PLANNING COMMISSION ENVIRONMENTAL VARIANCES & CONDITIONAL USE SITE PLAN REVIEW SHEET

CASE NUMBER:	SP-2022-0537C	PC HEARING DATE: April 2, 2024
PROJECT NAME:	Northwest Area Lift Station Im	provements Great Hills Lift Station No. 53
ADDRESS OF SITE:	9009-1/2 SPICEBRUSH DR	<u>COUNCIL DISTRICT</u>: 6
NEIGHBORHOOD P	LANNING AREA: NA	
WATERSHED: Bull	Creek <u>JURISDICTI</u>	<u>ON</u> : Austin Full Purpose
<u>APPLICANT/</u> <u>OWNER</u> :	City of Austin Austin Water Department Joe Hoepken (512) 972-1168	
<u>AGENT</u> :	Sharon Hamilton Civil Team Engineers, LLC (512) 695-3263	
<u>CASE MANAGER</u> :	Meg Greenfield <u>Meg.greenfield@austintexas.gc</u> (512) 978-4663	<u>)v</u>

PROPOSED DEVELOPMENT:

The applicant is proposing the replacement of an existing lift station. This request is to approve three environmental variances and a conditional use site plan.

Environmental variance requests:

- 1. Development in the CWQZ for a lift station per LDC 25-8-261
- 2. Construction of a building on a slope with a gradient of more than 25% per LDC 25-8-302(A)(1)
- 3. Fill up to 14 feet for construction of a lift station exceeding the 4-foot limitation per LDC 25-8-342

The variances were approved with the following conditions by the Environmental Commission on March 6, 2024:

- 1. Limit construction and removal of trees from March to August when the endangered Golden-cheeked Warbler is in the area.
- 2. Applicant will solicit and incorporate Watershed Protection Jollyville Plateau salamander expert review and comment on the temporary and permanent stormwater design.
- 3. After construction, the disturbed areas from both this construction and previous emergency repairs are restored using 609S species and that those areas are maintained and mowed to the minimum extent practical to maintain access to the lift stations by Austin Water staff.

Per 25-2-491 Local Utility Services is a conditional use in the SF-2 zone and requires a Conditional Use Permit.

SUMMARY STAFF RECOMMENDATION:

Staff recommends **approval** of these requests with the following condition: Provide structural containment of the fill with a retaining wall. Staff does not believe Environmental Commission conditions are necessary.

SUMMARY COMPONENTS OF SITE PLAN:

All reviewers have approved the site plan except for environmental and site plan plumbing.

PROJECT INFORMATION

SITE AREA	33,637 sq. ft.	0.77 acres
EXISTING ZONING	SF-2	
	Allowed	Proposed
FLOOR-AREA RATIO	NA	NA
BUILDING COVERAGE	40%	NA
IMPERVIOUS COVERAGE	45%	23%
PARKING	NA	NA

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
Site	SF-2	Local Utility Services
North	SF-2	Single Family
South	SF-2	Open Space
East	SF-2	Single Family
West	SF-2	Single Family

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Spicebrush Drive	50 feet (variable)	Approx. 25 feet	Suburban Roadway

NEIGHBORHOOD ORGANIZATIONS:

Austin Great Hills Homeowners Assn., Inc. Austin Independent School District Austin Lost and Found Pets Bull Creek Foundation Friends of Austin Neighborhoods Long Canyon Homeowners Assn. Mountain Neighborhood Association (MNA) Neighborhood Empowerment Foundation North Oaks Neighborhood Assn., SELTexas Sierra Club Austin Regional Group TNR BCP – Travis County Natural Resources Yaupon Bluffs Community Association



05 SP-2022-0537C - NW Area Lift Station Improvements Great Hills Lift Station No.53; District 6 4 of 48



1120 S. Capital of Texas Highway CityView 2, Suite 100 Austin, Texas 78746 TBPE Firm #6535 P - 512.338.1704 F - 512.338.1784 kfriese.com

July 26, 2022 REVISED 9/19/2022 REVISED 11/16/2023

Mr. Roderick Burns City of Austin Development Services Department PO Box 1088 Austin, Texas 78767

Re: Engineer's Summary Memorandum Northwest Area Lift Station Improvements CLMP246 SA190000008 Great Hills Lift Station

Mr. Burns,

We are pleased to present this new City project for a Site Plan Development Permit review. The project has progressed to 100% design at this time. We have addressed the comments received during the Site Concept Plan review DSD of the 90% design phase. Please advise what additional constraints we may need to navigate.

INTRODUCTION

The Great Hills Lift Station was built in 1985 and is located in a wastewater easement on a residential property at the rear of 9009 ½ Spicebrush Drive. The lift station is located at the end of a 300-foot driveway within a 20-foot wide access easement running between two private residences. The site lies in the Bull Creek watershed and is adjacent to a Bull Creek tributary. The site is approximately 15-feet north of the 100-year floodplain and is located entirely in the critical water quality zone. (See Exhibit 1 for a project site location map.) The grading leading to the existing site is steep and accessing the lift station equipment for maintenance with utility vehicles is extremely difficult.

The improvement options include replacing the existing dry pit/wet well duplex station with a new wet well and submersible pumps. There are no future capacity increases associated with the new lift station, and the proposed options maintain the existing firm capacity.

SCOPE

This project is part of the Northwest Area Lift Station Improvements Program. The existing Great Hills Lift Station consists of two 10-foot diameter concrete wet wells and a 220-square foot dry pit approximately 31-feet deep, two 150-horsepower (hp) pumps, electrical

Mr. Roderick Burns July 26, 2022 Page 2 of 13

equipment and instrumentation panels, and a flowmeter vault located outside of the fence. Three gravity mains provide inflows to the lift station. Outflows are pumped through a 16-inch ductile iron force main.

During the Feasibility Phase of the project, the decision was made by the COA to replace the existing dry pit/wet well "can" duplex lift station with a new submersible pump lift station in order to meet current City of Austin (COA) lift station standards and to prevent potential overflow discharges. In addition, improvements will be integrated in the design to improve site access to the lift station.

Lastly, the existing lift station has been consistently meeting current demands, and future projected flows are not expected to exceed the existing capacity. See **Exhibit 1** for a project site location map.

As recommended in the Feasibility Report and accepted by Austin Water (AW), the East Option will be pursued – the new lift station will be built immediately to the east of the existing. The proposed site plan is provided as **Exhibit 2**.

PROJECT CONTACTS

The project contact list is provided in Table 1 below:

ROLE	NAME	Org.	PHONE	EMAIL
Owner	Charles Celauro, PE	AW	512-972-0208	charles.celauro@austintexas.gov
AW Sponsor	Joanette Aird, EIT	AW	512-972-0185	joanette.aird@austintexas.gov
City PM	Abhi Raghavan	CDS	512-974-7810	abhi.raghavan@austintexas.gov
Consultant Principal	Tom Owens, PE	KFA	512-338-1704	towens@kfriese.com
Consultant PM	Chris Leal, PE	KFA	512-338-1704	cleal@kfriese.com
Permit Assistance	Sharon Hamilton, PE	CTE	512-695-3263	hamilton@civilteamengineers.com

Table 1: Project Contact List

DISTRIBUTION FOR REVIEW

The scope of work for the lift station project included impervious cover and does not appear to be eligible for general permit coverage. The distribution at the concept site plan level should include:

Detention / Drainage review

- Case Manager Public/CIP Projects Team
- Environmental Brad Jackson, Public/CIP Projects Team

Planner

- Austin Water Lift station review
- Site Plan

•

- Watershed
- Erosion Hazard Zone
 - ion Hazard Zone Watershed Reviewer
- ERI (Rimrock) ERM / Geologist review
- Floodplain
 Floodplain reviewer





VICINITY MAP: 1" = 10,000'

SITE ADDRESS: 9009 ¹/₂ SPICEBRUSH DRIVE AUSTIN, TX 78759





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	100-YEAR FLOC			CITY OF AUSTIN, TEXAS AUSTIN WATER ENGINEERING SERVICES DIVIS	NORTHWEST AREA LIFT STATION IN GREAT HILLS LIFT STATION	LIFT STATION SITE LAYO
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Mr. Roderick Burns July 26, 2022 Page 5 of 13

CITY OF AUSTIN PERMITTING TOPICS

Trees, Tree Surveys, Tree Protection

Aerial photos of this work site show many trees surrounding the lift station. Tree survey information is provided on the site plans. Note that a tree removal application was processed in early 2021 to allow for tree removals necessary to provide access for equipment to perform geotechnical bores. Some trees shown on the aerial below no longer exist on site.

Per LDC 25-8-602, Trees 19" diameter and larger are defined as Protected trees, and trees with 24" diameter and larger are considered Heritage trees (Texas Ash, Texas Madrone, Bald Cypress, Bigtooth Maple, Cedar or American Elm, Pecan, Arizona Walnut, Eastern Black Walnut, or any Oak species).



Figure 1: Aerial Photography Showing Tree Canopy, 2018

Mr. Roderick Burns July 26, 2022 Page 6 of 13

Edwards Aquifer

There are two separate regulatory programs for areas over the Edwards Aquifer – City of Austin, and State of Texas through the Texas Commission on Environmental Quality (TCEQ).

TCEQ Edwards Aquifer Rules and Program

According to the Texas Commission on Environmental Quality (TCEQ) the work site is not within the Edwards Aquifer Recharge or Transition Zone, as shown in *Figure 2*. An Edwards Aquifer Protection Plans (EAPP) is NOT required to satisfy TCEQ requirements.

No Action is needed to comply with the Edwards Aquifer Protection Program regulated by TCEQ.



Figure 2: TCEQ Edwards Aquifer Viewer

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City of Austin Edwards Aquifer Rules

According to the COA, the site is not within the Edwards Aquifer Recharge Zone but is within the Edwards Aquifer "Recharge Verification Zone" as shown in *Figure 3*. The "mint" green striped area is recharge zone. No karst features were identified during the environmental feasibility study in February 2020.

**Please provide information as to how the recharge verification zone should be addressed.



Figure 3: COA EA Recharge Zone (Left) and COA EA Recharge Verification Zone (Right)

Watershed And Watershed Regulatory Area

The work site is within the Bull Creek watershed. *Reference LDC 25-8-2(D)(8)(a) for more information.* The Bull Creek watershed is regulated as a <u>Water Supply Suburban</u> watershed. Refer to *Figure 4* for boundaries of the Water Supply Suburban regulatory area in the vicinity of the project.

Mr. Roderick Burns July 26, 2022 Page 8 of 13





Figure 4: Watershed Regulatory Area (Top) and Watershed (Bottom)

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Waterways / Creeks

The project is bordered by a waterway known as Bull Creek, noted as a major waterway on the Property Profile viewer. Light blue lines indicate storm water conveyance via culverts, pipes, creek channels and waterways in *Figure 5*.

Critical Water Quality Zone

The critical water quality zone extends from the centerline of Bull creek for 200 feet, encompassing the entire lift station site. In a water supply suburban watershed, development within these zones is severely limited. The CWQZ is shown in *Figure 5* as a hatched 200-foot-wide zone paralleling the creek centerline, on both sides of the creek. AW needs to keep the existing lift station operating during construction of the new lift station – this prevents replacement at the exact same location as the existing lift station. A variance will likely be required.

<u>**There is no feasible option to relocate the lift station outside the CWQZ on this lot and we will be</u> requesting a variance to LDC §25-8-261 to place the lift station in the CWQZ.

Water Quality Transition Zone

The water quality transition zone is 300 feet wide and parallels the critical water quality zone, extending from the north side of the lift station across the entire residential lot, and on to the far side of Spicebrush Drive.



Figure 5: Water Quality Zones

Mr. Roderick Burns July 26, 2022 Page 10 of 13

Erosion Hazard Zone

Work site locations within 100 feet of the centerline of a waterway will trigger the requirement for an analysis of the erosion hazard zone. The erosion hazard zone is an area defined as likely to erode and infrastructure must be vertically positioned below the erosion hazard zone - or protected to mitigate the risk of erosion.

The erosion hazard zone is a relatively new regulation that was not in place at the time of construction of the existing lift station. The work site is impacted by buffer zones for erosion hazard zone review, as shown in *Figure 6*. The buffer where review of the EHZ must occur is shown as a tan ribbon that follows waterways.

<u>**The erosion hazard zone depth and width during final design has been calculated and is provided</u> as an appendix to this report.



Figure 6: Erosion Hazard Zone Review Buffer - Analysis Required

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<u>Floodplain</u>

There are two separate regulatory programs currently in effect for areas of Austin known to be at risk of flooding. The Federal Emergency Management Agency (FEMA) and the City of Austin (COA) each have floodplain mapping. See *Figure 7* for mapped floodplain areas.

City of Austin Floodplain Mapping

The City of Austin uses the FEMA maps for the purposes of applying current regulations to development. The COA is has adopted new design storm data provided by the National Oceanic and Atmospheric Association (NOAA) under the title "Atlas 14".

ATLAS 14

The Atlas 14 information updates the design storm to reflect climate data from the last several decades - data that was not available when FEMA maps were produced. However, the NOAA Atlas 14 reports did not perform drainage area analysis or provide new mapping of floodplains using the new design storm.

The City of Austin has reviewed the Atlas 14 storm data. Knowing that drainage analysis has not been fully updated with the Atlas storm, the COA has decided that as an interim measure, the Atlas 14 data can be paired with the FEMA maps to provide new City maps. Staff can utilize the more current Atlas 14 data and give direction for development without waiting for city-wide drainage analysis. Two conclusions are presented at this time, as follows

- The FEMA-mapped 100-year floodplain line approximately represents the real-world, current 25-year floodplain. This means the floodplain that would be mapped if an updated drainage analysis was performed using the new Atlas 14 storm for a 25-year occurrence interval over the known drainage areas of Austin. Therefore, City maps can be updated to use the dated 100-year FEMA line as the new 25-year City of Austin floodplain.
- The FEMA-mapped 500-year floodplain line approximately represents the real-world, current 100-year floodplain. "Real-world" means the floodplain that would be mapped if an updated drainage analysis were performed using the new Atlas 14 storm for a 100-year occurrence interval over the known drainage areas of Austin. Therefore, City maps can be updated to use the dated 500-year FEMA line as the new 100-year City of Austin floodplain.

The southern edge of the lift station site is within City floodplain mapping for the 100-year storm, but no work is planned within the floodplain. Refer to *Figure 7*.

These GIS mapping features of FEMA 100-yr and 500-yr floodplain have also been added to the design plans Sheet C2 – Environmental Features.



Figure 7: Floodplain Map at Great Hills Lift Station

Flood Plain Review

Based on our hydrological review and analysis, the contributory drainage area is approximately 1.15 acres for the delineated drainage area. See attached EXHIBIT and associate calculations.

Based on the Peak Flow Analysis and Hydrological Analysis, there is a minimal discharge increase resulting from the proposed impervious cover additions to the site (wet well, valve vault, equipment pad, etc.). Due to this, we will need to participate in the COA RSMP Program. An application will be prepared.

Critical Environmental Features

Critical environmental features (CEFs) are not noted on the City's property profile viewer within the immediate project area. This viewer shows information about CEFs that have been identified by previous projects. The information presented in the viewer should not be considered an exhaustive inventory, as it is not based on field work, and is not a complete verification of the existence of CEFs.

Field work must be performed to determine if CEFs are present within the LOC, and within an additional 150 feet past the LOC. While Civil Team Engineers and K Friese + Associates have not performed field work to investigate CEFs, Blanton & Associates has performed this work and identified two critical environmental features in the vicinity of the existing lift station site. Both rimrock features appear to be outside the proposed project area at this time. However, it does appear that work will occur within the 150-foot prescribed buffer for these rimrock. *Figure 8* includes a screenshot of the mapped CEFs in the Blanton Report.

Mr. Roderick Burns August 18, 2021 Page 13 of 13

The Environmental Resource Inventory (ERI) document was prepared and submitted. Additionally, two (2) variances are requested to work within the prescribed buffers for two (2) rimrock.



Figure 8: Critical Environmental Features (CEF) – Rimrock (See Red Lines) Image courtesy of Blanton & Associates Environmental Feasibility Report, February 2020

If for any reason during the site plan review, there are any questions or concerns that we can assist with, please feel free to contact me at (512) 338-1704 or via email at <u>cleal@kfriese.com</u>.

Sincerely,

Christopher M. Leal, PE Project Manager



05 SP-2022-0537C - NW Area Lift Station Improvements Great Hills Lift Station No.53; District 6





								Hydrological A	nalysis Summary								
Drainage Area	Area (Ac) Grass/Parks	Area (Ac) Pavement	Total Area	Cw			Tc Calculated Tc Used (min) (min)		Intensity (I) (in/hr)			Computed Discharges (Q) (cfs)					
				2-Yr	10-YR	25-YR	100-YR			2-Yr	10-YR	25-YR	100-YR	2-Yr	10-YR	25-YR	100-YR
EXIST	0.76	0.39	1.15	0.50	0.56	0.60	0.68	10.5	10.5	4.93	7.36	9.05	11.91	2.82	4.73	6.26	9.29
PROP	0.74	0.41	1.15	0.51	0.57	0.61	0.69	10.5	10.5	4.93	7.36	9.05	11.91	2.86	4.79	6.34	9.40

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APPENDIX A:

Erosion Hazard Zone Memorandum

05 SP-2022-0537C - NW Area Lift Station Improvements Great Hills Lift Station No.53; Dist	ict 620	of	48
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MEMO	ORANDUM	Common Sense.	CIVIL	IEERS		
		Teamwork.		No.		
		Expertise.	TEAM	EN		
To: From:	Christopher M. Leal, P.E. Cesar Calderon Jr. P.E.	NOT FOR CONSTRUCTION THIS DOCUMENT IS RELEASED FOR THE PURP OF INTERIM REVIEW UNDER THE AUTHORITY				
CC:	huhu 25, 2022	TEXAS NO IT IS NOT TO BE US OR	:107183 ON DATE SED FOR CONST PERMIT PURPOS	E: 7/25/20 RUCTIO SES.	022 N, BIDDING	
Date:	July 25, 2022					
Re:	Great Hills Lift Station – Erosion Hazard Zone	Analysis Memorandum				

K Friese + Associates hired Civil Team Engineers (CTE) to provide professional engineering services for the Great Hills Lift Station Project, which included developing the Erosion Hazard Zone (EHZ) boundaries for the proposed lift station. This memo will summarize the data collected, the defined EHZ, and the relationship between the lift station and the EHZ boundaries.

Data used included 2' contour data from the City's Property Profile for the area as seen in **Figure 1**, which also shows the EHZ that the Property Profile shows for the area. This topographic data along with planimetric data including existing utilities, stream centerline, and aerial photo was used to develop a base map. The topographic data was used to define a Level 1 Erosion Hazard Zone according to the City DCM – Appendix E. Per the criteria, a channel width of 80 feet at the lift station placement was measured between the assumed top of banks. Per the DCM guidelines, cross section spacing was 800 feet adjacent to the proposed lift station placement with the stream, 800 feet upstream of the lift station and 800 downstream of the station. Cross sections can be seen in **Figure 2**.

Using the property profile tool, the length of the valley was measured and compared to the length of the channel. The sinuosity of the channel was determined to be 1.14 (Figure 3), therefore, a straight stream. Low bank elevations were determined for each cross section and each cross section's top width, cross sectional area and channel depth was determined. The average channel depth was 1.54 feet. Per DCM guidelines, the average channel depth is multiplied by three to obtain the future incised bed elevation. The future incised bed elevation was completed for each cross section as seen in Figure 2. Then a four horizontal to 1 vertical slope was drafted from this elevation to existing ground. The intersection of the four to one vertical slope and existing ground is the erosion hazard boundary for each cross section. A line was then interpolated between each cross section representing the proposed erosion hazard zone boundary as see in Figure 2.

05 SP-2022-0537C - NW Area Lift Station Improvements Great Hills Lift Station No.53; District 621 of 48 At the proposed lift station and manhole placement, the future incised bed level is 634.38 feet and the subsurface erosion hazard zone is 633.38 feet at the creek. The boundaries of the EHZ are noted in the profile for the cross section of the lift station in **Figure 2**.



US - UPSTREAM









<u>NOTES</u>

1. AVERAGE APPROXIMATE CHANNEL WIDTH: USING 2' CONTOUR MAP: 80' 2. PROJECT STREAM REACH LENGTH: 800' (80' x 10) 3. SINUOSITY, REFER TO FIGURE 3: 1.14 CROSS SECTIONAL AREA AT CROSS SECTIONS (FT2): 60.2, 32.25, 74.35
 EXISTING CHANNEL DEPTH (FT)(DEX) AT CROSS SECTIONS: 1.75', 1.37', 1.50' 7. AVERAGE EXISTING CHANNEL DEPTH (FT)(DEX): 1.54' POTENTIAL FUTURE INCISION DEPTH (DI): 4.62' (1.54 x 3)
 EXISTING CONTOURS SHOWN IN THIS EXHIBIT ARE FROM THE CITY'S PROPERTY PROFILE SITE
 POTENTIAL FUTURE INCISED BED LEVEL AT PROPOSED LIFT STATION IS 634.38' AND SUBSURFACE EROSION HAZARD ZONE IS 633.38'.

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Texas Registered Engineering Firm F-21956		NOT FOR CONSTRUCTION	THIS DOCUMENT IS RELEASED FOR THE PURPOSE	OF INTERIM REVIEW UNDER THE AUTHORITY OF:	CESAR CALDERON JR, P.E.	TEXAS NO:107183 ON DATE: 7/25/2022	IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING	OR PERMIT PURPOSES.
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ENVIRONMENTAL COMMISSION RECOMMENDATION 20240306-005

Date: March 6, 2024

Subject: Northwest Area Lift Station Improvements Great Hills Lift Station No.53 (SP-2022-0537C)

Motion by: Jennifer Bristol

Second by: Kevin Ramberg

WHEREAS, the Environmental Commission understands the Austin Water Utility Department is requesting a Land Use Commission variance to allow development in the CWQZ for a lift station per LDC 25-8-261 and; A Land Use Commission variance is requested to allow construction of a building on a slope with a gradient of more than 25% per LDC 25-8-302(A)(1) and; A Land Use Commission variance is requested to allow fill up to 14 feet for construction of a lift station exceeding the 4-foot limitation per LDC 25-8-342 and;

WHEREAS, the Environmental Commission recognizes the Land Use Commission variance is recommended by staff with a condition and;

THEREFORE, the Environmental Commission recommends the three Land Use Commission variances with the following conditions:

Staff Conditions:

1. Provide structural containment of the fill with a retaining wall.

Environmental Commission Conditions:

- 1. Limit construction and removal of trees from March to August when the endangered Golden-cheeked Warbler is in the area.
- 2. Applicant will solicit and incorporate Watershed Protection Jollyville Plateau salamander expert review and comment on the temporary and permanent stormwater design.
- 3. After construction, the disturbed areas from both this construction and previous emergency repairs are restored using 609S species and that those areas are maintained and mowed to the minimum extent practical to maintain access to the lift stations by Austin Water staff.

Vote: 7-0

For: Perry Bedford, Jennifer Bristol, Mariana Krueger, Colin Nickells, Haris Qureshi, Kevin Ramberg, and David Sullivan

Against: None

Abstain: Richard Brimer

Absent: Hanna Cofer, Peter Einhorn, and Melinda Schiera

Attest:

KEVW RAMBERLY

Kevin Ramberg, Environmental Commission Chair



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	March 6, 2024
NAME & NUMBER OF PROJECT:	Northwest Area Lift Station Improvements Great Hills Lift Station No.53 (SP-2022-0537C)
NAME OF APPLICANT OR ORGANIZATION:	Sharon Hamilton, Civil Team Engineers LLC on behalf of the Austin Water Utility Department
LOCATION:	9009 ½ Spicebrush Drive, Austin, TX 78759
COUNCIL DISTRICT:	District 6
ENVIRONMENTAL Review staff:	Brad Jackson, Environmental Compliance Specialist Senior, DSD, 512-974-2128, Brad.Jackson@austintexas.gov
WATERSHED:	Bull Creek, Water Supply Suburban, Drinking Water Protection Zone
R EQUEST NO. 1:	A Land Use Commission variance is requested to allow development in the CWQZ for a lift station per LDC 25-8-261
REQUEST NO. 2:	A Land Use Commission variance is requested to allow construction of a building on a slope with a gradient of more than 25% per LDC 25-8-302(A)(1)
REQUEST NO. 3:	A Land Use Commission variance is requested to allow fill up to 14 feet for construction of a lift station exceeding the 4-foot limitation per LDC 25-8-342

STAFF RECOMMENDATION NO. 1:	Staff recommends approval of the variance with a condition
STAFF Recommendation No. 2:	Staff recommends approval of the variance with a condition
STAFF Recommendation No. 3:	Staff recommends approval of the variance with a condition
STAFF CONDITION:	Provide structural containment of the fill with a retaining wall.



Development Services Department Staff Recommendations Concerning Required Findings

Project Name:	Northwest Area Lift Station Improvements
Ordinance Standard:	Watershed Protection Ordinance
Variance Request:	To allow development in the CWQZ for a lift station per 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 variance will not be providing a special privilege to the applicant. The lift station is currently existing and in operation to provide wastewater (WW) service to the neighborhood. The variance for construction in the CWQZ will allow the replacement of the existing lift station with a new lift station to continue to provide WW service to the neighborhood. The old lift station will be decommissioned when the new lift station is complete.

- 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. The scale and layout of the new lift station has been designed based on the needs of the existing neighborhood for WW service.

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

Yes. The size and design of the new lift station will be the minimum amount of disturbance in the CWQZ to continue to supply WW service to the neighborhood and protect the creek from WW overflows due to equipment failure.

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

Yes. The variance does not create a significant probability of harmful consequences. The existing lift station is aging and prone to failure, leading to a WW overflow into Bull Creek. The variance will allow a new lift station and protect Bull Creek from a WW overflow.

- 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 will provide for better water quality for the site and the neighborhood by preventing a failure of the existing lift station and WW overflow into Bull Creek.
- 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, see above.

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

Yes. The lift station must be constructed in line with the existing WW infrastructure which is also in the CWQZ.

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

Yes. The lift station is designed to provide WW service to the existing neighborhood.

<u>Staff Determination</u>: Staff determines that the findings of fact have been met. Staff recommends the following condition:

Provide structural containment of the fill with a retaining wall.

Environmental Reviewer (DSD)	bud Jackson	Date <u>02/07/24</u>
Environmental Review Manager (DSD)	Mike McDougal	Date <u>2/8/24</u>
Deputy Environmental Officer (WPD)	Liz Johnston	Date <u>02/22/2024</u>



Development Services Department Staff Recommendations Concerning Required Findings

Project Name:	Northwest Area Lift Station Improvements
Ordinance Standard:	Watershed Protection Ordinance
Variance Request:	To allow construction of a building on a slope with a gradient of more than 25% per LDC 25-8-302(A)(1)

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 lift station is currently existing and in operation to provide WW service to the neighborhood. The variance for the building on slopes is required to house the equipment necessary for the lift station to operate.

- 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. The scale and layout of the new lift station and associated equipment housed within the building has been designed based on the needs of the existing neighborhood for WW service.

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

Yes. The building serves only to house equipment to protect it from the elements and ensure safe operation of the new lift station. The building is only 12 feet by 20 feet in size.

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

Yes. The variance does not create a significant probability of harmful consequences. The existing lift station is aging and prone to failure, leading to a WW overflow into Bull Creek. The variance will allow a new lift station and protect Bull Creek from a WW overflow.

- 3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.
 - The project will provide for better water quality for the site and the neighborhood Yes. by preventing a failure of the existing lift station and WW overflow into Bull Creek.
- 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;

Not Applicable

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

Not Applicable

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

Not Applicable

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

Provide structural containment of the fill with a retaining wall.

Environmental Reviewer (DSD)

Brad Jackson

Date 02/07/24

Environmental Review Manager (DSD)

Mike McDougal

Date 2/8/24

In Coluter

Date 02/22/2024

Deputy Environmental Officer (WPD)



Development Services Department Staff Recommendations Concerning Required Findings

Project Name:	Northwest Area Lift Station Improvements
Ordinance Standard:	Watershed Protection Ordinance
Variance Request:	To allow fill up to 14 feet for construction of a lift station exceeding the 4 foot limitation 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 lift station is currently existing and in operation to provide WW service to the neighborhood. The variance for fill up to 14' will allow the replacement of the existing lift station with a new lift station to continue to provide WW service to the neighborhood. The old lift station will be decommissioned when the new lift station is complete.

- 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. The scale and layout of the new lift station has been designed based on the needs of the existing neighborhood for WW service.

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

Yes. The fill is the minimum deviation from the 4-foot limit to allow access to the new lift station for maintenance and emergency repairs.

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

Yes. The variance does not create a significant probability of harmful consequences. The existing lift station is aging and prone to failure, leading to a WW overflow into Bull

Creek. The variance will allow a new lift station and protect Bull Creek from a WW overflow.

- 3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.
 - The project will provide for better water quality for the site and the neighborhood Yes. by preventing a failure of the existing lift station and WW overflow into Bull Creek.
- 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;

Not Applicable

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

Not Applicable

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

Not Applicable

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

Provide structural containment of the fill with a retaining wall.

Environmental Reviewer (DSD)

Brad Jackson Date 02/07/24

Environmental Review Manager (DSD)

Mike McDougal

Date 2/8/24

Deputy Environmental Officer (WPD)

tig Doluter

Date 02/22/2024

Northwest Lift Station Improvements, Great Hills Lift Station SP-2022-0537C

Variance Request Article 7, Division 1, Critical Water Quality Zone Restrictions, 25-8-261

Land Use Commission variance determinations from 25-8-41(A) of the City Code

- 1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated properties with approximately contemporaneous development;
 - a. YES, The existing lift station was approved with the subdivision and is noted on the Subdivision plat included on sheet 7 of the plans, dated March 1993. Replacement of the lift station is required to continue provision of safe wastewater service to the subdivision. Therefore denying the variance will deprive the entire subdivision of wastewater service.
- 2. The variance
 - a. Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance.
 - i. YES, The existing lift station is failing and must be upgraded; Austin Water has an existing system that collects at this lift station. In order to continue providing wastewater service to the subdivision and keep the existing lift station running during construction, a new lift station must be built immediately adjacent to the existing. Denying the variance will deprive the entire subdivision of wastewater service.
 - b. Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property
 - i. YES, The lift station must be built at the existing collection point in order to avoid rebuilding the entire wastewater infrastructure of the subdivision. Denying the variance will deprive the entire subdivision of wastewater service.
 - c. Does not create a significant probability of harmful environmental consequences, and
 - i. YES, the existing lift station is aging and failing, leaving the potential for wastewater spills into Bull Creek if it is not replaced. The new lift station will provide improved service and reliability and will allow for continued service to the subdivision.
 - d. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance
 - i. YES, the existing lift station is aging and failing, leaving the potential for wastewater spills into Bull Creek if it is not replaced. The new lift station will

provide improved service and reliability and will allow for continued service to the subdivision.

Additional Land Use Commission variance determinations for a requirement of Article 7, Division 1 (Critical Water Quality Zone Restrictions:

- e. The criteria for granting a variance in Subsection A are met:
 - i. YES, see above for each criteria.
- f. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;
 - i. YES, the existing lift station is aging and failing. The new lift station will provide improved service and reliability and will allow for continued service to the subdivision.
- g. The variance is the minimum deviation from the code requirement necessary to allow a reasonable economic use of the entire property.
 - i. YES, the existing lift station is aging and failing. The new lift station will provide improved service and reliability and will allow for continued service to the subdivision.

Northwest Lift Station Improvements, Great Hills Lift Station SP-2022-0537C

Variance Request Article 7, Division 3, Construction of a Building or Parking Area, 25-8-302(A)(1)

Land Use Commission variance determinations from 25-8-41(A) of the City Code

- 1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated properties with approximately contemporaneous development;
 - a. YES, The existing lift station was approved with the subdivision and is noted on the Subdivision plat included on sheet 7 of the plans, dated March 1993. Replacement of the lift station is required to continue provision of safe wastewater service to the subdivision. Therefore denying the variance will deprive the entire subdivision of wastewater service.

The proposed building is a simple electrical enclosure sized 12'x20' to house and protect necessary instrumentation and controls for the improved lift station. Sheets 49 and 60 provide detailed information on the enclosure/building. The building is not proposed as a habitable structure and no staff will be working daily at the structure – maintenance crews will only access the station periodically for operations and maintenance.

2. The variance

- a. Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance.
 - i. YES, The existing lift station is failing and must be upgraded; Austin Water has an existing system that collects at this lift station. In order to continue providing wastewater service to the subdivision and keep the existing lift station running during construction, a new lift station must be built immediately adjacent to the existing. Denying the variance will deprive the entire subdivision of wastewater service or will require the aging and deteriorated lift station to remain in service.
- b. Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property
 - i. YES, The lift station must be built at the existing collection point in order to avoid rebuilding the entire wastewater infrastructure of the subdivision. Denying the variance will deprive the entire subdivision of wastewater service or will require the aging and deteriorated lift station to remain in service.
- c. Does not create a significant probability of harmful environmental consequences, and
 - i. YES, the existing lift station is aging and failing, leaving the potential for wastewater spills into Bull Creek if it is not replaced. The new lift station will provide improved service and reliability and will allow for continued service to

the subdivision. Denying the variance will require the aging and deteriorated lift station to remain in service.

- d. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance
 - i. YES, the existing lift station is aging and failing, leaving the potential for wastewater spills into Bull Creek if it is not replaced. The new lift station will provide improved service and reliability and will allow for continued service to the subdivision.

Additional Land Use Commission variance determinations for a requirement of Article 7, Division 1 (Critical Water Quality Zone Restrictions:

- e. The criteria for granting a variance in Subsection A are met:
 - i. YES, see above for each criteria.
- f. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;
 - i. YES, the existing lift station is aging and failing. The new lift station will provide improved service and reliability including emergency generator and improved access for maintenance and will allow for continued service to the subdivision.
- g. The variance is the minimum deviation from the code requirement necessary to allow a reasonable economic use of the entire property.
 - i. YES, the existing lift station is aging and failing. The new lift station will provide improved service and reliability and will allow for continued service to the subdivision.

Northwest Lift Station Improvements, Great Hills Lift Station SP-2022-0537C

Variance Request Article 7, Division 5, Fill Requirements 25-8-342

Land Use Commission variance determinations from 25-8-41(A) of the City Code

- 1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated properties with approximately contemporaneous development;
 - a. YES, The existing lift station was approved with the subdivision and is noted on the Subdivision plat included on sheet 7 of the plans, dated March 1993. Replacement of the lift station is required to continue provision of safe wastewater service to the subdivision. Therefore denying the variance will deprive the entire subdivision of wastewater service. The proposed lift station is immediately adjacent to the existing. In order to provide maintenance access to the new lift station, fill of 4 feet up to 13.5 feet is required, as shown on sheet 22 of the plans.
- 2. The variance
 - a. Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance.
 - i. YES, The existing lift station is failing and must be upgraded; Austin Water has an existing system that collects at this lift station. In order to continue providing wastewater service to the subdivision and keep the existing lift station running during construction, a new lift station must be built immediately adjacent to the existing. Denying the variance will deprive the entire subdivision of wastewater service. The proposed design provides accessible facilities for Austin Water to perform continued maintenance and operations.
 - b. Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property
 - i. YES, The lift station must be built at the existing collection point in order to avoid rebuilding the entire wastewater infrastructure of the subdivision. Denying the variance will deprive the entire subdivision of wastewater service. Fill must be added to level up the site and make the facility accessible by vehicles in emergency situations.
 - c. Does not create a significant probability of harmful environmental consequences, and
 - YES, the existing lift station is aging and failing, leaving the potential for wastewater spills into Bull Creek if it is not replaced. The new lift station will provide improved service and reliable access for Austin Water, as well as allowing for continued service to the subdivision.

- d. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance
 - i. YES, the existing lift station is aging and failing, leaving the potential for wastewater spills into Bull Creek if it is not replaced. The new lift station will provide improved service and reliability and will allow for continued service to the subdivision.







LEGEND



WATER QUALITY TRANSITION ZONE



9009 1/2 SPICEBRUSH DRIVE AUSTIN, TX 78759

CASE NUMBER: SP-2022-053





NOTE:

- SEE STRUCTURAL SITE PLAN S1 SHEET FOR FINISH LIFT STATION ELEVATIONS AND TOP OF WALL SPOT ELEVATIONS.
- 2. PROPOSED CONCRETE PAVING TO MATCH PRE-EXISTING CONDITIONS.

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





Great	Hills	Lift	



1		CUT/FIL	LTABLE		¥
	NO.	MIN. ELEVATION	MAX. ELEVATION	QTY	Nev
	1	0.00	4.00		
	2	4.00	8.00		
~	3	8.00	12.00		C
	4	12.00	13.50		

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER M. LEAL LIC. # 97373 CERTIFY THAT THESE DRAWINGS AR COMPLETE, ACCURATE AND ADEQUAT OR THEIR INTENDED PURPOSE: VICLUDING CONSTRUCTION, BUT ARE NO UTHORIZED FOR CONSTRUCTION UNTI FORMAL CITY APPROVAL.

NORTHWEST AREA LIFT STATION IMPROVEMENTS: GREAT HILLS LIFT STATION NO. 53 STATION CUT AND FILL PLAN CITY OF AUSTIN, TEXAS AUSTIN WATER ENGINEERING SERVICES DIVISION LIFT OFA Ŵ NDED NAME DATE NOTES SURVEY BY DRAWN BY JRW 02/22 02/22 DESIGNED BY TJK CHECKED BY CML 02/22 REVIEWED BY

 \mathbf{X} RISTOPHER M. LEAL

> 97373 CENSE

SIONAL EN

SHEET 22 ○F 63

9009 1/2 SPICEBRUSH DRIVE AUSTIN, TX 78759

CASE NUMBER: SP-2022-0537



DESCRIPTION, MATERIAL, FITTING	QTY
DN-CLOG SUBMERSIBLE PUMP	2
FOR (MAXIMUM)	2
CING ELBOW, DI, FL X FL , PER MANUFACTURER	2
ENTRIC REDUCER, DI, FL X FL	2
), DI, FL X FL	2
LING JOINT, DI, FL X FL	2
HECK VALVE WITH COUNTER WEIGHT, DI, FL X FL	2
IC PLUG VALVE, DI, FL X FL	2
LIEF VALVE, DI, FL X FL	1
UCING ELBOW, SCH 80 PVC, FL X FL	1
NCENTRIC REDUCER, DI, FL X FL	1
CAMLOCK QUICK CONNECTION	1
IC PLUG VALVE, DI, FL X FL	1
DUCING WYE, DI, FL X FL	1
IC PLUG VALVE, DI, FL X FL	1
FLING JOINT, DI, FL X FL	1
AIN	1
0 FLOOR DRAIN PIPE @ 2% W/ FLAP VALVE	1
SCH 80 PVC	1
L X FL	1
COUPLING (RESTRAINED)	4
COUPLING (RESTRAINED)	1
OMBINATION AIR RELEASE VALVE W/ WELDED ON BOSS FOR SUPPORT	1
ECE, DI, FL X FL	2
RE TESTING TAP WITH REDUCER AND 1/4" BRONZE BALL VALVE	
LDED ON BOSS ON DI PIPE FOR SUPPORT)	2
DUCING TEE, DI, FL X FL	1
RE TESTING TAP WITH REDUCER AND 1/4" BRONZE BALL VALVE AND PRESSURE	
MBLY (INSTALL WELDED ON BOSS ON DI PIPE FOR SUPPORT)	1
COUPLING, SCH 80 PVC	2
COUPLING, SCH 80 PVC	2
D, SCH 80 PVC	1
SCH 80 PVC	1

NOTE:

 ALL HATCHES TO BE INSTALLED WITH SAFETY GRATES.
 ACCESS LADDER TO BE INSTALLED WITH HALLIDAY MODEL L1E LADDER EXTENSION OR SIMILAR.





GEN-ANN LSP1-C (LSP2-C) (1-1 6 <u>_</u> 8 LOW VOLTAGE MISC STARTER STARTER MAIN

SPACE

PANEL I 120/240 42CKT

ANELBOA

XEMR 1 480V-120/240V

1¢ 2P-30A P 2P-60A S

LSP:

RVAT

MCC ELEVATION

SCALE: 1/4" = 1'-0

LSP2

RVAT

SERVIC

'SPD1

PQM

P = 600

MCB

SPAC E

PANEL

'SPD2

3P-20

SPAC E

SPAC

INSTRUMENTATION PLAN (3)

Station No. 53 (SP-2022-0537C)





8

Northwest Area Lift Station Improvements Great Hills Lift Station No. 53 (SP-2022-0537C)







View of existing lift station