#### **D-4/1-PRESENTATION**

# 3401 RIVERCREST DRIVE

Case #C15-2021-0062



#### **D-4/2-PRESENTATION**

#### VARIANCE REQUEST – 3401 RIVERCREST

Portion of the City of Austin Land Development Code applicant is seeking a variance from: -LDC 25-2-551

Propose to amend the impervious cover:

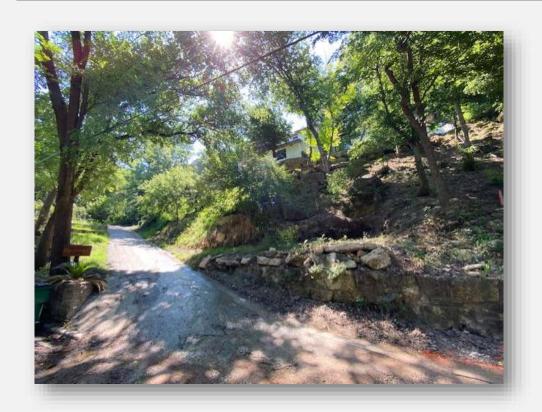
- from 53% in the 0-15% slope to 48%,
- from 54.25% in the 15-25% slope to 49%
- from 4.41% in the 25-35% slope to 18%, and
- from .83% in the35%+ slope to 3%.

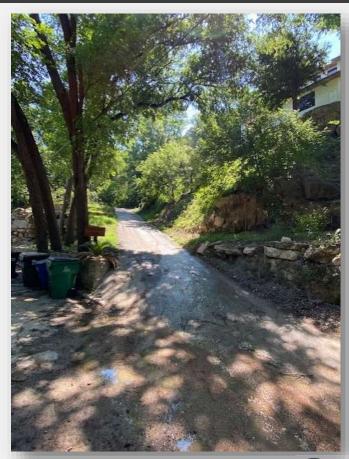
This change in IC is from 21.51% to a proposed 20.89% impervious coverage, or 8,084 SF IC to 7,883 SF IC when calculated on a gross lot area basis.



#### **D-4/3-PRESENTATION**

## 3401 RIVERCREST - PRIVATE DRIVEWAY ENTRANCE







#### **D-4/4-PRESENTATION**

#### 3401 RIVERCREST - PRIVATE DRIVEWAY ENTRANCE

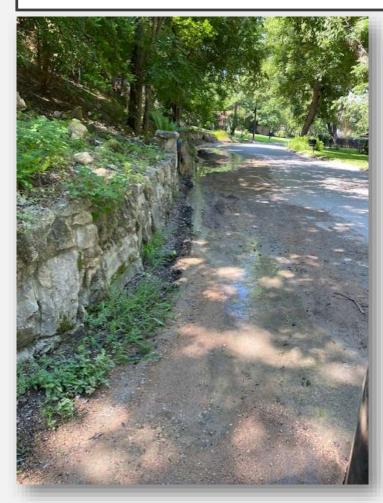






## D-4/5-PRESENTATION

#### 3401 RIVERCREST - DRIVEWAY ENTRANCE / PARKING







## D-4/6-PRESENTATION

## 3401 RIVERCREST - PRIVATE DRIVEWAY AREA / ENTRANCE







# D-4/7-PRESENTATION

#### 3401 RIVERCREST - DRIVEWAY / FRONT YARD VIEW





## D-4/8-PRESENTATION

## 3401 RIVERCREST – FRONT YARD VIEW





## D-4/9-PRESENTATION

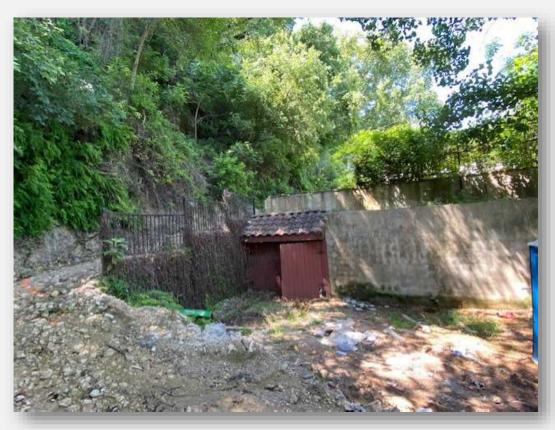
## 3401 RIVERCREST – ENTRANCE VIEW FROM PARKING AREA

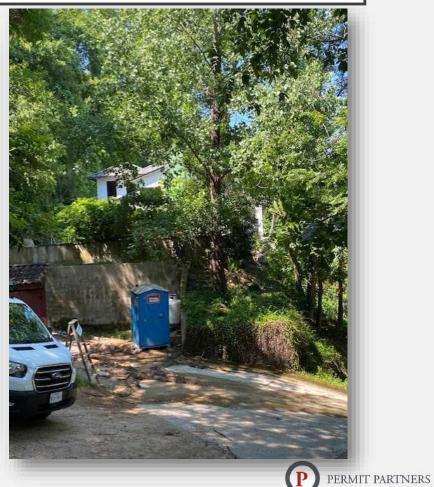




## D-4/10-PRESENTATION

## 3401 RIVERCREST – PARKING AREA / RETAINING WALL





#### **D-4/11-PRESENTATION**

#### 3401 RIVERCREST - FAILING RETAINING WALL DETAIL







#### **D-4/12-PRESENTATION**

## 3401 RIVERCREST - FAILING RETAINING WALL DETAIL





#### **D-4/13-PRESENTATION**

## 3401 RIVERCREST - RETAINING WALL

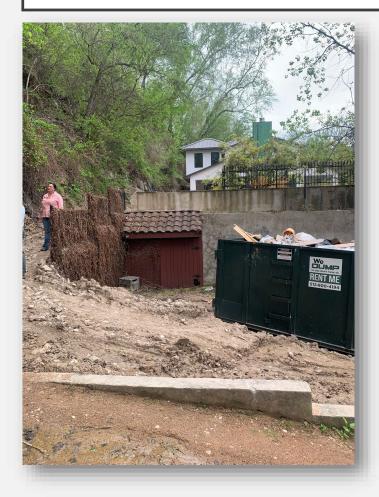






#### **D-4/14-PRESENTATION**

## 3401 RIVERCREST - RETAINING WALL



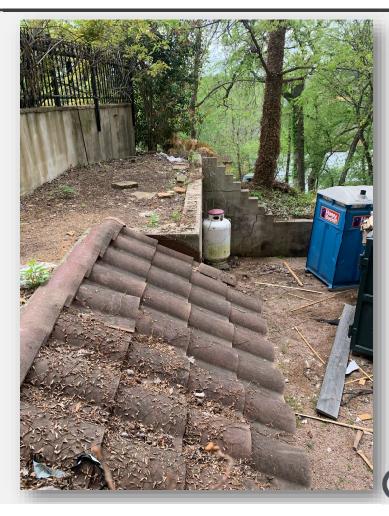




#### **D-4/15-PRESENTATION**

#### 3401 RIVERCREST – RETAINING WALL SIDE VIEW







#### **D-4/16-PRESENTATION**

#### 3401 RIVERCREST - RETANING WALL SIDE VIEW

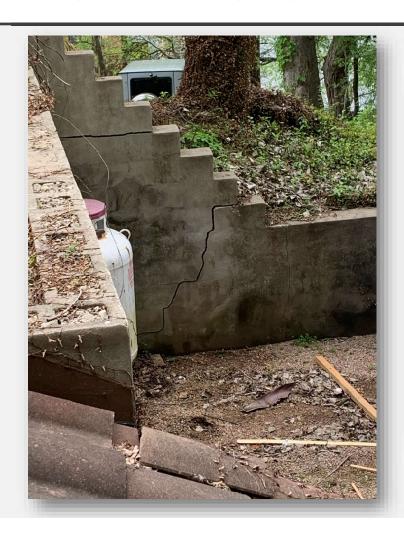






# D-4/17-PRESENTATION

#### 3401 RIVERCREST - RETAINING WALL AERIAL VIEW







# D-4/18-PRESENTATION 3401 RIVERCREST – CONSTRUCTION PATH / PARKING AREA VIEW

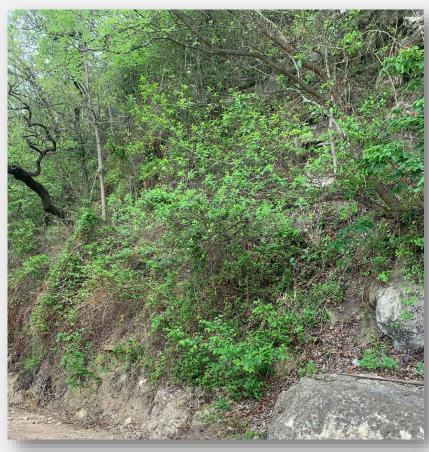




#### **D-4/19-PRESENTATION**

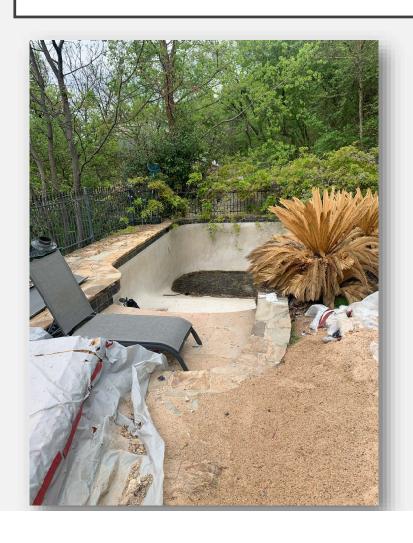
#### 3401 RIVERCREST - BACKYARD / ELEVATED SLOPE





#### **D-4/20-PRESENTATION**

## 3401 RIVERCREST – EXISTING POOL







#### **D-4/21-PRESENTATION**

## 3401 RIVERCREST – EXISTING POOL

