ROADWAY IMPACT IMPERVIOUS COVER
DEBBA DRIVE

1/2 PVMNT WDTH = 10

1/2 R.O.W. WDTH = 30

10'/30' = 33% ROADWAY IMPER COVER

ALLOWABLE WATERSHED IC LIMIT = 20%

33%>20%, THEREFORE IMPACT

636.67 x 30 = 19,100 19,100 x 20% = 3,820

636.67 x 10 = 6,367 6,367 - 3,820 = 2,547

2,547 s.f. IMPACT

NET SITE AREA CALCULATIONS

Total gross site area = 276,785 s.f. (6.354 Acres)
Site Deductions: Critical Water Quality Zone (CWQZ) = 0.00 Acres
Water Quality transition =Zone (WQTZ) = 0.00 Acres
Wastewater irrigation areas = 0.00 Acres
Deduction subtotal = 0.00 Acres

Upland area (Gross area minus total deductions) = 276,785 s.f. (6.354 ac.)

Net Site Area Calculation:
Area of Uplands with Slopes 0-15% 271,855 s.f. x 100% = 271,855 s.f.
Area of Uplands with Slopes 15-25% 4,930 s.f. x 40% = 1,972 s.f.
Area of Uplands with Slopes 25-35% 0 s.f. x 20% = 0 s.f.
Area of Uplands with Slopes 35% + 0 s.f. x 0% = 0 s.f.
Net Site Area (subtotal) = 273,827 s.f. (6.29 ac.)

IMPERVIOUS COVER

Allowable Impervious Cover
Impervious cover allowed at 0% X WQTZ = 0.000
Acres impervious cover allowed at 20% X 273,827 = 54,765 s.f. (1.257 ac.)
Deductions for perimeter roadway = 2,547 s.f.
Total impervious cover allowed = 52,218 s.f. (1.2 ac.)

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY
Total acreage 15-25% 4,930 x 20% = 986 s.f.

EXISTING IMPERVIOUS COVER
Total existing impervious cover = 185,613 s.f. (16,603 s.y. TO BE REVEGETATED)

PROPOSED TOTAL IMPERVIOUS COVER
Impervious cover in WQTZ = 0.000 Acres = 0.00%
Impervious cover in Uplands Zone = 3,083 s.f. (BLDG) + 49,135 s.f. (BASE MATERIAL) = 52,218 s.f.
Total proposed impervious cover = 52,218 s.f. (18.87% G.S.A.) (19.07% N.S.A.)

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	Area (ac)	BLDGS./ Area (sf)	OTHER IMPERVIOUS % of Category (%)	COVER DRIVES, ROADS, ETC Area (sf)
0-15%	6.246	3083	0.01%	51,655
15-25%	0.033	0.00	0.00%	0.00
25-35%	0.007	0.00	0.00%	0.00
>35%	0.068	0.00	0.00%	0.00
Total Site Area	6.354			

BUILDING COVERAGE = 3,083 s.f. F.F.A. = 3,083 s.f. F.A.R.= 1:0.011 1.1%

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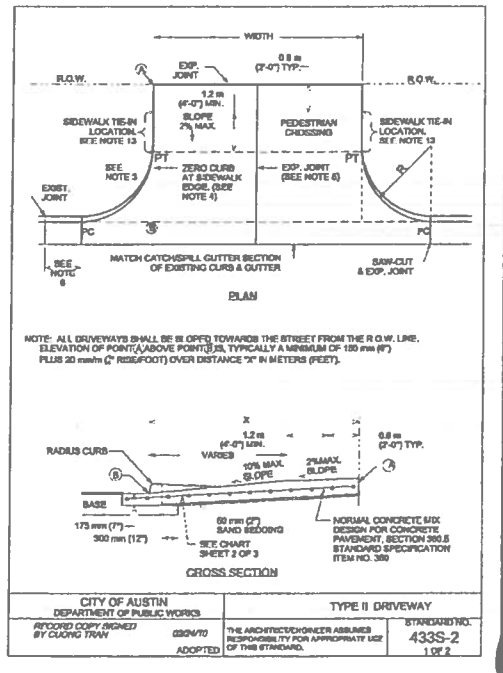
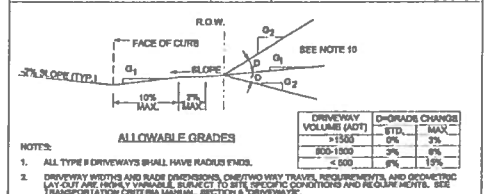


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
RECORD COPY SIGNED BY CLICING TRAN 03/24/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS



ALLOWABLE GRADES

DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE STD.	MAX.
>1500	0%	2%
600-1500	3%	8%
< 600	8%	15%

NOTES:
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 8 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS P.C. LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.2 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BANK IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 66% OF PARCEL FRONTAGE AT 30 METERS (100 FEET), WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHERE THE PROPERTY OWNER IS ALSO RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE AREA DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS LESS THAN TO EMERGENCY VEHICLE ACCESS AND 10% IS GREATER THAN 12%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 8 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
RECORD COPY SIGNED BY CLICING TRAN 03/24/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2

THIS SITE IS COMPOSED OF 3 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. UDA DOC. #_____

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- 60D NAIL FOUND
- 60D NAIL SET
- SPINDLE FOUND
- CAPPED REBAR FOUND
- BARB WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.D.E. SURFACE DRAINAGE EASEMENT
- W/WW WATER/WASTEWATER
- E.E. ELECTRIC EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- EM ELECTRIC METER
- FH FIRE HYDRANT
- ( ) PER PLAT
- POWER POLE
- O.H. OVERHEAD UTILITIES
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.L. POINT ON LINE
- P.O.B. PLACE OF BEGINNING

SCALE 1" = 40'

The seal appearing on this document was authorized by:

Kurt M. Prossner P.E.
Texas Reg. No. 58191

on

AREA FOR CITY USE ONLY!

SITE PLAN RELEASE Sheet ____ of ____

FILE NUMBER:_____ EXPIRATION DATE:_____
CASE MANAGER:_____ APPLICATION DATE:_____
APPROVED ADMINISTRATIVELY ON:_____
APPROVED BY PLANNING COMMISSION ON:_____
APPROVED BY CITY COUNCIL ON:_____
Under Section_____ on Chapter_____ of the Austin City Code.

Signing For Director, Planning and Development Review Department

DATE OF RELEASE_____ of_____ ZONING:_____
Rev. 1_____ Correction 1_____
Rev. 2_____ Correction 2_____
Rev. 3_____ Correction 3_____

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Revision No. - Date of Revision - Revision Description - Approved By

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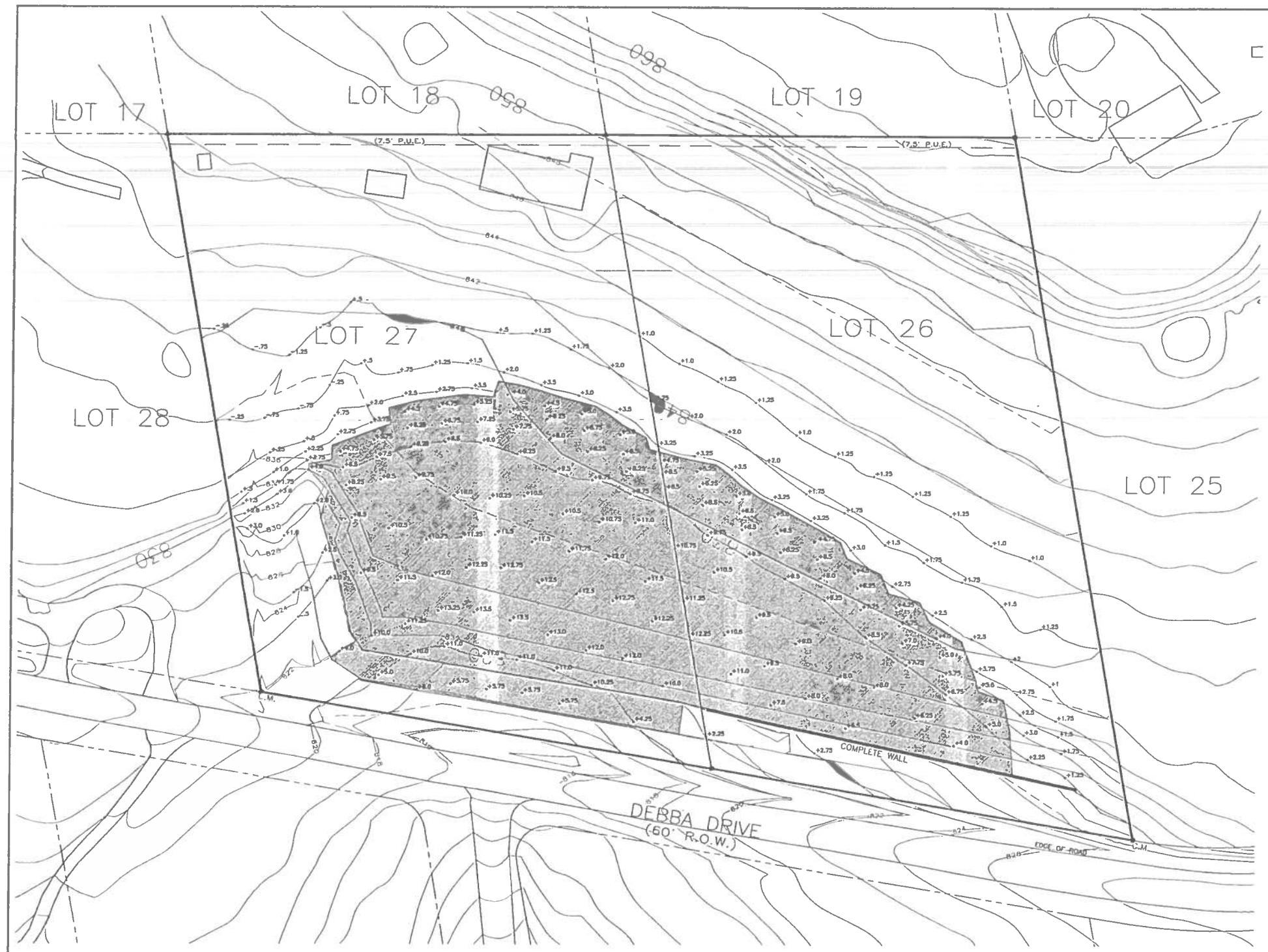
MARC PATE
15101 DEBBA DRIVE, AUSTIN TEXAS 78734
SITE PLAN/DIMENSION CONTROL PLAN

SP-2013-0110D

SHEET 4 OF 6



DENOTES AREA OF FILL OVER 4.0 FEET.
83,229 s.f.

MAX. FILL +13.50
AVERAGE FILL + 8.25

LEGEND

●	1/2" IRON PIPE FOUND
●	1/2" REBAR FOUND
○	1/2" REBAR SET
▲	60D NAIL FOUND
△	60D NAIL SET
⊗	SPINDLE FOUND
⊙	CAPPED REBAR FOUND
-x-	BARB WIRE FENCE
-o-	CHAIN LINK FENCE
-//	WOOD FENCE
-W-	METAL FENCE
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.D.E.	SURFACE DRAINAGE EASEMENT
W/WW	WATER/WASTEWATER
E.E.	ELECTRIC EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
GM	GAS METER
WM	WATER METER
EM	ELECTRIC METER
FH	FIRE HYDRANT
( )	PER PLAT
-●-	POWER POLE
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3/8/13

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MARC PATE
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CUT AND FILL

SP-2013-0110D

SHEET
07
OF 6