

SUBDIVISION REVIEW SHEET

C2/1

CASE NO.: C8J-2010-0139.2A

ZAP DATE: February 19, 2013

SUBDIVISION NAME: Greyrock Ridge Phase 2 – Final Plat

AREA: 71

LOT(S): 23

OWNER/APPLICANT: HM Grey Rock Ridge
Development Inc.
(Blake Magee)

AGENT: LJA Engineering &
Surveying, Inc.
(Dan Ryan P.E.)

ADDRESS OF SUBDIVISION: S. Mopac Express SB

GRIDS: B13, B14

COUNTY: Travis

WATERSHED: Bear Creek/Slaughter Creek

JURISDICTION: Limited Purpose

EXISTING ZONING: SF-2

MUD: N/A

PROPOSED LAND USE: SF

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Greyrock Ridge Phase 2 – Final Plat. The proposed plat, out of an approved preliminary plan, is composed of 71 lots for proposed single-family use and associated right-of-way on approximately 23 acres. The proposed lots will take access via an internal roadway connecting to SH-45. All utilities will be provided by the City of Austin. Parkland dedication requirements have been satisfied by dedication of land with previous subdivisions. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

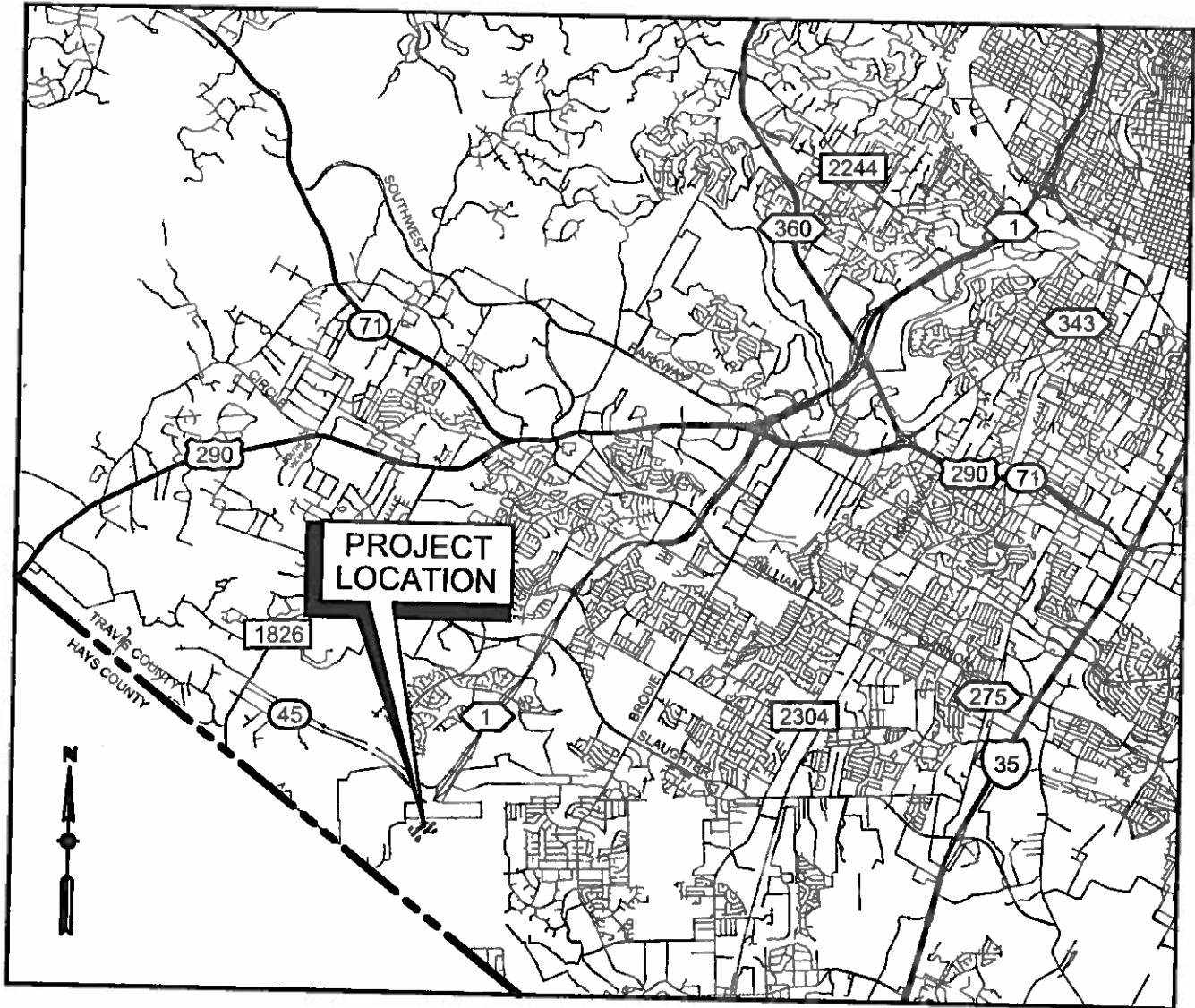
PHONE: 974-2786

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LOCATION MAP

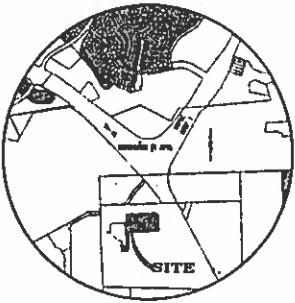
(N.T.S.)

GRID NO. B-14, B-13

MAPSCO PAGE 671Q, U, V

SCANNED

GREY ROCK RIDGE, PHASE 2



VICINITY MAP
N.T.S.

C2
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SCALE: 1" = 100'

LEGEND

- ▲ CALCULATED POINT
- NAIL FOUND
- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- P.O.B. POINT OF BEGINNING
- W.Q.E. WATER QUALITY EASEMENT
- C.L. CENTERLINE
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- W.Q.T.Z. WATER QUALITY TRANSITION ZONE
- O.P.R.I.C.T.X. OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.I.C.T.X. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- 1 LOT NUMBER
- (A) BLOCK
- BOUNDARY LINE
- - - EASEMENT LINE
- APPROXIMATE SIDEWALK LOCATION

177.853 ACRES
HM GREY ROCK RIDGE DEVELOPMENT, Inc.
DOC. NO. 2011187355
O.P.R.I.C.T.X.

GREY ROCK PHASE 1
DOC. NO. 201200216
O.P.R.I.C.T.X.

GREENBELT, C.E.F.,
A DRAINAGE GRANT,
0.432 ACRES

OFF BUFFER ZONE

N 74°11'48" E
130.48'

N 74°11'48" W
129.96'

N 25°10'4" E 383.31'

N 51°15'08" W 258.15'

N 87°36'40" E 279.00'

N 87°36'40" E 143.57'

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GEORGEY D. & DIANE WEISBART
179.539 ACRES
VOL. 12610, PG. 730
R.P.R.I.C.T.X.

DATE: FEBRUARY 8, 2013

OWNER/DEVELOPER:
HM GREY ROCK RIDGE DEVELOPMENT, Inc.
BLAKE WAGGE, PRESIDENT
1011 N. LAMAR BLVD.
AUSTIN, TX 78703
(512) 481-0303

ENGINEER:
LJA ENGINEERING, INC.
5316 HIGHWAY 290 WEST STE. 150
AUSTIN, TEXAS 78735
Phone: (512) 439-4700
Fax: (512) 439-4916

SURVEYOR:
SETSTONE SURVEYING
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
Phone: (512) 282-0170
Fax: (512) 282-5185

TOTAL ACREAGE: 22.756 ACRES

SURVEY: JOHN G. MCCOY SURVEY NO. 6, A-17

TOTAL OF LOTS:

NO. OF SINGLE FAMILY LOTS: 69
NO. OF GREENBELT, DRAINAGE, AND C.E.F. LOTS: 1
NO. OF AMENITY CENTER LOTS: 1
NO. OF BLOCKS: 6

LOT	BLK	ACRES	SQ. FT.
17	E	5.426	236,377
28	E	1.181	51,463

BENCHMARK #1: 3" LORA ALUMINUM DISC
IN CONCRETE STAMPED A718
TEXAS COORDINATE SYSTEM, CENTRAL ZONE
(4203) GRID COORDINATES
NORTHING: 10035883.14
EASTING: 3068968.44
ELEVATION: 816.13

BENCHMARK #2: COTTON SPINDLE SET IN
13" CEDAR ELM
TEXAS COORDINATE SYSTEM, CENTRAL ZONE
(4203) GRID COORDINATES
NORTHING: 10034247
EASTING: 3068331
ELEVATION: 837.55

SHEET NO. 1 OF 5

LJA Engineering Inc.

5316 Highway 290 West
Suite 150
Austin, Texas 78735

FRM-1386



5501 West William Cannon Drive
Austin, Texas 78749
Phone No. (512) 282-0170
Fax No. (512) 282-5185

SETSTONE SURVEYING

CBJ-2010-0139.2A

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LINEAR FOOTAGE AND AREA OF STREETS

NAME	LINEAR FOOTAGE	AREA	ROW
ARCHELETA BLVD.	779.8'	1.222 Acre	VARIES/70'
STANDISH CYPRESS DRIVE	445.0'	0.661 Acre	50'
CORNFLOWER DRIVE	719.6'	0.724 Acre	50'
RAIN LILY DRIVE	899.8'	0.949 Acre	50'
ALLAMANDA DRIVE	147.0'	0.123 Acre	50'
CARDINAL FLOWER DRIVE	250.0'	0.313 Acre	50'
TUBEROSE TERRACE	300.0'	0.429 Acre	50'

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LEGEND

-
- GREY ROCK PHASE 1
DOC. NO. 201187355
D.P.R.T.C.T.X.
- LOT 1
DRAINAGE, W.G. & P.U.E.
21.91 ACRES
- ALLAMANDA DR.
(150' R.O.W.)
- CORNFLOWER DRIVE (150' R.O.W.)
- RAIN LILY DRIVE (150' R.O.W.)
- 50' RADIUS
C&G BUFFER ZONE
- 177.853 ACRES
H&I GREY ROCK RIDGE DEVELOPMENT, Inc.
DOC. NO. 201187355
D.P.R.T.C.T.X.
- MATCH LINE
SEE SHEET NO.

MATCH LINE
SEE SHEET NO. 1

177.853 ACRES
H&M GREY ROCK RIDGE DEVELOPMENT, Inc
DOC. NO. 2011187355
D.P.R.T.X.

LJA Engineering Inc.

FRN-F-1308



SETSTONE SURVEYING