

PROPERTY LINE

EXISTING CONTOUR

PRESERVED NATURAL AREA

NOTE: CONTOURS DRAWN ARE 2-FOOT

CRITERIA FOR APPROVAL OF HCRO DEVELOPMENT BONUS (25-2-1129):

1. PRESERVES A SCENIC VISTA AND PROVIDES A PLACE WHERE THE PUBLIC CAN VIEW THE SCENIC VISTA;
2. INCREASES LANDSCAPING OR A SETBACK BY MORE THAN 50 PERCENT ABOVE THE AMOUNT REQUIRED FOR THE DEVELOPMENT OR INCREASES A NATURAL AREA;
3. REDUCES BUILDING MASS BY BREAKING UP BUILDINGS;
4. USES PERVIOUS PAVERS ALTHOUGH THE DEVELOPMENT IS NOT IS NOT ENTITLED TO RECEIVE AN IMPERVIOUS COVER CREDIT;
5. USES PITCHED ROOF DESIGN FEATURES;
6. USES AN ENERGY-CONSERVING OR A WATER-CONSERVING DEVICE THAT REDUCES ENERGY OR WATER CONSUMPTION BELOW CITY REQUIREMENTS.



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

**BENCHMARK INFORMATION**

BM 1K1: IS A 3" DISK STAMPED "CHAPARRAL" SET IN CONCR. LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF RM 2222, +/- 30' NORTHEAST OF A TRIFIC SIGNAL POLE AND +/- 21' NORTH OF A WASTEWATER MANHOLE.

ELEVATION: 596.07

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

BM 2K2: 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, +/- 10' WEST 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

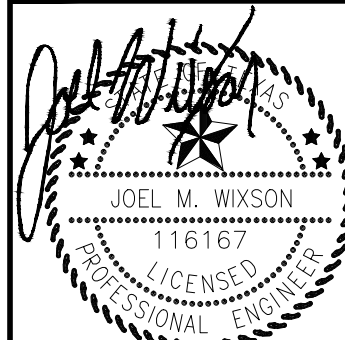
SITE PLAN APPROVAL SHEET 13 OF 116  
FILE NUMBER SPC-2017-0239C APPLICATION DATE 6/28/2017  
APPROVED BY COMMISSION ON \_\_\_\_\_ UNDER SECTION 112 OF  
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE. **ANAIAH JOHNSON**  
EXPIRATION DATE (25-5-81.LDC) \_\_\_\_\_ CASE MANAGER **JOHNSON**  
PROJECT EXPIRATION DATE (ORD.#970905-A) \_\_\_\_\_ DWPZ **X** DDZ \_\_\_\_\_

Director, Development Services Department		MF-4-CO & GO-CO
RELEASED FOR GENERAL COMPLIANCE:	ZONING	
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.*

SLOPE CATEGORIES	TOTAL GROSS FLOOR AREA (SF)	TOTAL FLOOR TO AREA RATIO, X:1
0-15%	172,472	0.30
15-25%	130,533	0.22
25-35%	61,680	0.14
OVER 35%	1,533	0.00

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%	—	365,904	



07/10/18

KHA PROJECT 069256200	DATE JAN. 2018	SCALE: AS SHOWN	DESIGNED BY: AML	DRAWN BY: BMW
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HILL COUNTRY  
ROADWAY  
COMPLIANCE

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

SHEET NUMBER

13 OF 11