PARKING PROVIDED	
PARKING TYPE	NUMBER PROVIDED
SURFACE PARKING	93
SURFACE COMPACTPARKING	3
TANDEM PARKING	89
SURFACE ADA	4
BUILDING GARAGE	260
BUILDING GARAGE COMPACT PARKING	7
BUILDING GARAGE ADA (STANDARD)	4
BUILDING GARAGE ADA (VAN)	1
TOTAL	461
SURFACE BICYCLE PARKING	24

PARKING REQUIRED BY CODE			
UNIT TYPE	NUMBER OF UNITS	PARKING REQUIREMENT	NUMBER OF SPACES
EFFICIENCEY	41	1 SPACE PER UNIT	41
1 BEDROOM	116	1.5 SPACES PER UNIT	174,0
2 BEDROOM	117	2 SPACES PER UNIT	234,0
3 BEDROOM	7	2.5 SPACES PER UNIT	17,5
TOTAL			466,5

PARKING REDUCTION:
A 5% REDUCTION IN PARKING HAS BEEN PROPOSED.

SUBCHAPTER E NOTES:

1. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
2. ALL INTERNAL UTILITIES WILL BE LOCATED IN THE DRIVE AISLES AND NOT IN THE PARKING AREAS.
3. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
4. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
5. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.
6. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED.
7. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
8. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT.

Figure 34:
Exemples of fully-shielded light fixtures.

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
- ZONING LINE
- PROPOSED FIRE LANE
- PROPOSED FIRE HYDRANT
- PROPOSED WASTEWATER MANHOLE
- PROPOSED GRATE INLET
- PROPOSED BARRIER FREE RAMP
- ADA PATH
- PRIVATE COMMON OPEN SPACE
- PRESERVED NATURAL AREA
- RETAINING WALL
- BUILDING SETBACK
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE

NOTES:

1. TREES AND TOPOGRAPHY BASED UPON SURVEY BY CHAPPARAL PROFESSIONAL LAND SURVEYING, INC. ON JUNE 18, 2015. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY.
2. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE.
3. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS, "FIRE ZONE/TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE 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, SEC. 901.4.2
4. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
5. WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
6. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A117+1-1986-4.6.2.
7. CONTRACTOR TO COORDINATE WITH PROJECT ARBORIST TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.
8. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
10. ALL RADII TO BE 2' UNLESS OTHERWISE NOTED.
11. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
12. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
13. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
14. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT,
15. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
16. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES (AUSTIN CITY CODE, SEC. 15-6-91).
17. REFER TO CITY OF AUSTIN ELECTRICAL DEPARTMENT FOR CONSTRUCTION PLANS AND DETAILS.
18. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7. "PROTECTION OF LANDSCAPE AREAS".
19. RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT. [IBC CODE 105.2]
20. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY."
21. ALL FDCS TO BE TWO 2 ½" SIAMESE CONNECTIONS.
22. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO E OTHERWISE LOCATED.
23. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
24. SIDEWALKS ALONG CITY PARK ROAD ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
25. STANDPIPE SYSTEMS WILL BE PROVIDED IN THE GARAGE AND BUILDING A.

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DIMENSION ERRORS, OMISSIONS BEFORE FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF AUSTIN, TEXAS.
3. CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLE OF THE ENGINEERING PLANS MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
4. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH THIS CONSTRUCTION. AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING APPLICABLE:

TEXAS GAS SERVICE	512-465-1134
FIRE DEPARTMENT	512-974-0130
FIRE CODE COMPLIANCE	512-974-0174
BUILDING INSPECTION	512-974-2747
PLANNING AND ZONING	512-974-2210
WATER & WASTEWATER	512-974-2000
WATERSHED PROTECTION & DEVELOPMENT REVIEW	512-974-2000

ACCESSIBLE PARKING NOTE:

1. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A.) EXIST TO AND FROM DESIGNATED DOORS. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. COMPLIANCE ISSUES.
2. ALL ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE CITY OF AUSTIN REQUIREMENTS.
3. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS. CURB RAMPS COMPLYING WITH TAS SECTION406 SHALL BE PROVIDED AT ALL PASSENGER LOADING ZONES.
4. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED OR SUSPENDED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY PER TAS SECTION 703. SPACES COMPLYING WITH TAS SECTION 505.2(B) SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
   (A) CHARACTERS AND SYMBOLS ON SUCH SIGNS SHALL BE LOCATED 60" (1525MM) MINIMUM ABOVE THE GROUND, FLOOR OR PAVING SURFACE SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
   (B) SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS SECTION 307.
   (C) CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH TAS SECTION 703.5.5.
5. SLOPES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 405. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
6. SURFACES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 403.2.
   (A) TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
   (B) FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

BICYCLE / PEDESTRIAN IMPROVEMENTS OPTIONS:

1, AT LEAST 10% OF THE PROVIDED PARKING IS UNDERGROUND OR WITHIN A PARKING STRUCTURE.
2, PROVIDE SECURE INDOOR BICYCLE STORAGE IN BUILDING OR PARKING STRUCTURE.

Proposed Land Use	Zoning Classification	Area of Zoning Classification (SF)	Allowed Impervious Cover	Total Gross Floor Area (SF)	Total Gross Floor Area (%)	Total Floor to Area Ratio, X:1	Total Building Coverage (SF)	Total Building Coverage (%)	Max Building Height (ft)	Max Building Height (Stories)	Drive Impervious Cover	Total Impervious Cover (SF)	Impervious Cover (%)
Multifamily	MF-4-CO	1,393,011.08	40.00%	366,218.00	26.29%	0.27:1	134,348.42	10%	44'-4"	4	99,851.88	234,200.30	16.81%
	GO-CO	583,704.78	40.00%	-	0.00%	-	0.00	0%	-	-	0.00	0.00	0.00%
Combined		1,976,715.86	0.80	366,218.00	18.53%	19:1	134,348.42	7%	44'-4"	4	99,851.88	234,200.30	11.85%

PRIVATE COMMON OPEN SPACE
3.65 ACRES
8% OF SITE

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 (GEOID 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 (GEOID 99) FROM O.P.U.S. SOLUTIONS

SITE PLAN APPROVAL SHEET 40 OF 112
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 JOHNSON
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
WWW.KIMLEY-HORN.COM
TX REGISTERED ENGINEERING FIRM F-928
TBPE Firm No. 928

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JOEL M. WIXSON
116167
LICENSED PROFESSIONAL ENGINEER
03/26/18

KHA PROJECT 069256200	
DATE	JAN. 2018
SCALE:	AS SHOWN
DESIGNED BY:	AML
DRAWN BY:	BMW
CHECKED BY:	JMW

OVERALL SITE PLAN

SHEPHERD MTN

6301 FM 2222 ROAD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
40 OF 113

SPC-2017-0239C

Plotted By: Wilkins, Bradley Date: March 26, 2018 11:37:14am File Path: K:\AUS_Civil\069256200 Sites\Shepherd Mtn\CIVIL\Plans Sheets\C-OVERALL SITE PLAN.dwg
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