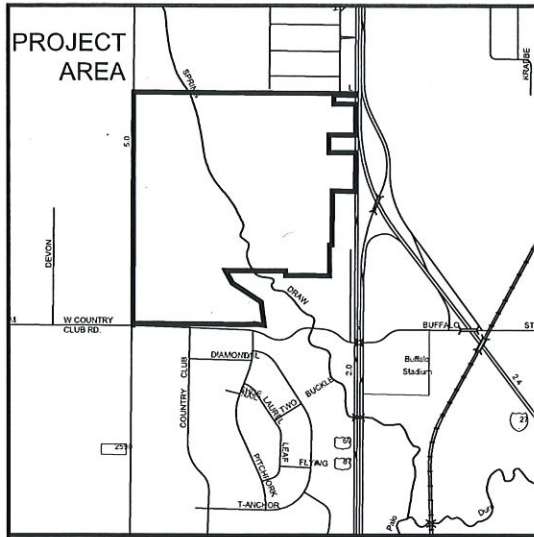
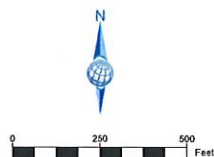


PROJECT AREA

VICINITY MAP
N.T.S.

PRELIMINARY PLAT - NOT FOR RECORD for SPRING CANYON

Amarillo, Texas

LEGAL DESCRIPTION

Tax ID No.:
R-758-0020-5005.0

Spring Canyon Preliminary Plan, being a 526.8 acre tract of land in Section 2 Tyler Tap, Lot Block 0001

GENERAL PROJECT INFORMATION

Spring Canyon is a 526.8 acre development located in Section 2. The development is bounded by High Country Estates, Spring Lake, and Lake Ridge Estates on the north, US 60 on the east, and FM 2590 to the west and W Country Club Road on the south.

Spring Canyon will primarily be developed as Single Family Residential with limited Commercial/Retail.

GENERAL NOTES

1. All applicable City of Canyon development standards shall apply.

ZONING NOTES

1. SPRING CANYON WILL PRIMARILY BE DEVELOPED AS SINGLE FAMILY RESIDENTIAL WITH LIMITED COMMERCIAL/RETAIL.
2. LOT WIDTHS AND LOT DEPTHS SHALL MEET THE MINIMUM DIMENSIONS LISTED IN SECTION 2000-1 OF THE ZONING ORDINANCE. THE LOT WIDTHS, LOT DEPTHS AND LOT AREA WILL BE PROVIDED ON THE PLAT.
3. STREETS WILL BE 28 FEET E-E IN 60-FOOT RIGHT-OF-WAY, 55 FEET E-E IN 80-FT RIGHT-OF-WAY.
4. ALL STREETS WILL COMPLY WITH THE CITY OF CANYON'S STANDARDS.

DRAINAGE NOTES

1. SPRING CANYON PRELIMINARY PLAN IS LOCATED IN FEMA MAP NUMBER 48381C0220E. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN A FLOOD HAZARD AREA AS INDICATED.
2. EXISTING FLOW FROM PROPOSED DEVELOPMENT GENERALLY SHEET FLOW FROM EAST TO WEST ON THE EAST SIDE OF ZONE A, AND WEST TO EAST ON THE WEST SIDE TO ZONE A, OR SOUTH TO W COUNTRY CLUB ROAD.
3. PROPOSED DRAINAGE SHALL DISCHARGE IN EXISTING DRAW AND SOUTH TO W COUNTRY CLUB ROAD AND TO US 60.
4. ALL DRAINAGE WILL COMPLY WITH THE CITY OF CANYON'S STORM WATER MANAGEMENT CRITERIA MANUAL AND ALL INFRASTRUCTURE WILL COMPLY WITH THE CITY OF CANYON'S STANDARD SPECIFICATIONS.
5. ALL DRAINAGE WILL SHEET FLOW DITCHES OR CHANNELS AND CONTINUE CHANNELIZED FLOW UNTIL INTERCEPTED BY THE EXISTING DRAW.

UTILITY NOTES

1. POTABLE WATER WILL BE PROVIDED ACCORDING TO CITY OF CANYON'S STANDARD SPECIFICATIONS AND TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS WITH FIRE HYDRANTS PLACED TO PROVIDE ADEQUATE COVERAGE.
2. PROPOSED COMMERCIAL PROPERTIES WILL REQUIRE EVALUATION TO DETERMINE THE EXTENT OF FIRE SUPPRESSION NECESSARY.
3. POTABLE WATER MAINS ARE 8-INCH UNLESS NOTED OTHERWISE.

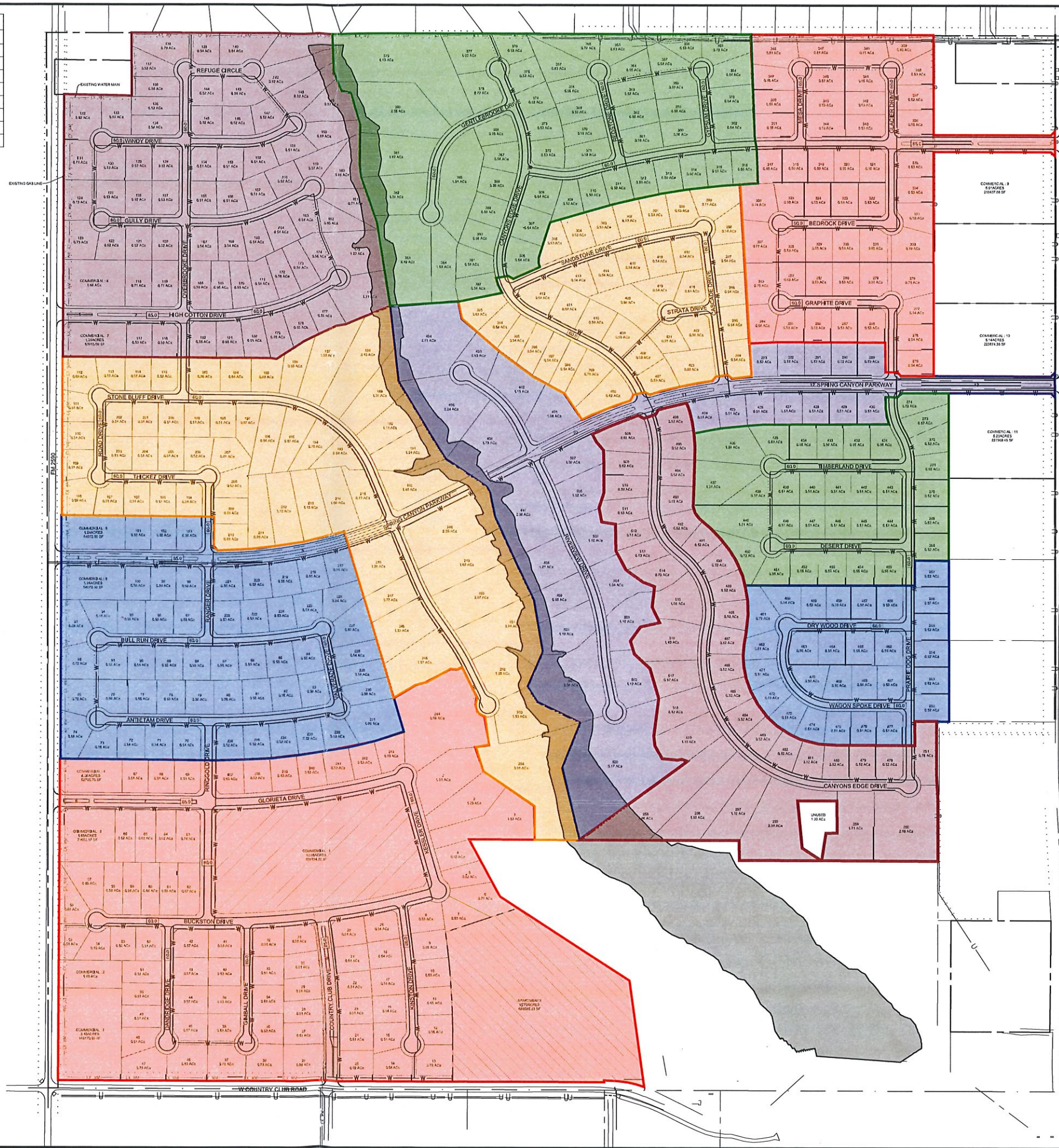
LEGEND

PROPOSED CURB	EXISTING WATER
PROPOSED EOP	EXISTING UTILITY
PROPOSED ROW	EXISTING PROPERTY LINE
EXISTING 100 YR FLOOD PLAIN	EXISTING CONTOUR - MAJOR (10)
	EXISTING CONTOUR - MINOR (2)
	PROPOSED EASEMENT
APARTMENTS	PROPOSED PROPERTY LINE
PROPOSED SCHOOL SITE	PROPOSED WATER
	PROPOSED SANITARY SEWER (BY OTHERS)
	PROPOSED ROW WIDTH

DEVELOPMENT SUMMARY		
ITEM	QUANTITY	UNITS
TOTAL DEVELOPMENT AREA	526.80	ACRES
STREET LENGTH	46750.00	FEET
	8.85	MILES
ROW AREA	74.47	ACRES
SINGLE FAMILY RESIDENTIAL	515	LOTS
APARTMENTS	15.00	ACRES
SCHOOL SITE	12.08	ACRES
COMMERCIAL	28.41	ACRES

LOT SUMMARY	
LOCATION	LOT COUNT
WEST OF DRAW	253
EAST OF DRAW	282
TOTAL	515

PID AREA TABLE	
Parcel #	Area (Sq. Ft.)
1	1871.71
2	5754.71
3	1871.71
4	7705.71
5	12802.34
6	1871.71
7	7705.71
8	4774.27
9	7666.39
10	4533.23
11	11109.12
12	11242.25
13	5331.67
14	5487.30



3501 S. Georgia, Suite A
Amarillo, Texas 79109
Phone: 806.467.3777
Firm Registration #: F-17198



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OR PERMITTING
PURPOSES.

REVISIONS:

SPRING CANYON
PRELIMINARY PLAT

GDI JOB NO: E17-161

SCALE: 1" = 250'

PRELIMINARY
PLAT

SHEET 1 OF 1