

Basin Area	Proposed Input				
	Area (ac)	Total IC (%)	SCS Weighted Curve Number	Tc-Total (min)	
DA-1	0.5900	59.00	89.00	5.00	
DA-2	0.5500	56.90	89.00	5.00	
DA-3	0.4100	0.00	77.00	12.19	
Proposed Flow Summary					
DA-1	2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)	
	1.45	2.59	3.44	5.02	
DA-2	2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)	
	1.70	3.08	4.08	5.91	
DA-3	2-Year (cfs)	10-Year (cfs)	25-Year (cfs)	100-Year (cfs)	
	0.68	1.50	2.14	3.33	

NOTE: DISCHARGE CALCULATIONS DERIVED FROM GENTLE PONDPACK HYDRAULIC MODELING SOFTWARE USING NRCS METHOD.

OFFSITE TIME OF CONCENTRATION CALCULATIONS

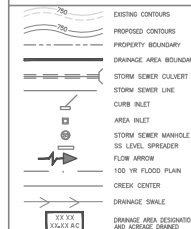
$$DA-3 \quad (0.42(nL)^{0.8}) / ((2 \text{ yr}-24 \text{ hr rainfall})^{0.5}(q)^{0.4}) \quad L/(60(16.1345)(q)^{0.5}) \quad L/(60(20.3282)(q)^{0.5})$$

Length n	Sheet Flows		Concentrated Flows - Unpaved		Concentrated Flows - Paved	
	Length	n	Length	n	Length	n
	100.00	0.00	164.00	0.00	0.00	0.00
	0.40	0.24	0.00	0.00	0.00	0.00
Diff. in elev (ft)	7.00	0.00	7.00	0.00	0.00	0.00
Slope (ft/ft)	0.07	0.00	0.05	0.00	0.00	0.00
Tc	11.44	0.00	0.75	0.00	0.00	0.00

Concentrated Flows - Channel	
Length	1.00
n	0.07
Velocity	21.59
Hydraulic R	1.00
Diff elev	1.00
Slope	1.00
Tc	0.00

Dis/velocity Sum	
Pipe Flow	0.00
	0.00
	12.19

LEGEND AND NOTES



NORTH ARROW



CITY APPROVAL

SITE PLAN RELEASE Sheet 12 OF 37
 FILE NUMBER: SP-2020-0364C EXPIRATION DATE: SEPT 23, 2020
 CASE MANAGER: ROSEMARY AVILA APPLICATION DATE: SEPT 23, 2020
 APPROVED ADMINISTRATIVELY ON: _____
 APPROVED BY PLANNING COMMISSION ON: _____
 APPROVED BY CITY COUNCIL ON: _____
 Under Section 112 of Chapter 206 of The Austin City Code

Director, Development Services Department
 DATE OF RELEASE: _____ Zoning: _____

Rev 1 _____ Correction 1 _____
 Rev 2 _____ Correction 2 _____
 Rev 3 _____ Correction 3 _____



THE CITY OF AUSTIN
 DEPARTMENT OF PUBLIC WORKS
 811 SERVICE
 1-800-4-AUSTIN
 512-475-3111
 WWW.811AUSTIN.ORG



LESSIN LANE VILLAS
 221 LESSIN LANE
 AUSTIN, TEXAS

URBAN ATX
 LESSIN LANE VILLAS
 DEVELOPED DRAINAGE
 AREA MAP

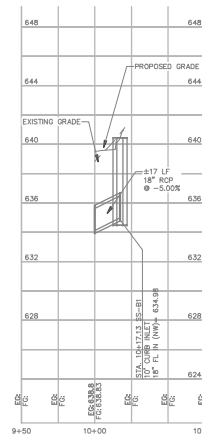
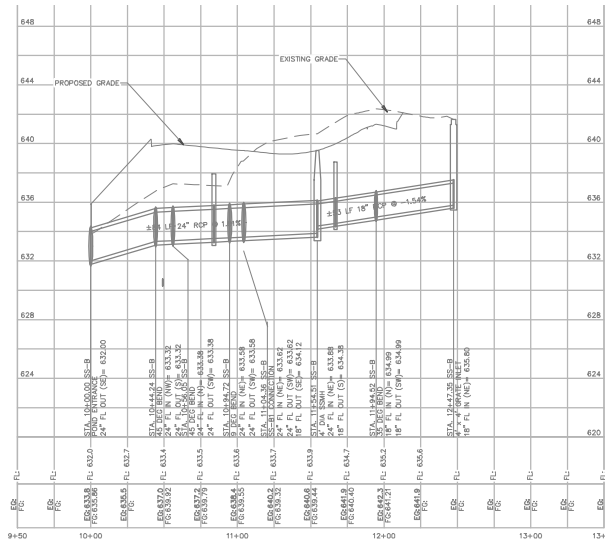
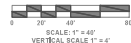
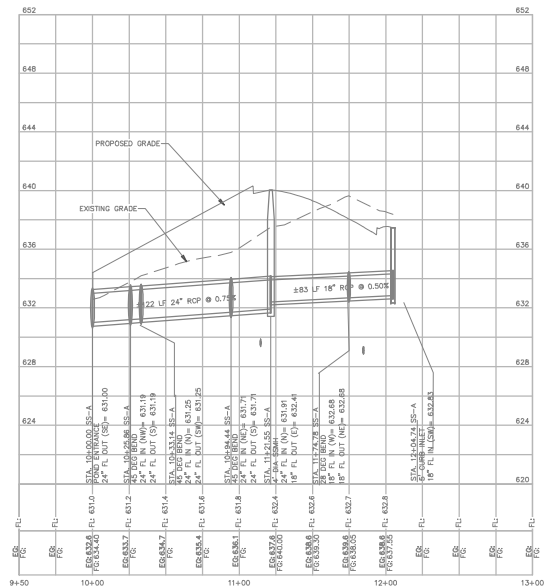
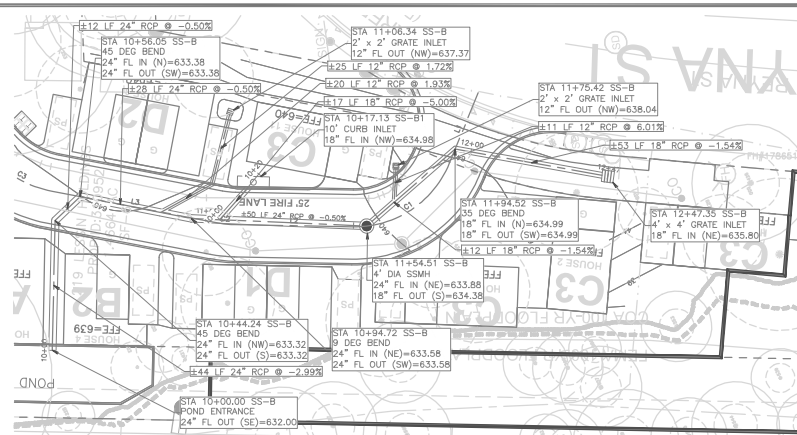
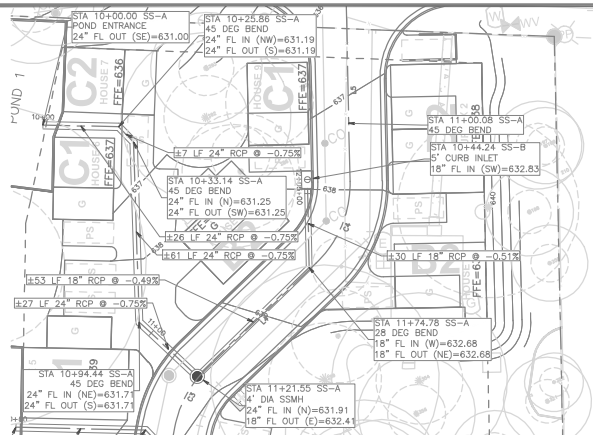
DATE: February 14, 2021

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT

DR.	AA	CH	CH	MZ
BOOK				
DATE	19039839			

12 OF 37

K:\PROJECTS\2020\0364\LESSLIN LANE VILLAS CONSTRUCTION\LESSLIN ASP.DWG 2/14/2021 6:15 PM MARK Z.PAN



LEGEND	NOTES	NORTH ARROW & SCALE	KEYMAP
<p>EXISTING CONTOUR</p> <p>PHASE BOUNDARY/ROW</p> <p>DOUBLE WATER SERVICE</p> <p>SINGLE WATER SERVICE</p> <p>WTR LN AS NOTED</p> <p>AUTOMATIC AIR RELEASE VALVE</p> <p>WTR BLOW OFF VALVE</p> <p>FIRE HYDRANT</p> <p>GATE VALVE AS NOTED</p> <p>EX. WATER METER</p> <p>ELECTRIC TRANSFORMER</p> <p>FITTINGS AS NOTED</p>	<p>1. BURNING: CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.</p> <p>WW FM LINE AS NOTED</p> <p>WW FM CLEAN OUT</p> <p>WW FLOW ARROW</p> <p>WW MANHOLE AS NOTED</p> <p>WW LINE AS NOTED</p> <p>DOUBLE WASTEWATER SRVC</p> <p>GRINDER PUMP</p> <p>SINGLE WASTEWATER SRVC</p> <p>SS LINE AS NOTED</p> <p>STORM SEWER MANHOLE</p> <p>SS BOX CULVERT AS NOTED</p> <p>SS UPRN. FROM CURB OR MAN INLET</p>	<p>1" = 40'</p>	<p>KEYMAP</p>

<p>CITY APPROVAL</p> <p>SITE PLAN RELEASE Sheet 0137</p> <p>FILE NUMBER: SP-2020-0364 EXPIRATION DATE: _____</p> <p>CASE MANAGER: ROSEMARY AVILA APPLICATION DATE: SEPT 23, 2020</p> <p>APPROVED ADMINISTRATIVELY ON: _____</p> <p>APPROVED BY PLANNING COMMISSION ON: _____</p> <p>APPROVED BY CITY COUNCIL ON: _____</p> <p>Under Section 112 of Chapter 206 of The Austin City Code</p> <p>Director, Development Services Department</p> <p>DATE OF RELEASE: _____ Zoning: _____</p> <p>Rev 1: _____ Correction 1: _____</p> <p>Rev 2: _____ Correction 2: _____</p> <p>Rev 3: _____ Correction 3: _____</p>		<p>DATE: February 14, 2021</p> <p>REVISIONS</p> <p>SCALE: 1" = 40'</p> <p>DR: AA, CH, CH, MZ</p> <p>P/L: MZ</p> <p>BOOK: _____</p> <p>JOB: 1903939</p> <p>SHEET NO: 13 OF 37</p>
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811

Know what's below.
Call before you dig.

NOTICE: CONSTRUCTION OF ANY TYPE AT THE ADDRESS OF THE CALLER MAY BE SUBJECT TO THE CITY OF AUSTIN'S 811 PROGRAM. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CALLER. THE CALLER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CALLER. THE CALLER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CALLER.

CONTRACTOR'S OBLIGATION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CALLER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CALLER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CALLER.

KEM

ENGINEERING & CONSTRUCTION

221 LESSLIN LANE

AUSTIN, TEXAS

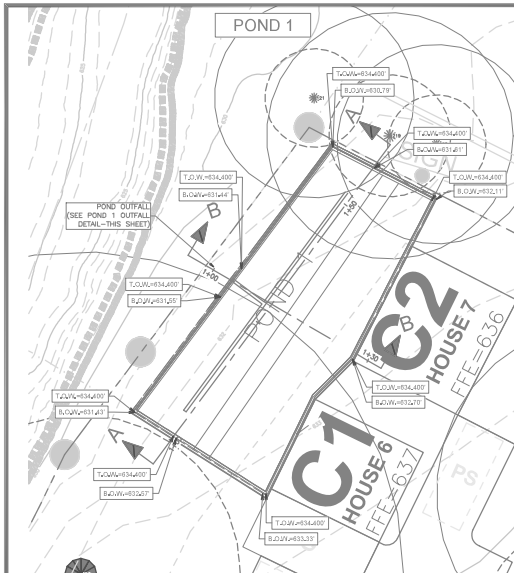
URBAN ATX

LESSLIN LANE VILLAS

221 LESSLIN LANE

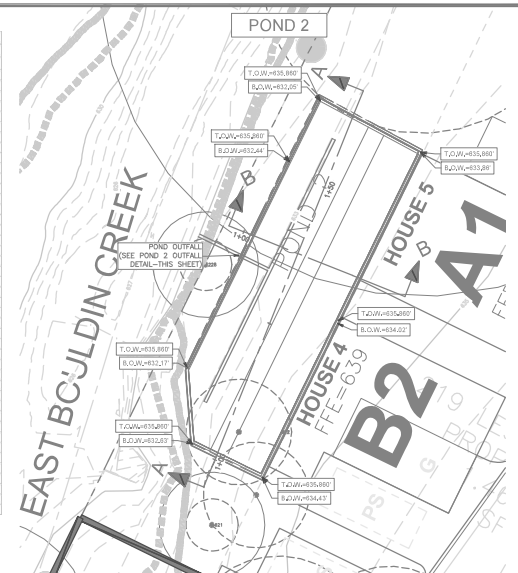
AUSTIN, TEXAS

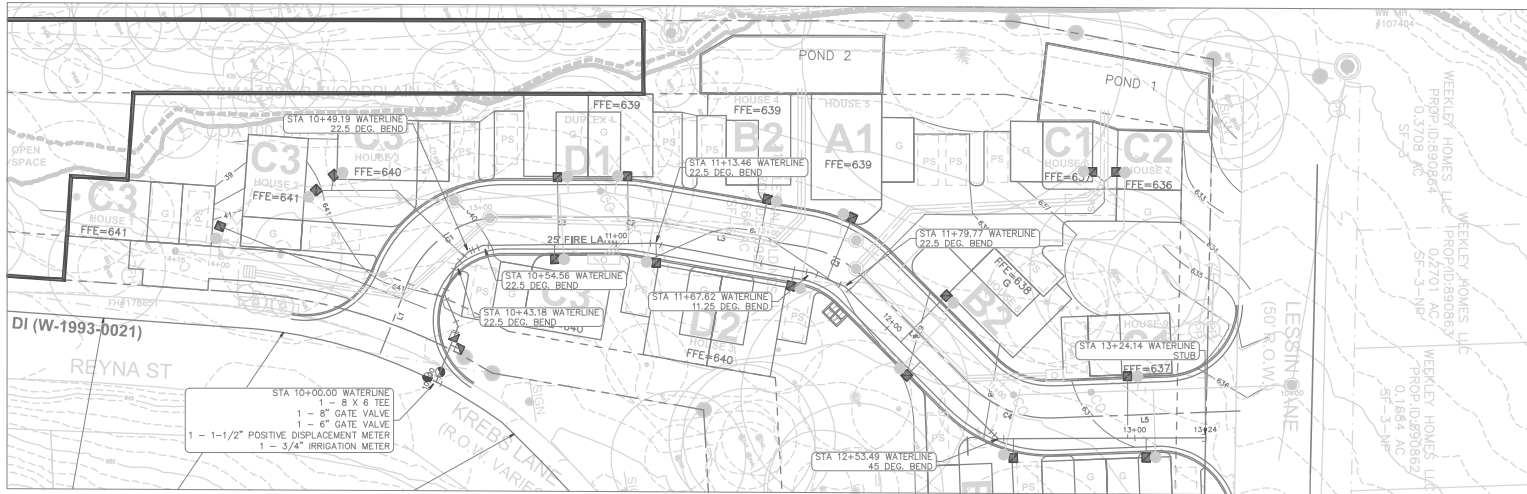
STORM SEWER PLAN AND PROFILE MAIN



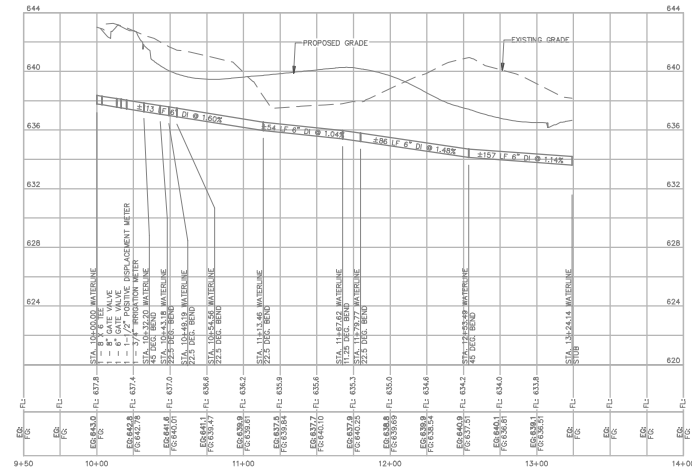
Appendix R-3 Partial Sedimentation / Filtration Pond Calculations For Development Permits					
Drainage Area Data					
Drainage Area to Control				0.59 ac.	
Drainage Area Impervious Cover (IC)				45 %	
Additional Capture Required (enter 1 for yes)				0	
Capture Depth (CDD)(0.8" + (IC-20)/100)				0.80 ft.	
Water Quality Control Calculations					
The Water Quality Control is to be PARTIAL Sedimentation/Filtration					
Site Area Draining to Pond				0.59 ac.	
Total Area Draining to the Pond				0.59 ac.	
Design Peak Flow Rate (Q25)				2.57 cfs.	
Design Peak Flow Rate (Q100)				4.02 cfs.	
Water Quality Control Calculations					
Required				Provided	
Water Quality Volume (C2Area)	1071			1245 cf.	
Maximum Ponding Depth above Sand Bed (H)				1.5 ft.	
Sedimentation Pond Area				see table below	
Sedimentation Pond Volume (>= 20% WQV)	214			710 cf.	
Filtration Pond Area (WQV/(4+1.33H))				535 sf.	
Filtration Pond Volume				535 cf.	
Water Quality Elevation				631.00 ft. msl	
Elevation of Spillway/Overflow Weir (>= WQ elevation)				631.00 ft. msl	
Elevation of Top of Gabion Wall (WQ elev. -0.5')				630.50 ft. msl	
Sedimentation Pond					
Elevation * Depth	Area	Area	Avg. Area	In. Vol.	Total Vol.
ft. msl	ft.	S.F.	Ac.	S.F.	C.F.
631.00	0.00	710	-	-	-
631.00	1.50	710	0.52	710	710
Filtration Pond					
Elevation * Depth	Area	Area	Avg. Area	In. Vol.	Total Vol.
ft. msl	ft.	S.F.	Ac.	S.F.	C.F.
631.00	-	535	-	-	-
631.00	1.00	535	0.01	535	535
* In one foot or less increments					

Appendix R-3 Partial Sedimentation / Filtration Pond Calculations For Development Permits					
Drainage Area Data					
Drainage Area to Control				3.00 ac.	
Drainage Area Impervious Cover (IC)				45 %	
Additional Capture Required (enter 1 for yes)				0	
Capture Depth (CDD)(0.8" + (IC-20)/100)				0.80 ft.	
Water Quality Control Calculations					
The Water Quality Control is to be PARTIAL Sedimentation/Filtration					
Site Area Draining to Pond				0.5 ac.	
Total Area Draining to the Pond				0.5 ac.	
Design Peak Flow Rate (Q25)				3.17 cfs.	
Design Peak Flow Rate (Q100)				5.03 cfs.	
Water Quality Control Calculations					
Required				Provided	
Water Quality Volume (C2Area)	908			1085 cf.	
Maximum Ponding Depth above Sand Bed (H)				0.5 ft.	
Sedimentation Pond Area				see table below	
Sedimentation Pond Volume (>= 20% WQV)	192			553 cf.	
Filtration Pond Area (WQV/(4+1.33H))				195	
Filtration Pond Volume				552 cf.	
Water Quality Elevation				631.00 ft. msl	
Elevation of Spillway/Overflow Weir (>= WQ elevation)				631.00 ft. msl	
Elevation of Top of Gabion Wall (WQ elev. -0.5')				630.50 ft. msl	
Sedimentation Pond					
Elevation * Depth	Area	Area	Avg. Area	In. Vol.	Total Vol.
ft. msl	ft.	S.F.	Ac.	S.F.	C.F.
631.00	0.00	553	-	-	-
631.00	1.00	553	0.01	553	553
Filtration Pond					
Elevation * Depth	Area	Area	Avg. Area	In. Vol.	Total Vol.
ft. msl	ft.	S.F.	Ac.	S.F.	C.F.
631.00	-	532	-	-	-
631.00	1.00	532	0.01	532	532
* In one foot or less increments					





WATERLINE



LEGEND	NOTES	NORTH ARROW & SCALE	KEYMAP
<p>LEGEND</p> <p>EXISTING CONTOUR</p> <p>PHASE BOUNDARY/ROW</p> <p>DOUBLE WATER SERVICE</p> <p>SINGLE WATER SERVICE</p> <p>WW LINE AS NOTED</p> <p>WTR UN AS NOTED</p> <p>AUTOMATIC AIR RELEASE VALVE</p> <p>WTR BLOW OFF VALVE</p> <p>FIRE HYDRANT</p> <p>GATE VALVE AS NOTED</p> <p>EX. WATER METER</p> <p>ELECTRIC TRANSFORMER</p> <p>FITTINGS AS NOTED</p>	<p>NOTES</p> <p>1. BURNING CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.</p> <p>CITY OF AUSTIN INTERSECTIONS</p> <p>WASTEWATER: A4330, A4337</p> <p>WATER: 24426</p>	<p>NORTH ARROW & SCALE</p> <p>North Arrow pointing North</p> <p>Scale: 1" = 40'</p> <p>Vertical Scale: 1" = 4'</p>	<p>KEYMAP</p> <p>Map showing the location of the project area within the city of Austin.</p>

CITY APPROVAL	
<p>SITE PLAN RELEASE Sheet 15 OF 37</p> <p>FILE NUMBER: SP-2020-0364C EXPIRATION DATE: _____</p> <p>CASE MANAGER: ROSEMARY AVILA APPLICATION DATE: SEPT 23, 2020</p> <p>APPROVED ADMINISTRATIVELY ON: _____</p> <p>APPROVED BY PLANNING COMMISSION ON: _____</p> <p>APPROVED BY CITY COUNCIL ON: _____</p> <p>Under Section 112 of Chapter 204 Of The Austin City Code</p>	
<p>Director, Development Services Department</p> <p>DATE OF RELEASE: _____ Zoning: _____</p>	
<p>Revisions:</p> <p>Rev 1 _____ Correction 1 _____</p> <p>Rev 2 _____ Correction 2 _____</p> <p>Rev 3 _____ Correction 3 _____</p>	
<p>DR. AA. CH. CH. MZ.</p> <p>P.N. MZ.</p> <p>BOOK _____</p> <p>JOB 1903939</p> <p>Sheet 15 OF 37</p>	



811

Know what's below.

Call before you dig.

The location of public utilities is shown on the map. It is the responsibility of the user to verify the location of utilities before digging. The City of Austin is not responsible for any damage to utilities or property caused by digging without proper notice.

NOTES:

CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE CITY OF AUSTIN'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND THE CITY OF AUSTIN'S STANDARD SPECIFICATIONS FOR WATER SUPPLY SYSTEMS. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR PROPERTY CAUSED BY DIGGING WITHOUT PROPER NOTICE.



KEM

221 LESSIN LANE

AUSTIN, TEXAS

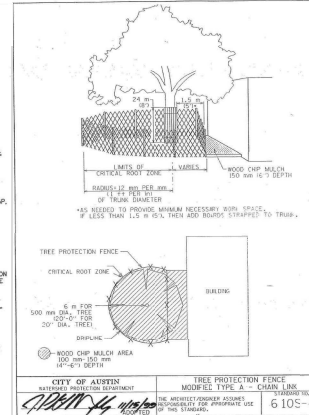
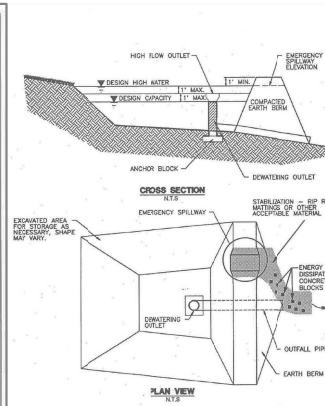
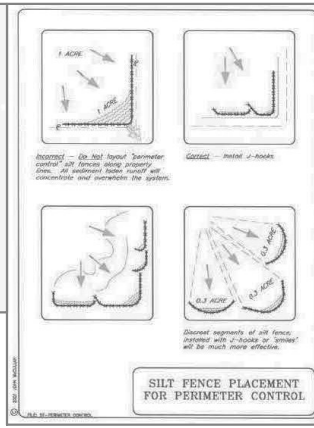
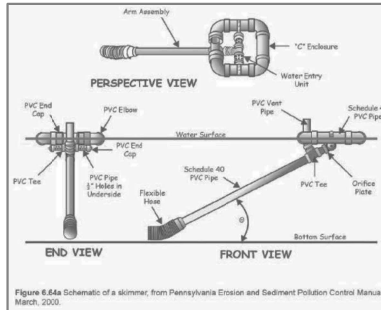
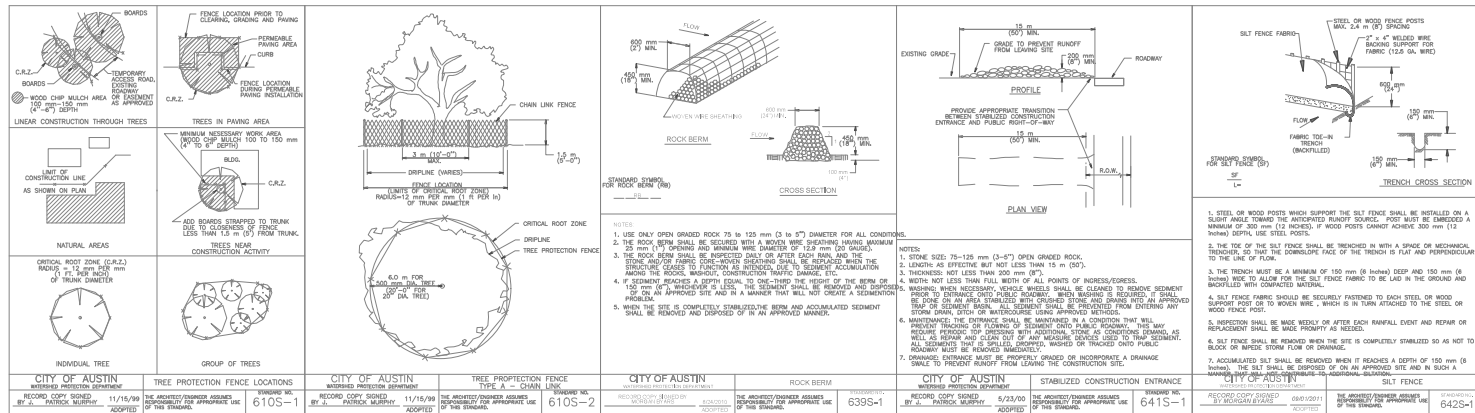
LESSIN LANE VILLAS

221 LESSIN LANE

AUSTIN, TEXAS

WATER PLAN AND PROFILE

DATE: February 14, 2021



CITY APPROVAL

SITE PLAN RELEASE Sheet 17 of 37

FILE NUMBER: SP-2025-03640 EXPIRATION DATE: _____

CASE MANAGER: ROSEMARY AVILA APPLICATION DATE: SEPT 23, 2020

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

Under Section 112 of Chapter 206 of The Austin City Code

Director, Development Services Department

DATE OF RELEASE: _____ Zoning: _____

Rev 1 _____ Correction 1 _____

Rev 2 _____ Correction 2 _____

Rev 3 _____ Correction 3 _____

17 of 37



Know what's below.
Call before you dig.

THE CITY OF AUSTIN has received a request for information from the City of Austin regarding the location of underground utilities in the area of the proposed project. The City of Austin is not responsible for the accuracy of the information provided and does not warrant the completeness or accuracy of the information provided.

NOTICE: CONSTRUCTION OF THIS PROJECT MAY BE AFFECTED BY THE LOCATION OF UNDERGROUND UTILITIES. THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND DOES NOT WARRANT THE COMPLETENESS OR ACCURACY OF THE INFORMATION PROVIDED.



LESSIN LANE VILLAS
221 LESSIN LANE
AUSTIN, TEXAS

URBAN ATX
LESSIN LANE VILLAS
EROSION SEDIMENTATION
AND TREE PROTECTION
DETAILS

DATE: February 14, 2021

SCALE: 1" = 10'

DR. AA. CH. CH. MZ.

BOOK: _____

JOB: 1903939

SHEET NO. 17 of 37



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

CONSTRUCTION OF THE CITY OF AUSTIN IS THE RESPONSIBILITY OF THE CITY ENGINEER. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE CITY'S WATER AND SEWER SYSTEMS. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE CITY'S WATER AND SEWER SYSTEMS. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE CITY'S WATER AND SEWER SYSTEMS.

KEM
KEM ENGINEERING & CONSTRUCTION, P.C.
1100 N. MICHIGAN AVE., SUITE 200
AUSTIN, TEXAS 78701
TEL: 512.476.1100
WWW.KEMENGINEERING.COM

LESSIN LANE ALLIANCE
221 LESSIN LANE
AUSTIN, TEXAS

URBAN ATX
LESSIN LANE VILLAS
WATER DETAILS
SHEET

DATE: February 14, 2021

SCALE: 1" = 1'-0"

DATE OF RELEASE: _____

Rev 1: _____
Rev 2: _____
Rev 3: _____

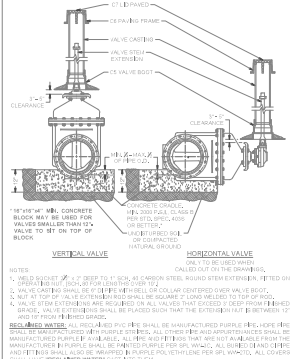
Rev 1: _____
Rev 2: _____
Rev 3: _____

Rev 1: _____
Rev 2: _____
Rev 3: _____

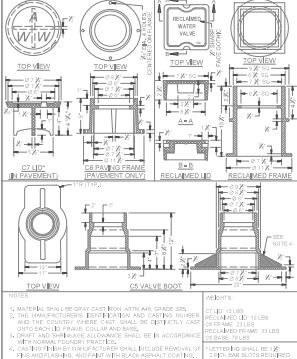
Rev 1: _____
Rev 2: _____
Rev 3: _____

Rev 1: _____
Rev 2: _____
Rev 3: _____

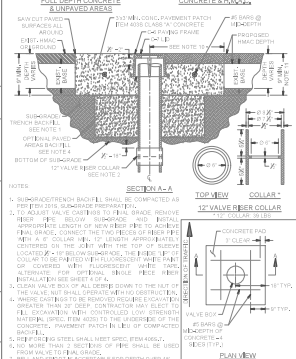
Rev 1: _____
Rev 2: _____
Rev 3: _____



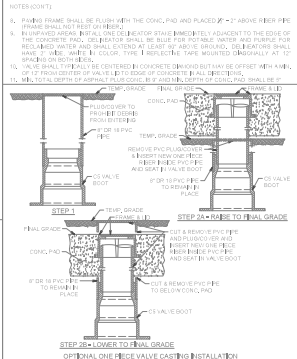
VERTICAL VALVE
1. VALVE SHALL BE INSTALLED IN THE CENTER OF THE VALVE BOX. THE VALVE BOX SHALL BE CONCRETE AND SHALL BE 18" X 18" X 18". THE VALVE SHALL BE 12" DIA. AND SHALL BE 12" LONG. THE VALVE SHALL BE 12" DIA. AND SHALL BE 12" LONG. THE VALVE SHALL BE 12" DIA. AND SHALL BE 12" LONG.



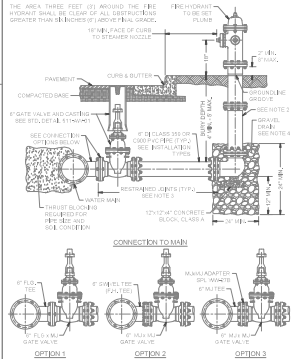
HORIZONTAL VALVE
1. VALVE SHALL BE INSTALLED IN THE CENTER OF THE VALVE BOX. THE VALVE BOX SHALL BE CONCRETE AND SHALL BE 18" X 18" X 18". THE VALVE SHALL BE 12" DIA. AND SHALL BE 12" LONG. THE VALVE SHALL BE 12" DIA. AND SHALL BE 12" LONG.



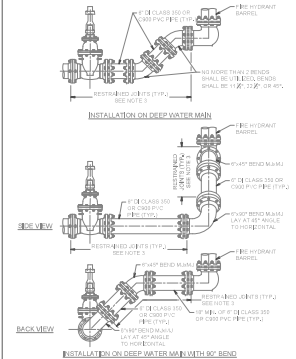
FULL DEPTH CONCRETE CURB & GUTTER
1. CURB SHALL BE 18" HIGH AND 18" WIDE. THE GUTTER SHALL BE 18" WIDE AND 18" DEEP. THE CURB SHALL BE 18" HIGH AND 18" WIDE. THE GUTTER SHALL BE 18" WIDE AND 18" DEEP.



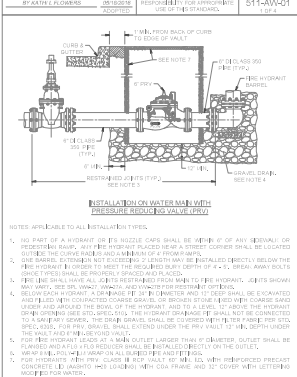
CURB & GUTTER
1. CURB SHALL BE 18" HIGH AND 18" WIDE. THE GUTTER SHALL BE 18" WIDE AND 18" DEEP. THE CURB SHALL BE 18" HIGH AND 18" WIDE. THE GUTTER SHALL BE 18" WIDE AND 18" DEEP.



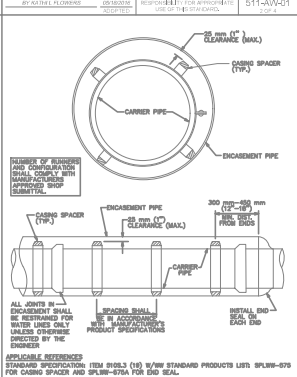
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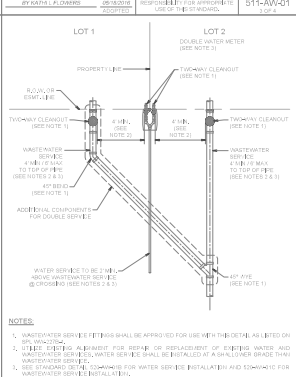
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1. CURB SHALL BE 18" HIGH AND 18" WIDE. THE GUTTER SHALL BE 18" WIDE AND 18" DEEP. THE CURB SHALL BE 18" HIGH AND 18" WIDE. THE GUTTER SHALL BE 18" WIDE AND 18" DEEP.



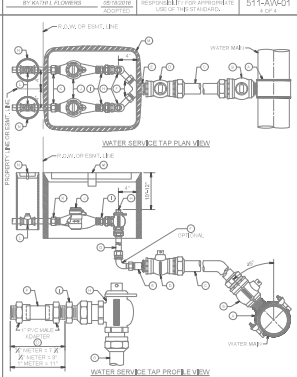
CURB & GUTTER
1. CURB SHALL BE 18" HIGH AND 18" WIDE. THE GUTTER SHALL BE 18" WIDE AND 18" DEEP. THE CURB SHALL BE 18" HIGH AND 18" WIDE. THE GUTTER SHALL BE 18" WIDE AND 18" DEEP.



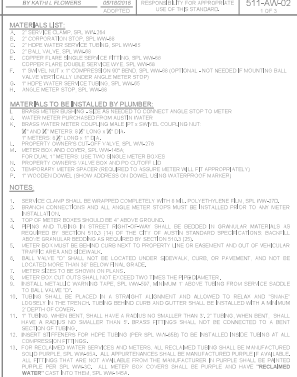
CURB & GUTTER
1. CURB SHALL BE 18" HIGH AND 18" WIDE. THE GUTTER SHALL BE 18" WIDE AND 18" DEEP. THE CURB SHALL BE 18" HIGH AND 18" WIDE. THE GUTTER SHALL BE 18" WIDE AND 18" DEEP.



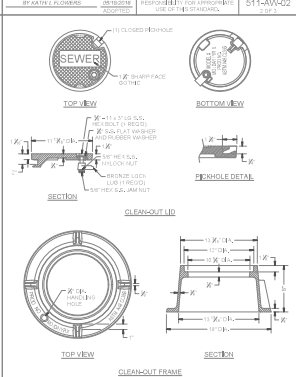
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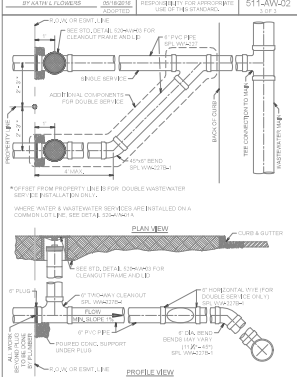
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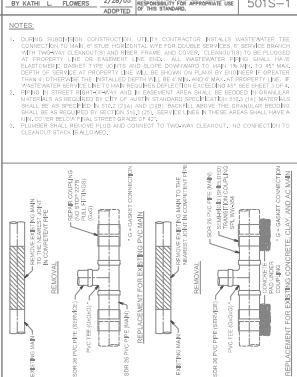
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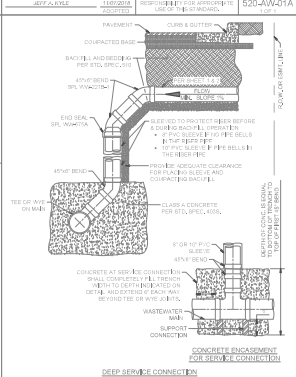
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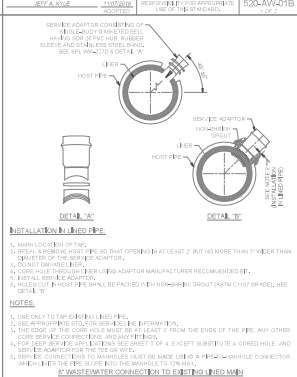
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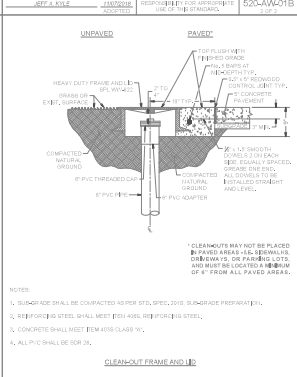
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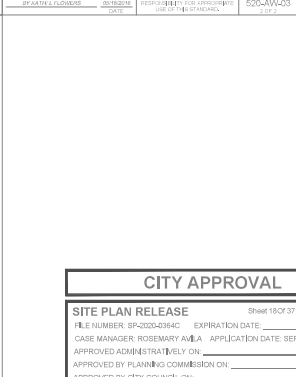
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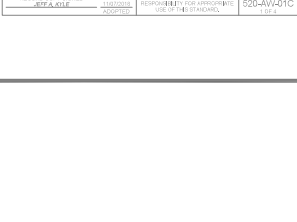
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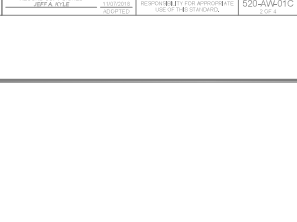
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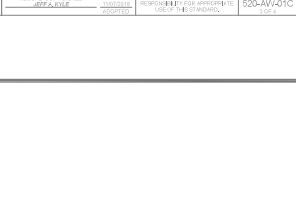
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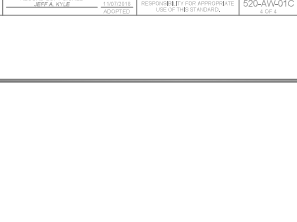
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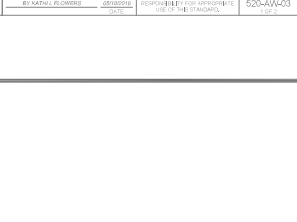
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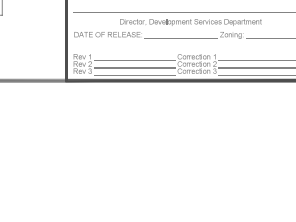
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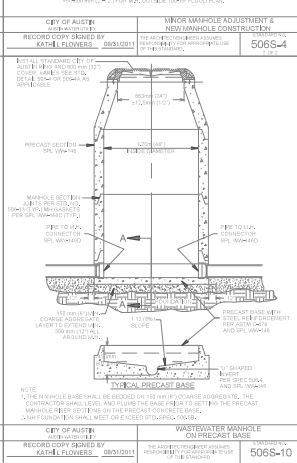
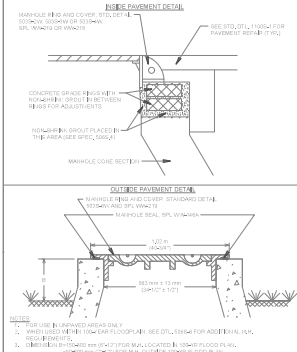
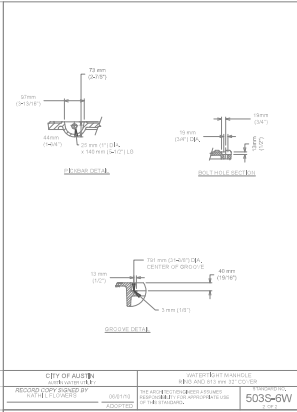
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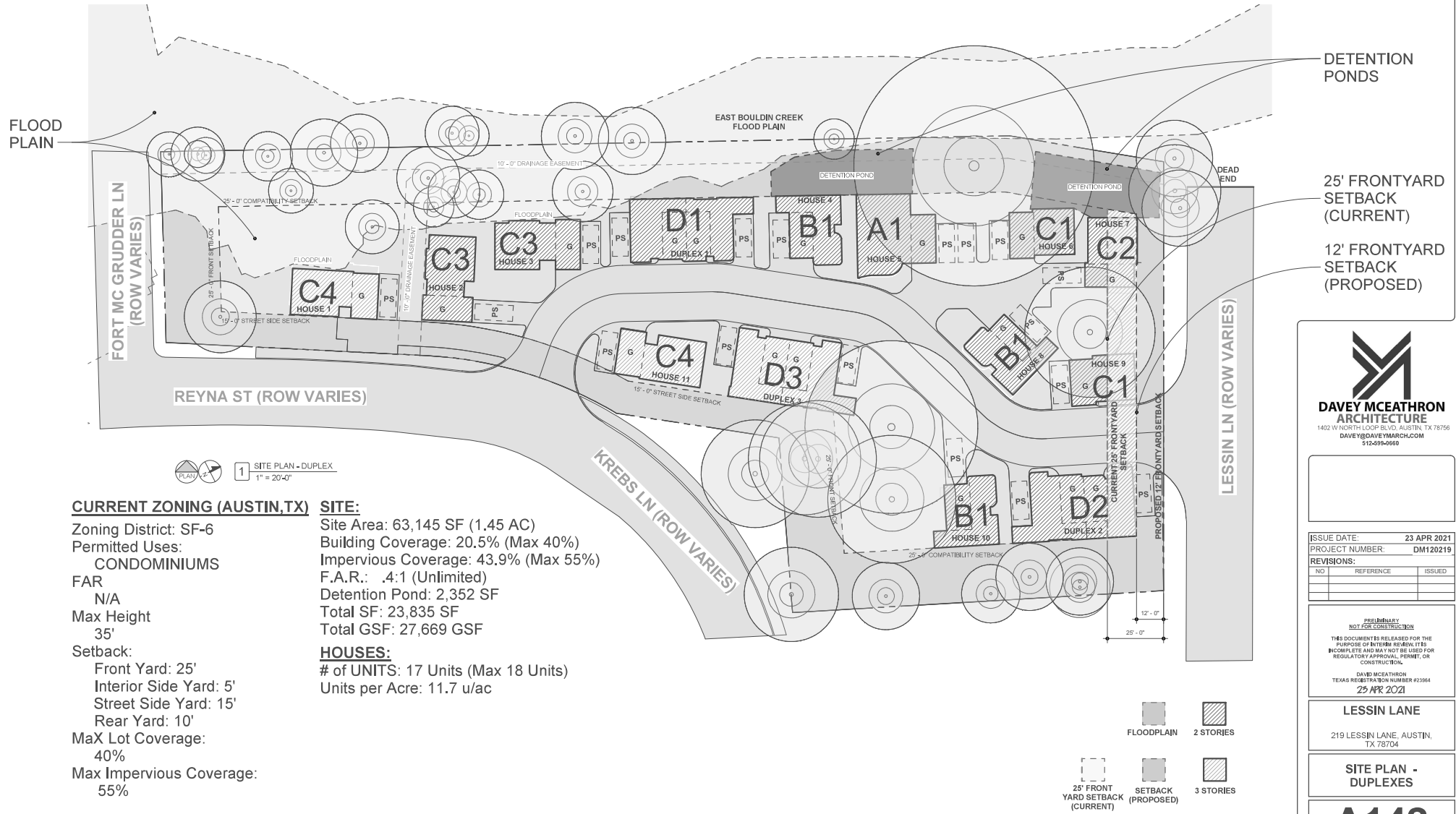


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From: Rebecca Sheller
To: [Ramirez, Elaine](#)
Subject: C15-2021-0033 221 Lessin Ln
Date: Friday, May 07, 2021 10:33:49 AM

*** External Email - Exercise Caution ***

Dear Elaine Ramirez, Case Manager for BOA,

Please forward to Board of Adjustment for Monday's meeting (5-10-21).

C15-2021-0033 221 Lessin Ln:


I oppose the application for variance at 221 Lessin Ln, a condominium development across the street from my SF-3 property. Why have setback standards in place if they can be easily waived?

I have been concerned about the Lessin Ln development during the application to Planning Commission & City Council for re-zoning from SF-3 to SF-6, and then the subsequent application to the Planning Commission to waive setbacks for water retention ponds. These events have happened virtually this past year with cumbersome mechanisms for citizens to participate.

I am concerned about this current application to Board of Adjustments to waive setbacks from the city frontage streets, Krebs Ln and Lessin Ln. The applicant's argument for re-zoning and waivers consistently has been that they could be building much worse. I feel that the development would still thrive with one or two fewer units. I hope for institutional memory from city commissions and boards that the applicant is "promising" to preserve the neighborhood character and keep trees.

Unfortunately I do not feel that city representatives are receptive to citizen input.

Sincerely,

Rebecca Sheller
209 Krebs Ln
Austin, TX 78704
512-496-9939


CAUTION: This email was received at the City of Austin, from an EXTERNAL source.

From: Carmen Hernandez
To: [Ramirez, Elaine](#)
Subject: C15-2021-0033 221 Lessin Ln
Date: Friday, May 07, 2021 4:31:21 PM

*** External Email - Exercise Caution ***

Hi Elaine Ramirez,

Please forward to Board of Adjustment for Monday's meeting (5-10-21).

C15-2021-0033 221 Lessin Ln:

As the homeowner directly next door to the 221 Lessin property, I oppose the builder's request for a variance on the front yard setback requirements. The builder knew about the setbacks when they requested to move from SF-3 to SF-6. The builder also knew about the retention pond setbacks but was granted a variance in a previous hearing. At what point do the zoning plans no longer matter? Granting this new variance makes the property SF-whatever the builder wants. What about the rest of the neighbors who have to adhere to the 25 ft setback, is the city allowing variances for individual homeowners?

It is my opinion that instead of granting a variance, the builder should instead build fewer houses. From the very beginning, the neighbors have argued that the builder could not possibly put 17 houses on the lot but the builder insisted that they have plans proving that 17 houses fit. Obviously not, since the builder needed a variance for the retention ponds and now again for the front yard setbacks.

Please consider denying this request for a variance and instead asking the builder to put 2-4 fewer homes on the property.

Thank you for your consideration,
Carmen Hernandez
216 Krebs Lane

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

From:
To:
Subject: Public Hearing Comments C15-2021-0033
Date: Friday, May 07, 2021 12:54:29 PM

*** External Email - Exercise Caution ***

Ms. Ramirez

My name is John Arnn, my family (Janee, and our daughter Taylor) live at 3701 Wilson Street, across East Bouldin Creek and 200 feet (ft.) downstream (north) from the proposed construction. We all vociferously object to the proposed variance from setback requirements. In fact, everyone on the east side of Wilson Street (which also borders Bouldin Creek) has a 25 ft setback from the street curb. Furthermore, the last developer (immediately across Lessin Lane) from this proposed development) has built right up to the "legal edge" in every instance and there is no reason to suspect this developer would do anything any differently, especially since they have requested some special consideration in the way of variances. Am I to expect that, if granted in this instance, I shall also be granted a variance and can extend my residence to within a few feet of the curb? Historically, what the City of Austin fails to take into account when they issue variances and/or pass new, less restrictive, codes is drainage. In our case the aforementioned "last developer" built the foundation to the very edge but the eaves of the roof extend beyond this and the developer appears loath to install gutters. Thus, the rainwater pours unabated onto surrounding properties, creating gullies and erosion, on its way to dumping into the creek--all of which was entirely foreseeable, particularly to persons in *planning*. I mention drainage because the same developers that request this variance in setback also requested variances with respect to drainage, stormwater, retention ponds etc. This is a community/neighborhood and we live here with things the way they are and don't need things changed simply because developers have more money and lawyers. Thank you very much for your attention to this matter. Please find the attached comment form.

Sincerely,

John Arnn

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be viewed by the Board the night of the meeting. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2021-0033

Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov

Public Hearing: Board of Adjustment; May 10th, 2021

John Arnn

Your Name (please print)

☐ I am in favor
☒ I object

3701 Wilson St. Austin TX 78704

Your address(es) affected by this application

[Signature]

Signature

5/2/21

Date

Daytime Telephone: 512 731-8400

Comments: I strongly object to the request for a variance from setback requirements, as does my wife Janee Arnn. We have a 20-25 variance in our front yard. We have no desire to have condominiums built six feet off the sidewalk in this neighborhood.

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to COVID-19 and social distancing):

Elaine Ramirez

Scan & Email to: elaine.ramirez@austintexas.gov

PUBLIC HEARING INFORMATION

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Case Number: C15-2021-0033

Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov

Public Hearing: Board of Adjustment; May 10th, 2021

CURTIS ZAVODNY
Your Name (please print)

☐ I am in favor
☒ I object

3815 WILSON ST, AUSTIN, TX 78704
Your address(es) affected by this application

[Signature] 5/1/21
Signature Date

Daytime Telephone: 512-718-6869

Comments: THE PROPOSED PROJECT IS TOO
BIG FOR THE SINGLE LOT TO HANDLE
17 CONDOS. THEY SHOULD NOT BE
ALLOWED ANY VARIANCE TO
GET AROUND CURRENT CITY CODES.
THEY HAVE ALSO NOT MENTIONED
ANY IMPACT TO WATERWAYS

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to COVID-19 and social distancing):

Elaine Ramirez

Scan & Email to: elaine.ramirez@austintexas.gov