MATCHLINE SEE A-A

APPROXIMATE LOCATION OF LOT LINE SEPARATING LOT VI AND LOT VII AS PER THE CANYON RIDGE PHASE B, P.U.D. ORDINANCE NO. 911114-F

TRACT VI
(PER P.U.D. ORDINANCE NO. 911114-F)

110' CONSERVATION EASEMENT

ACCESS EASEMENT
DOC#2005075897

GATE WITH KNOX KEY SWITCH FOR FIRE DEPARTMENT ACCESS

ROCK WALL

FENCE

EX. POND #1

EX. POND #2

R.O.W. RESERVED AS PER PLAT

C.W.Q.Z. AND D.E.

10' P.U.E. AS PER PLAT
30' R.O.W. RESERVED AS PER PLAT
25' VEGETATIVE BUFFER PER PLAT

F.M. 2222 (240' R.O.W.)

FUTURE DRIVEWAY

INSTALL 6' HIGH CHAINLINKED FENCE AROUND CONCRETE SPLITTER STRUCTURE

INSTALL 6' HIGH CHAINLINKED FENCE AROUND CONCRETE SPLITTER STRUCTURE

EXISTING BARN (TO BE DEMOLISHED)

COMPATIBILITY CROSS SECTION

LOT 7
CANYON RIDGE PH. B
93 / 5

LOT 8
CANYON RIDGE PH. B
93 / 5

LOT 5
CANYON RIDGE
93 / 5

EXISTING CREEK

WM. SWINNEN

30' ACCESS EASEMENT VOL. 12143 PG. 543
VOL. 12143 PG. 535
VOL. 12143 PG. 580

GRAPHIC SCALE
(IN FEET)
1 inch = 60' ft.

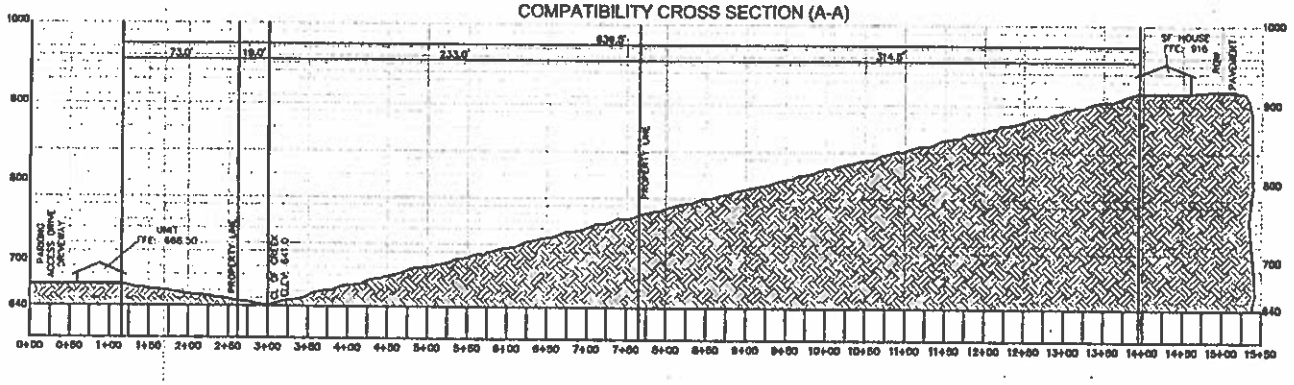
"ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER."

NOTE:
1. REFER TO SHEET 14, PHASING PLAN FOR ALL WILDFLOWER SEEDING AREAS.

PARKING LABEL LEGEND

(1) REGULAR PARKING	(11) TANDEM PARKING
(1H) HANDICAPPED PARKING	(1G) GARAGE PARKING

COMPATIBILITY CROSS SECTION (A-A)



NOTES

1. ANY PROPOSED MODIFICATIONS WHICH INCLUDE MOVING A STRUCTURE MORE THAN TWENTY-FIVE (25') FEET OR INCREASING THE HEIGHT OR SQUARE FOOTAGE OF A BUILDING, WILL REQUIRE REVIEW BY THE PLANNING COMMISSION AND OR CITY COUNCIL. REFER TO SECTION 25-2-1104 EXEMPTIONS.

2. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED (SECTION 25-2-1125).

3. BUILDING(S) SHALL BE DESIGNED TO UTILIZE, TO THE GREATEST EXTENT FEASIBLE, BUILDING MATERIALS SUCH AS ROCK, STONE, BRICK, AND WOOD, WHICH ARE COMPATIBLE WITH THE HILL COUNTRY ENVIRONMENT. MIRRORED GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 25-2-1128).

4. SIDEWALKS ALONG FM 2222 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.

6. FIRE ZONES, AS INDICATED ON THIS SITE PLAN, SHALL BE ESTABLISHED ON SITE BY PAINTING THE APPROPRIATE CURBS RED, AND STENCILING THE WORDS "FIRE ZONE/TOW AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES HIGH AT THIRTY-FIVE (35) FOOT INTERVALS ALONG THE CURB. SIGNS SHALL ALSO BE POSTED AT BOTH ENDS OF THE ESTABLISHED FIRE ZONES.

6. ROADWAY PAVEMENT IS ASPHALT FOR ROADWAYS UP TO BUT NOT EXCEEDING 13% FOR ROADWAYS EXCEEDING 13% ROADWAY PAVEMENT WILL BE CONCRETE.

7. THIS DEVELOPMENT IS GOVERNED BY CANYON RIDGE PHASE B PRELIMINARY PLAN (C8-93-0010), P.U.D. ORDINANCE 911114-F AND CANYON RIDGE PHASE B FINAL PLAT (C8-93-0010.1A) DEVELOPMENT OF THIS LOT IS CONNECTED TO LOT 5 AREA 2 AND LOT 5 AREA 3. LOT 5 AREA 2 AND LOT 5 AREA 3 SATISFY THE 40% NATURAL AREA REQUIREMENTS OF C.O.A. L.D.C. 25-2-1025.

8. REFER TO SITE PLAN DETAIL SHEET FOR TYPICAL BUILDING DRIVEWAY DETAILS.

9. SPOTLIGHTS AND EXTERIOR LIGHTING SHALL BE DIRECTED TOWARD PARKING AREAS AND BUILDINGS AND AWAY FROM ADJACENT PROPERTIES AND PUBLIC

NOTES CONT.

13. WATER AND WASTEWATER SERVICES WILL BE PROVIDED BY THE CITY OF AUSTIN.

14. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.

15. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUES ENACTED BY THE STATE

NOTES CONT.

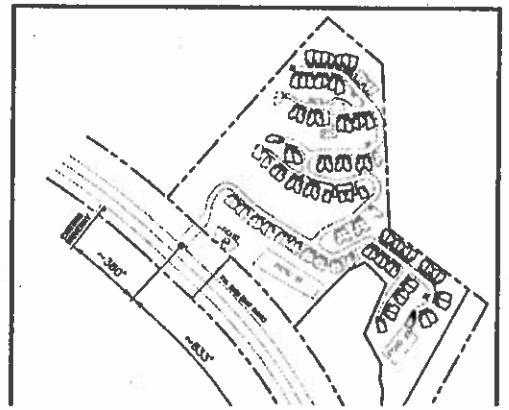
18. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].

19. 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. [SECTION 25-2-1067).

20. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE
- CRITICAL WATER QUALITY ZONE (CWQZ)
- WATER QUALITY TRANSITION ZONE (WQTZ)
- PROPOSED FIRE LANE
- PROPOSED FIRE HYDRANT
- HCRC HILL COUNTRY ROADWAY CORRIDOR
- ECOCRETO DECK OR WALKWAY
- WOODEN DECK OR WALKWAY



!!! CAUTION !!!

EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

!!! WARNING !!!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE 'ONE CALL' LOCATOR SERVICE AT (800) 344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

SITE PLAN APPROVAL SHEET 16 OF 45
FILE NUMBER SPC-2011-0240C APPLICATION DATE
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
PROJECT EXPIRATION DATE (ORD.#970905-A)
DWPZ X DDZ
Planning and Development Review Department

Cunningham | Allen, Inc.
Engineers • Surveyors
Tel: (512) 327-2946
www.cunninghamallen.com
TBPE FIRM NO. F-284

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STATE OF TEXAS
BRYAN M. BARRY
104546
LICENSED
PROFESSIONAL ENGINEER

CANYON RIDGE - LOT 6
8110 F.M. 2222 RD
SITE PLAN
SITE AND DIMENSION CONTROL PLAN (2 OF 2)

PROJECT No.	258.0101
DESIGN	BMB
DRAWN	PMT
CHECKED	