

BEDROOMS = 2

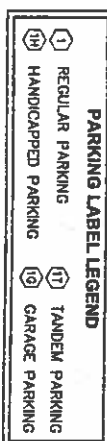
BEDROOMS = 2

BEDROOMS = 3

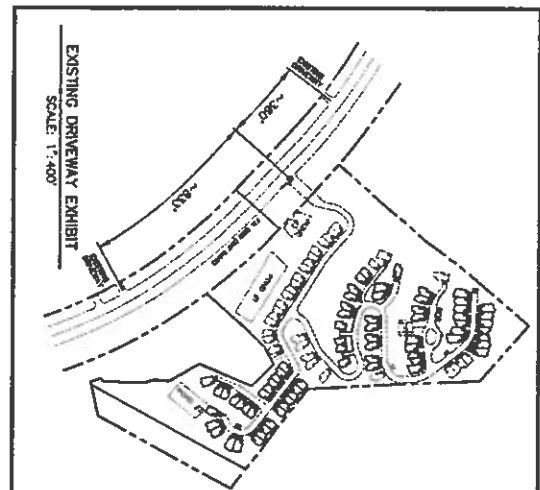
BEDROOMS = 3

BEDROOMS = 3

BEDROOMS = 3



NOTE: REFER TO SHEET 16 FOR ALL SITE PLAN NOTES



BUILDING UNIT	BUILDING UNIT FLOOR AREA (SQ. FT.)		MAXIMUM HEIGHT (FT.)
	FIRST	SECOND	
1R	478	817	1,295
2R	520	840	1,360
3R	646	900	1,546
4R	916	801	1,717
5R	844	1,197	2,041
6R	916	1,360	2,275
(**CLUB	360	0	360
			28

TOTAL AREA OF SITE	= 21,508 Ac.
TOTAL FLOOR/AREA RATIO	= 0.18
TOTAL IMPERVIOUS COVER	= 247,540 sq.ft.
	= 26.56% GSA
TOTAL BUILDING COVERAGE	= 125,584 sq.ft.
	= 13.37% GSA

TOTAL F.A.R., IMPERVIOUS COVER, AND BUILDING COVERAGE INCLUDES EXISTING BUILDING AND EXISTING IMPERVIOUS COVER.

NOTE:
ALL BUILDING
FOUNDATIONS ARE
SLAB ON GRADE.

TABULATION OF BUILDING DATA					
NUMBER OF UNITS					
UNIT TYPE					
	1	2	3	4	Total
FLOOR AREA (SF)					
FIRST FLOOR					
SECOND FLOOR					
TOTAL					



GRAPHIC SCALE

[illegible]

TABULATION OF BUILDING DATA										TOTAL
BUILDING NUMBER	NUMBER OF UNITS						FLOOR AREA (SF)			
	UNIT TYPE						FLOOR	SECOND FLOOR		
	1	2	3	4	5	6	Total	FLOOR	FLOOR	
1	1						4	2,290	3,457	5,747
2	1		2				4	2,290	3,457	5,747
3	1		1				4	2,290	3,457	5,747
4	1		1				4	2,290	3,457	5,747
5	1		1				4	2,290	3,457	5,747
6	1						2	988	1,857	2,845
7	1		1				4	646	900	1,546
8	1						2	1,832	1,802	3,633
9	1						2	1,832	1,802	3,633
10	1		1				4	918	901	1,819
11	1		1				2	848	900	1,748
12	1						2	998	1,657	2,655
13	1		1				2	646	800	1,446
14	1						2	646	800	1,446
15	1						2	1,832	1,802	3,633
16	1						2	1,832	1,802	3,633
17	1		2				4	1,292	1,802	3,094
18	1						2	918	901	1,819
19	1						2	848	1,392	2,240
20	1						2	1,760	2,537	4,297
21	1						2	1,832	1,802	3,633
22	1						2	1,832	1,802	3,633
23	1						2	1,832	1,802	3,633
24	1						2	918	901	1,819
25	1		3				2	3,398	5,240	8,638
26	1						2	1,832	1,802	3,633
27	1		2				4	1,832	1,802	3,633
28	1		1				2	918	1,817	2,735
29	1		1				2	918	901	1,817
30	1						2	2,290	3,457	5,747
31	1						2	6,082	8,705	14,787
32	1						2	5,392	7,988	13,380
33	1		2				4	3,268	5,114	8,382
34	1		2				4	3,268	5,114	8,382
35	1		2				4	3,268	5,114	8,382
36	1		2				4	3,268	5,114	8,382
37	1		2				4	3,268	5,114	8,382
38	1		2				4	3,268	5,114	8,382
39	1		2				4	3,268	5,114	8,382
40	1		2				4	3,268	5,114	8,382
41	1		2				4	3,268	5,114	8,382
42	1		2				4	3,268	5,114	8,382
43	1		2				4	3,268	5,114	8,382
44	1		2				4	3,268	5,114	8,382
45	1		2				4	3,268	5,114	8,382
46	1		2				4	3,268	5,114	8,382
47	1		2				4	3,268	5,114	8,382
48	1		2				4	3,268	5,114	8,382
49	1		2				4	3,268	5,114	8,382
50	1		2				4	3,268	5,114	8,382
51	1		2				4	3,268	5,114	8,382
52	1		2				4	3,268	5,114	8,382
53	1		2				4	3,268	5,114	8,382
54	1		2				4	3,268	5,114	8,382
55	1		2				4	3,268	5,114	8,382
56	1		2				4	3,268	5,114	8,382
57	1		2				4	3,268	5,114	8,382
58	1		2				4	3,268	5,114	8,382
59	1		2				4	3,268	5,114	8,382
60	1		2				4	3,268	5,114	8,382
61	1		2				4	3,268	5,114	8,382
62	1		2				4	3,268	5,114	8,382
63	1		2				4	3,268	5,114	8,382
64	1		2				4	3,268	5,114	8,382
65	1		2				4	3,268	5,114	8,382
66	1		2				4	3,268	5,114	8,382
67	1		2				4	3,268	5,114	8,382
68	1		2				4	3,268	5,114	8,382
69	1		2				4	3,268	5,114	8,382
70	1		2				4	3,268	5,114	8,382
71	1		2				4	3,268	5,114	8,382
72	1		2				4	3,268	5,114	8,382
73	1		2				4	3,268	5,114	8,382
74	1		2				4	3,268	5,114	8,382
75	1		2				4	3,268	5,114	8,382
76	1		2				4	3,268	5,114	8,382
77	1		2				4	3,268	5,114	8,382
78	1		2				4	3,268	5,114	8,382
79	1		2				4	3,268	5,114	8,382
80	1		2				4	3,268	5,114	8,382
81	1		2				4	3,268	5,114	8,382
82	1		2				4	3,268	5,114	8,382
83	1		2				4	3,268	5,114	8,382
84	1		2				4	3,268	5,114	8,382
85	1		2				4	3,268	5,114	8,382
86	1		2				4	3,268	5,114	8,382
87	1		2				4	3,268	5,114	8,382
88	1		2				4	3,268	5,114	8,382
89	1		2				4	3,268	5,114	8,382
90	1		2				4	3,268	5,114	8,382
91	1		2				4	3,268	5,114	8,382
92	1		2				4	3,268	5,114	8,382
93	1		2				4	3,268	5,114	8,382
94	1		2				4	3,268	5,114	8,382
95	1		2				4	3,268	5,114	8,382
96	1		2				4	3,268	5,114	8,382
97	1		2				4	3,268	5,114	8,382
98	1		2				4	3,268	5,114	8,382
99	1		2				4	3,268	5,114	8,382
100	1		2				4	3,268	5,114	8,382
TOTALS	115	17	25	21	14	9	101	168,770	241,170	409,940

THERE ARE NO STREET IMPROVEMENTS PROPOSED
WITH THIS SET OF PLANS.
REFER TO SP-04-06058 PLAN SHEETS
(#10-15, 18-22, 24-26, 29-39) FOR DESIGN INFORMATION.

MILL COUNTRY ROADWAY CONDITION F.A.R. TABLE					
LOT	SLOPE CATEGORY	PRESENT CATEGORY	F.A.R. ALLOWED PER CATEGORY (M.C.)		
			AREA	PER CATEGORY	
LOT 6					
0-15		0.2	10.7000	2.5416	
15-25		0.08	6.6777	0.7785	
25-35		0.04	1.1369	0.0450	
LOT 5 (AREA 2)					
0-15		0.2	9.5435	2.8904	
15-25		0.08	6.6685	0.5317	
25-35		0.04	3.4800	0.1393	
LOT 5 (AREA 9)					
0-15		0.2	0.0617	0.0123	
15-25		0.08	2.4987	0.1147	
25-35		0.04	2.8666	0.0282	
COMBINED					
0-15		0.2	20.3131	4.0676	
15-25		0.08	18.8204	1.5956	
25-35		0.04	7.4763	0.2901	
5.8075					

PARKING					
LOT #	USE	ZONING	DWELLING UNITS	REQUIRED PER UNIT (***2	TOT. REQ. TOT. PROVIDED
LOT 6	CONDOMINIUM RESIDENTIAL	PUD (ORDINANCE NO. 811114-F)	101		237 311
LOT 6	CLUB HOUSE	PUD (ORDINANCE NO. 911114-F)	N/A	N/A	X X

PARKING PROVIDED	
2-CAR GARAGES	202
OTHER	12
TANDEM	27
STANDARD	70
TOTAL	311

(*) 72 MAX PER CODE @ 30% OF 241 = (202+12+27)

MATCHLINE SEE A-A

IVANHOE PROPERTIES, INC.
11204 / 1023

**CANYON RIDGE PHASE B, LOT 6
DEVELOPMENT CALCULATIONS AS PER P.U.D. ORDINANCE NO. 9111144F**

TRACT	MAXIMUM	MAXIMUM	MAXIMUM	MAXIMUM	RENTAL
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!!! CAUTION !!!

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

SITE PLAN APPROVAL SHEET 15 OF 41
FILE NUMBER EDC-201-12-060 APPLICATION DATE -
APPROVED BY COMMISSIONER ON UNDER SECTION - 112
OF CHAPTER 225 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (S-3-1, LDO) CASE NUMBER
PROJECT EXPIRATION DATE (ORD) 07/06/06 A
DWG. X TITLE

PROJECT No.	268.0101
DESIGN	BMB
DRAWN	
CHECKED	
DATE	

CANYON RIDGE - LOT 6
8110 F.M. 2222 RD
SITE PLAN
SITE AND DIMENSION CONTROL PLAN (1 OF 2)

Cunningham | Allen, Inc.
Engineers • Surveyors
Tel: (512) 327-2946
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TSPS REG. NO. F-284
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