

RECYCLING NOTES

1. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR ALL MULTI-FAMILY COMPLEXES AND BUSINESS AND OFFICE BUILDINGS. FOR INFORMATION CALL 974-8600 OR VISIT <http://www.austintexas.gov/development/development-commercial-and-multi-family-recycling>. ADDITIONAL A COPY OF THE ENCLOSED MULTI-FAMILY AND COMMERCIAL RECYCLING PLAN FORM U-1 BE COMPLETED BY THE PROPERTY OWNER AND SENT TO THE SOLID WASTE SERVICES DEPARTMENT WITHIN 14 DAYS AFTER THE BUILDINGS ARE OCCUPIED.

REQUIRED DOMESTIC BUFFER = 28,131 SF / 6.73 AC (40.00 MIN.)
REQUIRED DOMESTIC BUFFER = 28,459 SF / 6.77 AC (40.25)
REQUIRED NATURAL AREA = 313,897 SF / 7.21 AC (48.85)
REQUIRED NATURAL AREA

- COMPATIBILITY STANDARDS**
1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-106(4)]
 2. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF (20) FEET FROM A PROPERTY USED AS SF 5 OR M E RESIDENTIAL. [SECTION 25-2-107]
 3. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS A REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE FOCUS IS MORE THAN A RUN OF SEVEN (7) TO REST OF TWELVE (12) WILL BE PROHIBITED. [SECTION 25-2-108(3)]
 4. THE NOSE OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-109(3)]

- SITE PLAN NOTES**
1. BASED CONCRETE CURBS SHALL BE PROVIDED AT THE END OF PARKING BAYS, LANDSCAPED ISLANDS AND AROUND THE PERIMETER OF ALL PARKING AND DRIVE AREAS UNLESS OTHERWISE NOTED.
 2. ALL CURB RETURN SHALL BE 2.5' RADIUS UNLESS OTHERWISE NOTED.
 3. THE MINIMUM HEIGHT FOR PROPOSED BUILDING SHALL NOT EXCEED 50 FEET.
 4. THE USE OF COAL TAIL BASED ASPHALT SEALANTS FOR CONSTRUCTION OR REPAIR OF ASPHALT CONCRETE PAVING IS PROHIBITED ON THIS PROPERTY.
 5. RUNNING SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1" 50' (2.0%) GROSS SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1" 50' (2.0%) CONTRACTOR TO VERIFY ALL SLOPES PRIOR TO CONSTRUCTION OF ACCESSIBLE ROUTES.
 6. ALL NEW PAVING SHALL BE ASPHALT.
 7. THE NOSE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-109(3)]
 8. A MINIMUM VERTICAL CLEARANCE OF 14' MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 9' MUST BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICLE ROUTE THEREIN.
 9. RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE DESIGNED FOR RC 2009 AND WILL REQUIRE A SEPARATE DESIGN. ALL RETAINING WALLS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CITY OF AUSTIN. THE TOPS OF ALL SITE WALLS DIRECTLY ADJACENT TO VEHICLE TRAFFIC SHALL BE A MIN. OF 18" ABOVE FINISHED GRADE AND SHALL BE DISPOSED ASSUMING A VEHICLE IMPACT LOAD.
 11. THE TOPS OF ALL SITE WALLS NOT DIRECTLY ADJACENT TO VEHICLE TRAFFIC SHALL BE A MIN. OF 6" ABOVE FINISHED GRADE, UNLESS OTHERWISE NOTED.
 12. ALL PROPOSED SITE WALLS SHALL INCLUDE A MIN. 4" HIGH HANDRAIL ATTACHED TO THE DETAIL.
 13. ALL FINAL WALL DETAILS SHALL BE PROVIDED BY THE OWNER'S STRUCTURAL ENGINEER.
 14. ALL PROPOSED CURBS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CITY OF AUSTIN. ALL PROPOSED CURBS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CITY OF AUSTIN. ALL PROPOSED CURBS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CITY OF AUSTIN.
 15. DUMPSTER PAD TO BE DESIGNED BY OWNER'S STRUCTURAL ENGINEER.
 16. ALL TRASH RECEPTACLES, LIGHTING & HVAC EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEWING AREAS.
 17. ANY DISTURBED AREA, EXCEPT FOR THE CANTON, MUST BE RE-SEEDING WITH SEEDING MIXTURES.
 18. ANY PROPOSED IMPROVEMENTS WHICH INCLUDE A STRUCTURE, SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF AUSTIN. ALL PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF AUSTIN. ALL PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF AUSTIN.
 19. EACH COMPACT PARKING SPACE/ISLE WILL BE SIGNED "SMALL CAR ONLY".

SITE PLAN LEGEND

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF AUSTIN. ALL IMPROVEMENTS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF AUSTIN.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND THE CODE APPROVAL FOR BUILDING PERMIT APPROVAL.
3. ALL STORM WATER SHALL COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
4. ADDITIONAL ELECTRICAL EXISTENTS MAY BE REQUIRED AT A LATER DATE.
5. WATER SERVICES WILL BE PROVIDED BY MCD AND WASTEWATER WATER SERVICE WILL BE PROVIDED BY AN ON-SITE DSS (BY OTHERS).
6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
8. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
10. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE OBTAINED A CERTIFICATE OF OCCUPANCY FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
10. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
11. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

NOTE: IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF AUSTIN. ALL IMPROVEMENTS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF AUSTIN.

NOTE: ALL EXTERIOR LIGHTING WILL BE FULLY CUT OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E.2.5 AND WILL BE SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SUBCHAPTER E.2.5.2C.

NOTE: Fully Shaded and Full Cut-Off Light Fixtures Required. The following outdoor lighting applications shall be full cut-off. (See Figure 4.2)



SP-2013-0214C

CAUTION!

CONTRACTOR SHALL LOCATE ALL UTILITIES BOTH HORIZONTAL AND VERTICAL. RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ON ANY CONSTRUCTION SHALL BE THE CONTRACTOR'S.

SITE PLAN APPROVAL

FILE NAME: _____ APPLICATION DATE: _____
APPROVED: _____ UNDER REVIEW: _____
CHARTER: _____ CASE NUMBER: _____
EXPIRATION DATE (24-54 LDC): _____ DWT: _____

DIRECTOR PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

RELAYED FOR GENERAL COMPLIANCE: _____ ZONING: _____
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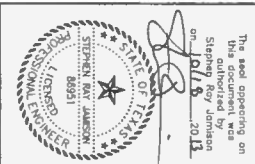
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THE CANYONS AT ROB ROY
OVERALL SITE PLAN
800 CAPITAL OF TEXAS HWY. NORTH
AUSTIN, TEXAS

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(TX PE FIRM REG. 9416)
8333 Cross Park Drive
AUSTIN, TEXAS 78754
OFFICE: 512.459.4734 FAX: 512.459.4752
info@hpe-eng.com

HPE



File: Projects/robroy360\dwg\SITE
Job No. 002-29 Snapshot: PLAT
Scale (Hor.): F=60' Scale (Vert.):
Date: 10/17/13 Checked By: SRJ Drawn By: JB
Revision 1:
Revision 2:
Revision 3:
Revision 4: