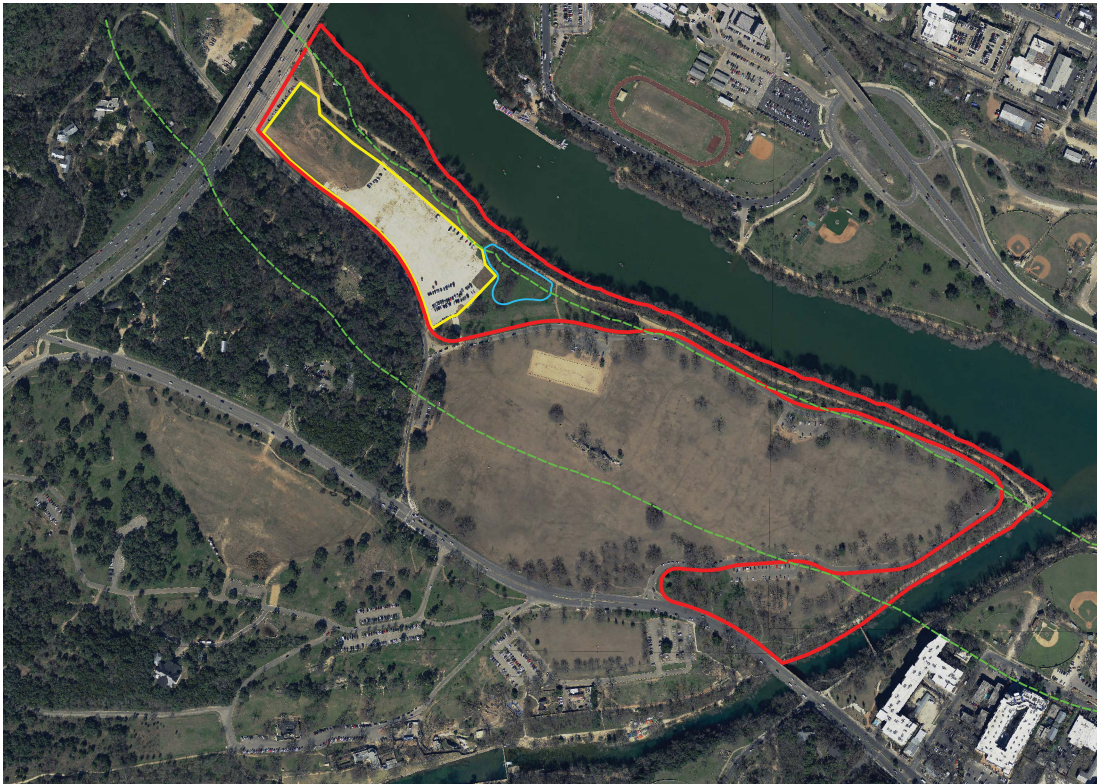


APPLICANT'S IMPERVIOUS COVER CALCULATIONS FROM 23 MAR 2018 CONSTRUCTION DRAWINGS

In the 23 Mar 2018 Site Plan submittal, the applicant appropriately based the total tract area on the TCAD tract and City lot upon which the proposed parking lot sits. However, the applicant incorrectly used the total tract area instead of the secondary setback area within the total tract area to calculate the proposed percent impervious cover for the secondary setback area. Instead of the 26.14% that was calculated and shown in the table below, the actual proposed impervious cover in the secondary setback area is 7.96 ac divided by 17.93 acres, or 44.4%. This is over the 30% impervious cover allowed in the secondary setback area.



The red line in the aerial photo above is the boundary of the total tract area (30.45 acres) used in the table below. It consists of one TCAD tract (PID #105461). This tract is the same as the lot shown on the City of Austin Property Profile Report and Zoning Profile Report. The dashed green lines are the primary and secondary Waterfront Overlay setbacks.

SITE DATA		
	AREA (AC)	PERCENT
TRACT AREA	30.45	100
PRIMARY SETBACK AREA	12.52	41.12
SECONDARY SETBACK AREA	17.93	58.88
EXISTING IC IN PRIMARY SETBACK AREA	0.20	0.66
EXISTING IC IN SECONDARY SETBACK AREA	0.49	1.61
TOTAL EXISTING IC	0.69	2.27
PROPOSED BUILDINGS	0.00	0.00
PROPOSED IC IN PRIMARY SETBACK AREA	0.20	0.66
PROPOSED IC IN SECONDARY SETBACK AREA	7.96	26.14
TOTAL PROPOSED IC	8.16	26.80

Table from Sheet 14 of Construction Drawings dated 23 Mar 2018.

APPLICANT'S IMPERVIOUS COVER CALCULATIONS FROM 15 MAY 2018 CONSTRUCTION DRAWINGS

In the 15 May 2018 Site Plan submittal, the applicant added two TCAD tracts (the Great Lawn tracts) to the total tract area in an attempt to solve the impervious cover problem in the 23 Mar 2018 submittal. So, the total tract area no longer includes just the TCAD tract and City lot upon which the proposed parking lot sits which is the normal method of determining impervious cover percentages. It also includes the Great Lawn. No justification for this change was provided. The sole purpose seems to be to add enough additional land to the overall area so that the secondary setback impervious cover calculation would produce a value that is less than the maximum 30%. As a result of inappropriately adding these additional lots, the applicant was able to calculate the proposed impervious cover in the secondary setback as 20.9%.



The red line in the aerial photo above is the boundary of the total tract area (81.16 acres) used in the table below . It consists of three TCAD tracts (PID 105461, 105462, and 105144). This tract is the same as the two lots shown on the City of Austin Property Profile Report and Zoning Profile Report plus the Lou Neff Road ROW. The dashed green lines are the primary and secondary Waterfront Overlay setbacks.

SITE DATA TABLE			
	TRACT	PRIMARY SETBACK	SECONDARY SETBACK
AREA (AC)	81.16	29.09	52.07
EXISTING IC (AC)	4.08	0.58	3.50
EXISTING % IC	5.0%	2.0%	6.7%
PROPOSED BUILDINGS (AC)	0.00	0.00	0.00
PROPOSED PERVIOUS SURFACE (AC)	0.00	0.00	0.00
PROPOSED IC (AC)	7.39	0.00	7.39
PROPOSED IC %	9.1%	0.0%	14.2%
TOTAL IC (AC)	11.47	0.58	10.89
TOTAL IC %	14.1%	2.0%	20.9%

From Sheet 14 of Construction Drawings dated 15 May 2018.