

**PHILLIP HOOT**  
Board Member Position 1  
**THOMAS DEEN**  
Board Member Position 2  
**ROD ROTHERMEL**  
Board Member Position 3  
ZBOA Chairman



**DENNIS OIAN**  
Board Member Position 4  
**NETTIE WARREN**  
Board Member Position 5  
**PAT MCCABE**  
Board Member Alternate 1  
**JOHN BLAKEMORE**  
Board Member Alternate 2

**LA PORTE ZONING BOARD OF ADJUSTMENT AGENDA  
THURSDAY, AUGUST 26, 2021  
REGULAR SESSION 6 P.M.**

**CITY COUNCIL CHAMBER  
LA PORTE CITY HALL, 604 WEST FAIRMONT PARKWAY, LA PORTE, TEXAS, 77571**

To attend remotely, join the Zoom meeting online at:

<https://us02web.zoom.us/j/84350502408?pwd=aFV4V0ZjVktGTEJ3ZjZsR05HY1RDdz09>

To dial in, call 877-853-5257 or 888-475-4499 and use the meeting ID 843 5050 2408, passcode 580617.

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- 1. CALL TO ORDER**
- 2. ROLL CALL OF MEMBERS**
- 3. CONSIDER APPROVAL OF THE MEETING MINUTES:**
  - a. Approve the minutes of the meeting held on May 27, 2021.
- 4. VARIANCE #21-93000003:** Open a public hearing to consider Variance #21-93000003, requested by Oakland Land & Development, LLC, applicant and owner; for a variance to allow for a reduction in the side yard setback requirement for a commercial building, on a tract of land located at the 400 Block of N. 11th St. and legally described as Lots 19-28, Block 96, Town of La Porte.
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Comments (Limited to 5 minutes per person)
  - d. Question and Answer
- 5. ADJOURN PUBLIC HEARING**
- 6. CONSIDERATION:** Consider Variance Request #21-93000003
- 7. ADMINISTRATIVE REPORTS**
- 8. BOARD COMMENTS** on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.
- 9. ADJOURN**

A quorum of City Council members may be present and participate in discussions during this meeting; however, no action will be taken by the Council.

**Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary’s office (281-470-5021) two (2) working days prior to the meeting for appropriate arrangements.**

**CERTIFICATION**

I do hereby certify that a copy of the **AUGUST 26, 2021** Planning and Zoning Commission agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, LaPorteTX.gov, in compliance with Chapter 551, Texas Government Code.

\_\_\_\_\_ Title: \_\_\_\_\_

DATE OF POSTING \_\_\_\_\_

TIME OF POSTING \_\_\_\_\_

TAKEN DOWN \_\_\_\_\_



## **Approval of Meeting Minutes**

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- a. May 27, 2021

**PHILLIP HOOT**  
Board Member Position 1  
**THOMAS DEEN**  
Board Member Position 2  
**ROD ROTHERMEL**  
Board Member Position 3  
ZBOA Chairman



**DENNIS OIAN**  
Board Member Position 4  
**NETTIE WARREN**  
Board Member Position 5  
**PAT MCCABE**  
Board Member Alternate 1  
**JOHN BLAKEMORE**  
Board Member Alternate 2

## **MINUTES OF THE REGULAR MEETING OF THE LA PORTE ZONING BOARD OF ADJUSTMENT MAY 27, 2021**

**The Zoning Board of Adjustment of the City of La Porte met in a regular meeting on Thursday, March 25, 2021, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, at 6:00 p.m., with the following in attendance:**

**Board Members present:** Chairman, Rod Rothermel; Board Member, Thomas Deen; Board Member, Dennis Oian; Alternate Member, Pat McCabe; and Alternate Member, John Blakemore

**Board Members absent:** Board Member, Phillip Hoot and Board Member, Nettie Warren

**City Staff present:** Teresa Evans, Planning and Development Director; Ian Clowes, City Planner; Clark Askins, Assistant City Attorney; Chase Stewart, Planning Technician

1. **CALL TO ORDER:** – Chairman Rothermel called the meeting to order at 6:00 p.m.
2. **ROLL CALL OF MEMBERS:** – All members and alternates were present with the exception of Board Member Phillip Hoot and Board Member Nettie Warren.
3. **CITIZEN COMMENT** *(Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations).*

None.

4. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
  - a. **Approve the minutes of the meeting held on March 25, 2021.**

Board Member Oian moved to approve the meeting minutes; the motion was adopted, 5-0.

5. **Variance #21-93000003:** Open public hearing to consider Variance #21-93000002, requested by Tammy and John Prince, applicant and owner. The applicant is seeking approval of a variance for a driveway setback at a site located at 218 S. 2nd St., La Porte, Texas, legally described as Lot 20 & the North ½ of Lot 19 and the South ½ of Lot 21, Block 34, Town of La Porte.

Planning Technician, Chase Stewart, presented the proposed variance request.

Applicant Tammy Prince spoke about the need for a new paved driveway and explained the factors behind the setback reduction request.

6. **ADJOURN PUBLIC HEARING:** Public Hearing was adjourned at 6:11 PM.

7. **CONSIDERATION:**

Board members discussed the merits of the variance request.

Alternate Member McCabe made a motion to approve the requested variance; the motion was adopted, 5-0.

**8. ADMINISTRATIVE REPORTS:**

None.

**9. BOARD COMMENTS regarding matters appearing on the agenda; recognition of community members, city employees, and upcoming events; inquiry of staff regarding specific factual information or existing policies.**

None.

**ADJOURN – Chairman Rothermel adjourned the meeting at 6:14 PM.**

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Chase Stewart, Zoning Board of Adjustment Secretary

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Rod Rothermel, Zoning Board of Adjustment Chairman



## **Planning and Development Department Staff Report**

### **Variance – #21-93000003**

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#### **DISCUSSION**

##### Location:

The subject site is located at the 400 Block of N. 11<sup>th</sup> St.

##### Background Information:

The applicant seeks approval of variance request #21-93000003 to construct a commercial building that is setback three (3) feet from a side property line. Per Section 106-522, Table A, the minimum side yard setback for a commercial building in the Light Industrial (LI) zoning district is ten (10) feet. The attached Exhibit D is a copy of the application and a letter of explanation submitted by the applicant.

The site area is currently zoned LI, Light Industrial, and is undeveloped. The applicant has submitted a site plan application showing a proposed 4800 square foot office warehouse building along with parking.

The following table summarizes the surrounding zoning and land uses:

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	LI, Light Industrial	Multifamily/Duplex
<b>South</b>	LI, Light Industrial	Vacant Building
<b>West</b>	LI, Light Industrial	Industrial Building
<b>East</b>	GC, General Commercial	Commercial/Industrial Strip Center

##### Notification Requirements:

Staff finds that the public hearing notification requirements outlined in Section 106-171 were performed in accordance with code provisions, including the following: notice in a newspaper of general circulation at least fifteen (15) days prior to the hearing; written notice mailed to owners of real property within 200 feet of the site within ten (10) days of the hearing; and a sign was posted on site within ten (10) days of the hearing. In accordance with state law, a notice of the public hearing was also posted at City Hall and on the City's website.

##### Applicable Code Provisions:

Section 106-522, Table A, stipulates that a commercial structure in the LI zoning district must be located a minimum of ten (10) feet from a side property line.

##### Analysis:

The applicant seeks approval of a single variance that would allow for the construction of a commercial building that is three (3) feet from the side property line. This distance is seven (7) feet closer to the side property line than what is permitted by the City of La Porte's Code of Ordinances.



Section 106-192 of the Zoning Ordinance states that the term “variance” represents a deviation from the literal interpretation of the code approved by the Board subject to the fact that enforcement of the provisions of the code would cause an unnecessary hardship because of circumstances unique to the subject property. The Board is authorized to grant a variance when the Board finds that a number of criteria are met. The following table outlines those criteria and staff’s analysis of those criteria:

<b>Criterion:</b>	<b>Staff Finding:</b>
a. That the granting of the variances will not be contrary to the public interest.	Granting this variance would have a significant impact on the adjacent residential use. The existing structure has multiple windows that look out to the adjacent property. Allowing an industrial building to be built seven (7) feet closer to the adjacent property is not advisable.
b. That literal enforcement of this chapter will result in unnecessary hardship because of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional physical situation unique to the specific piece of property in question. "Unnecessary hardship" shall mean physical hardship relating to the property itself as distinguished from a hardship relating to convenience, financial considerations, or caprice, and the hardship must not result from the applicant or property owner's actions.	The literal enforcement of this chapter would not generate an unnecessary hardship as described in the zoning code, nor would it prevent the applicant from constructing a building with the required amount of parking. No hardship has been identified.
c. That by granting the variance, the spirit of this chapter will be observed.	The requested variance does not meet the required threshold to consider this a hardship.

Appeal Procedure:

**Sec. 106-196. - Appeals from the board of adjustment.**

Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment, or any taxpayer, or any officer, department, board, or bureau of the city may present to a court of record a petition for a writ of certiorari, as provided by V.T.C.A., Local Government Code § 211.011, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within ten (10) days after the filing of the decision in the office of the Board of Adjustment.

**ATTACHMENTS**

- Exhibit A: Area Map
- Exhibit B: Zoning Map
- Exhibit C: Land Use Map
- Exhibit D: Application



EXHIBIT A

Area Map

Variance  
#21-930000003

415 N. 11th St.

Legend



Subject Tract



This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



1 inch = 60 feet

AUGUST 2021  
PLANNING DEPARTMENT





# Zoning Map

Variance  
#21-930000003  
415 N. 11th St.

## Legend



Subject Tract

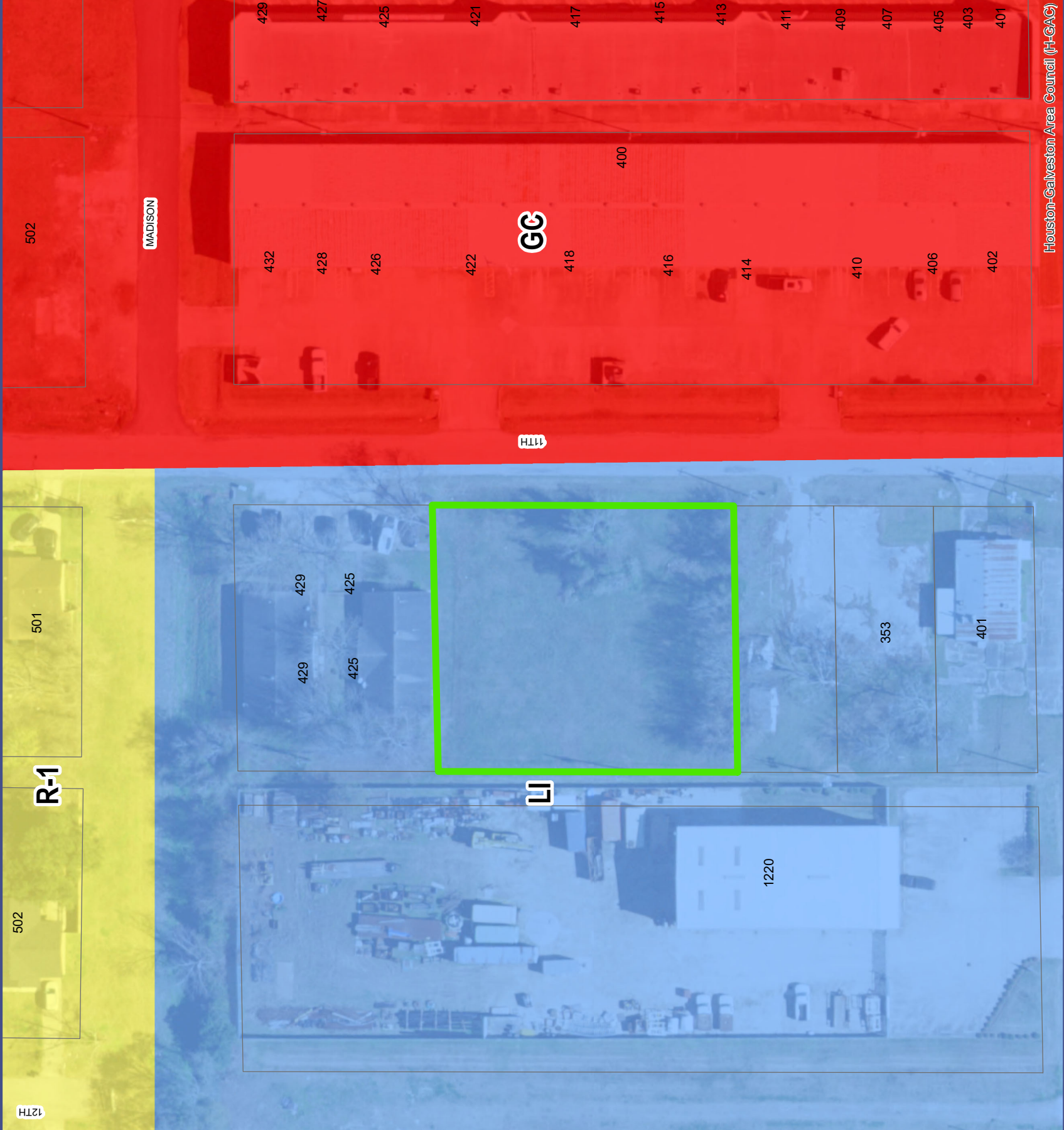


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1 inch = 60 feet

AUGUST 2021  
PLANNING DEPARTMENT







**EXHIBIT C**

**FLUP Map**

**Variance**  
**#21-930000003**  
**415 N. 11th St.**

**Legend**  
 Subject Tract



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1 inch = 60 feet

AUGUST 2021  
PLANNING DEPARTMENT



# Variance Application

Planning and Development Department

## PROJECT INFORMATION

Address where Variance is being requested: 415 N 11th Street

Legal description where Variance is being requested: Lots 19-28, Blk 96, Town of La Porte

HCAD Parcel Number where Variance is being requested: 023210960019, 023210960021, 023210960023

Zoning District: Light Industrial (LI) Lot area: Lots 19 thru 28

*A Variance request is hereby made to the Board of Adjustment of the City of La Porte.*

Description of Request: Applicate is requesting a variance from City Ordiances with respect to the set back distance along the northern property line. Applicate asks that the setback distance be reduced from 10' to 3'

Attached hereto is a complete listing of the reason(s) why such Variance should be granted.

## PROPERTY OWNER(S) INFORMATION

Name: Oakland Land & Development, LLC

Company (if applicable): \_\_\_\_\_

Address: PO Box 952

City: Natchez State: MS Zip: 39121

Phone: 601-442-6648 Email: oaklandland@gmail.com

## AUTHORIZED AGENT (If other than owner)

Name: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner(s)' Signature(s): [Signature] Date: June 28, 2021

### STAFF USE ONLY:

Case Number:

21-93000003

Date Application Received:

7.27.21





# Variance Application

Planning and Development Department

## REASON(S) FOR VARIANCE REQUEST

1. Applicant is proposing a 4800 square foot office warehouse building with the northern wall facing an existing structure that is already approximately 5 feet from the property line. It is apparent that the builder never intended for the occupants of the existing structure to use the southerly side for entry or exist as there are no doors located on that side of the building. The issuance of a variance as we have requested would in no way be contrary to the public interest as our structure would meet or exceed all code requirements for the variance as approved. Also, our structure would have no wall penetrations on the North side, except one window that will be fireproof.
2. The issuance of the variance we have requested should have a positive effect on the drainage for our property as well as the adjoining properties. The attached document labled C2 Utility and Drainage reflects the fact that movement of the building 7 feet further North, given the topography of the property in question, should improve the overall drainage of the site. Water flowing in the public alley to the west will be directed around the southerly side of our building and not between the two structures. The parking area will be used for detention and provide a more even flow into the 11th Street drainage ditch.
3. 

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5. 

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**OAKLAND LAND & DEVELOPMENT, LLC**  
**P.O. BOX 952**  
**NATCHEZ, MS 39121**  
**601-442-6648**

June 28, 2021

Mr. Chase Stewart  
Planning Technician  
604 W. Fairmont Parkway  
La Porte, TX 77571

Re: Set Back Variance Request for 415 N. 111<sup>th</sup> Street along the northern property line

Dear Mr. Stewart:

We are seeking a variance from the city ordinances with respect to the set back distances along our northerly property line from 10' to 3'. As outlined in our Application for Set Back Variance, the issuance of this variance would in no way be contrary to the public interest as construction would center around the safety of neighboring structures and would in fact improve the drainage given the topography of the area and its presence in the 100 year flood plain. We intend install all necessary firewall protection along the northern side of the building with proper wrap around to protect the adjacent property owner.

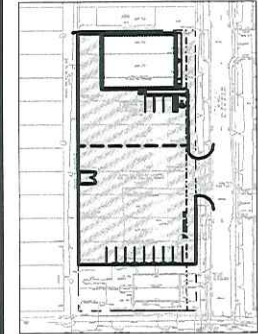
If you need any additional information please feel free to contact my office.

Sincerely,  
Oakland Land & Development, LLC

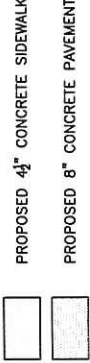


Jeff Burkhalter



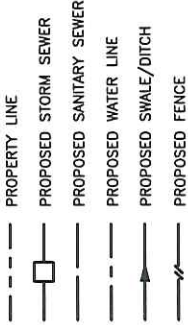


SHADING LEGEND:



LEGEND:

SITE LEGEND:



LANDSCAPE LEGEND:

SITE DATA TABLE:

1.	NAME OF DEV:	0. NORTH 11TH (KELLER TRACT)
2.	TYPE OF DEV:	OFFICE/WAREHOUSE (LEASE SPACE)
3.	LEGAL DESC:	LOTS 19 THRU 28 BLK 96, LA PORTE
4.	ADDRESS:	0 NORTH 11TH STREET (ADDRESS TBD)
5.	LOT SIZE:	0.717 ACRES
6.	ZONING:	LI (LIGHT INDUSTRIAL)
7.	OWNER NAME:	OAKLAND LAND & DEVELOPMENT, LLC
8.	DEVELOPER:	OAKLAND LAND & DEVELOPMENT, LLC
9.	HCAD No:	0232120960019, 0232120960021 & 0232120960023
10.	NAICS:	UNKNOWN, OFFICE/WHSE LEASE, TBD
11.	AREA OF DEV:	31,250 SQUARE FEET
12.	MAXIMUM LOT COVERAGE:	95%

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 THE CITY OF LA PORTE, TEXAS HAS APPROVED THIS SITE PLAN AND DEVELOPMENT OF KELLER TRACT IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF LA PORTE.

BY: \_\_\_\_\_  
DIRECTOR OF PLANNING  
LA PORTE, TX

BY: \_\_\_\_\_  
CITY PLANNER, LA PORTE, TX

BY: \_\_\_\_\_  
CITY ENGINEER, LA PORTE, TX

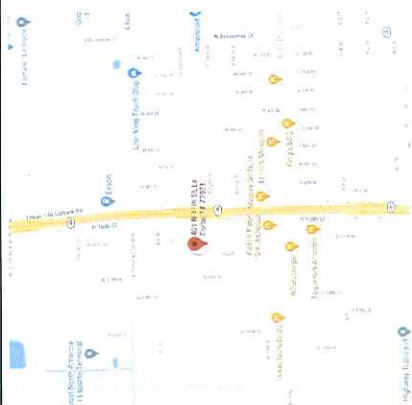
I (OR WE), \_\_\_\_\_, AS OWNERS (WHETHER ONE OR MORE) OF THE 0.717 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING SITE PLAN OF PERFORMANCE INSULATION CONTRACTORS DO HEREBY ESTABLISH SAID DEVELOPMENT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID SITE PLAN. (WE) FURTHER CERTIFY THAT ALL IMPROVEMENTS SHOWN ON SAID SITE PLAN SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN.

IN TESTIMONY WHEREOF, OAKLAND LAND & DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_ ITS PRESIDENT THEREUNTO AUTHORIZED. ATTESTED BY ITS SECRETARY (OR AUTHORIZED TRUST OFFICER), \_\_\_\_\_ AND ITS COMMON SEAL HEREUNTO AFFIXED BY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
PRESIDENT/OWNER, OAKLAND & DEVELOPMENT, LLC

ATTEST:

BY: \_\_\_\_\_  
AUTHORIZED OFFICER, OAKLAND LAND & DEVELOPMENT, LLC



LOCATION MAP

NOT TO SCALE  
ZIP CODE: 77571  
HARRIS COUNTY

FLOODPLAIN NOTE:

ACCORDING TO MAP No. 48201C0945M OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR HARRIS COUNTY AND INCORPORATED AREA, DATED JAN 6, 2017, THE SUBJECT TRACT IS ENTIRELY WITHIN SHADED ZONE AE1, OR AREAS DETERMINED TO BE INSIDE THE 100-YR FLOODPLAIN.

A NOTIFICATION ISSUED BY HC INFRASTRUCTURE DEPARTMENT-PERMITS-OFFICE IS REQUIRED FOR PROPOSED WORK WITHIN HARRIS COUNTY ROW. THE PROJECT MUST BE APPROVED PRIOR TO OBTAIN THE REQUIRED NOTIFICATION. A NOTIFICATION MUST BE OBTAINED SEPARATELY FROM SITE DEVELOPMENT PERMIT PACKAGE. FOR ADDITIONAL INFORMATION PLEASE VISIT:  
[https://hcpid.org/permits/pr-notification\\_of\\_construction.html](https://hcpid.org/permits/pr-notification_of_construction.html) OR CONTACT PUBLIC REVIEW INSPECTIONS DEPARTMENT @ (713)-274-3931.

REGISTERED ENGINEER:

I, TRAVIS E. JAMES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE INFORMATION PRESENTED ON THIS MINOR SITE PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

KEYED NOTES:

1	LANDSCAPE	8	WTR LINE SYSTEM
2	ADA RAMP	9	6" WOOD FENCE
3	ADA SIGN	10	DUMPSTER ENCLOSURE w/KNOX BOX
4	PROP BUILDING	11	PROP 6" CURB
5	WHEELSTOP	12	6" CHAINLINK FENCE
6	6" SAN SWR SYSTEM	13	ELECTRICAL SERVICE
7	STM SWR SYSTEM		



1225 N Loop W, Suite 800  
HOUSTON, TX 77008  
713.864.2900

NEW OFFICE/WAREHOUSE BLDG  
0 N 11TH STREET  
LA PORTE, TEXAS 77571

SITE PLAN



H2B PROJECT No. : 2021-01-0019

H2B PROJECT No. : 2021-01-0019

SCALE: AS SHOWN

SHEET No. XXX OF XXX SHEETS

C1



NOTES:

GRADING NOTES:

- SOD OR HYDRO-MULCH ALL DISTURBED AREAS.
- PROVIDE 2% MAX SLOPE AT EACH ADA ACCESSIBLE PARKING SPACE.
- PROVIDE 2% MAX CROSS SLOPE AT EACH PEDESTRIAN DOOR.

- ADA ACCESSIBLE RAMPS SHALL NOT EXCEED 8.33% GRADE AND SHALL HAVE 5" LEVEL LANDINGS AT TOP AND BOTTOM OF RAMP. RAMPS THAT HAVE CHANGE IN HEIGHT GREATER THAN 6" SHALL HAVE HANDRAILS IN ACCORDANCE WITH ADA ACCESSIBILITY STANDARDS. SIDEWALK SLOPES SHALL NOT EXCEED 5% AND CROSS-SLOPE SHALL NOT EXCEED 2%.

- CONCRETE SLOPE SHALL BE NO LESS THAN 0.50% EXCEPT CONCRETE CUTTERS AND VALLEYS SHALL BE NO LESS THAN 0.35%.

- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

LEGEND:

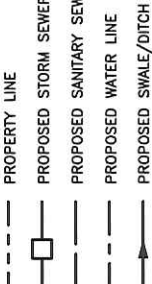
SHADING LEGEND:



GRADING LEGEND:



UTILITY LEGEND:



FLOODPLAIN NOTE:

ACCORDING TO MAP No. 48201C0945M OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR HARRIS COUNTY AND INCORPORATED AREA, DATED JAN. 6, 2017, THE SUBJECT TRACT IS ENTIRELY WITHIN SHADED ZONE "AE" OR AREAS DETERMINED TO BE INSIDE THE 100-YR FLOODPLAIN.

A NOTIFICATION ISSUED BY HC INFRASTRUCTURE DEPARTMENT-PERMITS-OFFICE IS REQUIRED FOR PROPOSED WORK WITHIN HARRIS COUNTY ROW. THE PROJECT MUST BE APPROVED PRIOR TO OBTAIN THE REQUIRED NOTIFICATION. A NOTIFICATION MUST BE OBTAINED SEPARATELY FROM SITE DEVELOPMENT PERMIT PACKAGE. FOR ADDITIONAL INFORMATION PLEASE VISIT: [http://hcpid.org/permits/pr\\_notification\\_of\\_construction.html](http://hcpid.org/permits/pr_notification_of_construction.html) OR CONTACT PUBLIC REVIEW INSPECTIONS DEPARTMENT @ (713)-274-3931.

REGISTERED ENGINEER:

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NEW OFFICE/WAREHOUSE BLDG  
0 N 11TH STREET  
LA PORTE, TEXAS 77571

SITE PLAN – UTILITY  
& DRAINAGE

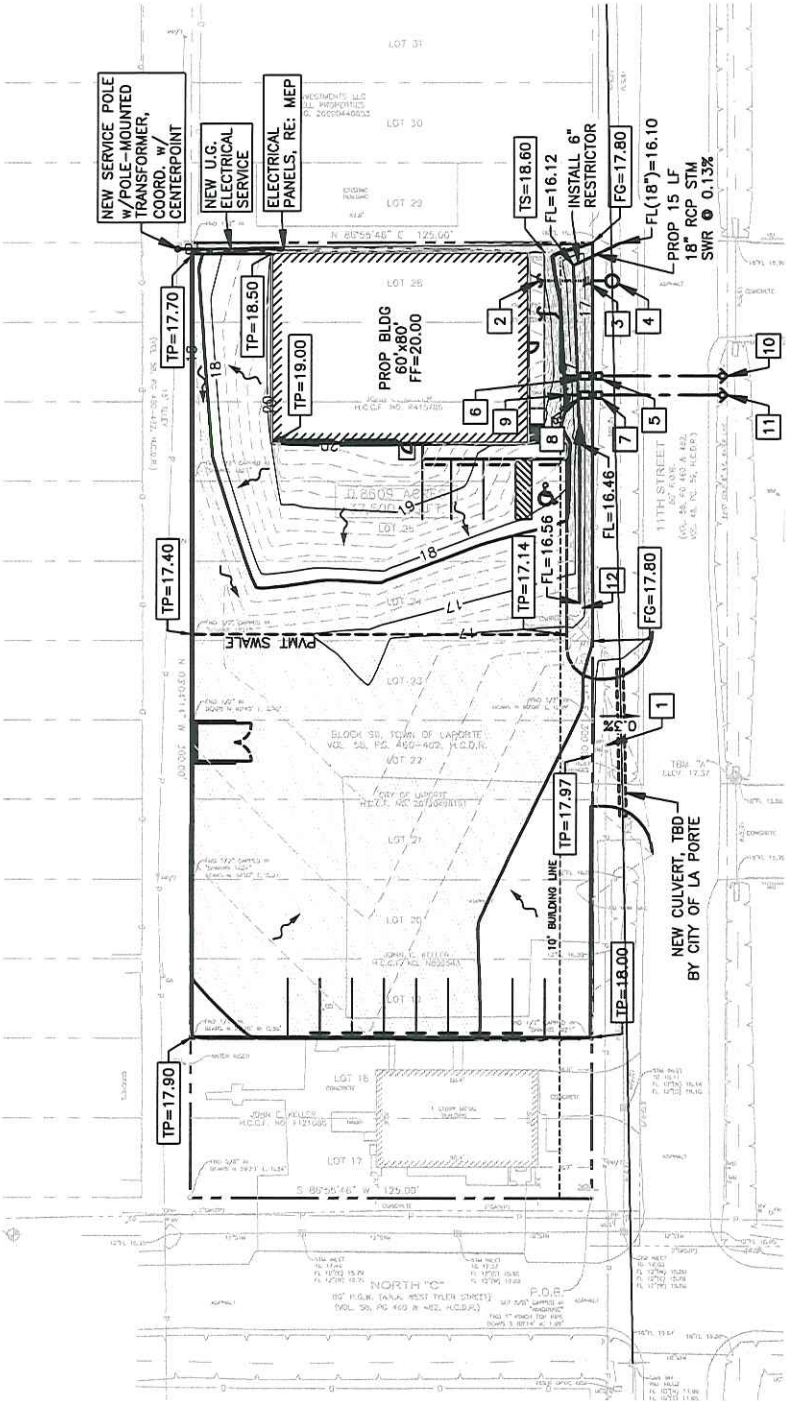


H2B PROJECT No. : 2021-01-0019  
DESIGNED BY: EJJ  
DRAWN BY: EJS  
SCALE: AS SHOWN  
SHEET No. XXX OF XXX SHEETS

C2

UTILITY KEYED NOTES:

- RELOCATE EXISTING POWER POLE, COORDINATE WITH CENTERPOINT
- PROPOSED SANITARY SEWER CONNECTION TO PROPOSED BUILDING RE: MEP, FL(6")=14.3
- PROPOSED SANITARY CLEANOUT
- CONN PROP 6" SAN SWR TO EXIST 10" SAN SWR WITH NEW MANHOLE, RIM=18.00, FL(10")=12.2±
- 1.5" DOMESTIC WATER METER (NOTE 14)
- 1.5" REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER (NOTE 13)
- 1" IRRIGATION METER (NOTE 14)
- 1" RPZ BFP (NOTE 13)
- 1" IRRIGATION LINE TO IRRIGATION SYSTEM (BY OTHERS)
- 8"x1.5" TAPPING SADDLE w/CORP. STOP
- 8"x1" TAPPING SADDLE w/CORP. STOP
- PROPOSED BERM AT PROPERTY LINE FOR DRAINAGE CONTAMINANT ON SITE



RESTRICTOR CALCULATIONS:

MAXIMUM DISCHARGE CALC & RESTRICTOR CALC:	
MAXIMUM ALLOWABLE DISCHARGE RATE:	
THE MAXIMUM ALLOWABLE OUTFALL RATE FOR THE SUBJECT TRACT IS EQUAL TO THE 25-YR AND 100-YR, 24-HOUR STORMEVENT.	
Q = C <sub>A</sub>	
WHERE:	
AREA SERVED = C	0.35
INTENSITY = (25-YEAR)	0.72 AC
INTENSITY = (100-YEAR)	5.87 in/hr
	7.07 in/hr
MAX OUTFLOW RATE ALLOWED 25-YEAR	1.47 CFS
MAX OUTFLOW RATE ALLOWED 100-YEAR	1.78 CFS
PRIMARY OFFICE CALCULATIONS:	
MAX OUTFLOW RATE ALLOWED 25-YEAR	1.47 CFS
WATER SURFACE ELEVATION 25-YEAR	17.36 FT
TAILWATER OF OUTFALL PIPE	16.87 FT
HEAD (WATER SURFACE DIFFERENTIAL)	0.49 FT
ORIFICE DIAMETER	0.645 FT
PROPOSED ORIFICE DIAMETER	0.50 FT
25-YEAR DISCHARGE CALC:	
25-YEAR WATER SURFACE ELEVATION	17.36
TAILWATER OF OUTFALL PIPE (CENTER OF RESTRICTOR PIPE)	16.37
OUTFALL PIPE DIAMETER	1.50 FT
RESTRICTOR / ORIFICE DIAMETER	0.50 FT
COEFFICIENT OF DISCHARGE (SHORT SEGMENT OF PIPE)	0.80
AREA OF OPENING	0.196 FT <sup>2</sup>
ACCELERATION DUE TO GRAVITY	32.2 FT/SEC <sup>2</sup>
HEAD DIFFERENTIAL	0.99 FT
PROPOSED 25-YEAR DISCHARGE	1.25 CFS
PROPOSED 25-YEAR DISCHARGE 1.25 CFS < ALLOWED DISCHARGE 1.47 CFS	
100-YEAR DISCHARGE CALC:	
100-YEAR WATER SURFACE ELEVATION	17.76
TAILWATER OF OUTFALL PIPE (CENTER OF RESTRICTOR PIPE)	16.37
OUTFALL PIPE DIAMETER	1.50 FT
RESTRICTOR / ORIFICE DIAMETER	0.50 FT
COEFFICIENT OF DISCHARGE (SHORT SEGMENT OF PIPE)	0.80
AREA OF OPENING	0.196 FT <sup>2</sup>
ACCELERATION DUE TO GRAVITY	32.2 FT/SEC <sup>2</sup>
HEAD DIFFERENTIAL	1.39 FT
PROPOSED 100-YEAR DISCHARGE	1.25 CFS
TOTAL OUTFLOW RATE PROVIDED	1.25 CFS
PROPOSED MAX POND DRAIN TIME	1.38 HOURS
TOTAL OUTFLOW RATE (Q <sub>T</sub> ) 1.25 CFS < ALLOWED DISCHARGE 1.78 CFS	

DETENTION CALCULATIONS:

1. REQUIRED DETENTION AT A RATE OF OF DISTURBED AREA	0.20 AC-FT/ACRE	
2. TOTAL DISTURBED AREA	A = 0.7174 AC	
3. DETENTION REQUIRED:	VOL = 43560 x (0.2 x A)	
	VOL = 6,250 CF	
	VOL = 231.5 CY	
	VOL = 0.1 AC-FT	
5. DETENTION IS PROVIDED IN PARKING LOT AND NORTHEAST DITCH.		
100-YEAR WATER SURFACE ELEVATION = 17.76		
TOTAL DETENTION PROVIDED	231.48 CY	
DETENTION REQUIRED	231.48 CY	
PROVIDED = REQUIRED		

MITIGATION CALCULATIONS:

100-YR FLOOD ELEVATION=18.40

VOLUME BELOW 18.40 AND ABOVE EXISTING SURFACE = 496.17 CY

VOLUME BELOW 18.40 AND ABOVE PROPOSED SURFACE = 729.03 CY

PROPOSED CUT OF 232.86 CY BELOW 18.40

DETENTION VOLUME PROVIDED = 231.48 CY

PROPOSED CUT EXCLUDING PROVIDED DETENTION VOLUME = 232.86 - 231.48 = 1.38 CY (NET CUT)

NO NET FILL IN FLOODPLAIN



## **Adjournment**

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- a. Adjourn the meeting.