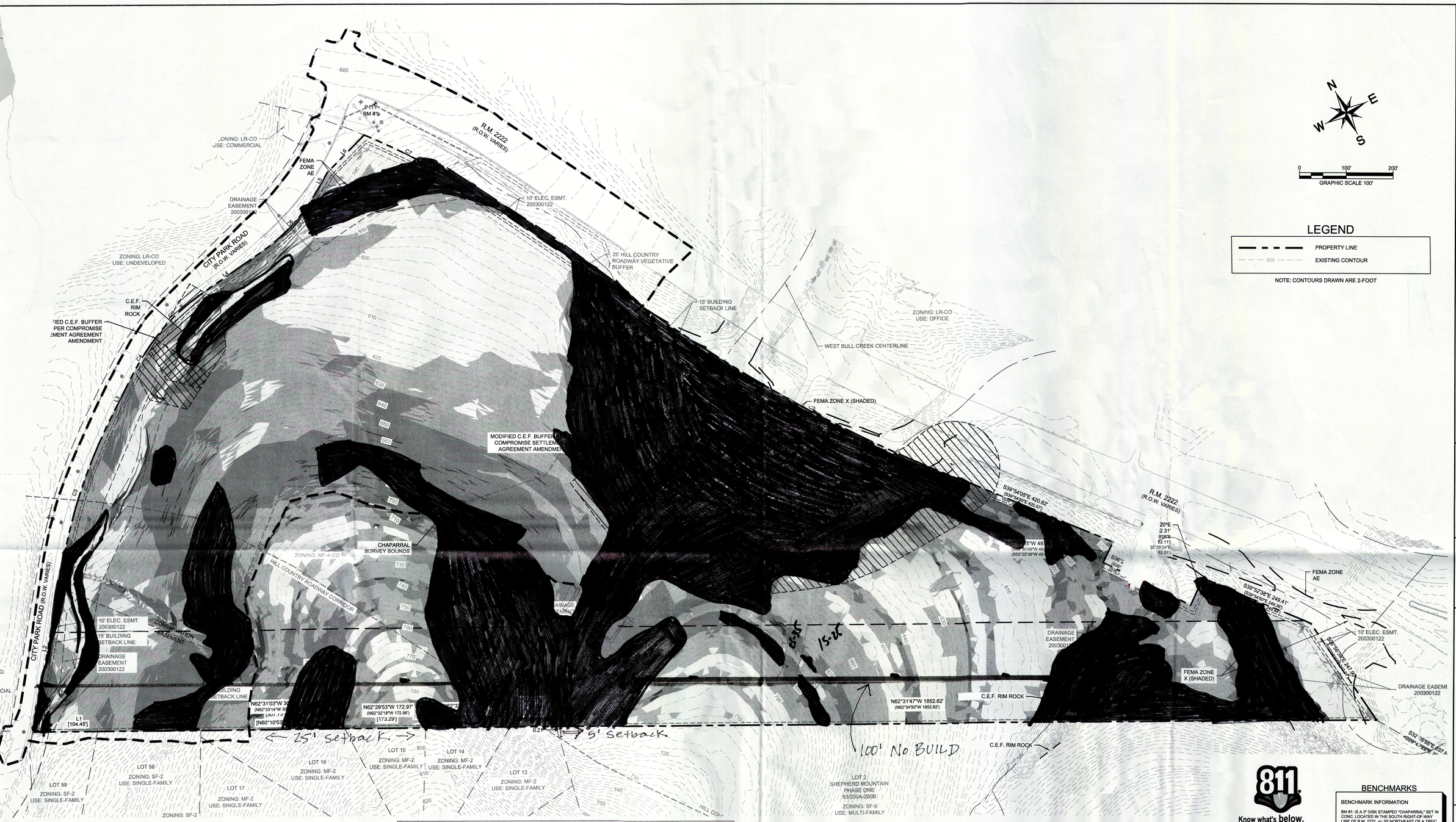

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR

NOTE: CONTOURS DRAWN ARE 2-FOOT

APPENDIX Q-1: NET SITE AREA		
TOTAL GROSS SITE AREA	45.38	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)	45.38	ACRES
NET SITE AREA CALCULATION:		
AREA OF UPLANDS WITH SLOPES 0-15% X100%	13.20	ACRES
AREA OF UPLANDS WITH SLOPES 15-25% X40%	13.40	ACRES
AREA OF UPLANDS WITH SLOPES 25-35% X20%	10.38	ACRES
NET SITE AREA (SUBTOTAL)	**36.98**	**ACRES**

APPENDIX Q-2
IMPERVIOUS COVER

WATERSUPPLY SUBURBAN WATERSHED (BULL CREEK)

IMPERVIOUS COVER ALLOWED AT 40.00% X *45.38* (GROSS SITE AREA) = 18.15 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15-25% *13.40* ACRES X 10% = 1.34 ACRES

12% GSA
14.7% NSA

PROPOSED TOTAL IMPERVIOUS COVER
TOTAL PROPOSED IMPERVIOUS COVER = *5.45* ACRES = *12.00%*

237,402 sf

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	IMPERVIOUS COVER: BUILDING/ AND OTHER IMPERVIOUS COVER ACRES	% OF CATEGORY	DRIVEWAYS/ ROADWAYS ACRES
0-15%	13.20	1.56	12%	1.07
15-25%	13.40	1.10	8%	0.86
25-35%	10.38	0.49	5%	0.33
OVER 35%	8.40	0.01	0%	0.03
TOTAL SITE AREA	**45.38**			

MULTI-FAM.	COMMERCIAL
40% 229,997	65% 373,745
10% 50,370	15% 87,557
5% 22,608	5% 22,608
0	0
302,975 sf	483,910 sf
6.95 Ac	11.11 Ac

HCR 40% buffer 18.152 AC

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area (sf)	Color
1	0.00%	15.00%	574,992	
2	15.00%	25.00%	583,704	
3	25.00%	35.00%	452,152	
4	35.00%	8.4 Acres	365,904	or FP

811 Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

BENCHMARKS

BENCHMARK INFORMATION

BM #1: IS A 3" DISK STAMPED "CHAPARRAL" SET IN CONC. LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF R.M. 2222, +/- 30' NORTHEAST OF A TRFIC SIGNAL POLE, +/- 21' NORTHWEST OF A WASTEWATER MANHOLE.

ELEVATION: 596.07'

SOURCE: NAVD 88 (GEIOD 99) FROM O.P.U.S. SOLUTIONS

BM #2: SQUARE IN NORTH END OF CONCRETE WALL ON EAST SIDE OF CITY PARK ROAD, +/- 9' EAST OF THE EAST EDGE OF PAVEMENT OF CITY PARK ROAD AND +/- 751' NORTH OF THE INTERSECTION OF CITY PARK ROAD AND WEST COURTYARD DRIVE.

ELEVATION: 643.66'

SOURCE: NAVD 88 (GEIOD 99) FROM O.P.U.S. SOLUTIONS

SITE PLAN APPROVAL SHEET 12 OF 108
FILE NUMBER SPC-2017-0239C APPLICATION DATE 6/28/2017
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER MICHAEL SIMMONS-SMITH
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ X DDZ ____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING MF-4-CO & GO-CO
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 300 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 972-239-3820
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TBPE Firm No. 928

JOEL M. WIXSON 116167 LICENSED PROFESSIONAL ENGINEER
11/17/2017

KHA PROJECT 069256200
DATE NOV. 2017
SCALE: AS SHOWN
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: JMW

SLOPE MAP

SHEPHERD MTN
6301 FM 2222 ROAD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
12 OF 108

SPC-2017-0239C