

CONCEPT PLAN - NOT FOR RECORD for SPRING CANYON UNIT 4

Canyon, Texas

Tax ID No.:
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LEGAL DESCRIPTION:
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GENERAL PROJECT INFORMATION
SPRING CANYON UNIT 4 IS A 52.8 ACRE DEVELOPMENT LOCATED NORTHWEST OF CANYON. THE DEVELOPMENT IS BOUNDED BY SPRING LAKE DEVELOPMENT ON THE NORTH, UNPLATTED LAND ON THE EAST, FM 2590 ON THE WEST AND SPRING CANYON UNIT 3 ON THE SOUTH.

SPRING CANYON UNIT 4 WILL PRIMARILY BE DEVELOPED AS SINGLE FAMILY URBAN DISTRICT, MULTI-FAMILY-2 RESIDENTIAL DISTRICT, AND SINGLE FAMILY ESTATE RESIDENTIAL DISTRICT.

GENERAL NOTES
1. ALL APPLICABLE CITY OF CANYON DEVELOPMENT STANDARDS SHALL APPLY.

ZONING NOTES
1. SPRING CANYON UNIT 4 WILL PRIMARILY BE DEVELOPED AS SINGLE FAMILY SUBURBAN OR SINGLE FAMILY VILLAGE UNLESS OTHERWISE NOTED.
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 37' B-B IN 60-FOOT RIGHT-OF-WAY AND ALLEYS SHALL BE 20' E-E IN A 20-FOOT RIGHT-OF-WAY.
4. ALL STREETS WILL COMPLY WITH THE CITY OF CANYON'S STANDARDS.

DRAINAGE NOTES
1. SPRING CANYON UNIT 4 CONCEPT PLAN IS LOCATED IN FEMA MAP NUMBER 48381C0220E. LOTS THAT CONTAIN ZONE A FLOODPLAIN WILL BE REQUIRED TO SUBMIT FLOODPLAIN DEVELOPMENT PERMITS THAT VERIFY CONSTRUCTION OF ANY IMPROVEMENTS IS EITHER (A) OUTSIDE OF THE SFHA, OR (B) CONSTRUCTED TO MEET FLOODPLAIN DEVELOPMENT REQUIREMENTS.
2. EXISTING FLOW FROM PROPOSED DEVELOPMENT GENERALLY SHEET FLOW FROM WEST TO EAST.
3. PROPOSED DRAINAGE SHALL DISCHARGE INTO EXISTING DRAW.
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 TO ROADS AND ALLEYS AND CONTINUE CHANNELIZED FLOW UNTIL INTERCEPTED BY ROADS AND CHANNELS.

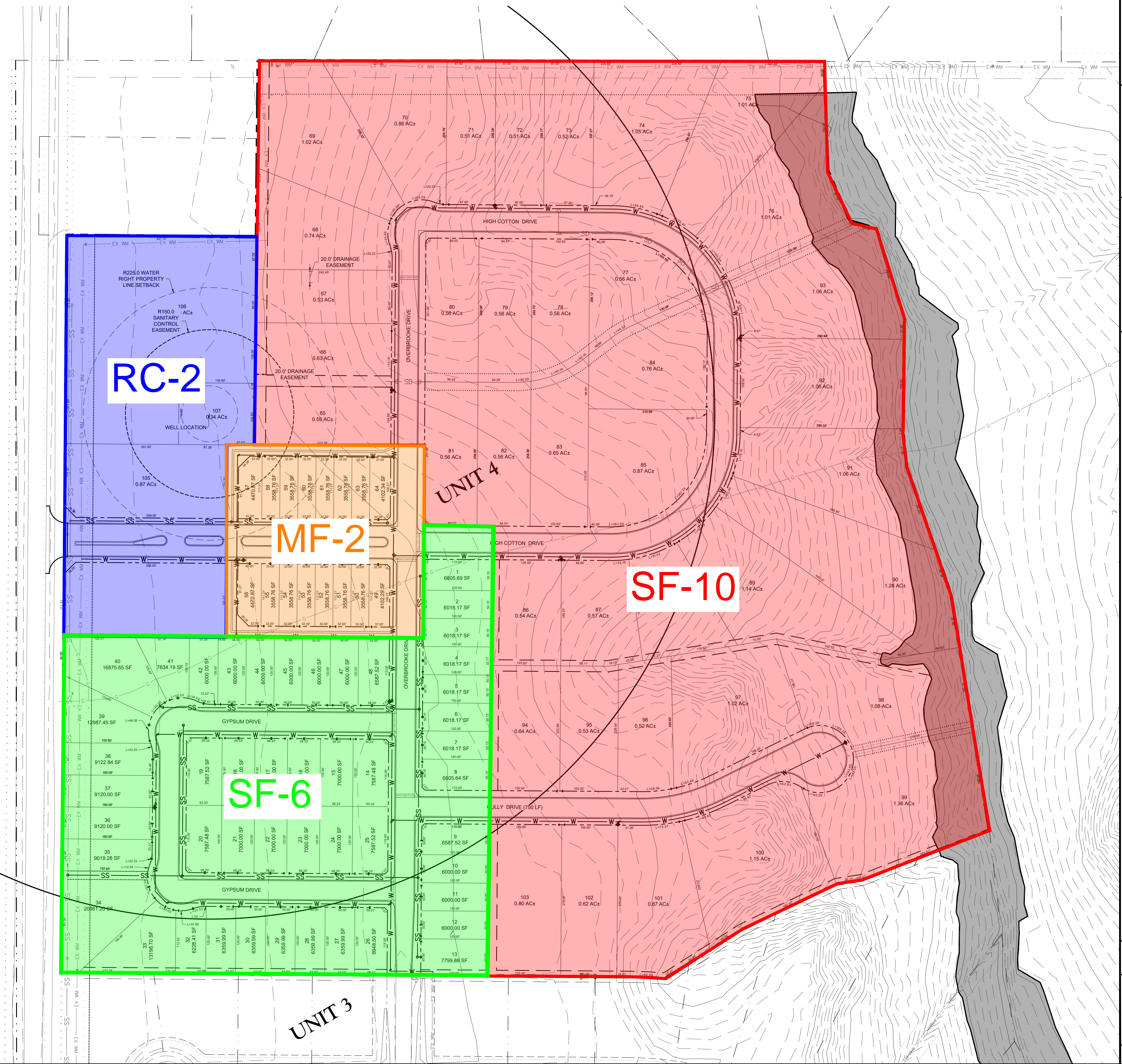
UTILITY NOTES
1. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED AS SHOWN. POTABLE WATER AND SANITARY SEWER SHALL BE BUILT ACCORDING TO CITY OF CANYON'S STANDARD SPECIFICATIONS AND TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS WITH FIRE HYDRANTS PLACED TO PROVIDE ADEQUATE COVERAGE.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

LEGEND

	PROPOSED CURB		EXISTING WATER
	PROPOSED ROW		EXISTING UTILITY
	PROPOSED ROW WIDTH		EXISTING PROPERTY LINE
	PROPOSED EASEMENT		EXISTING CONTOUR - MAJOR (10')
	PROPOSED PROPERTY LINE		EXISTING CONTOUR - MINOR (2')
	PROPOSED UNIT BOUNDARY		PROPOSED WATER
			PROPOSED SANITARY SEWER (BY OTHERS)
			PROPOSED SANITARY SEWER

PROPOSED LOT CONFIGURATION				
LOT COUNT	UNIT	LOT NUMBER RANGE	AVERAGE LOT DIMENSION WIDTH (ft) X LENGTH (ft)	ZONING
107	4	1 - 48	50' X 120'	SF-6
		49 - 64	32' X 120'	MF-2
		65 - 103	0.5 ACRES	SF-20
		104 - 105	1.74 ACRES	COMMERCIAL
		106	2.53 ACRES	COMMERCIAL
TOTAL NUMBER OF LOTS		107		

DEVELOPMENT SUMMARY		
ITEM	QUANTITY	UNITS
TOTAL DEVELOPMENT AREA	52.80	ACRES
37' B-B STREET LENGTH	5651	FEET
BLVD STREET LENGTH	643.00	FEET
	1.19	MILES
ALLEY LENGTH	848	FEET
	0.16	MILES
ROW AREA	8.08	ACRES
SINGLE FAMILY RESIDENTIAL	103	LOTS
COMMERCIAL	4.61	ACRES



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REVISIONS:

SPRING CANYON
UNIT 4
CONCEPT PLAN

GDI JOB NO: E22-100
SCALE: 1" = 100'

CONCEPT PLAN

SHEET 1 OF 1