

Texas County  
91.49 Acres  
Doc. 5925393  
Vol. 13165 Pg. 954  
April 17, 1998

NOTE:  
THERE ARE NO EXISTING  
BUILDINGS WITHIN 50 FEET  
OF THE SITE IN ANY  
DIRECTION.

SCALE: 1" = 30'

LEGEND

- PROPERTY LINE
- RECORD INFORMATION
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING LIGHT POLE
- EXISTING EDGE OF ASPHALT
- EXISTING FENCE
- EXISTING WATER METER
- EXISTING CONTOUR
- EXISTING ELEVATION
- EXISTING TREE
- EXISTING EDGE OF PAVEMENT
- PROPOSED FIRELANE
- LIMITS OF CONSTRUCTION
- PROPOSED CATCH BASIN
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- PROPOSED CRUSHED ASPHALT

FIRE LANE NOTE

PAINT THE RED STRIPE WITH STENCILING READING 25% FIRE LANE/TOW-AWAY ZONE. IN LETTERING AT LEAST 3 INCHES IN HEIGHT. SUCH STENCILING SHALL BE AT 30 FEET INTERVALS ALONG THE FIRE LANE. FIRE LANE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET.

TREE LIST NOTE

REFER TO THE EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION PLAN ON SHEET 5 FOR TREE LIST.

BUSINESS OPERATION HOURS

MONDAY - SUNDAY: 6AM-8PM

ENGINEER'S CERTIFICATION

A CIVIL ENGINEER REGISTERED IN TEXAS MUST CERTIFY A PLAN OR PLAN AS COMPLETE. THE ENGINEER SHALL SIGN AND DATE THE PLAN. THE DIRECTOR OF WATERSHED PROTECTION DEPARTMENT MAY WAIVE THIS REQUIREMENT AFTER MAKING A DETERMINATION THAT THE PLAN OR IMPROVEMENTS DO NOT REQUIRE THE SERVICES OF AN ENGINEER.

BUILDING SUMMARY AREA

EXISTING USE: WAREHOUSE  
PROPOSED USE: WAREHOUSE  
NUMBER OF STORIES: 1  
BUILDING HEIGHT: 10'  
FOUNDATION TYPE: CONCRETE SLAB (ALL BLDGS)  
ZONING: 2-MILE ETC  
GROUND COVER: 65% MAX.  
MAX. BLDG. COVERAGE: 4,506 S.F. (1.77%)  
BLDG. # FAR. F.F.E. SQ. FOOTAGE  
1 1.0:0178 4,506 S.F.

SITE PLAN RELEASE NOTES

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT DEPARTMENT. THE SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRICAL EASEMENTS MAY BE REQUIRED.
- WATER SERVICE WILL BE PROVIDED BY GARFIELD WATER SUPPLY CORPORATION. WASTEWATER SERVICE IS BY ON SITE SEPTIC.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF DEL VALLE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

IMPERVIOUS COVER CALCULATIONS

GROSS SITE AREA: 253,476 S.F. (5,819 ACRES)  
CRITICAL WATER QUALITY ZONE (CWQZ): 0 S.F.  
WATER QUALITY TRANSITION ZONE (WQTZ): 0 S.F.  
NET SITE AREA: 253,476 S.F. (5,819 ACRES) \*

IMPERVIOUS COVER: EXISTING 4,506 S.F. (1.8%) PROPOSED 0 S.F. TOTAL 4,506 S.F. (1.8%)  
ROOF/COVD WALKS: 0 S.F. (0.0%)  
CONCRETE: 0 S.F. (0.0%)  
ASPHALT: 0 S.F. (0.0%)  
COMPACTED BASE: 56,666 S.F. (22.4%) 69,272 S.F. 125,938 S.F. (49.68%)  
TOTAL: 61,172 S.F. (24.2%) 69,272 S.F. 125,444 S.F. (51.46%)  
PERVIOUS COVER: 191,302 S.F. (75.8%) 123,032 S.F. (48.54%) (GOOD GRASS)

APPENDIX Q-1 - NET SITE AREA

TOTAL GROSS SITE AREA = 5,819 ACRES

SITE DEDUCTIONS:

NOTE: THERE ARE NO EXISTING BUILDINGS WITHIN 50 FEET OF THE SITE IN THIS DIRECTION.

CRITICAL WATER QUALITY ZONE (CWQZ) = 0.000 ACRES  
WATER QUALITY TRANSITION ZONE (WQTZ) = 0.000 ACRES  
WASTEWATER IRRIGATION AREAS = 0.000 ACRES  
DEDUCTION SUBTOTAL = 0.000 ACRES

UPLAND AREA (GROSS AREA MINUS TOTAL DEDUCTIONS) = 5,819 ACRES

NET SITE AREA CALCULATION:

AREA OF UPLANDS WITH SLOPES 0%-15% = 5,819 X 100% = 5,819 ACRES  
AREA OF UPLANDS WITH SLOPES 15%-25% = 0.000 X 40% = 0.000 ACRES  
AREA OF UPLANDS WITH SLOPES 25%-35% = 0.000 X 20% = 0.000 ACRES  
NET SITE AREA (SUBTOTAL) = 5,819 ACRES

APPENDIX Q-2 - IMPERVIOUS COVER

ALLOWABLE IMPERVIOUS COVER

IMPERVIOUS COVER ALLOWED AT 0.15% X WQTZ = 0.000 ACRES  
IMPERVIOUS COVER ALLOWED AT 65.2% X NSA = 3,782 ACRES  
DEDUCTIONS FOR PERMETER ROADWAY = 0.000 ACRES

TOTAL IMPERVIOUS COVER ALLOWED = 3,782 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 0-15% = 0.000 ACRES

PROPOSED TOTAL IMPERVIOUS COVER

IMPERVIOUS COVER IN WQTZ = 0.000 ACRES = 0.000 %  
IMPERVIOUS COVER IN UPLANDS ZONE = 2,994 ACRES = 2,994 ACRES

TOTAL PROPOSED IMPERVIOUS COVER = 2,994 ACRES

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	AC.	% OF CATEGORY	IMPERVIOUS COVER	AC.
0-15%	5,819	0.1034	1.8	2,891	
15-25%	0	0	0	0	
25-35%	0	0	0	0	
OVER 35%	0	0	0	0	
TOTAL SITE AREA	5,819				



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SITE PLAN  
BURCH STORAGES  
4300 BURCH DRIVE  
DEL VALLE, TEXAS 78617

NO.	REVISION/CORRECTION	DATE	BY
1	DATE: 11-14-2014 FILE: 02-BURCH.. DRAWN: MOR		