

**ZONING AND PLATTING COMMISSION  
HILL COUNTRY ROADWAY  
SITE PLAN REVIEW SHEET**

**CASE NUMBER:** SPC-2015-0471C    **ZAP COMMISSION DATE:** July 19, 2016

**PROJECT NAME:** Canyon Ridge Lot 6

**ADDRESS:** 8110 FM 2222 Rd

**DISTRICT:** 10

**WATERSHED:** West Bull Creek (Water Supply Suburban)

**AREA:** 21.56 acres/5.23 acres limits of construction

**APPLICANT:** CSGM Canyon Ridge LP  
8012 Bee Cave Road, Ste. 300  
Austin, Texas 78746

**AGENT:** Sharon Teague, P.E.  
Cunningham Allen, Inc  
3103 Bee Cave Road, Ste. 202  
Austin, Texas 78746

**CASE MANAGER:** Christine Barton-Holmes, CNUa, LEED AP    (512) 974-2788  
[christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov)

**EXISTING ZONING:** PUD (Planned Unit Development)

**PROPOSED USE:** The applicant is proposing to construct 22 condominium units within 9 buildings on 5.23 acres within an existing, partially built-out subdivision.

**REQUEST:** The site is located within the FM 2222, Low Intensity Zone, and must be presented to the Zoning and Platting Commission for approval, a Hill Country Roadway Ordinance requirement.

**WAIVER REQUEST:** There are no waiver requests with this application.

**SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN:** Staff recommends approval of this Hill Country Roadway site plan. The site plan complies will all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations. All comments have been cleared.

**ZONING AND PLATTING COMMISSION ACTION:** NA

**LEGAL DESCRIPTION:** Lot 6, Block A of the Canyon Ridge Phase B Subdivision Vol. # 93, pages 5-9 (C8-93-0010.A)

**EXIST. ZONING:** PUD

**PROPOSED USE:** Condominiums

**ALLOWED F.A.R.:** NA

**PROPOSED F.A.R.:** NA

**ALLOWED HEIGHT:** 28'

**PROPOSED HEIGHT:** 28'

**MAX. BLDG. COVERAGE:** NA

**PROPOSED BLDG. CVRG:** 125,594 (13.37%)

**MAX. IMPERV. CVRG.:** 26.37%

**PROPOSED IMP. CVRG.:** 26.36 ac (26.36%)

**MIN. REQ. HC NATURAL AREA:** 40%

**PROVIDED:** 40%

**REQUIRED PARKING:** 202

**PROPOSED PARKING:**311

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** This site is part of the Canyon Ridge Phase B PUD plan, which was approved per Ordinance 911114-F and Land Use Plan Amendment 3 – C814-89-0006.03. The project will complete the build-out of Canyon Ridge Phase B, with 22 additional condominium units in 9 buildings, and complies with the PUD. The applicant will use building materials that are compatible with the Hill Country environment, and the site plan will comply with all requirements of the Land Development Code prior to its release.

**Environmental:** This site is located in the West Bull Creek watershed, and is subject to Water Supply Suburban Watershed regulations. All environmental comments have been addressed and cleared.

**Transportation:** Access to the proposed site will be taken from FM 2222. The site plan will comply with all transportation requirements prior to release.

**SURROUNDING CONDITIONS:**

**North:** Preserve, then single-family residential (PUD and SF-1)

**East:** Preserve, then single-family residential (PUD and SF-2)

**West:** Preserve (DR and SF-2)

**South:** FM 2222, then single-family residential (SF-2 and LO-CO)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
FM 2222	varies	90'	Major Arterial

**NEIGHBORHOOD ORGANIZATION:**

- Austin Heritage Tree Foundation
- Austin ISD
- Bike Austin
- Bull Creek Foundation
- Friends of Austin Neighborhoods
- Glenlake Neighborhood Association
- Lakewood Homeowners Association
- Long Canyon Homeowners Association
- Long Canyon Phase II Homeowners Association
- River Place HOA
- SEL Texas
- Sierra Club
- Steiner Ranch Community Association
- 2222 Coalition of Neighborhood Associations, Inc.

# CANYON RIDGE - LOT 6

(2015)

8110 F.M. 2222 RD

AUSTIN, TRAVIS COUNTY, TEXAS

**OWNER DEVELOPER** CSGM CANYON RIDGE, L.P.  
2303 RANCH ROAD 620, SUITE 135  
LAKEWAY, TEXAS 78734  
(512) 657-3626

**ENGINEER** CUNNINGHAM-ALLEN, INC.  
3103 BEE CAVE ROAD, SUITE #202  
AUSTIN, TEXAS 78746  
(512) 327-2946 FAX (512) 327-2973

**ARCHITECT** JB7 ARCHITECTS + PLANNING  
5010 CAMPUS DRIVE, SUITE 100  
NEWPORT BEACH, CA. 92660  
(949) 250-7171  
(949) 250-7189 FAX

**LANDSCAPE ARCHITECT** CHILES ARCHITECTS, INC.  
2901 BEE CAVES ROAD BOX H  
AUSTIN, TEXAS 78746  
(512) 327-3397

**LEGAL DESCRIPTIONS**

LOT 6, BLOCK A OF THE CANYON RIDGE PHASE B SUBDIVISION AS RECORDED IN THE OFFICIAL PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (O.P.R.T.C.T.) VOL. # 93 Pgs 5-9 (C8-93-0010.A)

**WATERSHED**

THIS PROJECT IS LOCATED WITHIN THE WEST BULL CREEK WATERSHED AND IS CLASSIFIED WATER SUPPLY SUBURBAN. SUBJECT TO CURRENT WATERSHED PROTECTION REGULATIONS OF THE CITY OF AUSTIN.

**FLOOD PLAIN**

A PORTION OF THIS TRACT LIES WITHIN AN AREA OF THE 100 YEAR FLOOD PLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM PANEL 484530024SH, DATED SEPTEMBER 26, 2008.

**BENCHMARKS**

2-600 NAILS IN POWER POLE ALONG R.M. 2222 RIGHT OF WAY, APPROXIMATELY 120' FROM JESTER BOULEVARD TOWARDS CITY PARK ROAD.  
ELEVATION = 627.86

COTTON SPINDLE IN TREE #884 AT CANYON RIDGE DETENTION POINT.  
ELEVATION = 620.63

**EDWARDS AQUIFER NOTE**

THIS SITE IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

**RELATED CASES**

SPC-2011-0240C: CANYON RIDGE - LOT 6  
SPC-02-0046A: CANYON RIDGE, PHASE B, LOT 6 PART A SITE PLAN  
C814-89-0006 (ORD.# 91114-F): PUD TRACTS VI AND VII.  
C8-93-0010.1A: CANYON RIDGE PHASE B FINAL PLAT  
SP-04-0605B: CANYON RIDGE PHASE B, LOT 6 PART B SITE PLAN  
C814-89-0006.03: PUD MANAGEMENT ZONING CASE  
DOC# 20060727-121: CITY OF AUSTIN ORDINANCE  
DOC# 2005075897: ACCESS EASEMENT

**NOTES**

- EXISTING WATER QUALITY POND MUST BE CLEANED PER MAINTENANCE REQUIREMENTS PRIOR TO THE ACCEPTANCE OF ANY FUTURE PHASE.
- THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SURETY FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
- PARKLAND DEDICATION WAS SATISFIED WITH THE DEDICATION OF LOT 5 TO THE CITY OF AUSTIN VIA CASE C8-93-0010.1A.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- 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 STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS. 4) FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
- MAINTENANCE OF WATER QUALITY PONDS SHALL BE IN ACCORDANCE WITH (ECM 1.6.3).

NUMBER OF BACKFLOW PREVENTERS: 1  
NUMBER OF FIRE HYDRANTS: 12  
FIRE FLOW DEMAND PER AFD: 1875 gpm.  
FIRE FLOW @ BLDG. 29 & 30 PER AFD: 1690 gpm.

**PRESSURE ZONE**

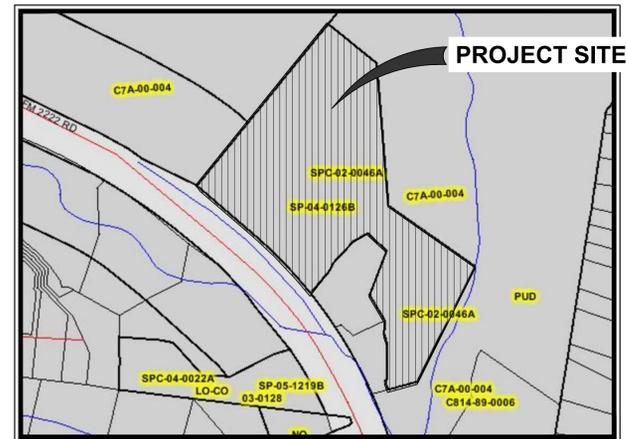
NORTHWEST A.

**FIRE SPRINKLER NOTE:**

ALL BUILDINGS WILL HAVE A FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH IRC SECTION P2904 OR 13D (2012 IRC SECTION R313-1).



**LOCATION MAP**  
N.T.S.



**ZONING MAP**  
N.T.S.

MAPSCO PG. NO. 493  
AWU GRID NO. F31 & F32

**City of Austin  
Water and Wastewater Utility  
Special Service division  
(512) 972-1080**

THIS PROJECT HAS PRIVATE HYDRANTS LOCATED WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH AUSTIN FIRE CODE. FAILURE TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH THE OWNER OF RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVED, MAINTAINED, AND FLOWED ANNUALLY USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE. THIS PROJECT INCLUDES TWELVE (12) PRIVATE EXISTING HYDRANTS.

APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

NO.	DESCRIPTION	REVISE(R) ADD(A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IFM COVER	SITE IMP. COVER	% SITE IMP. COVER	APPROVED/DATE
REVISIONS/CORRECTIONS							

TABLE OF CONTENTS	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	NOTES SHEET
3	PLAT SHEET (1 OF 3)
4	PLAT SHEET (2 OF 3)
5	PLAT SHEET (3 OF 3)
6	EXISTING CONDITIONS
7	SLOPE MAP
8	TEMPORARY EROSION & SED CONTROLS AND TREE PROTECTION PLAN
9	PHASED TEMPORARY EROSION & SED CONTROLS AND TREE PROTECTION PLAN (1 OF 3)
10	PHASED TEMPORARY EROSION & SED CONTROLS AND TREE PROTECTION PLAN (2 OF 3)
11	PHASED TEMPORARY EROSION & SED CONTROLS AND TREE PROTECTION PLAN (3 OF 3)
12	EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS
13	TREE LIST
14	PHASING PLAN
15	SITE DIMENSION CONTROL PLAN (1 OF 2)
16	SITE DIMENSION CONTROL PLAN (2 OF 2)
17	SITE PLAN DETAILS
18	OVERALL GRADING PLAN
19	OVERALL GRADING PLAN
20	DETAILED GRADING PLAN (1 OF 3)
21	DETAILED GRADING PLAN (2 OF 3)
22	DETAILED GRADING PLAN (3 OF 3)
23	DRAINAGE AREA MAP (FOR REFERENCE)
24	DRAINAGE CALCULATIONS (FOR REFERENCE)
25	STORM SEWER PLAN (FOR REFERENCE)
26	WATER PLAN (FOR REFERENCE)
27	WASTEWATER PLAN (FOR REFERENCE)
28	WATER QUALITY DETENTION POND #1 (FOR REFERENCE)
29	WATER QUALITY DETENTION POND #2 (FOR REFERENCE)
30	WATER QUALITY DETENTION POND #3 (FOR REFERENCE)
31	WATER QUALITY DETENTION DETAILS (FOR REFERENCE)
32	OFF-SITE DETENTION DRAINAGE AREA MAP (FOR REFERENCE)
33	OFF-SITE DETENTION POND (FOR REFERENCE)
34	OFF-SITE DETENTION POND LANDSCAPE PLAN (FOR REFERENCE)
35	LANDSCAPE PLAN (FOR REFERENCE)
36	LANDSCAPE PLAN (FOR REFERENCE)
37	LANDSCAPE PLAN (FOR REFERENCE)
38	LANDSCAPE PLAN (FOR REFERENCE)
39	LANDSCAPE PLAN (FOR REFERENCE)
40	LANDSCAPE PLAN (FOR REFERENCE)
41	LANDSCAPE PLAN (FOR REFERENCE)
42	LANDSCAPE PLAN (FOR REFERENCE)
43	LANDSCAPE PLAN (FOR REFERENCE)
44	BUILDING ELEVATIONS (FOR REFERENCE)
45	BUILDING ELEVATIONS (FOR REFERENCE)
46	UTILITY PLAN OVERALL
47	UTILITY PLAN (1 OF 2)
48	UTILITY PLAN (2 OF 2)

SUBMITTAL DATE: OCTOBER 20, 2015

SUBMITTED BY:  
CUNNINGHAM-ALLEN, INC.

ELIAS G. HADDAD P.E.  
ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

REVIEWED BY:

DEVELOPMENT SERVICES DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

SITE PLAN/DEVELOPMENT PERMIT NO. \_\_\_\_\_

CITY OF AUSTIN FIRE DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

INDUSTRIAL WASTE \_\_\_\_\_ DATE \_\_\_\_\_

"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."

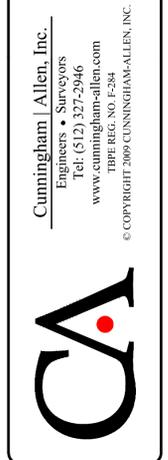
**!!! CAUTION !!!**  
EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

**!!! 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 \_L\_ OF \_48\_  
FILE NUMBER: SPC-2015-0471C 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): \_\_\_\_\_  
DWPF: X, DDZ: \_\_\_\_\_

Development Services Department  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING \_\_\_\_\_ PUD \_\_\_\_\_  
Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

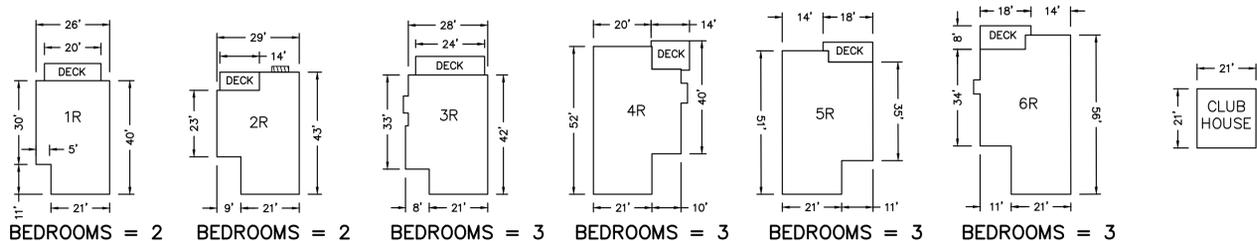
*Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.*



CANYON RIDGE - LOT 6 (2015)  
8110 F.M. 2222 RD  
COVER SHEET

PROJECT No. 268.0103  
DESIGN EGH  
DRAWN SET  
CAD FILE: SHT-COVER.dwg  
**SHEET**  
1 OF 48

**BUILDING UNIT LAYOUT AND DIMENSION CONTROL**

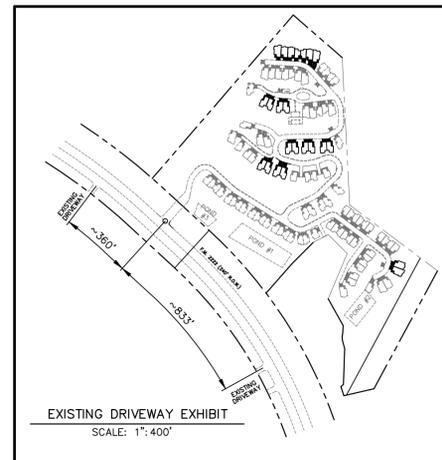


BEDROOMS = 2    BEDROOMS = 2    BEDROOMS = 3    BEDROOMS = 3    BEDROOMS = 3    BEDROOMS = 3

**PARKING LABEL LEGEND**

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

**NOTES:**  
 1. REFER TO SHEET 16 FOR ALL SITE PLAN NOTES  
 2. REFER TO SHEET 14, PHASING PLAN FOR ALL WILDFLOWER SEEDING AREAS.  
 3. THERE ARE NO ADAPTABLE UNITS WITH THIS SITE PLAN



BUILDING UNIT	BUILDING UNIT FLOOR AREA (SF)		MAXIMUM HEIGHT (ft)
	FIRST	SECOND	
1R	478	817	28
2R	520	840	28
3R	646	900	28
4R	916	801	28
5R	844	1,197	28
6R	916	1,360	28
(**)CLUB	360	0	28

(\*\*) CLUB CONSISTS OF BATHROOMS

NOTE: ALL BUILDING FOUNDATIONS ARE SLAB ON GRADE.

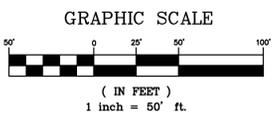
TOTAL AREA OF SITE	= 21,558 Ac.
TOTAL FLOOR/AREA RATIO	= 0.18
TOTAL IMPERVIOUS COVER	= 247,540 sq.ft.
TOTAL BUILDING COVERAGE	= 26.36% GSA
	= 125,594 sq.ft.
	= 13.37% GSA

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

**TABULATION OF BUILDING DATA**

BUILDING NUMBER	NUMBER OF UNITS UNIT TYPE						FLOOR AREA (SF)		TOTAL
	1	2	3	4	5	6	FIRST FLOOR	SECOND FLOOR	
(*)1	1	1	2				2,290	3,457	5,747
(*)2	1	1	2				2,290	3,457	5,747
(*)3	1	1	2				2,290	3,457	5,747
(*)4	1	1	2				2,290	3,457	5,747
(*)5	1	1					998	1,657	2,655
(*)6			1				646	900	1,546
(*)7				2			1,832	1,802	3,634
(*)8				2			1,832	1,802	3,634
(*)9				1			916	901	1,817
10			1				646	900	1,546
11	1	1					998	1,657	2,655
12			1				646	900	1,546
13				2			1,832	1,802	3,634
14				2			1,832	1,802	3,634
15			2				1,292	1,800	3,092
(*)16	1						478	817	1,295
(*)17				1	1	1	916	1,360	2,276
18					1	1	844	1,197	2,041
19				1	1	2	1,760	2,557	4,317
20				2			1,832	1,802	3,634
21				2			1,832	1,802	3,634
22				2			1,832	1,802	3,634
(*)23			1				916	901	1,817
24		3			2	5	3,393	5,240	8,632
25				2		2	1,832	1,802	3,634
26				2		2	1,832	1,802	3,634
(*)27				1			916	901	1,817
(*)28	1	1	2			4	2,290	3,457	5,747
29					5	2	6,052	8,705	14,757
30	1	1			3	2	5,362	7,968	13,330
31	2	2	2			6	3,288	5,114	8,402
32	2	2	2			6	3,288	5,114	8,402
33	1	1	2			4	2,290	3,457	5,747
34					1	1	844	1,197	2,041
35					1	1	1,760	2,557	4,317
36					1	1	844	1,197	2,041
37	1	1	2			4	2,290	3,457	5,747
38					2	2	1,292	1,800	3,092
39					1	1	844	1,197	2,041
(*)Club						0	360	0	360
<b>TOTALS</b>	<b>15</b>	<b>17</b>	<b>25</b>	<b>21</b>	<b>14</b>	<b>9</b>	<b>101</b>		<b>168,770</b>

(\*) DENOTES EXISTING BUILDINGS



**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
- ECOCRETE DECK OR WALKWAY
- WOODEN DECK OR WALKWAY

THERE ARE NO STREET IMPROVEMENTS PROPOSED WITH THIS SET OF PLANS. REFER TO SP-04-0605B PLAN SHEETS (#10-15, 18-22, 24-26, 29-39) FOR DESIGN INFORMATION.

**HILL COUNTRY ROADWAY CORRIDOR F.A.R. TABLE**

LOT	SLOPE CATEGORY	PERCENT ALLOWED HCRC	CATEGORY AREA	F.A.R. ALLOWED PER CATEGORY (AC.)
LOT 6	0-15	0.2	10,708.0	2,141.6
	15-25	0.08	9,672.7	773.8
	25-35	0.04	1,124.9	450.5
LOT 5 (AREA 2)	0-15	0.2	9,543.5	1,908.7
	15-25	0.08	6,658.5	532.7
	25-35	0.04	3,483.0	1,393.2
LOT 5 (AREA 3)	0-15	0.2	10,617.0	2,123.4
	15-25	0.08	2,489.2	1,991.1
	25-35	0.04	2,868.6	1,147.4
COMBINED	0-15	0.2	20,313.2	4,062.6
	15-25	0.08	18,820.4	1,505.6
	25-35	0.04	7,476.5	2,991.1
<b>TOTAL</b>				<b>5,867.3</b>

TOTAL PROPOSED FLOOR AREA = 168,770 SF  
 FAR FOR 0-15% = 168,770 / 20,3132 X 43,560 = 0.19

**PARKING / ZONING TABLE**

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

(\*\*\*) = 2 PER UNIT PLUS 0.5 SPACES PER EACH ADDITIONAL BEDROOM BEYOND 2  
 BEDROOMS NOTE: (32 @ 2 = 64) + (69 @ 2.5 = 173) = 237

**PARKING PROVIDED**

2-CAR GARAGES	202
OTHER	12
TANDEM	27
STANDARD	70
<b>TOTAL</b>	<b>311</b>
BICYCLE	9

(\*1). 72 MAX PER CODE @ 30% OF 241 = (202+12+27)

2. SITE CONTAINS AN ADDITIONAL 90 COMPACT DRIVEWAY PARKING SPACES

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**SITE PLAN APPROVAL** SHEET IS OF 48

FILE NUMBER: SPC-2015-0471C APPLICATION DATE: \_\_\_\_\_  
 APPROVED BY COMMISSION ON: \_\_\_\_\_ UNDER SECTION 112 OF CHAPTER 255, OF THE CITY OF AUSTIN CODE.  
 EXPIRATION DATE (25-5-81, LDC): \_\_\_\_\_ CASE MANAGER: \_\_\_\_\_  
 PROJECT EXPIRATION DATE (ORD.#970905-A): \_\_\_\_\_  
 DW/PZ\_X\_D/DZ: \_\_\_\_\_

Development Services Department  
 RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING PUD  
 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.

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

**!!! WARNING !!!**  
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**40% NATURAL STATE CALCULATIONS**

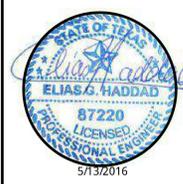
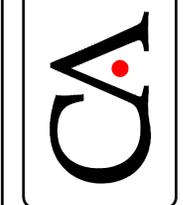
DESCRIPTION	ACRES	NOTES
LOT 6	21.558	40% OF 51.3719 ACRES = 20.55 ACRES
LOT 5 AREA 2	22.3389	LOT 5 AREAS 2 AND 3 ARE TO REMAIN IN NATURAL STATE, WHICH SATISFIES THIS REQUIREMENT.
LOT 5 AREA 3	7.4772	
<b>TOTAL</b>	<b>51.3719</b>	

**CANYON RIDGE PHASE B, LOT 6 DEVELOPMENT CALCULATIONS AS PER P.U.D. ORDINANCE NO. 911114-F**

TRACT	MAXIMUM HEIGHT ALLOWED (STORIES)	MAXIMUM HEIGHT PROPOSED (STORIES)	MAXIMUM HEIGHT ALLOWED (FEET)	MAXIMUM HEIGHT PROPOSED (FEET)	MINIMUM SQ. FT. PER UNIT REQUIRED	MINIMUM SQ. FT. PER UNIT PROPOSED	TOTAL ACREAGE	DENSITY ALLOWED PER ACRE	DENSITY PROPOSED PER ACRE	MAXIMUM UNITS ALLOWED	MAXIMUM UNITS PROPOSED
VI	2	2	28(**)	28	1,000 SQ. FT.	1,332 SQ. FT.	20.40 AC	5	2.55	100	52*
VII	2	2	28(**)	28	1,000 SQ. FT.	1,332 SQ. FT.	10.55 AC	5	4.74	50	50

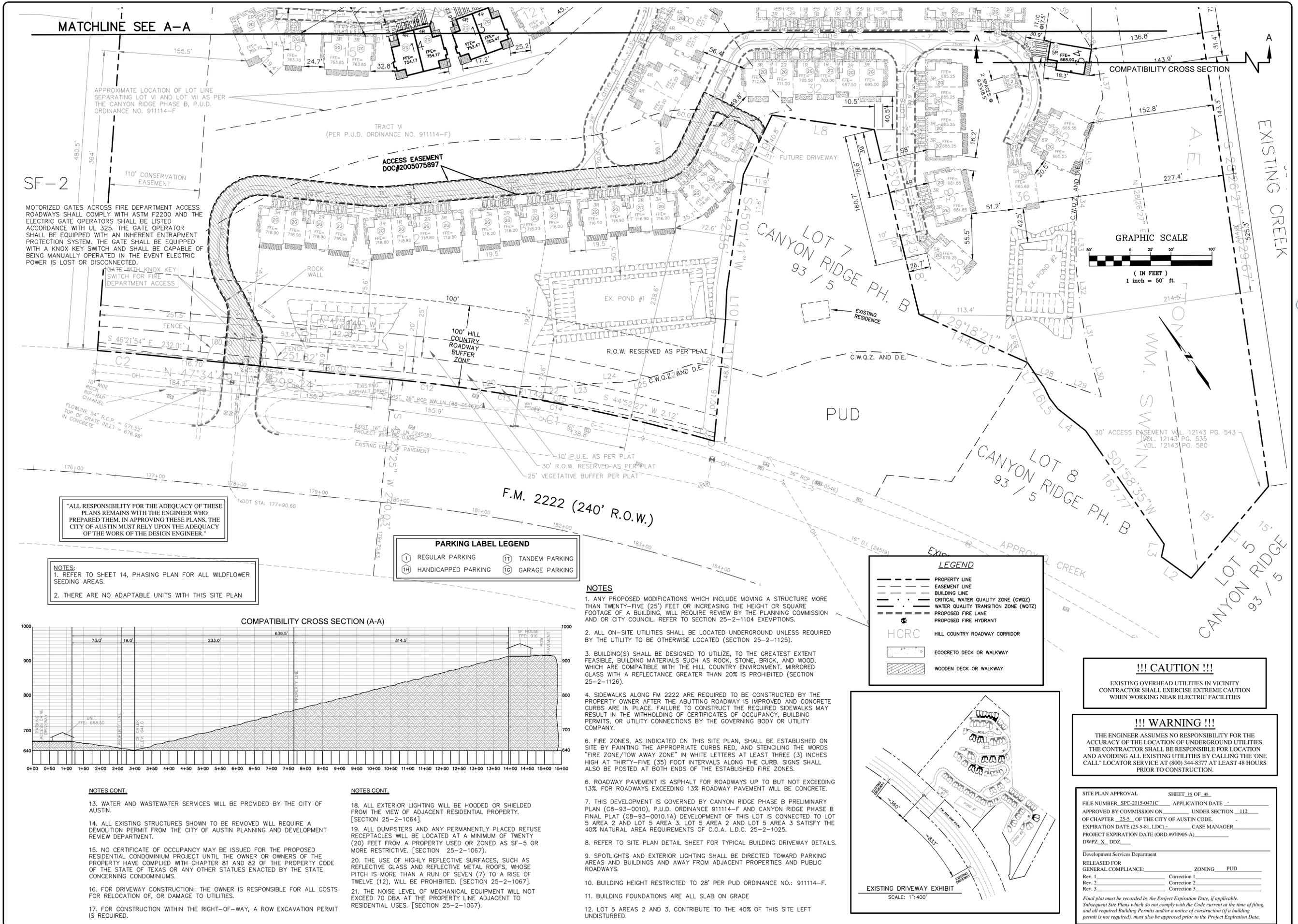
\* 52 UNITS DOES NOT INCLUDE EXISTING SINGLE FAMILY RESIDENCE LOCATED ON LOT 7 OF CANYON RIDGE PHASE B FINAL PLAN.  
 \*\* PER PUD

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CANYON RIDGE - LOT 6 (2015)  
 8110 F.M. 2222 RD  
 SITE AND DIMENSION CONTROL PLAN (1 OF 2)

PROJECT No. 268.0103  
 DESIGN EGH  
 DRAWN SET  
 CAD FILE SHT-DIM-CON.dwg  
**SHEET 15 OF 48**



MATCHLINE SEE A-A

COMPATIBILITY CROSS SECTION

EXISTING CREEK

GRAPHIC SCALE

( IN FEET )  
1 inch = 50' ft.

**PARKING LABEL LEGEND**

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

**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
---	ECORETO DECK OR WALKWAY
---	WOODEN DECK OR WALKWAY

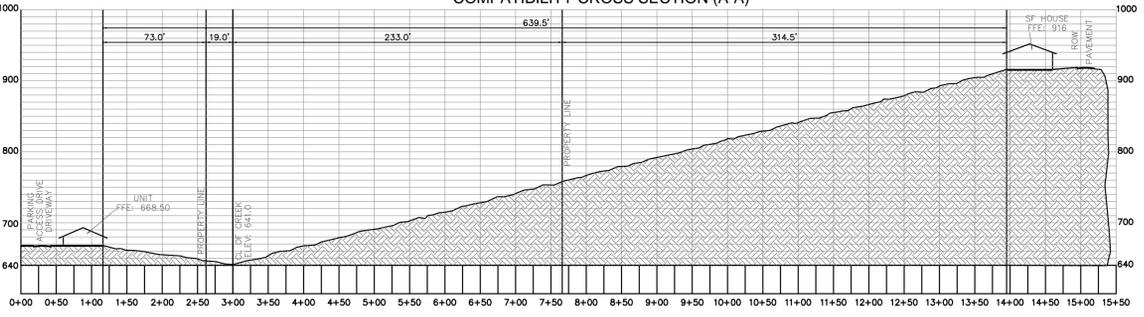
**NOTES**

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. MIRROR GLASS WITH A REFLECTANCE GREATER THAN 20% IS PROHIBITED (SECTION 25-2-1126).
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.
5. 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 (CB-93-0010), P.U.D. ORDINANCE 911114-F AND CANYON RIDGE PHASE B FINAL PLAT (CB-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 ROADWAYS.
10. BUILDING HEIGHT RESTRICTED TO 28' PER PUD ORDINANCE NO.: 911114-F.
11. BUILDING FOUNDATIONS ARE ALL SLAB ON GRADE
12. LOT 5 AREAS 2 AND 3, CONTRIBUTE TO THE 40% OF THIS SITE LEFT UNDISTURBED.

"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."

**NOTES:**  
1. REFER TO SHEET 14, PHASING PLAN FOR ALL WILDFLOWER SEEDING AREAS.  
2. THERE ARE NO ADAPTABLE UNITS WITH THIS SITE PLAN

COMPATIBILITY CROSS SECTION (A-A)

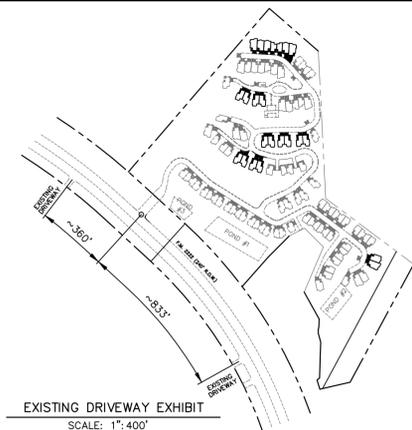


**NOTES CONT.**

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 STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
16. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
17. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

**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 PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067]
21. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067]



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

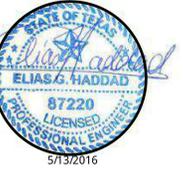
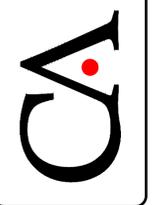
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**SITE PLAN APPROVAL** SHEET 16 OF 48  
 FILE NUMBER: SPC-2015-0471C APPLICATION DATE: \_\_\_\_\_  
 APPROVED BY COMMISSION ON: \_\_\_\_\_ UNDER SECTION: 112  
 OF CHAPTER: 25-5 OF THE CITY OF AUSTIN CODE.  
 EXPIRATION DATE (25-5-81, LDC): \_\_\_\_\_ CASE MANAGER: \_\_\_\_\_  
 PROJECT EXPIRATION DATE (ORD.#970905-A): \_\_\_\_\_  
 DWFP: X, DDZ: \_\_\_\_\_

Development Services Department  
 RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: PUD  
 Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
 Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
 Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

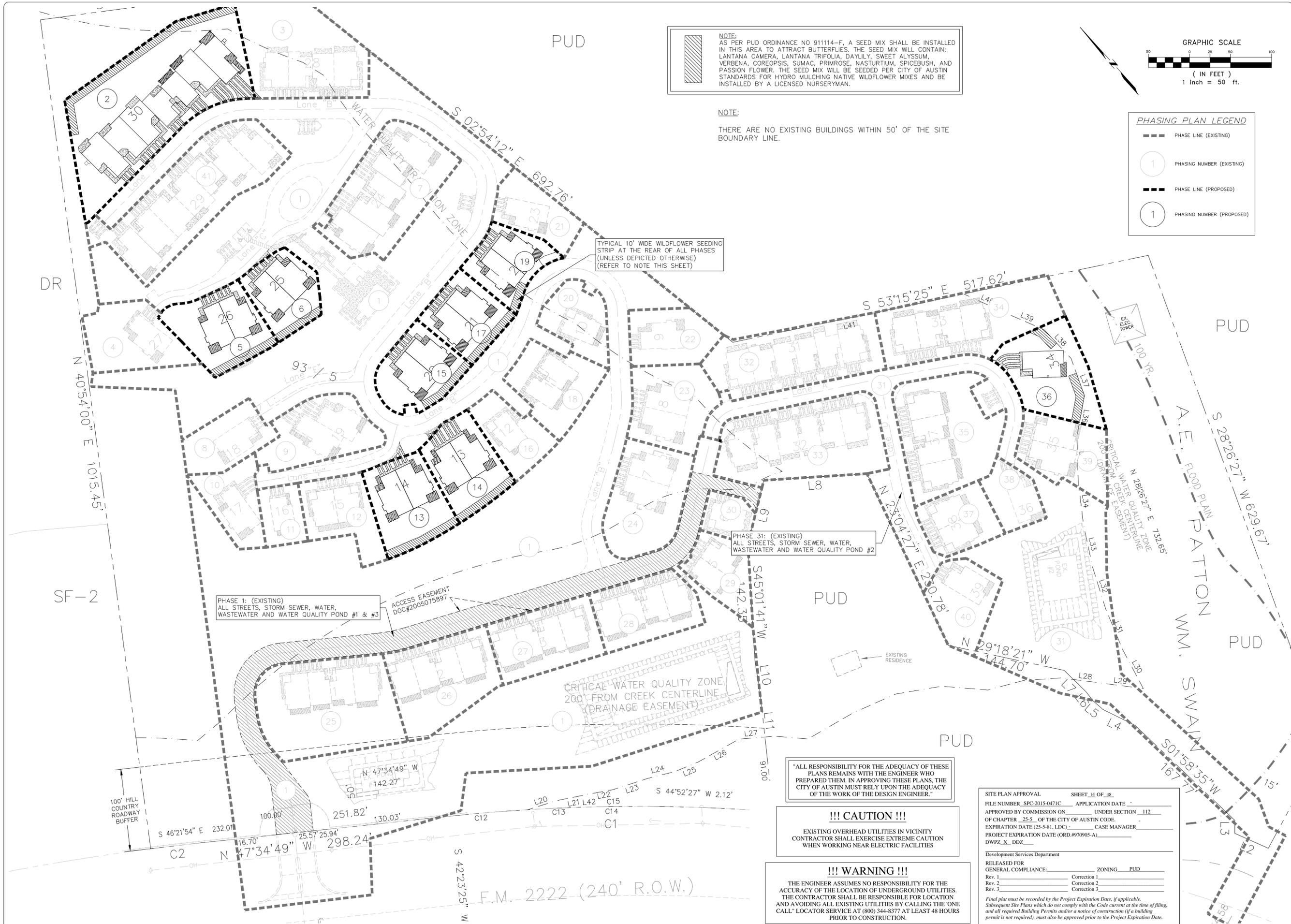
*Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.*

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CANYON RIDGE - LOT 6 (2015)  
 8110 F.M. 2222 RD  
 SITE AND DIMENSION CONTROL PLAN (2 OF 2)

PROJECT NO. 268.0103  
 DESIGN EGH  
 DRAWN SET  
 CAD FILE: SHT-DIM-CON.dwg  
**SHEET**  
 16 OF 48



**NOTE:**  
 AS PER PUD ORDINANCE NO 911114-F, A SEED MIX SHALL BE INSTALLED IN THIS AREA TO ATTRACT BUTTERFLIES. THE SEED MIX WILL CONTAIN: LANTANA CAMERA, LANTANA TRIFOLIA, DAYLILY, SWEET ALYSSUM, VERBENA, COREOPSIS, SUMAC, PRIMROSE, NASTURTIUM, SPIGEBUSH, AND PASSION FLOWER. THE SEED MIX WILL BE SEEDED PER CITY OF AUSTIN STANDARDS FOR HYDRO MULCHING NATIVE WILDFLOWER MIXES AND BE INSTALLED BY A LICENSED NURSERYMAN.

**NOTE:**  
 THERE ARE NO EXISTING BUILDINGS WITHIN 50' OF THE SITE BOUNDARY LINE.

TYPICAL 10' WIDE WILDFLOWER SEEDING STRIP AT THE REAR OF ALL PHASES (UNLESS DEPICTED OTHERWISE) (REFER TO NOTE THIS SHEET)

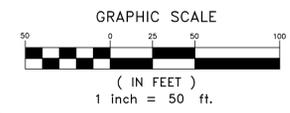
PHASE 31: (EXISTING)  
 ALL STREETS, STORM SEWER, WATER, WASTEWATER AND WATER QUALITY POND #2

PHASE 1: (EXISTING)  
 ALL STREETS, STORM SEWER, WATER, WASTEWATER AND WATER QUALITY POND #1 & #3

"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."

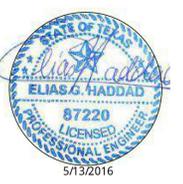
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**PHASING PLAN LEGEND**

	PHASE LINE (EXISTING)
	PHASING NUMBER (EXISTING)
	PHASE LINE (PROPOSED)
	PHASING NUMBER (PROPOSED)



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CANYON RIDGE - LOT 6 (2015)  
 8110 F.M. 2222 RD  
 PHASING PLAN

**SITE PLAN APPROVAL** SHEET 14 OF 48

FILE NUMBER SPC-2015-0471C APPLICATION DATE             
 APPROVED BY COMMISSION ON            UNDER SECTION 112  
 OF CHAPTER 25.5 OF THE CITY OF AUSTIN CODE.  
 EXPIRATION DATE (25-S-81, LDC)            CASE MANAGER             
 PROJECT EXPIRATION DATE (ORD.#970905-A)             
 DWPZ\_X\_DDZ           

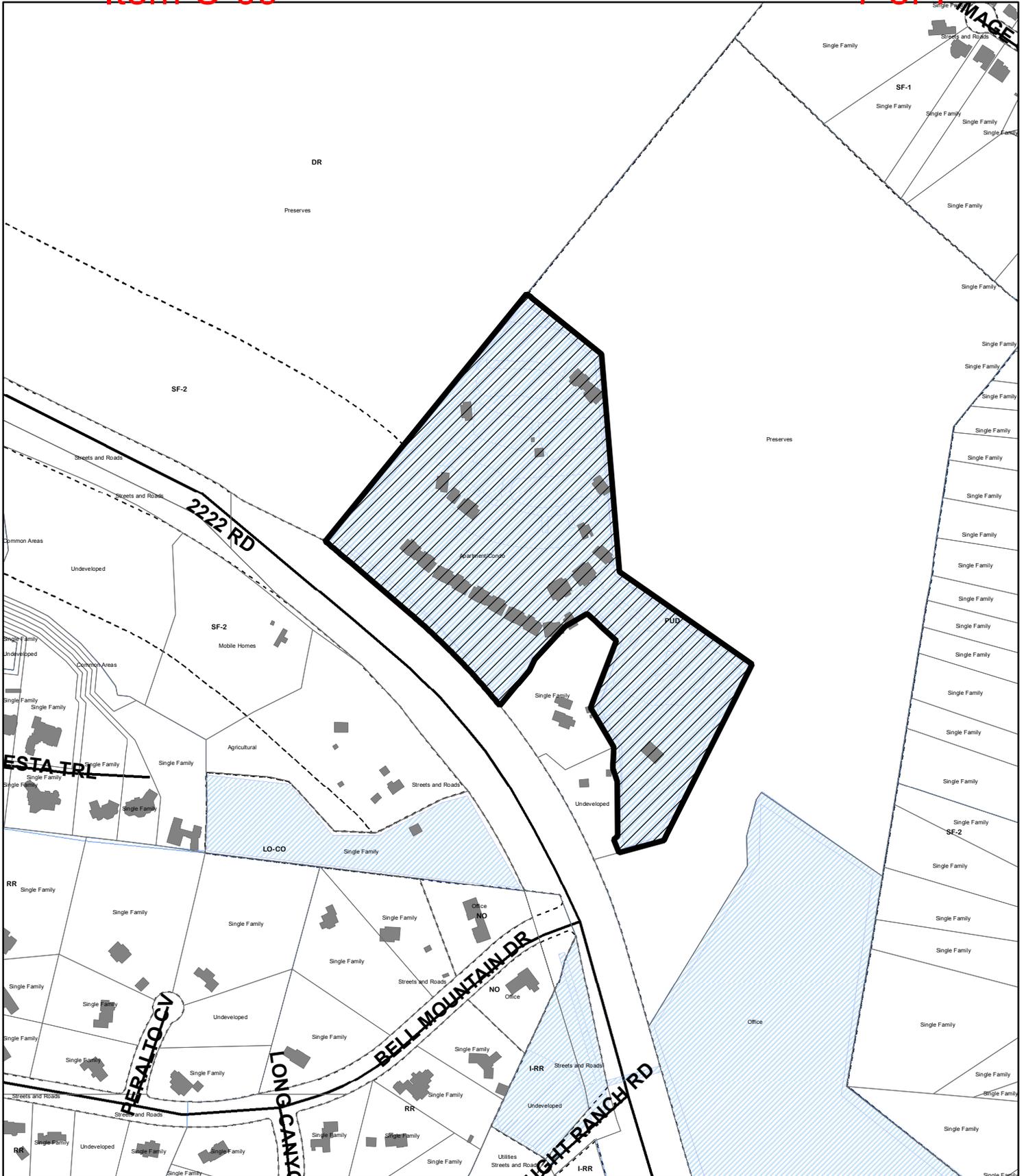
Development Services Department  
 RELEASED FOR GENERAL COMPLIANCE:            ZONING PUD

Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3

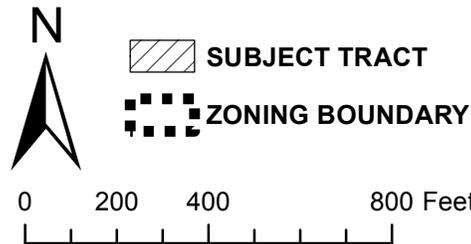
*Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.*

PROJECT No.	268.0103
DESIGN	EGH
DRAWN	SET
CAD FILE	SHT-PHASING.dwg

**SHEET**  
 14 OF 48



SITE PLAN



 SUBJECT TRACT  
 ZONING BOUNDARY

CASE#: SPC-2015-0471C  
 ADDRESS: 8110 FM 2222  
 CASE NAME: Canyon Ridge Lot 6  
 MANAGER: Christine Barton-Holmes



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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Christine Barton-Holmes