SITE PLAN REVIEW SHEET
ENVIRONMENTAL VARIANCE REQUEST ONLY

CASE: SP-2019-0108D **ZAP COMMISSION DATE:** 3/03/2020

PROJECT NAME: Thaxton Road Tract Offsite Wastewater Improvements

APPLICANT: Phillip Boghosian **AGENT:** Daniel Ryan, P.E.

ADDRESS OF SITE: 6810-1/2 Colton Bluff Springs Road, Austin, TX 78744

COUNTY: Travis **AREA:** acres

WATERSHED: Marble Creek **JURISDICTION:** Full-purpose/2-Mile ETJ

EXISTING ZONING:

PROPOSED DEVELOPMENT: The applicant is proposing a wastewater extension with associated improvements.

DESCRIPTION OF VARIANCE:
The applicant requests the following:

1. Request to vary from LDC **25-8-261 to allow development in a critical water quality zone.**

STAFF RECOMMENDATION:
Staff recommends that the required findings of fact have not been met.

ENVIRONMENTAL COMMISSION ACTION:
11/06/2019: The Environmental Commission recommends denial of the requested variance from LDC 25-8-261 for the above noted project. (7) favor, (1) against, (2) absentia

ZONING AND PLATTING COMMISSION ACTION:

ENVIRONMENTAL REVIEW STAFF: Jonathan Garner **PHONE:** 512-974-1665

CASE MANAGER: Renee Johns **PHONE:** 512-974-2711

ENVIRONMENTAL COMMISSION MOTION 20191106 008b

Date: November 6, 2019

Subject: Thaxton Road Tract Offsite Wastewater Improvements, SP-2019-0108D

Motion by: Ryan Nill **Seconded by:** Peggy Maceo

RATIONALE:

WHEREAS, the Environmental Commission recognizes the proposed applicant is requesting a variance from LDC 25-8-261 to allow development within a Critical Water Quality Zone; and

WHEREAS, the Environmental Commission recognizes that City of Austin Staff does not recommend this variance, having determined that the findings of fact have not been met.

THEREFORE, the Environmental Commission recommends denial of the requested variance from LDC 25-8-261 for the above noted project; however, should the Land Use Commission move to approve the variance, the Environmental Commission recommends the following conditions be considered:

1. For the proposed wastewater line, access roads shall be minimized to the maximum extent practicable within the critical water quality zone, including during time of construction or future maintenance.
2. For the proposed wastewater line, the utility alignment crossing the creek shall bore under the creek and encase the line, and the bore and receiving pits shall be located outside of the erosion hazard zone.
3. For the proposed wastewater line, no amount of the stabilized construction entrances shall be located within 150’ of the creek centerline.
4. The waste water line shall be encased within all areas of the inner half of the Critical Water Quality Zone.
5. The developer shall provide riparian revegetation for all areas in the inner half of the Critical Water Quality Zone and erosion hazard zone.
6. The developer shall avoid placement of manholes in the inner half of the Critical Water Quality Zone where feasible.
7. For the proposed wastewater line, access roads shall be minimized to the maximum extent practicable within the Critical Water Quality Zone, including during time of construction or future maintenance.
8. For the proposed wastewater line, the utility alignment crossing the creek should be bored under the creek and encased and the bore and the receiving pits shall be located outside the erosion hazard zone.
9. For the proposed wastewater line, no amount of stabilized construction entrance shall be located within 150 feet of the creek centerline.
10. The existing eight-inch line shall be connected to proposed thirty-inch wastewater line prior to completion of construction and the remainder of the eight-inch line be abandoned in place.

Staff Findings of Fact and Exhibits

Development Services Department
Staff Recommendations Concerning Required Findings

Project Name:	SP-2019-0108D Thaxton Road Tract Offsite Wastewater Improvements
Ordinance Standard:	Watershed Protection Ordinance
Variance Request:	To allow development in a Critical Water Quality Zone

---

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.

   No. The wastewater line is proposed within a dedicated easement that was not reviewed and approved by environmental review staff of the Development Services or Watershed Protection Departments prior to dedication. The proposed wastewater line would encroach into the erosion hazard zone and an area that is less than the minimum 150 feet setback from the center line of the adjacent major waterway (Marble Creek). An easement dedication does not guarantee the right to construct a utility otherwise prohibited by the Land Development Code.

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;

      No. Alternative alignments that would not encroach into the minimum setback of the critical water quality zone exist. However, the applicant intends to take advantage of an already dedicated easement and provide a gravity-fed wastewater line, rather than dedicate a new easement within the right-of-way and provide a force main line with lift stations, as needed. As proposed, the wastewater line will result in permanent alteration of the critical water

quality zone and does not provide greater overall environmental protection because of the potential for leaks and breaks in the line resulting in sewage overflows into clean-flowing creeks.

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

No. There are alternative locations for the wastewater line and access road that would not necessitate a variance.

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

No. As currently designed, the proposed wastewater line construction intends to bore under the critical water quality zone and the erosion hazard zone, with an overall approximate average depth of 8-12 feet, resulting in disturbance to subsurface hydrology and removal of native soils. The proposed wastewater line will require future repairs from eventual breaks and sewage overflows, which will require trenching to repair the line that equates to removal of riparian vegetation and disturbance to hydrologic functions.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

N/A. Water quality treatment is not required for a subsurface utility line.

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;

No. Staff has made the determination that because an alternative route and method of construction are available to provide wastewater utility service, the proposed location of the wastewater utility within the minimum setback of a Critical Water Quality Zone and the erosion hazard zone does not meet the criteria for granting a variance in Subsection A.

2. The requirement for which a variance is requested prevents a

reasonable, economic use of the entire property;

No. There are viable alternatives to the proposed design.

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

No. There are viable alternatives to the proposed design that would not require a variance.

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

Environmental Reviewer (DSD)	Jonathan Garner	Date 10-30-2019
Environmental Review Manager (DSD)	Mike McDougal	Date 10-30-2019
Environmental Officer (WPD)	Chris Herrington, P.E.	Date 10-31-2019

Applicant Form and Findings of Fact

September 18, 2019

ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Philip Boghosian
Street Address	7316 N. Hulbert
City State ZIP Code	Fresno, California 93711
Work Phone	
E-Mail Address	

Variance Case Information

Case Name	Thaxton Road Tract Offsite Wastewater Improvements
Case Number	SP-2019-0108D
Address or Location	9000-10423 Thaxton Road
Environmental Reviewer Name	Jonathan Garner
Environmental Resource Management Reviewer Name	
Applicable Ordinance	Springfield Accommodation Agreement (Attached 245)
Watershed Name	Marble Creek
Watershed Classification	☐Urban ■ Suburban ☐Water Supply Suburban ☐Water Supply Rural ☐ Barton Springs Zone

Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Northern Edwards Segment ■ Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	☐ Yes ■ No
Distance to Nearest Classified Waterway	50 Feet at Closest Point on Alignment
Water and Waste Water service to be provided by	Austin Water Utility
Request	The variance request is to allow a utility parallel to and within the critical water quality zone within 150 feet from the centerline of a major waterway (25-8-261 (E)).

Impervious cover	Existing	Proposed
square footage:	___N/A_____	____N/A_____
acreage:	_____	_____
percentage:	_____	_____

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)	The property slopes between 0 and 10% generally. Elevations range from 648 ft to 578 ft above MSL. The subject site is located within the Blackland Prairie ecological area of Texas and the Live Oak-Mesquite-Ashe Juniper Parks vegetational area of Texas. The subject site is dominated by woodland and rangeland species. The woodland species include honey mesquite, sugarberry, and ashe juniper while the grassland species include ragweed, johnsongrass, bluebonnet, and Texas prickly pear. The geology of the site is composed of Fluviatile terrace deposits (Qt) and the Ozan Formation (Ko). These are composed of gravel, sand, silt and clay in various proportions. The site runs along Marble Creek which is a suburban watershed and does not encroach on any wetland CEFs. The alignment is located within the CWQZ of Marble Creek. The alignment crosses the 100 year fully developed floodplain.

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The project includes a section of gravity wastewater line proposed with an existing easement that is located parallel to and within the CWQZ within 150 feet of a major waterway, which is not allowed under 25-8-261 (E) of the Land Development Code. Please find attached exhibits documenting proposed variance.

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:

Ordinance:

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 prohibition on construction of the wastewater line within the half critical water quality zone would mean the project would not be able to use the easement previously obtained by the City of Austin Water Utility for the purpose of installing this wastewater line. The Springfield subdivision was required to grant the easement in lieu of constructing this line. The City of Austin reviewed and accepted the easement knowing its location in relation to the centerline of the creek. In addition, the Springfield subdivision was previously allowed to construct a wastewater line within the exact same area as the area proposed. See also note on the applicability of the Accommodation Agreement by Mr. Jeff Howard on the attached letter.

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 variance requested is not based on a condition caused by the method

chosen by the applicant. The proposed wastewater line location is the location established by the Austin Water Utility in an approved, and unexpired service extension request (*see attached*). There is an existing easement previously approved and accepted by the City of Austin being used for the location of the line. In addition, the development method does provide greater environmental protection than is achievable without the variance as a lift station in very close proximity to the creek would be required without that variance. In addition, the alternative would require an easement from the adjoining landowner, and no such easement has been obtained to date, and there is no means to require that such adjoining landowner provide such an easement.

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

Yes, the variance requested is the minimum change necessary to allow for development of the property. Gravity wastewater service is necessary for the safe and orderly development of not only this tract but the entire upstream watershed.

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

Yes, the proposed variance does not create a significant probability of harmful environmental consequences. In addition to being located above the bank of the creek on the high side, and adjacent to existing development, which minimizes the additional impact, the applicant proposes to bore and encase the pipe through the zone of encroachment to the maximum extent possible.

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 proposed project will result in equal water quality at a minimum. No disturbance of riparian areas is proposed, and the line will be encased through the section of encroachment. Moreover, this proposed alignment does not require a lift station which is considered more vulnerable to wastewater overflows due to mechanical failure or power outages.

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;

Yes, for the reasons provided above.

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

Yes, if the alignment approved with the original easement is not allowed the reasonable use of the property is prevented. A lift station, force main, and disturbance to existing public facilities, including existing subdivision streets, significantly greater than what is required for the approved easement would be required, at a significantly higher cost to the applicant and the City of Austin and impact to existing public streets, neighborhoods and residents.

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

Yes, the proposed alignment of the wastewater line is the minimum necessary change to allow for the reasonable economic use of the property and reasonable mitigation of the impacts is being proposed.

**Variance approval requires all above affirmative findings.

LJA ENGINEERING
7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735
t 512.439.4700 LJA.com TBPE F-1386

September 11, 2019

Chairperson
City of Austin Zoning & Platting Commission
c/o Development Services Department
City of Austin, One Texas Center
505 Barton Springs Road, 4th Floor
Austin, Texas

Re: Thaxton Road Tract Offsite Wastewater Improvements
Watershed Variances
LJA Job No. A276-0409-409

Dear Chairperson:

On behalf of the Applicant for the Thaxton Road Tract Offsite Wastewater Improvements and in accordance with City of Austin Land Development Code 25-8-41 we respectfully request the following waiver from the City of Austin Land Development Code:

25-8-261 (E), Utility Location parallel to and within the critical water quality zone within 150 feet from the centerline of a major waterway;

Justification:
25-8-41 (A)

(1) The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development with similar code requirements?

Yes. The prohibition on construction of the wastewater line within the half critical water quality zone would mean the project would not be able to use the easement previously obtained by the City of Austin Water Utility for the purpose of installing this wastewater line. The Springfield subdivision was required to grant the easement in lieu of constructing this line. The City of Austin reviewed and accepted the easement knowing its location in relation to the centerline of the creek. In addition, the Springfield subdivision was previously allowed to construct a wastewater line within the exact same area as the area proposed. See also note on the applicability of the Accommodation Agreement by Mr. Jeff Howard on the attached letter.

(2)(a) The variance 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.

Yes, the variance requested is not based on a condition caused by the method chosen by the applicant. The proposed wastewater line location is the location established by the Austin Water Utility in an approved, and unexpired service extension request (*see attached*). There is an existing easement previously approved and accepted by the City of Austin being used for

the location of the line. In addition, the development method does provide greater environmental protection than is achievable without the variance as a lift station in very close proximity to the creek would be required without that variance. In addition, the alternative would require an easement from the adjoining landowner, and no such easement has been obtained to date, and there is no means to require that such adjoining landowner provide such an easement.

(b) The variance 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.

Yes, the variance requested is the minimum change necessary to allow for development of the property. Gravity wastewater service is necessary for the safe and orderly development of not only this tract but the entire upstream watershed.

(c) The variance does not create a significant probability of harmful environmental consequences;

The proposed variance does not create a significant probability of harmful environmental consequences. In addition to being located above the bank of the creek on the high side, and adjacent to existing development, which minimizes the additional impact, the applicant proposes to bore and encase the pipe through the zone of encroachment to the maximum extent possible.

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 proposed project will result in equal water quality at a minimum. No disturbance of riparian areas is proposed, and the line will be encased through the section of encroachment. Moreover, this proposed alignment does not require a lift station which is considered more vulnerable to wastewater overflows due to mechanical failure or power outages.

(B)

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

Yes, if the alignment approved with the original easement is not allowed the reasonable use of the property is prevented. A lift station, force main, and disturbance to existing public facilities, including existing subdivision streets, significantly greater than what is required for the approved easement would be required, at a significantly higher cost to the applicant and the City of Austin and impact to existing public streets, neighborhoods and residents.

(3) The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

Yes, the proposed alignment of the wastewater line is the minimum necessary change to allow for the reasonable economic use of the property and reasonable mitigation of the impacts is being proposed.

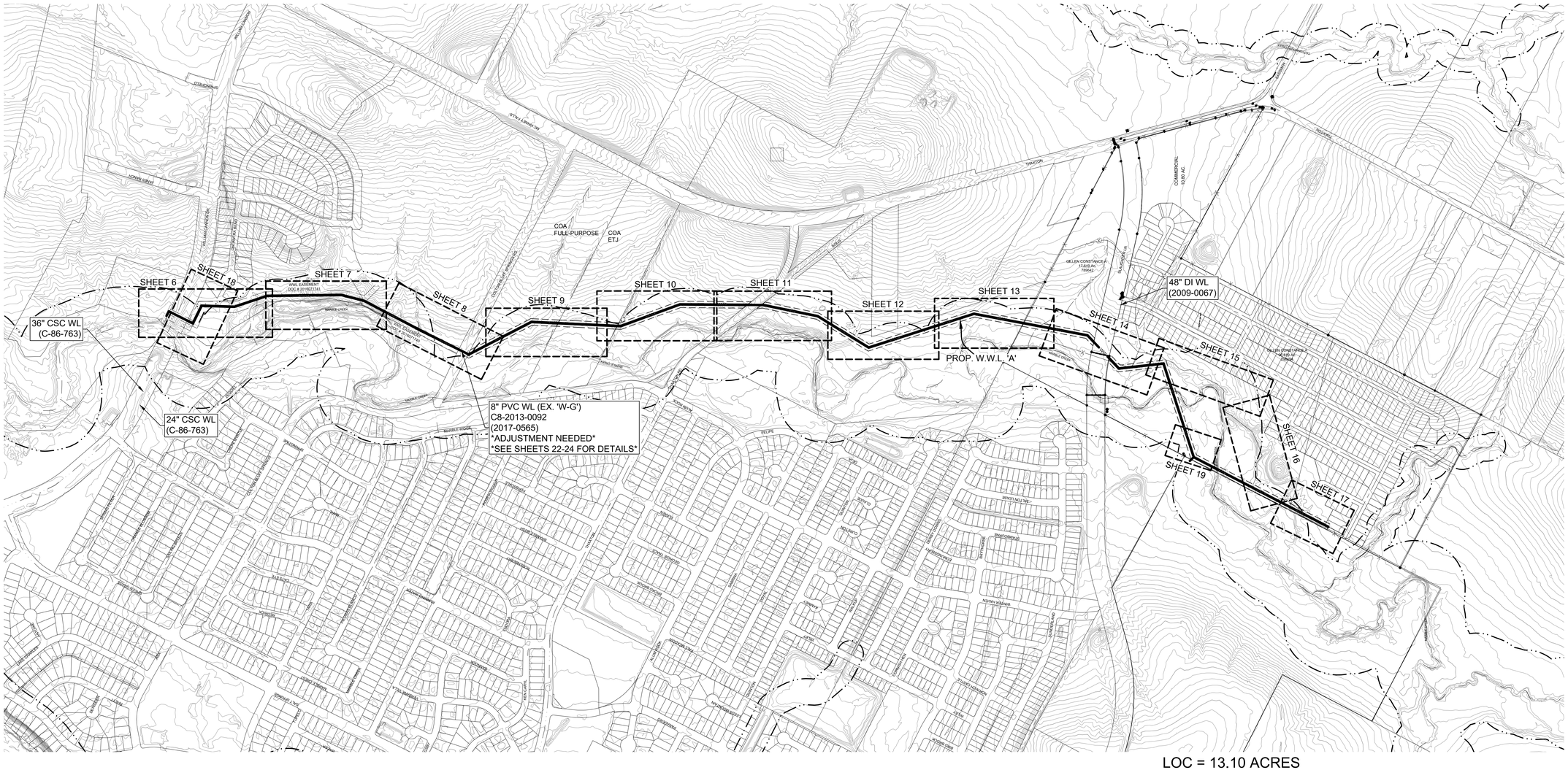
Should you have any questions or need any additional information, please do not hesitate to call.

Sincerely,

Daniel Ryan, P.E.

cc: Royce Rippy – M/I Homes
Jeff Howard – McLean & Howard, LLP

Applicant Exhibits



THAXTON ROAD
OFFSITE WASTEWATER LINE
6810 COLTON BLUFF SPRINGS RD
OVERALL PROJECT INDEX MAP

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 03/12/2019
DESIGNED BY: RWK
DRAWN BY: JDS
CHECKED BY: JAC
DRAWING NAME: A276-409-OVERALL_INDEX.dwg

STATE OF TEXAS
RUSSELL W. KOTARA
99350
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER: A276-0409

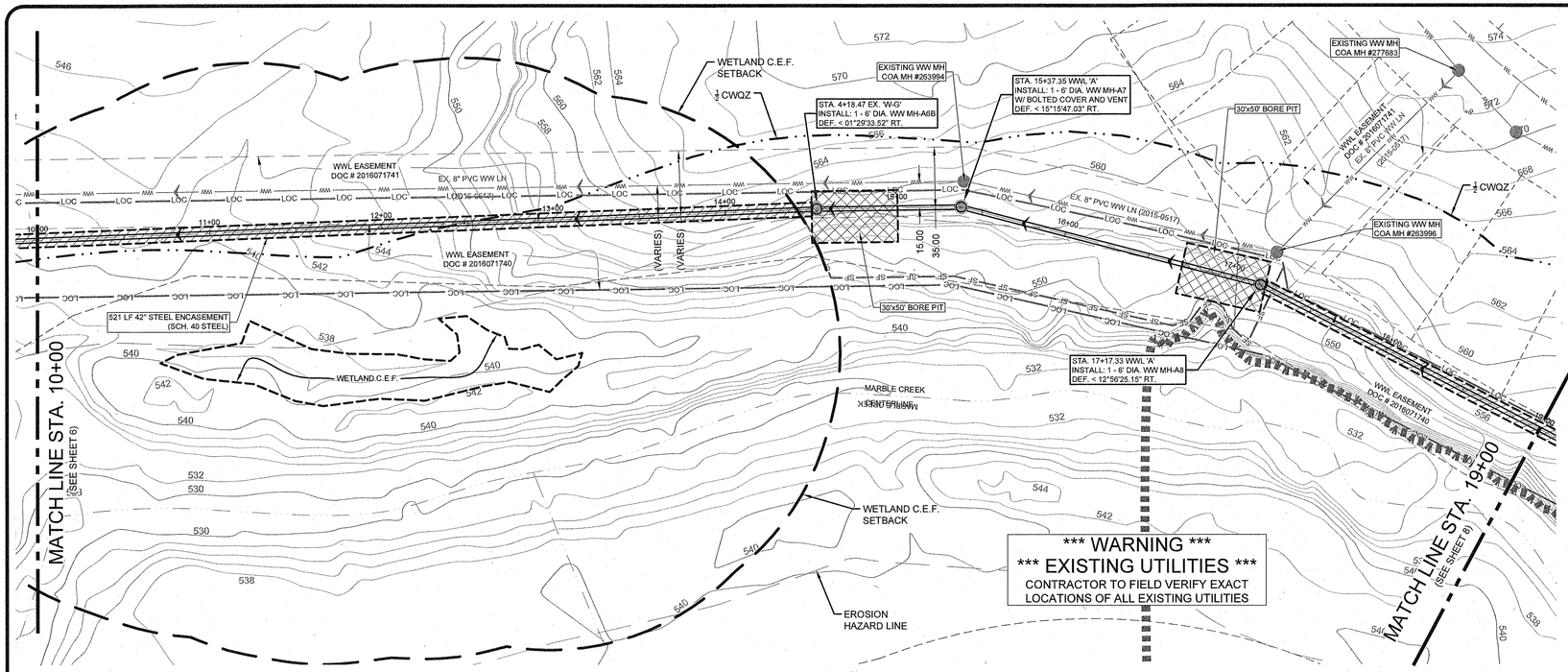
SHEET NO. 5 OF 26 SHEETS

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLAN, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

REVIEWED BY:

PLANNING & REVIEW DEVELOPMENT DEPARTMENT DATE

I:\A276\409 Thaxton Road Subdivision\409 Offsite Wastewater\Submittal Drawings\A276-409-OVERALL_INDEX.dwg
User: swetch
Last Modified: Aug. 16, 19 - 11:49
Plot Date/Time: Aug. 16, 19 - 12:29:51



SCALE IN FEET: 40 20 0 40 80

E/S & TREE LEGEND

- PROP. SILT FENCE
- PROP. ROCK BERM
- PROP. STABILIZED CONSTRUCTION ENTRANCE
- PROP. TREE PROTECTION
- PROP. LIMITS OF CONSTRUCTION
- TREE TO REMAIN
- TREE TO BE REMOVED

LEGEND:

- PROP. WASTE WATER LINE
- PROP. M.H.
- EXIST. WATERLINE
- EXIST. WASTE WATER LINE
- PROP. ENCASEMENT
- PROP. BORE PIT
- CURLEX MATTING
- EXIST. F.V.
- EXIST. M.H.
- EXIST. GAS LINE
- EXIST. UNDERGROUND ELEC.
- EXIST. OVERHEAD ELEC.
- EXIST. POWER POLE
- EXIST. GUY WIRE
- FEMA 100YR FLOODPLAIN
- C.W.Q.Z. BUFFER
- WETLAND CEF SETBACK
- EXIST. C.L. CREEK
- EROSION HAZARD LINE
- WETLAND CEF
- 12' ALL WEATHER ACCESS ROAD TO BE CONSTRUCTED ON TOP OF CENTERLINE OF WWL 'A'

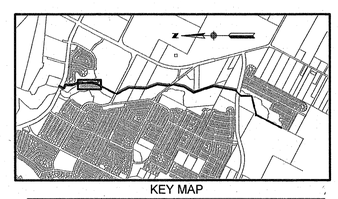
THAXTON ROAD OFFSITE WASTEWATER LINE
6810 COLTON BLUFF SPRINGS RD
WASTEWATER LINE 'A' (10+00 - 19+00)

NOTES:

1. ALL WASTEWATER MANHOLES SHALL BE COATED (80 MILS MIN.) TO CITY OF AUSTIN SPECIFICATIONS WW - 511.
2. ALL GRAVITY WASTEWATER LINES SHALL CONFORM W/ ASTMD3034, PVC, SDR 26 W/ ASTM 3212 JOINTS. GRAVITY WASTEWATER LINES CROSSING POTABLE WATER LINES SHALL CONFORM W/ 30 TAC 290.44(e)(4)(B).
3. ALL MANHOLES LOCATED OUTSIDE OF PAVED AREAS SHALL HAVE BOLTED LIDS W/ GASKETS.
4. ALL SITE GRADING SHALL BE CONSTRUCTED TO SUBGRADE PRIOR TO CONSTRUCTION OF WATER & WASTEWATER LINES. FILL AREAS SHALL BE COMPACTED TO MEET CITY OF AUSTIN SPECS.
5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.
6. ALL WASTEWATER CONNECTIONS TO EXISTING WASEWATER MANHOLES SHALL MEET WASTEWATER MANHOLE REHABILITATION REQUIREMENTS. THESE REQUIREMENTS MUST BE DETERMINED PRIOR TO ANY CONNECTION. CONTACT LOUIS CERDA AT 974-5605 FOR DETERMINATION.
7. REVEGETATION TO BEGIN IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED FOR AREAS IN THE C.W.Q.Z. AND W.Q.T.Z. USING 609S.
8. ALL MANHOLES SHALL HAVE CANUSA WRAPID SEAL INSTALLED PER MANUFACTURERS SPECIFICATIONS.

GENERAL ENVIRONMENTAL NOTES

1. If disturbed area is not to be worked on for more than 14 days, distrubed area needs to be stabalized by revegetation, mulch, tarp or revegatation matting. [ECM 1.4.4.B.3, Section 5, i.]
2. Environmental Inspector has the authority to add and/or modify erosion/sedimentation controls on site to keep project in-compliance with the City of Austin Rules and Regulations. [LDC 25-8-183]
3. Contractor shall utilize dust control measures during site construction such as irrigation trucks and mulching as per ECM 1.4.5(A), or as directed by the Environmental Inspector.
4. The contractor will clean up spoils that migrate onto the roads a minimum of once daily. [ECM 1.4.4.D.4]
5. No more than 2000 feet of construction zone shall be open at any time with clean up and restoration work occurring before proceeding to the next section. The contractor is required to restore all disturbed areas as the work progresses. [ECM 1.4.1.2(E), ECM 1.4.1.2(C) (2)]
6. Contractor shall maintain the dewatering system to ensure performance. If the dewatering system is not performing, the contractor must immediatly make the necessary modifications, following the environmental inspector's direction to ensure adequate system performance.
7. All spoils are to be placed back in trench every night; OR if spoils piles are to remain over night, spoils must be placed on the uphill side of trench within the LOC.



KEY MAP
N.T.S.

Use One Call Utility System: Dial 472-2822, 48 hours BEFORE you dig

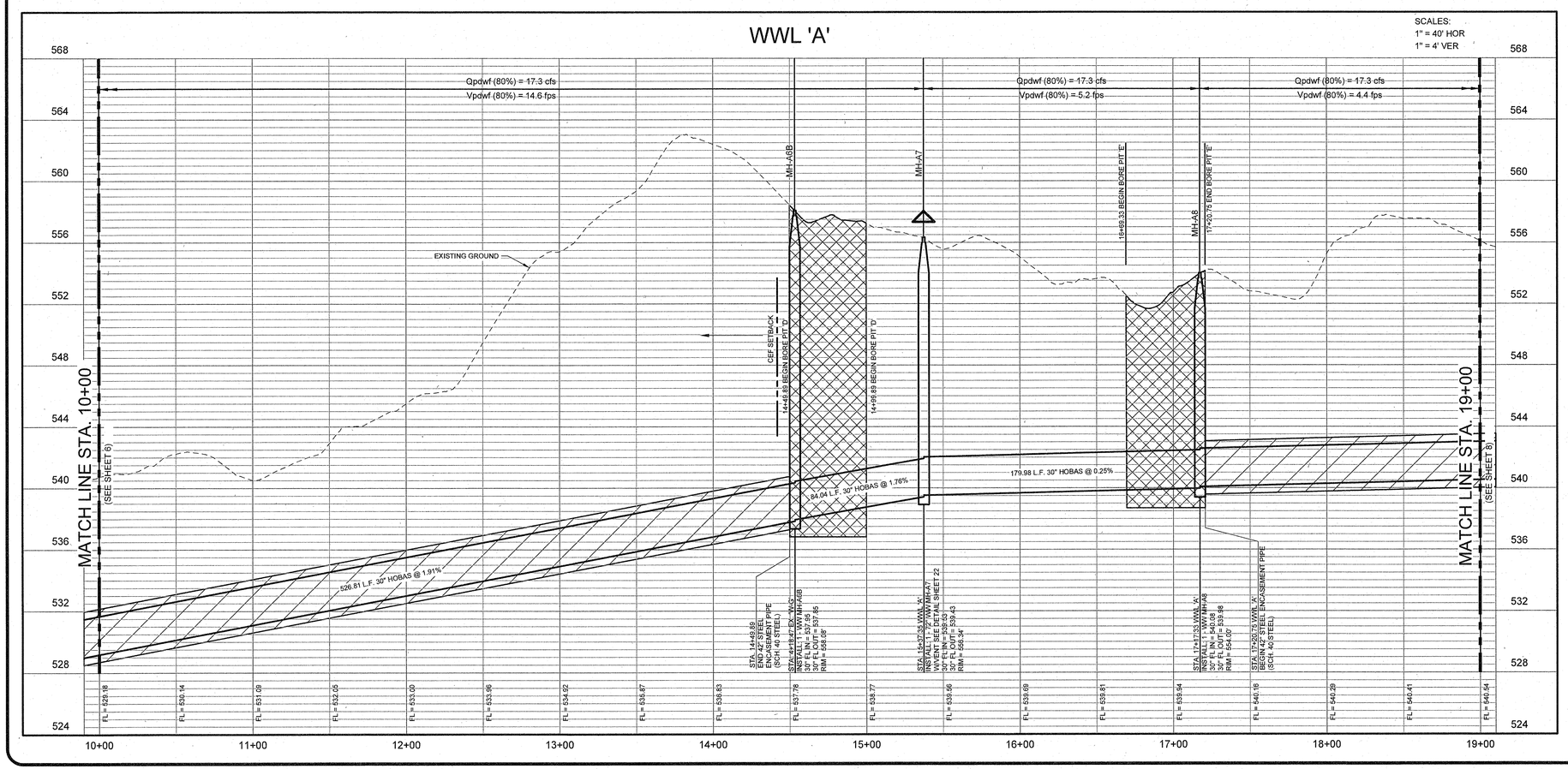
LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLAN, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

REVIEWED BY:

PLANNING & REVIEW DEVELOPMENT DEPARTMENT DATE



NO.	REVISIONS DESCRIPTION	BY	DATE

DATE: 10/17/19
DESIGNED BY: RWK
DRAWN BY: JBS
CHECKED BY: JAC
DRAWING NAME: A276-409-WASTE.dwg

STATE OF TEXAS
RUSSELL W. KOTARA
99350
10/18/19
LICENSED PROFESSIONAL ENGINEER

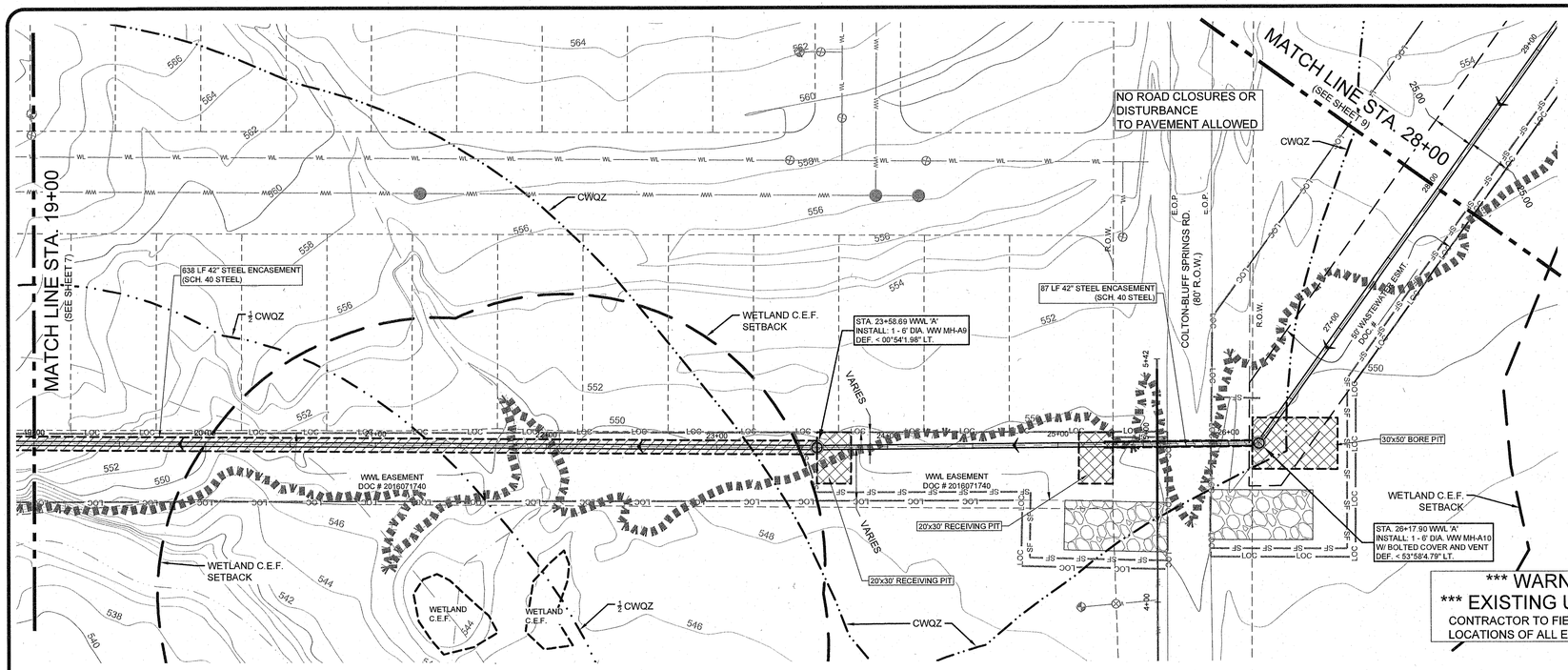
LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

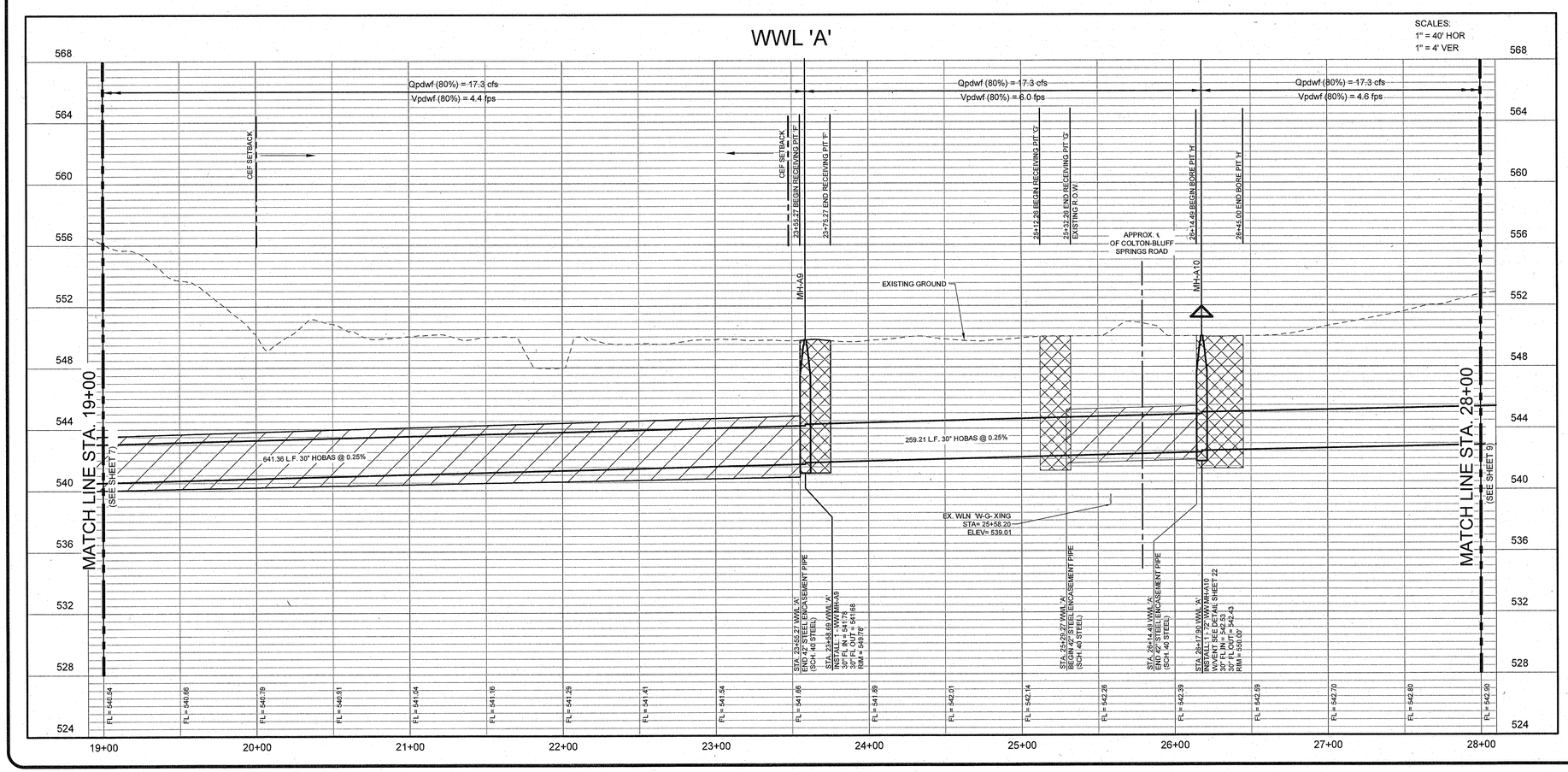
JOB NUMBER: A276-0409

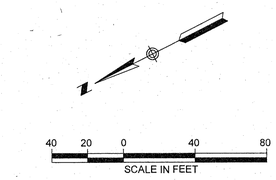
SHEET NO. 7 OF 24 SHEETS

SP-2019-0108D

I:\A276\409 Thaxton Road Subdivision\409 Offsite Wastewater\Submittal Drawings\A-276-409-WASTE.dwg
User: jbsmith
Last Modified: Oct. 18, 19 - 10:13
Plot Date/Time: Oct. 18, 19 - 11:27:30







E/S & TREE LEGEND

- PROP. SILT FENCE
- PROP. ROCK BERM
- PROP. STABILIZED CONSTRUCTION ENTRANCE
- PROP. TREE PROTECTION
- PROP. LIMITS OF CONSTRUCTION
- TREE TO REMAIN
- TREE TO BE REMOVED

LEGEND:

- PROP. WASTE WATER LINE
- PROP. M.H.
- EXIST. WATERLINE
- EXIST. WASTE WATER LINE
- PROP. ENCASEMENT
- PROP. BORE PIT
- CURLEX MATTING
- EXIST. F.V.
- EXIST. M.H.
- EXIST. GAS LINE
- EXIST. UNDERGROUND ELEC.
- EXIST. OVERHEAD ELEC.
- EXIST. POWER POLE
- EXIST. GUY WIRE
- FEMA 100YR FLOODPLAIN
- C.W.Q.Z. BUFFER
- WETLAND CEF SETBACK
- EXIST. C.L. CREEK
- EROSION HAZARD LINE
- WETLAND CEF
- 12' ALL WEATHER ACCESS ROAD TO BE CONSTRUCTED ON TOP OF CENTERLINE OF WWL 'A'

NOTES:

1. ALL WASTEWATER MANHOLES SHALL BE COATED (80 MILS MIN.) TO CITY OF AUSTIN SPECIFICATIONS WW - 511.
2. ALL GRAVITY WASTEWATER LINES SHALL CONFORM W/ ASTMD3034, PVC, SDR 26 W/ ASTM 3212 JOINTS. GRAVITY WASTEWATER LINES CROSSING POTABLE WATER LINES SHALL CONFORM W/ 30 TAC 290.44(e)(4)(B).
3. ALL MANHOLES LOCATED OUTSIDE OF PAVED AREAS SHALL HAVE BOLTED LIDS W/ GASKETS.
4. ALL SITE GRADING SHALL BE CONSTRUCTED TO SUBGRADE PRIOR TO CONSTRUCTION OF WATER & WASTEWATER LINES. FILL AREAS SHALL BE COMPACTED TO MEET CITY OF AUSTIN SPECS.
5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.
6. ALL WASTEWATER CONNECTIONS TO EXISTING WASEWATER MANHOLES SHALL MEET WASTEWATER MANHOLE REHABILITATION REQUIREMENTS. THESE REQUIREMENTS MUST BE DETERMINED PRIOR TO ANY CONNECTION. CONTACT LOUIS CERDA AT 974-5605 FOR DETERMINATION.
7. REVEGETATION TO BEGIN IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED FOR AREAS IN THE C.W.Q.Z. AND W.Q.T.Z. USING 609S.
8. ALL MANHOLES SHALL HAVE CANUSA WRAPID SEAL INSTALLED PER MANUFACTURERS SPECIFICATIONS.

GENERAL ENVIRONMENTAL NOTES

1. If disturbed area is not to be worked on for more than 14 days, distrubed area needs to be stabalized by revegetation, mulch, tarp or revegatation matting. [ECM 1.4.4.B.3, Section 5, i.]

2. Environmental Inspector has the authority to add and/or modify erosion/sedimentation controls on site to keep project in-compliance with the City of Austin Rules and Regulations. [LDC 25-8-183]

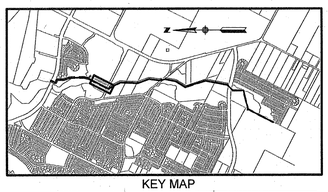
3. Contractor shall utilize dust control measures during site construction such as irrigation trucks and mulching as per ECM 1.4.5(A), or as directed by the Environmental Inspector.

4. The contractor will clean up spoils that migrate onto the roads a minimum of once daily. [ECM 1.4.4.D.4]

5. No more than 2000 feet of construction zone shall be open at any time with clean up and restoration work occurring before proceeding to the next section. The contractor is required to restore all disturbed areas as the work progresses. [ECM 1.4.1.2(E), ECM 1.4.1.2(C) (2)]

6. Contractor shall maintain the dewatering system to ensure performance. If the dewatering system is not performing, the contractor must immediatly make the necessary modifications, following the environmental inspector's direction to ensure adequate system performance.

7. All spoils are to be placed back in trench every night; OR if spoils piles are to remain over night, spoils must be placed on the uphill side of trench within the LOC.



KEY MAP

N.T.S.

Use One Call Utility System: Dial 472-2822, 48 hours BEFORE you dig

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLAN, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

REVIEWED BY:

PLANNING & REVIEW DEVELOPMENT DEPARTMENT DATE

THAXTON ROAD OFFSITE WASTEWATER LINE
6810 COLTON BLUFF SPRINGS RD
WASTEWATER LINE 'A' (19+00 - 28+00)

NO.	DESCRIPTION	BY	DATE

REVISIONS

DATE: 10/17/19
DESIGNED BY: RWK
DRAWN BY: JDS
CHECKED BY: JAC
DRAWING NAME: A276-409-WASTE.dwg

STATE OF TEXAS
RUSSELL W. KOTARA
99350
LICENSED
PROFESSIONAL ENGINEER

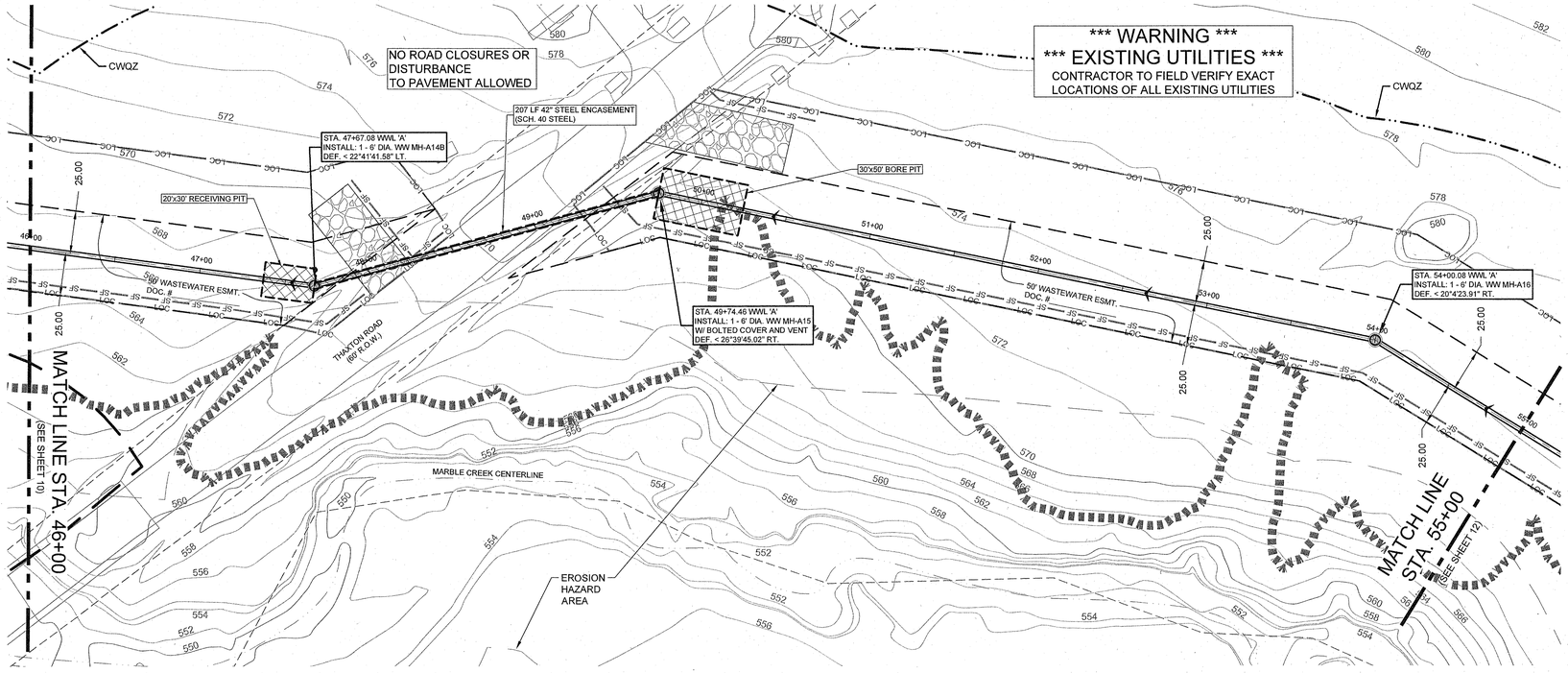
LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER: A276-0409

SHEET NO. 8 OF 24 SHEETS

SP-2019-0108D

L:\A276\409 Thaxton Road Subdivision\409 Offsite Wastewater\Submittal Drawings\A276-409-WASTE.dwg
User: JAcker
Last Modified: Oct. 18, 19 – 10:13
Plot Date/Time: Oct. 18, 19 – 11:27:55



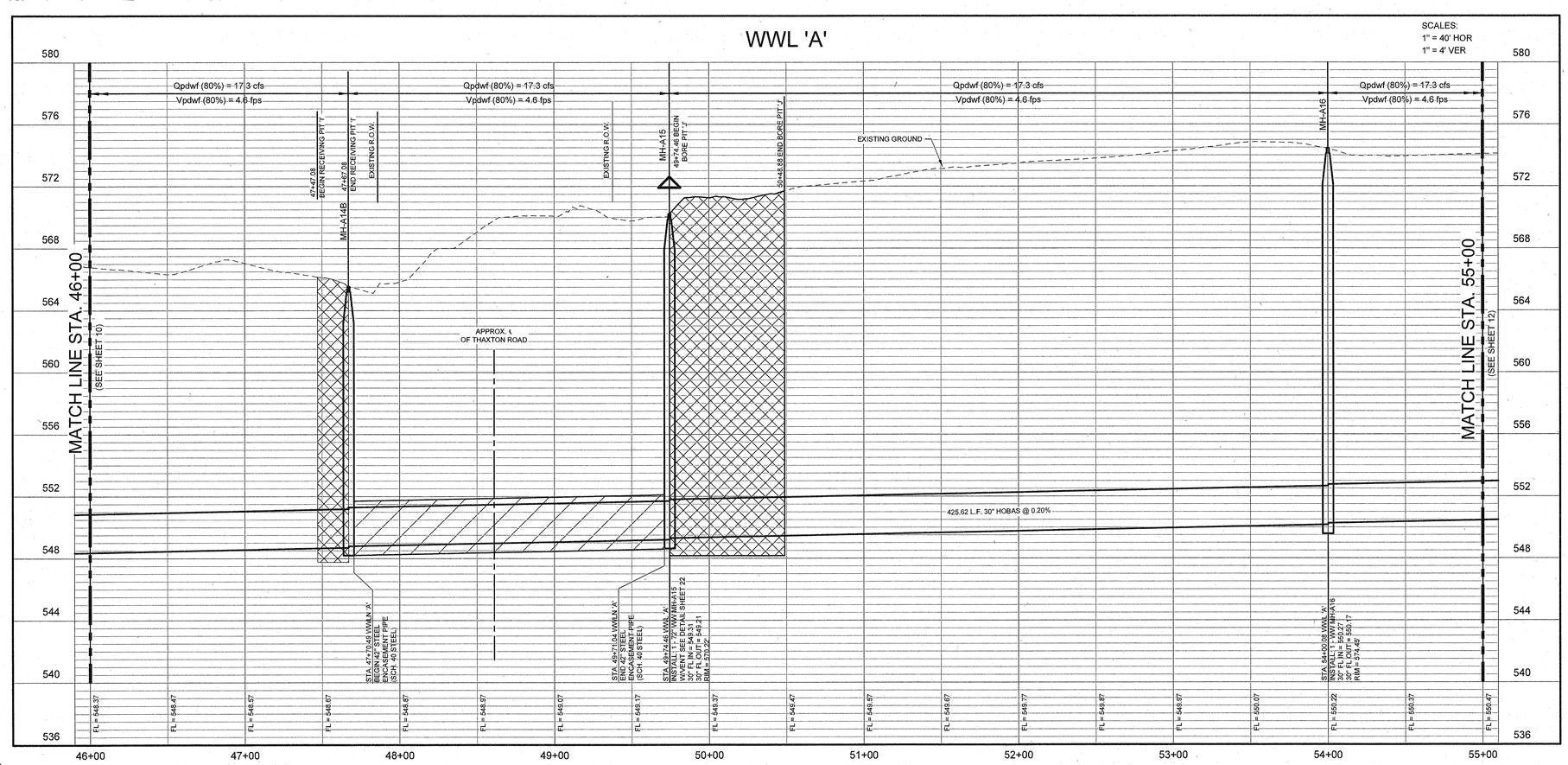
E/S & TREE LEGEND

- PROP. SILT FENCE
- PROP. ROCK BERM
- PROP. STABILIZED CONSTRUCTION ENTRANCE
- PROP. TREE PROTECTION
- PROP. LIMITS OF CONSTRUCTION
- TREE TO REMAIN
- TREE TO BE REMOVED

40 20 0 40 80
SCALE IN FEET

LEGEND:

- PROP. WASTE WATER LINE
- PROP. M.H.
- EXIST. WATERLINE
- EXIST. WASTE WATER LINE
- PROP. ENCASEMENT
- PROP. BORE PIT
- CURLEX MATTING
- EXIST. F.V.
- EXIST. M.H.
- EXIST. GAS LINE
- EXIST. UNDERGROUND ELEC.
- EXIST. OVERHEAD ELEC.
- EXIST. POWER POLE
- EXIST. GUY WIRE
- FEMA 100YR FLOODPLAIN
- C.W.Q.Z. BUFFER
- WETLAND CEF SETBACK
- EXIST. C.L. CREEK
- EROSION HAZARD LINE
- WETLAND CEF
- 12' ALL WEATHER ACCESS ROAD TO BE CONSTRUCTED ON TOP OF CENTERLINE OF WWL 'A'

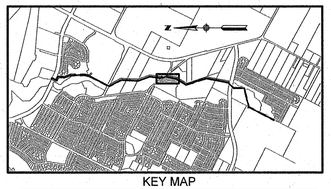


NOTES:

1. ALL WASTEWATER MANHOLES SHALL BE COATED (80 MILS MIN.) TO CITY OF AUSTIN SPECIFICATIONS WW - 511.
2. ALL GRAVITY WASTEWATER LINES SHALL CONFORM W/ ASTMD3034, PVC, SDR 26 W/ ASTM 3212 JOINTS. GRAVITY WASTEWATER LINES CROSSING POTABLE WATER LINES SHALL CONFORM W/ 30 TAC 290.44(e)(4)(B).
3. ALL MANHOLES LOCATED OUTSIDE OF PAVED AREAS SHALL HAVE BOLTED LIDS W/ GASKETS.
4. ALL SITE GRADING SHALL BE CONSTRUCTED TO SUBGRADE PRIOR TO CONSTRUCTION OF WATER & WASTEWATER LINES. FILL AREAS SHALL BE COMPACTED TO MEET CITY OF AUSTIN SPECS.
5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.
6. ALL WASTEWATER CONNECTIONS TO EXISTING WASEWATER MANHOLES SHALL MEET WASTEWATER MANHOLE REHABILITATION REQUIREMENTS. THESE REQUIREMENTS MUST BE DETERMINED PRIOR TO ANY CONNECTION. CONTACT LOUIS CERDA AT 974-5605 FOR DETERMINATION.
7. REVEGETATION TO BEGIN IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED FOR AREAS IN THE C.W.Q.Z. AND W.Q.T.Z. USING 609S.
8. ALL MANHOLES SHALL HAVE CANUSA WRAPID SEAL INSTALLED PER MANUFACTURERS SPECIFICATIONS.

GENERAL ENVIRONMENTAL NOTES

1. If disturbed area is not to be worked on for more than 14 days, distrubed area needs to be stabalized by revegetation, mulch, tarp or revegatation matting. [ECM 1.4.4.B.3, Section 5, i.]
2. Environmental Inspector has the authority to add and/or modify erosion/sedimentation controls on site to keep project in-compliance with the City of Austin Rules and Regulations. [LDC 25-8-183]
3. Contractor shall utilize dust control measures during site construction such as irrigation trucks and mulching as per ECM 1.4.5(A), or as directed by the Environmental Inspector.
4. The contractor will clean up spoils that migrate onto the roads a minimum of once daily. [ECM 1.4.4.D.4]
5. No more than 2000 feet of construction zone shall be open at any time with clean up and restoration work occurring before proceeding to the next section. The contractor is required to restore all disturbed areas as the work progresses. [ECM 1.4.1.2(E), ECM 1.4.1.2(C) (2)]
6. Contractor shall maintain the dewatering system to ensure performance. If the dewatering system is not performing, the contractor must immediatly make the necessary modifications, following the environmental inspector's direction to ensure adequate system performance.
7. All spoils are to be placed back in trench every night; OR if spoils piles are to remain over night, spoils must be placed on the uphill side of trench within the LOC.



KEY MAP
N.T.S.

Use One Call Utility System: Dial 472-2822, 48 hours BEFORE you dig

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLAN, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

REVIEWED BY:

PLANNING & REVIEW DEVELOPMENT DEPARTMENT DATE

THAXTON ROAD OFFSITE WASTEWATER LINE
6810 COLTON BLUFF SPRINGS RD
WASTEWATER LINE 'A' (46+00 - 55+00)

NO.	REVISIONS DESCRIPTION	BY	DATE

DATE: 10/17/19
DESIGNED BY: RVW
DRAWN BY: JDS
CHECKED BY: JAC
DRAWING NAME: A276-409-WASTE.dwg

STATE OF TEXAS
RUSSELL W. KOTARA
99350
LICENSED
PROFESSIONAL ENGINEER
10/18/19

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER: A276-0409

SHEET NO. 11 OF 24 SHEETS

SP-2019-0108D

L:\A276\409 Thaxton Road Subdivision\409 Offsite Wastewater\Submittal Drawings\A276-409-WASTE.dwg
User: jdsmith
Last Modified: Oct. 18, 19 - 10:13
Plot Date/Time: Oct. 18, 19 - 11:26:16

WATER AND WASTEWATER SERVICE EXTENSION REQUEST FOR CONSIDERATION

Name: Springfield Sections 2,3,4 & 5

Service Requested: **Wastewater**

SER-3414 | Hansen Service Request Number 512767 | Date Received: 02/06/2014

Location: 6801 E WILLIAM CANNON DR 1/2 AUSTIN TX 78744- SPRINGFIELD SECTIONS 2,3,4 & 5

Acres: 89.72

Land Use: MIXED

Alt. Utility Service or S.E.R. Number: City of Austin Water SER-3413

Quad(s): J13 K13

DDZ: YES

Drainage Basin: MARBLE

Pressure Zone: SOUTH

DWPZ: NO

Flow: (Estimated Peak Wet Weather Flow, Gallons per Minute) 280 GPM

% Within City Limits: 100

Cost Participation: $0.00

% Within Limited Purpose: 0

Description of Improvements:
Applicant shall construct approximately 150 feet of 8-inch gravity wastewater main from the existing 18-inch gravity wastewater main (Project 99-0669) in E William Cannon Dr and extend south across E William Cannon Dr to the subject tract. Applicant shall also dedicate an appropriately sized wastewater easement for a future 24-inch wastewater interceptor along western property boundary, as approximately shown on the attached map.

NOTE: Wastewater flow based on engineering calculations received from Dustin Goss, P.E. on 05/02/2014.

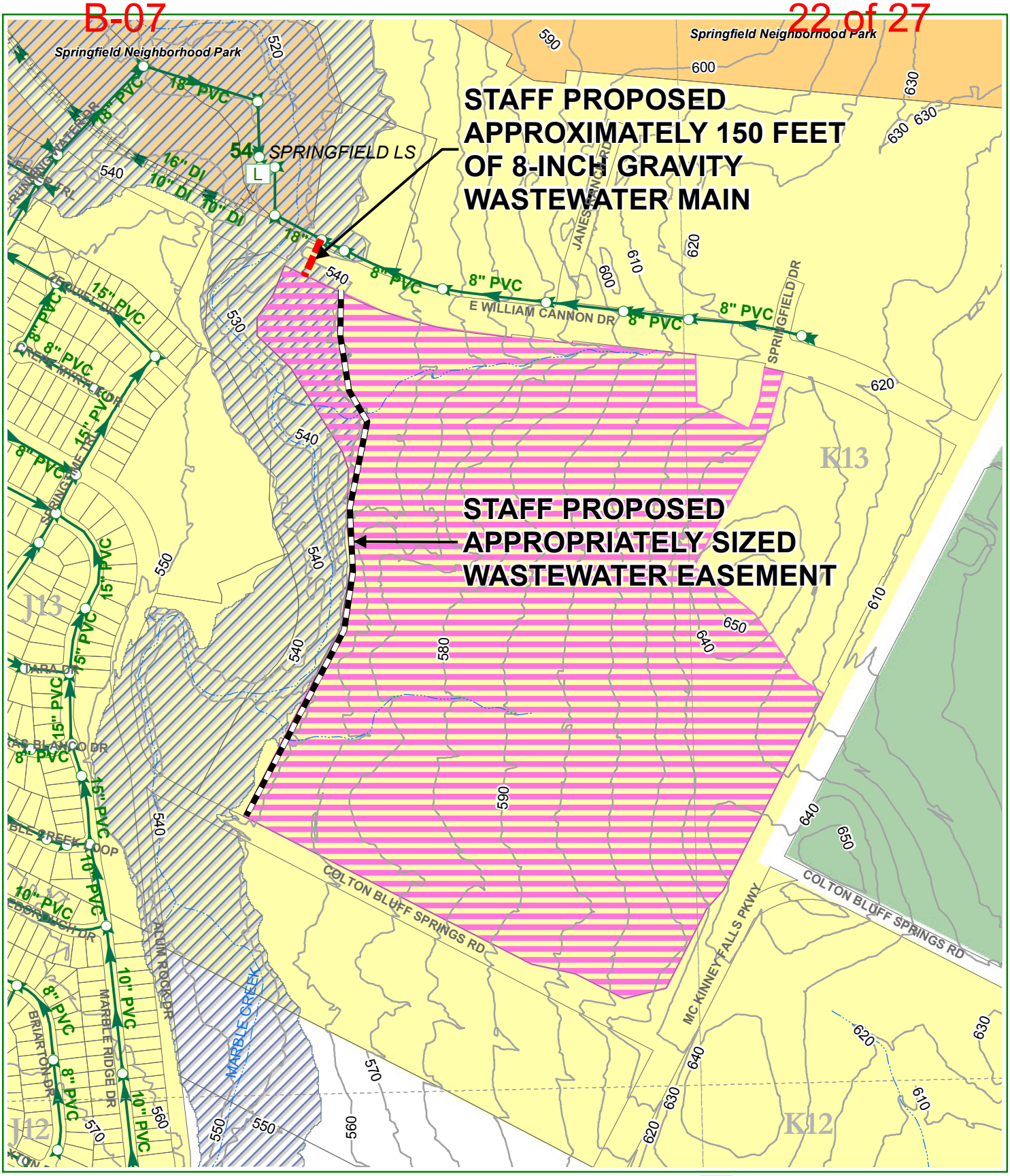
Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:
1) Construction of all Service Extensions are subject to all environmental and planning ordinances.
2) Service Extensions are subject to the guidelines established in the Land Development Code, Section 25-9, Water and Wastewater Utility Service.
3) The level of service approved by this document does not imply commitment for land use.
4) Public utility mains must meet City of Austin Design and Construction Criteria and must be approved by Austin Water Utility Engineering Review.
5) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
6) Proposed public wastewater improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Utility Engineering Review and must be in place prior to construction plan approval.
7) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Planning and Development Review Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.

Colleen Dietz 6/6/14
Prepared By Utility Development Services — Date

6/10/14
Division Manager, Utility Development Services — Date

6-9-14
Assistant Director, Water Resources Management — Date

6/9/14
Director, Austin Water Utility — Date



0 250 500 1,000 1,500 Feet

Subject Tract

100-yr FEMA Floodplain

Springfield Neighborhood Park

Full-Purpose City Limit

Limited-Purpose City Limit

W.W. S.E.R. Name: Springfield Sections 2, 3, 4 & 5

W.W. S.E.R. Number: 3414

Utility Development Services Plotted 05/01/2014

WASTEWATER APPROACH MAIN
REQUEST FOR CONSIDERATION

WW App. Main No. 1017

Springfield Subdivision — May 29, 1986
Tract Name — Date

Size of Tract 441.0 Acres Intended Use Industrial

Other Utility Available X Yes ____ No

Explain Status: Water Approach Main #779 approved by City Council on September 5, 1985.

Location:

Growth Management Area III Inside % City Limits Outside 100%

Drainage Basin Onion Creek Pressure Zone Central

Description: The property is located immediately south of the Williamson Creek Wastewater Plant and east of Nuckols Crossing Road.

System Demand, Living Unit Equivalents 3174 LUEs.

Peak Flow, Gallons per Minute 2430 gpm.

Description of Improvements Required:
1) Construct a standard City of Austin lift station and force main adequate to serve the entire Springfield, Marble Creek and the Bend at Nuckols Crossing Subdivisions.
2) Marble Creek Subdivision and the Bend at Nuckols Crossing to make a private Joint Venture Contract to pay for the lift station.

City Cost Participation $0.00

Staff Recommendation: Approval Subject to:
1) Construction of improvements described above.

Continued Next Page

Wastewater Approach Main #1017
Springfield Subdivision
May 29, 1986
Page Two

2) Availability of sufficient permitted capacity at the South Austin Regional Wastewater Treatment Plant to serve applicant's wastewater discharge.
3) The amount of LUE's approved for wastewater commitment does not guarantee service in the event that the flows to South Austin Regional Wastewater Treatment Plant exceed legally permitted flows; and does not imply commitment for land use.
4) Applicant hereby agrees to dedicate necessary easements for construction of regional wastewater interceptor through his property.

N W Bond — 5/29/86
Water & Wastewater Deputy Director — Date

Jagath Reddy Gogu — 5/29/86
Prepared by — Date

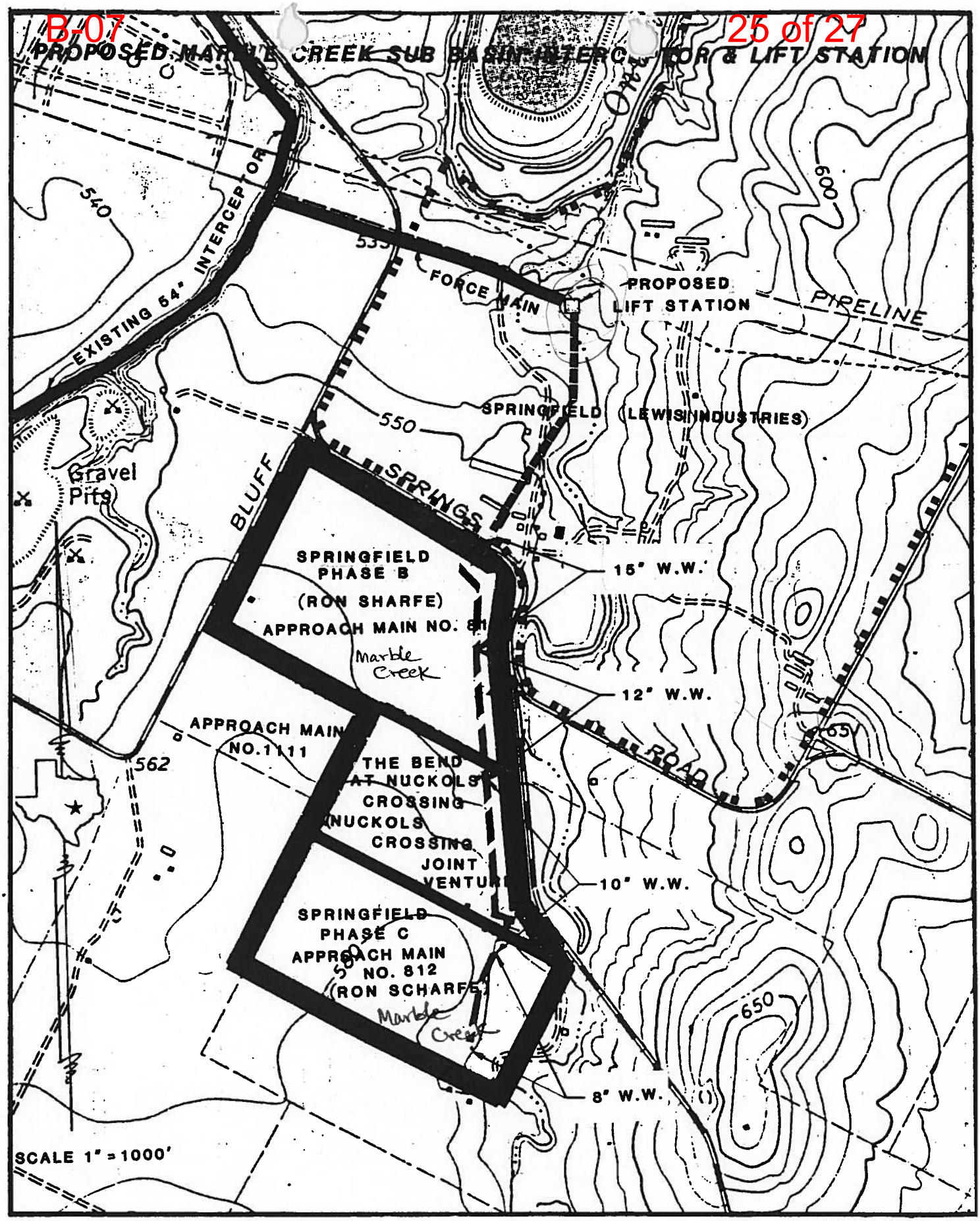
wwam/1017

W+WW Comm. 6/4/86

The Water and Wastewater Commission recommends approval of the Springfield Addition Wastewater Approach Main No. 1017 subject to staff recommendations and subject to the following:

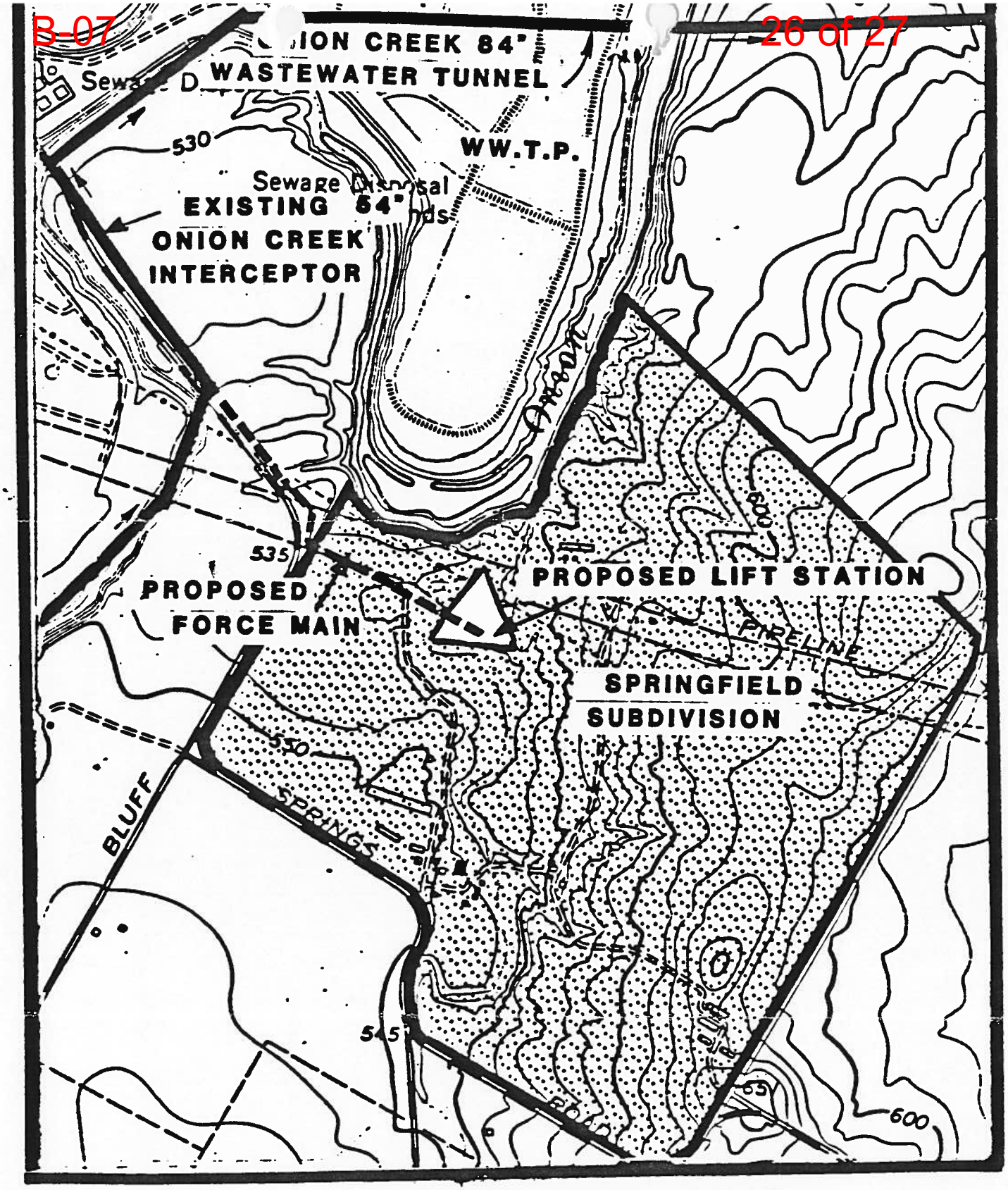
1. That Springfield Addition, Bend at Nuchols Crossing and Marble Creek make a Private Joint Venture Contract to pay for the approved City of Austin lift station.

2. That staff expedite these amendments so this contract can go forward.



Springfield Subdivision
A.M. 1017

Carlson & Dippel INCORPORATED
CONSULTING ENGINEERS AND PLANNERS
2499 CAPITAL OF TEXAS HIGHWAY, SUITE 2
AUSTIN, TEXAS 78746
(512) 327-7730

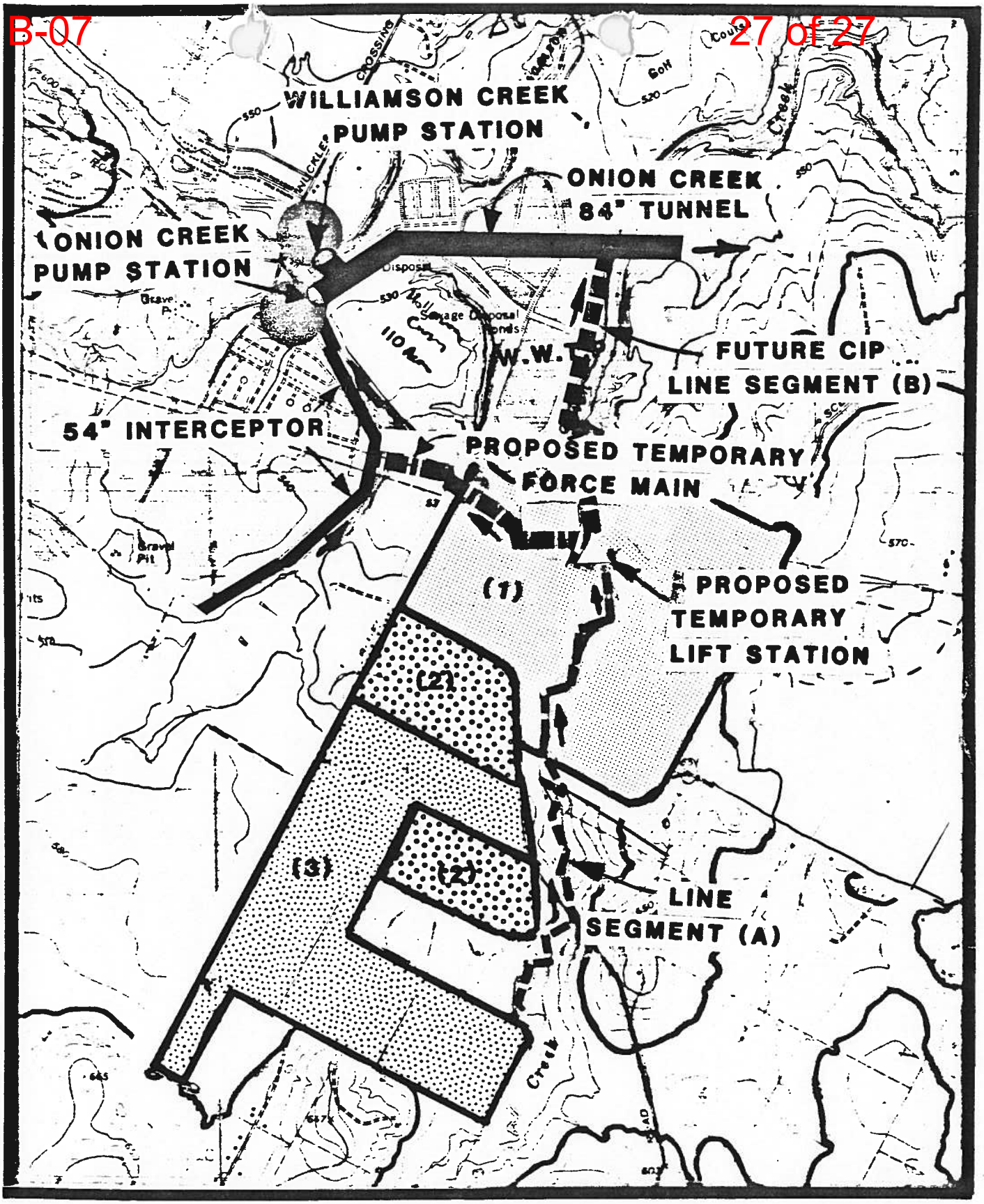


NOT TO SCALE

NORTH

APPROACH MAIN NUMBER- WW.#1017

APPROACH MAIN NAME- SPRINGFIELD SUBDIVISION



SCALE: 1"-2000'

NORTH

(1) SPRINGFIELD (2) MARBLE CREEK
(3) THE BEND AT NUCKOLS CROSSING