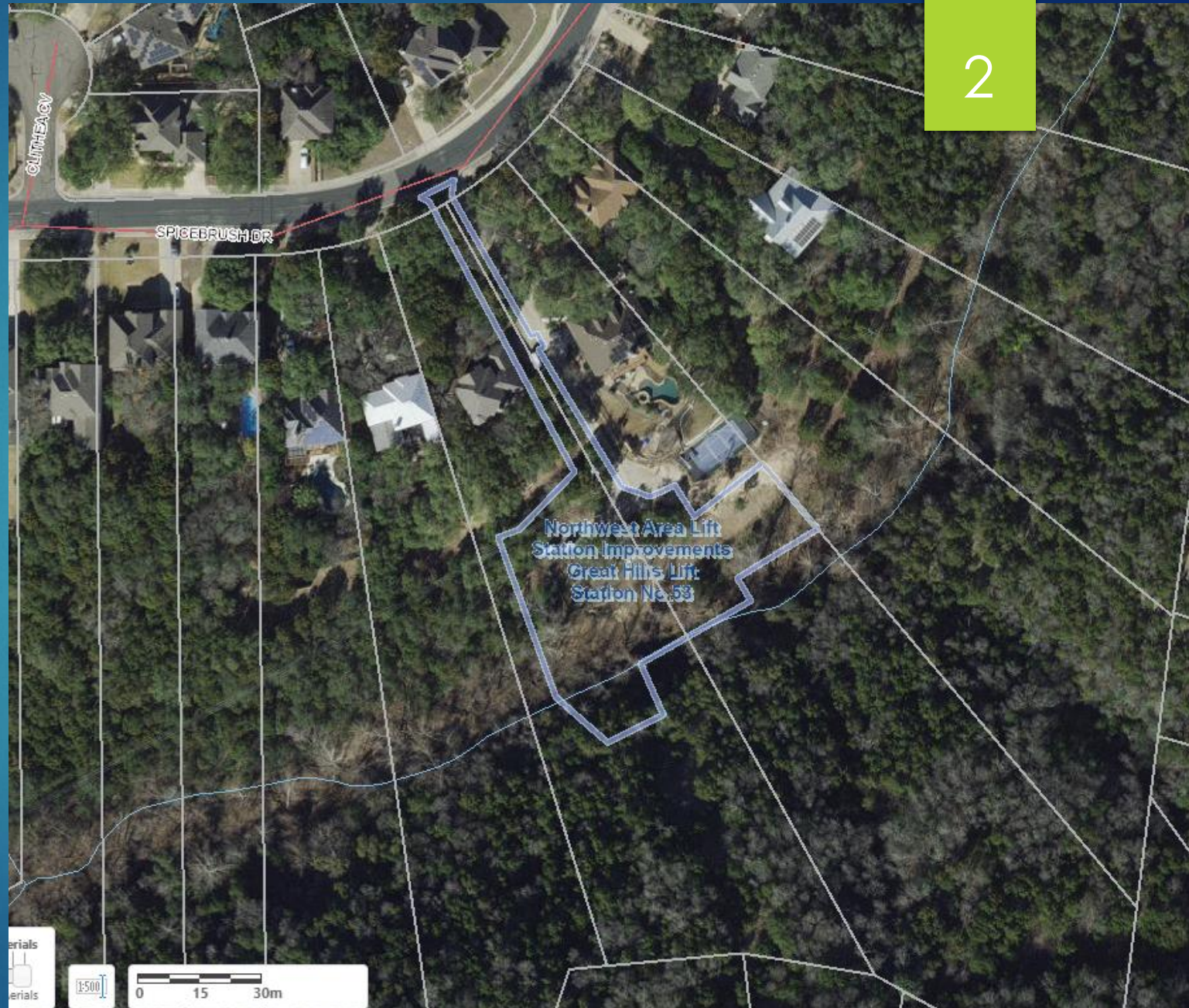
SP-2022-0537C

Brad Jackson

*Environmental Compliance Specialist Senior
Development Services Department*

Property Data

- ▶ Bull Creek Watershed
- ▶ Water Supply Suburban Watershed Classification
- ▶ Drinking Water Protection Zone
- ▶ Not located over Edwards Aquifer Recharge Zone
- ▶ Approximate 30,000 square-foot limits of construction on a 1.9-acre lot.



Synopsis

- ▶ Project is located behind a single-family home, accessed from a 300-foot-long driveway located along the property boundary of 2 single-family lots.
- ▶ The purpose of this project is to bring the lift station up to current COA standards and convert the existing dry pit/wet well duplex lift station to a single submersible lift station while addressing access improvements for maintenance vehicles in the event of an emergency repair.
- ▶ The new lift station will not be in the 100-yr floodplain.

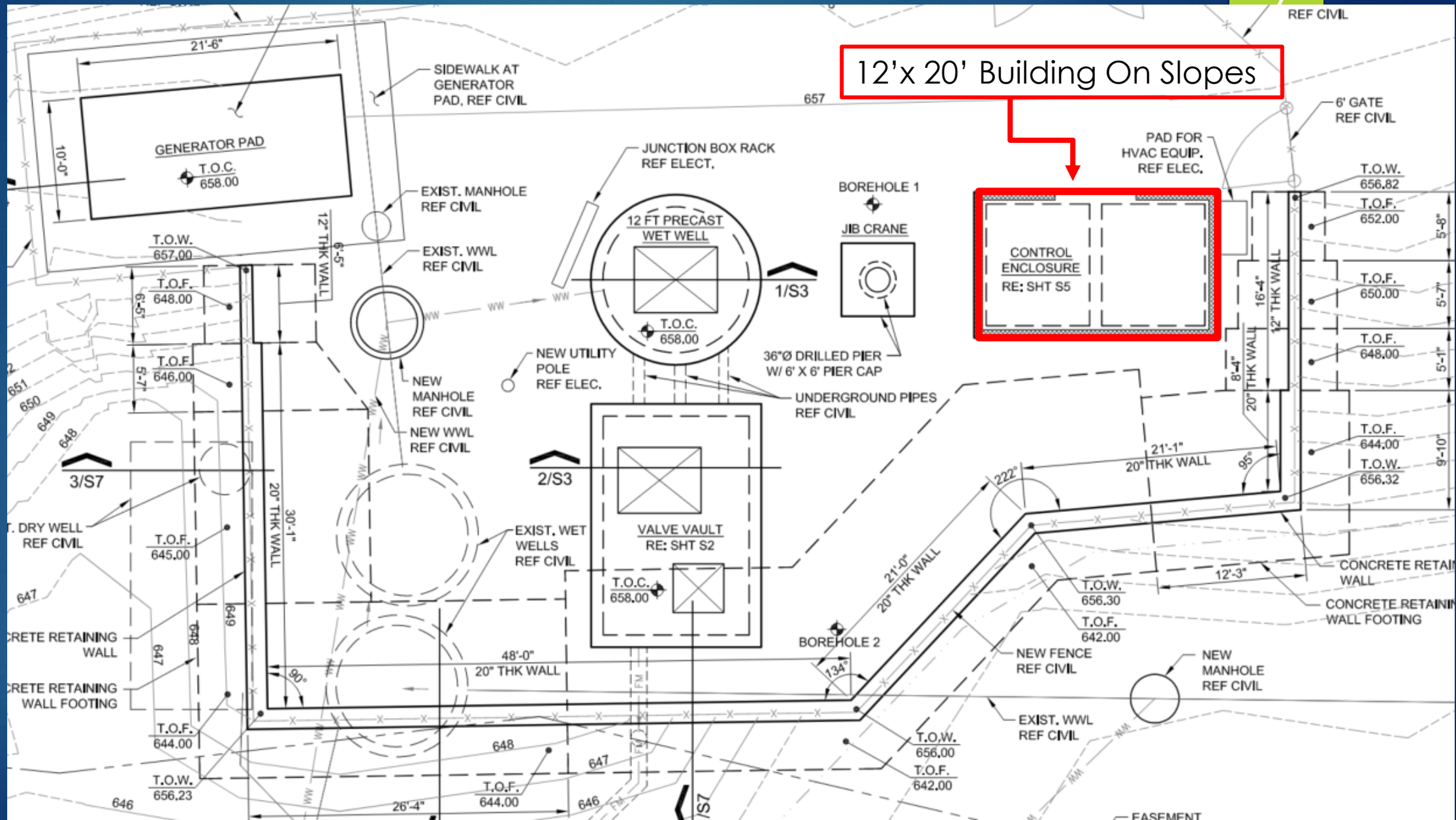
Variance Requests

- ▶ To allow development in the CWQZ for a lift station per LDC 25-8-261
- ▶ To allow construction of a building on a slope with a gradient of more than 25% per LDC 25-8-302(A)(1)
- ▶ To allow fill up to 14 feet for construction of a lift station exceeding the 4-foot limitation per LDC 25-8-342

500-YR FEMA FLOODPLAIN /
COA 100-YEAR FULLY
DEVELOPED FLOODPLAIN







Structural Site Plan



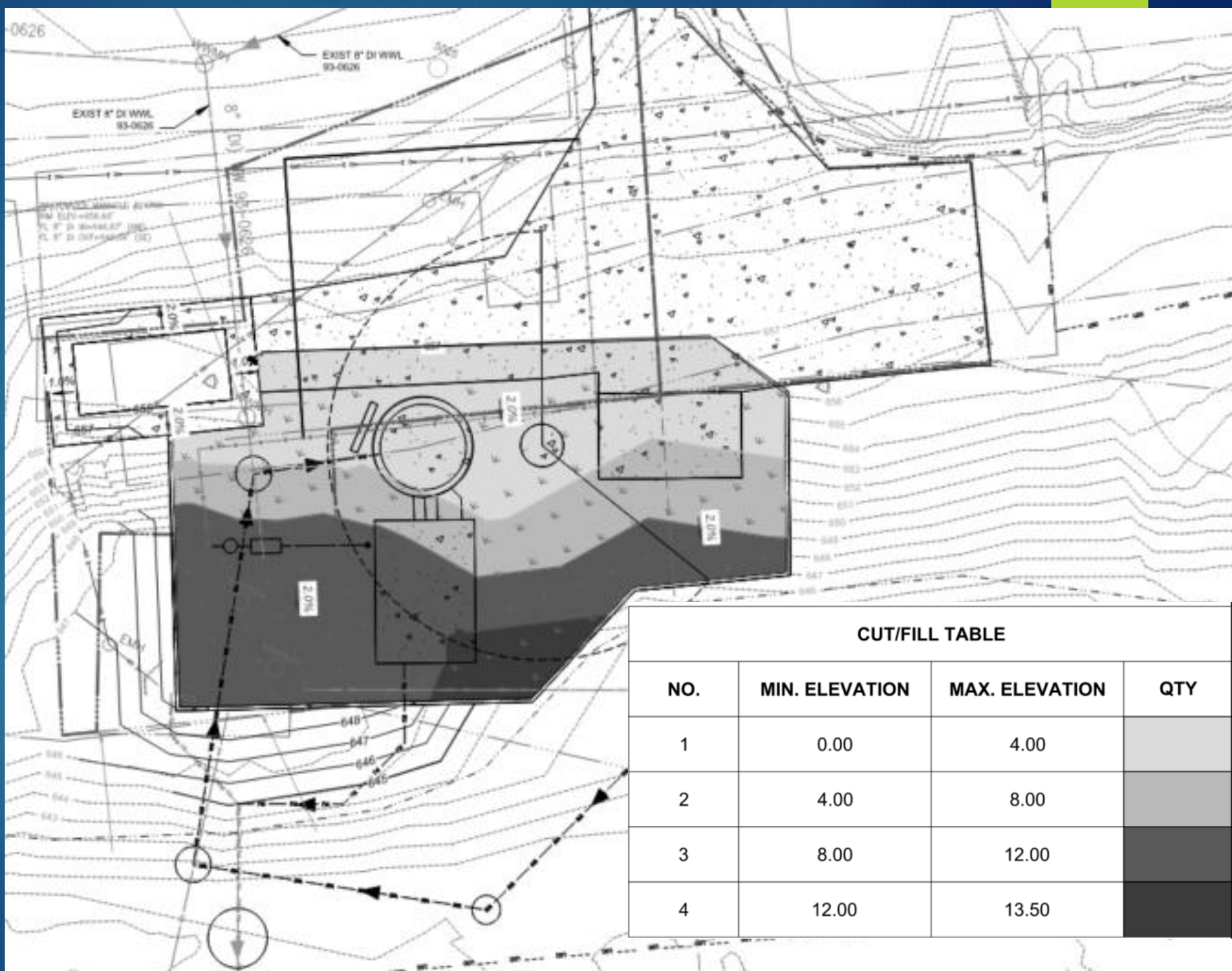
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- The fill up to 14 feet is required to bring the elevation of the new lift station up to the level of the access drive



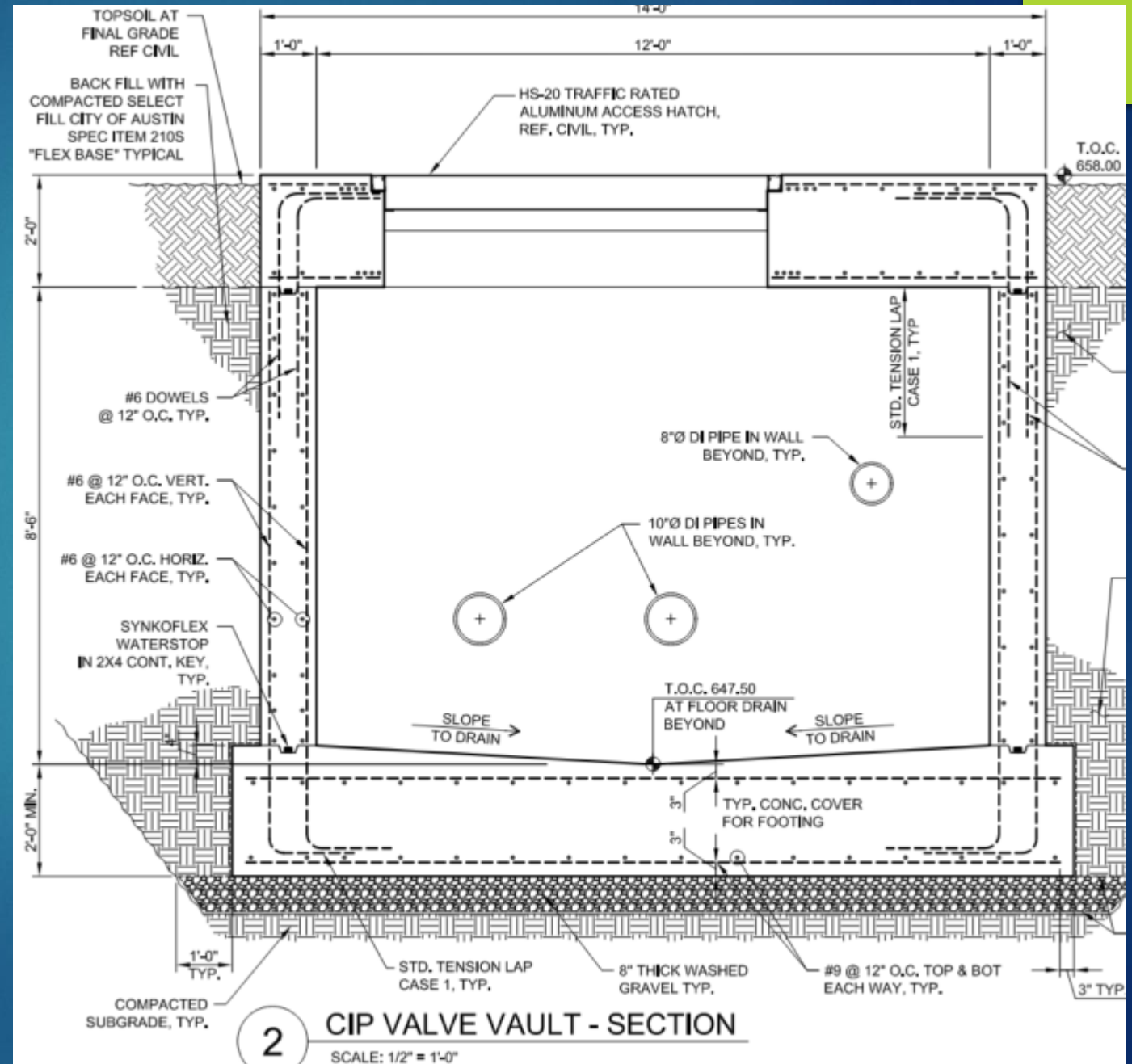
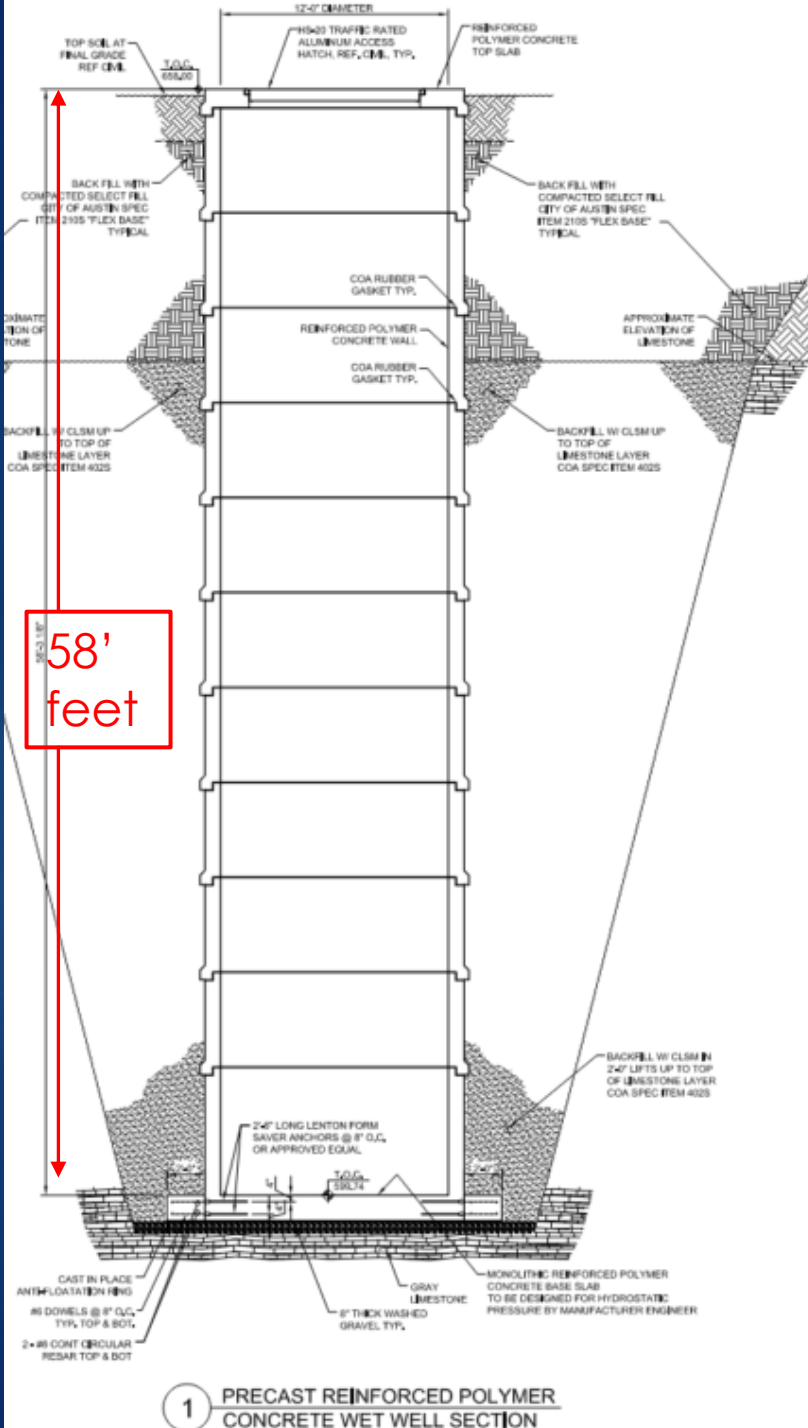
Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0%	15%	
2	15%	25%	
3	25%	35%	
4	35% AND GREATER		

Grading Exhibit



Proposed Lift Station

10



Variance Recommendation and Conditions 11

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

Staff also recommends and supports the following condition:

- **Provide structural containment of fill with a retaining wall**















THANK YOU