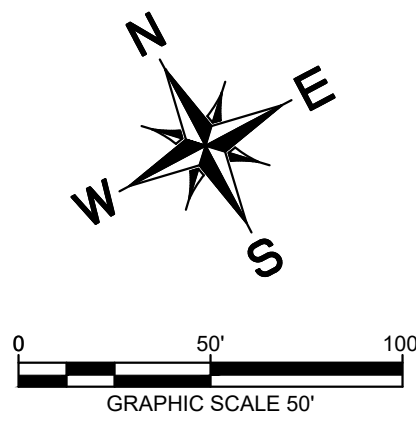


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Elevations Table					
Number	Minimum Elevation	Maximum Elevation	Area Proposed	Allowed	Color
1	-28.00	-24.00	0.00	217.8	Red
2	-24.00	-20.00	0.00	2,613.60	Orange
3	-20.00	-12.00	8,846.51	17,424	Yellow
4	-12.00	-4.00	39,252.60	34,848	Light Green
5	-4.00	4.00	112,969.73	-	White
6	4.00	12.00	32,767.22	79,932.60	Blue
7	12.00	20.00	723.64	20,037.60	Dark Blue



LEGEND	
	PROPERTY LINE
	PROPOSED SWALE
	PROPOSED RETAINING WALL
	PROPOSED CONTOUR
	EXISTING CONTOUR

NOTE: VALUES INDICATED ON PLAN INDICATE EXACT VALUE OF CUT OR FILL AT THAT EXACT LOCATION



Know what's below.  
Call before you dig.

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

BENCHMARKS

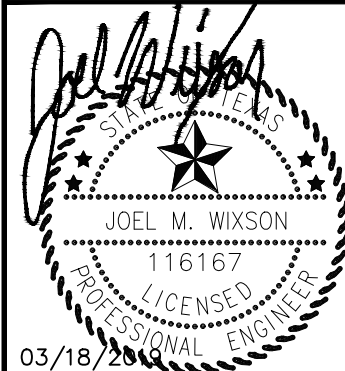
BENCHMARK INFORMATION  
BM #1: IS A 3" DISK STAMPED "CHAPARRAL" SET IN CONC. LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF R.M. 2222, N. 30' NORTHEAST OF A TRIP SIGNAL POLE, N. 21' NORTHWEST OF A WASTEWATER MANHOLE.  
ELEVATION: 586.07'  
SOURCE: NAVD 88 (GEOID 99) FROM O.P.U.S. SOLUTIONS  
BM #2: SQUARE IN NORTH END OF CONCRETE WALL ON EAST SIDE OF CITY PARK ROAD, N. 9' EAST OF THE EAST EDGE OF PAVEMENT OF CITY PARK ROAD AND N. 75' 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 10 OF 87  
FILE NUMBER SPC-2019-00786 APPLICATION DATE 2/21/2019  
APPROVED BY COMMISSION ON 3/20/2019 UNDER SECTION 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE. ANAIAH JOHNSON  
EXPIRATION DATE (25-5-81.LDC) CASE MANAGER  
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ X DDZ

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

Final plan 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.

**Kimley»Horn**  
10814 JOLLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX 78759  
PHONE: 512-418-1177 FAX: 512-418-1178  
WWW.KIMLEY-HORN.COM  
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TBPE Firm No. 928



KHA PROJECT	069271400
DATE	MARCH 2019
SCALE	AS SHOWN
DESIGNED BY:	AML
DRAWN BY:	BMW
CHECKED BY:	JMW

CUT-FILL BANDING

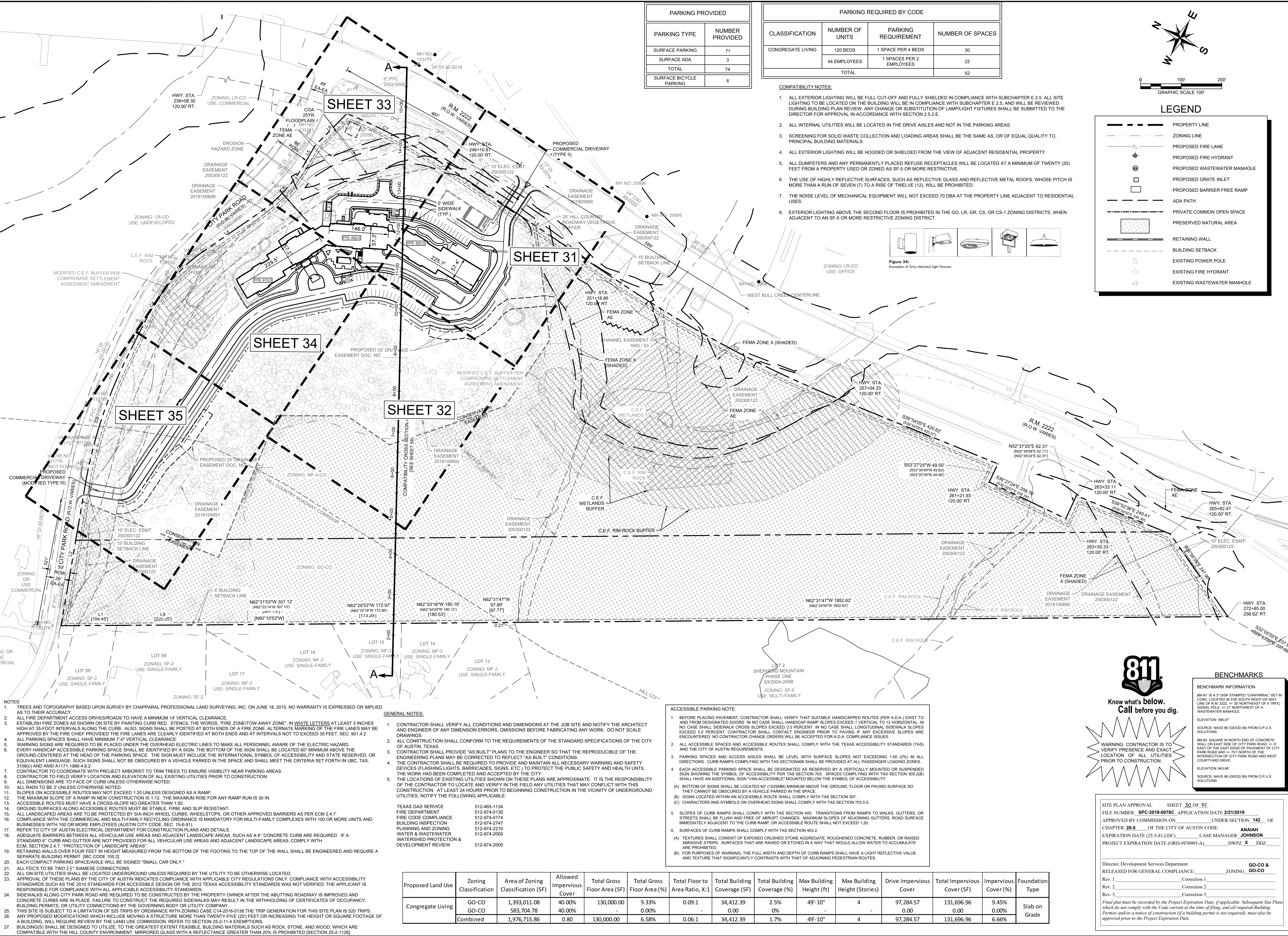
**SOLERA RESERVE**  
6301 RANCH ROAD 2222  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

SHEET NUMBER  
10 OF 87



Plotted By: Milinda Bradley Date: September 05, 2019 11:53:00am File Path: K:\AUS-Civil\069271400-HPI Solera Austin\CodePlan Sheets\C-OVERALL SITE PLAN.dwg

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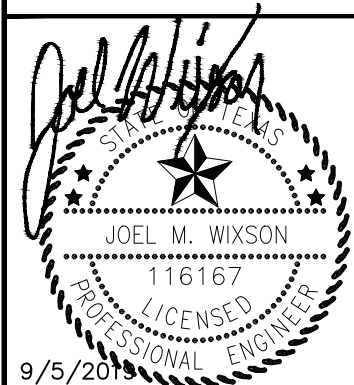


**Kimley»Horn**

10814 JOLLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX 78759

PHONE: 512-418-1111 FAX: 512-972-238-3820

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9/5/2019

KHA PROJECT	069271400
DATE	SEPT. 2019
SCALE:	AS SHOWN
DESIGNED BY:	AIL
DRAWN BY:	BMW
CHECKED BY:	JMW

OVERALL SITE PLAN

**SOLERA RESERVE**  
**6401 RANCH ROAD 2222**  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

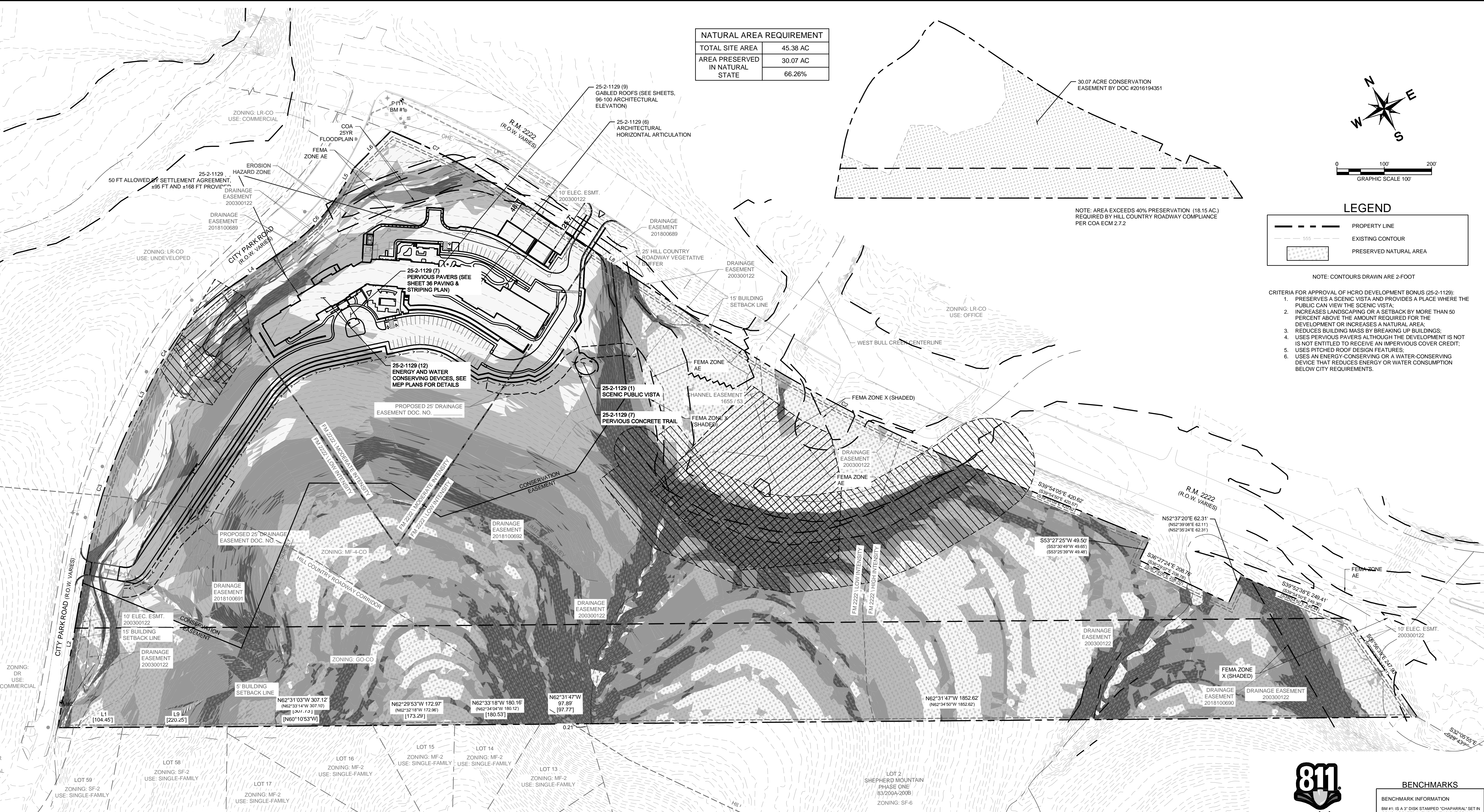
SHEET NUMBER

30 OF 92

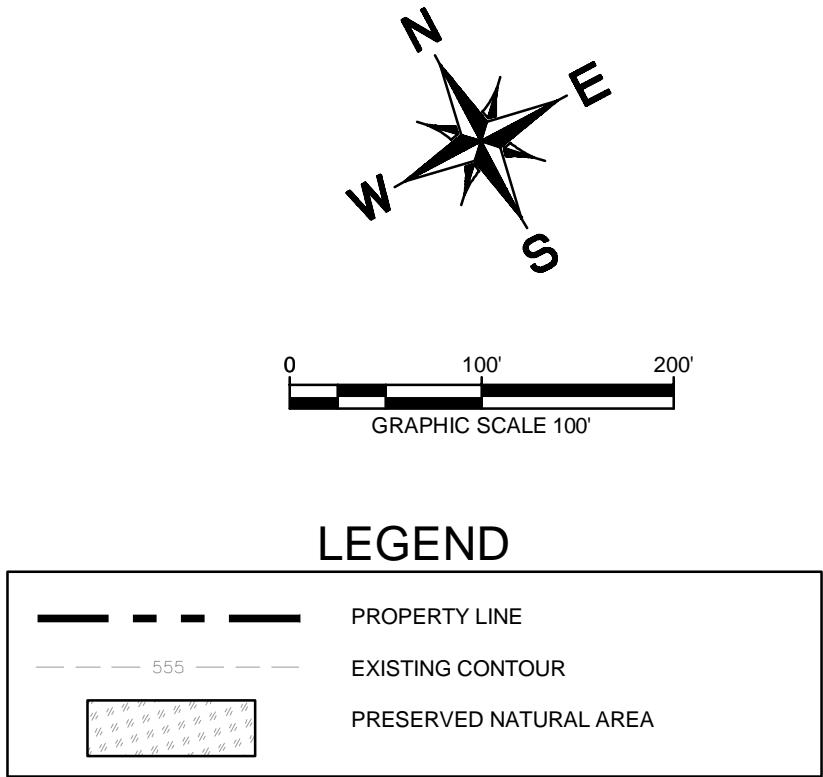
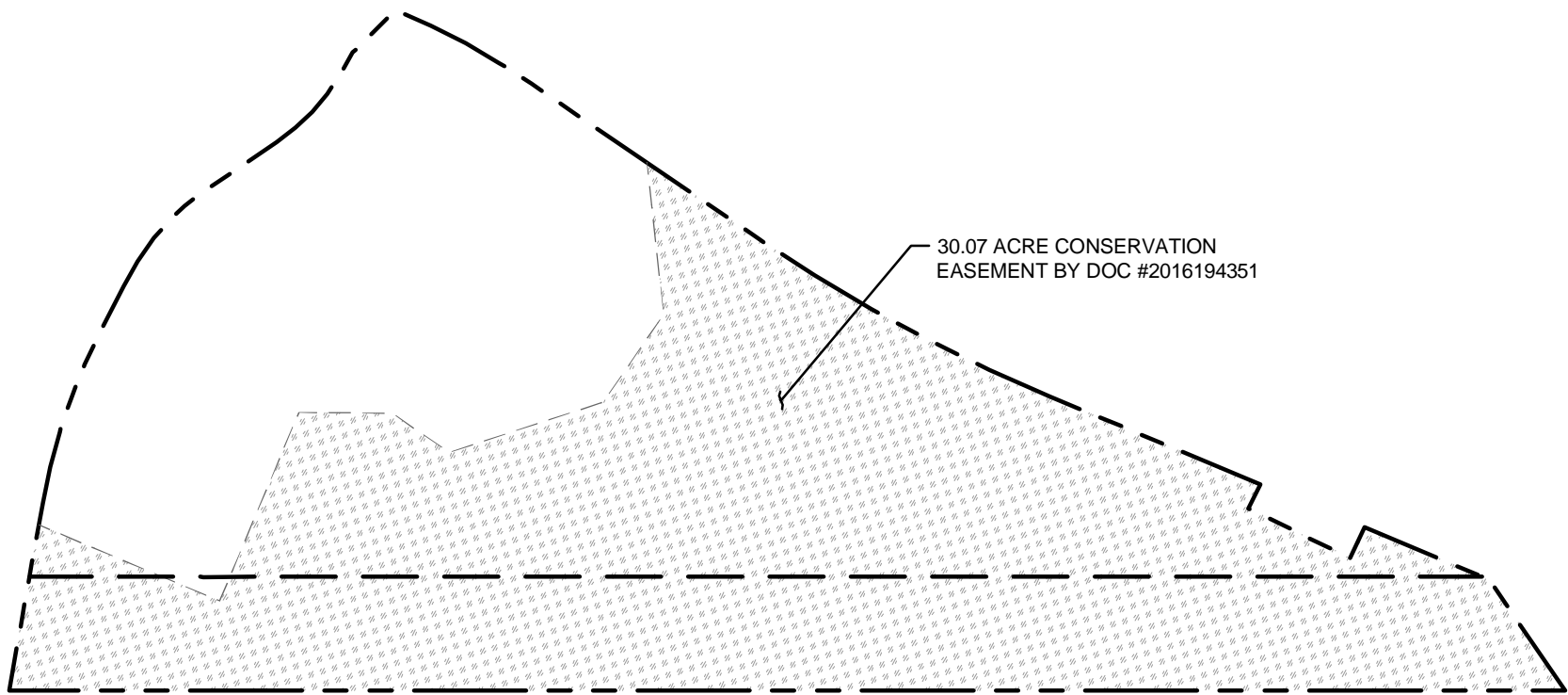
SPC-2019-0078C



Plotted By: Mison, Joel Date: October 31, 2019 03:39:47pm File Path: K:\AUS-Civil\069271400-HPI Solera Austin\COA\Exhibits\PlanSheets\C-HCR COMPLIANCE for ZAP.dwg  
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NATURAL AREA REQUIREMENT	
TOTAL SITE AREA	45.38 AC
AREA PRESERVED IN NATURAL STATE	30.07 AC
	66.26%



- 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.

LAND AREA OUTSIDE HCRO	
SLOPE CATEGORIES	AREA PER SLOPE CATEGORY (SF)
0-15%	42,265
15-25%	116,579
25-35%	104,621
OVER 35%	54,305

Tract 3											
GROSS SITE AREA											45.38 ACRES
COMMERCIAL USE											
ALLOWABLE IMPERVIOUS COVER ON SLOPES: (COMMERCIAL)											
SLOPE CATEGORIES	AREA (SF)	SITE AREA (AC.)	Proposed by Settlement Agreement			Proposed by Site Plan			Delta (C)	% Delta	Over/Under
			IC (SF.)	IC (AC.)	% ALLOWED	Proposed IC (SF.)	Proposed IC (AC.)	% Proposed			
0-15%	574,992	13.20	-	-	-	96,761.84	2.22	16.83%	-	-	-
15-25%	583,704	13.40	100,900.00	2.32	17.29%	27,747.72	0.64	4.75%	-1.68	12.5%	Under
25-35%	452,152	10.38	39,100.00	0.90	8.65%	6,185.52	0.14	1.37%	-0.76	7.3%	Under
OVER 35%	365,904	8.40	2,900.00	0.07	0.79%	1,001.88	0.02	0.27%	-0.04	0.5%	Under
TOTAL IMPERVIOUS COVER			3.490 ACRES			3.023 ACRES					

SLOPE CATEGORIES	AREA PER SLOPE CATEGORY (SF)	LOW INTENSITY ZONE				MODERATE INTENSITY ZONE				HIGH INTENSITY ZONE				TOTAL WITHIN HCRO	
		GROSS FLOOR AREA (SF)		FLOOR TO AREA RATIO, X:1		GROSS FLOOR AREA (SF)		FLOOR TO AREA RATIO, X:1		GROSS FLOOR AREA (SF)		FLOOR TO AREA RATIO, X:1		GROSS FLOOR AREA (SF)	
		ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED
0-15%	222,548	44,510	0	0.20:1	0:1	162,628	40,657	114,371	0.25:1	0.70:1	147,567	44,270	0	129,437	114,371
15-25%	240,300	19,224	0	0.08:1	0:1	107,730	10,773	15,445	0.10:1	0.14:1	118,847	14,262	0	44,259	15,445
25-35%	226,572	9,063	0	0.04:1	0:1	51,238	2,562	183	0.05:1	0.003:1	69,778	4,187	0	15,811	183
OVER 35%	207,846	0	0	0:1	0:1	20,583	0	0	0:1	0:1	83,328	0	0	0	0

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%	-	365,904	

**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	
<b>BENCHMARK INFORMATION</b>	
BM #1: IS A 3" DISK STAMPED "CHAPARRAL" SET IN CONC. LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF R.M. 2222, +/- 30' NORTHWEST OF A TRIP SIGNAL POLE, +/- 21' NORTHWEST OF A WATERWATER MANHOLE.	
ELEVATION: 596.07'	
SOURCE: NAVD 88 (GEOID 98) FROM G.P.U.S. SOLUTIONS	
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ELEVATION: 643.86'	
SOURCE: NAVD 88 (GEOID 98) FROM G.P.U.S. SOLUTIONS	

SITE PLAN APPROVAL SHEET 9 OF 92  
FILE NUMBER: **SPC-2019-0078C** APPLICATION DATE: **2/21/2019**  
APPROVED BY COMMISSION ON: \_\_\_\_\_ UNDER SECTION **142** OF CHAPTER **25-5** OF THE CITY OF AUSTIN CODE: **ANAIAH**  
EXPIRATION DATE (25-5-81.LDC): \_\_\_\_\_ CASE MANAGER: **JOHNSON**  
PROJECT EXPIRATION DATE (ORD #970905-A): \_\_\_\_\_ DWPT: **X** DDZ: \_\_\_\_\_

Director, Development Services Department  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: **GO-CO**  
Rev. 1: \_\_\_\_\_ Correction 1: \_\_\_\_\_  
Rev. 2: \_\_\_\_\_ Correction 2: \_\_\_\_\_  
Rev. 3: \_\_\_\_\_ Correction 3: \_\_\_\_\_

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KHA PROJECT 069271400		DATE OCT. 2019		SCALE: AS SHOWN		DESIGNED BY: ANL		DRAWN BY: BMW		CHECKED BY: JMW											
KIMLEY-HORN & ASSOCIATES, INC.																					
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SHEET NUMBER 9 OF 92																					