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SUBDIVISION REVIEW SHEET

CASE NO: C8J-2010-0139.1A

ZAP: April 3, 2011

SUBDIVISION NAME: GREYROCK RIDGE PHASE 1

AREA: 38.60 Acres

LOTS: (77)

APPLICANT: Wildflower Commons II LP

AGENT: LJA Engineering
(Dan Ryan)

ADDRESS OF SUBDIVISION: S. Mopac Expressway SB

GRIDS: B13/B14

COUNTY: Travis

WATERSHED: Bear/Slaughter Creek

JURISDICTION: Limited Purpose

EXISTING ZONING: SF-2

PROPOSED LAND USE: Single Family/ROW

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS

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

DEPARTMENT COMMENTS:

The request is for approval of the above referenced final out of an approved preliminary plan. The Phase 1 final proposes 74 lots for single family detached and 3 water quality and public utility easement lots. The proposed lots will take access from State Highway 45 via the internal street Archelita Blvd. The final plat has been reviewed in conjunction with the Land Development Code and the Bradley Parties Settlement Agreement. The Pedernales Electric Co-Operative will provide electric service and the City of Austin will provide water and wastewater service. Parkland dedication requirements have been satisfied by payment of fee in lieu of land dedication. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

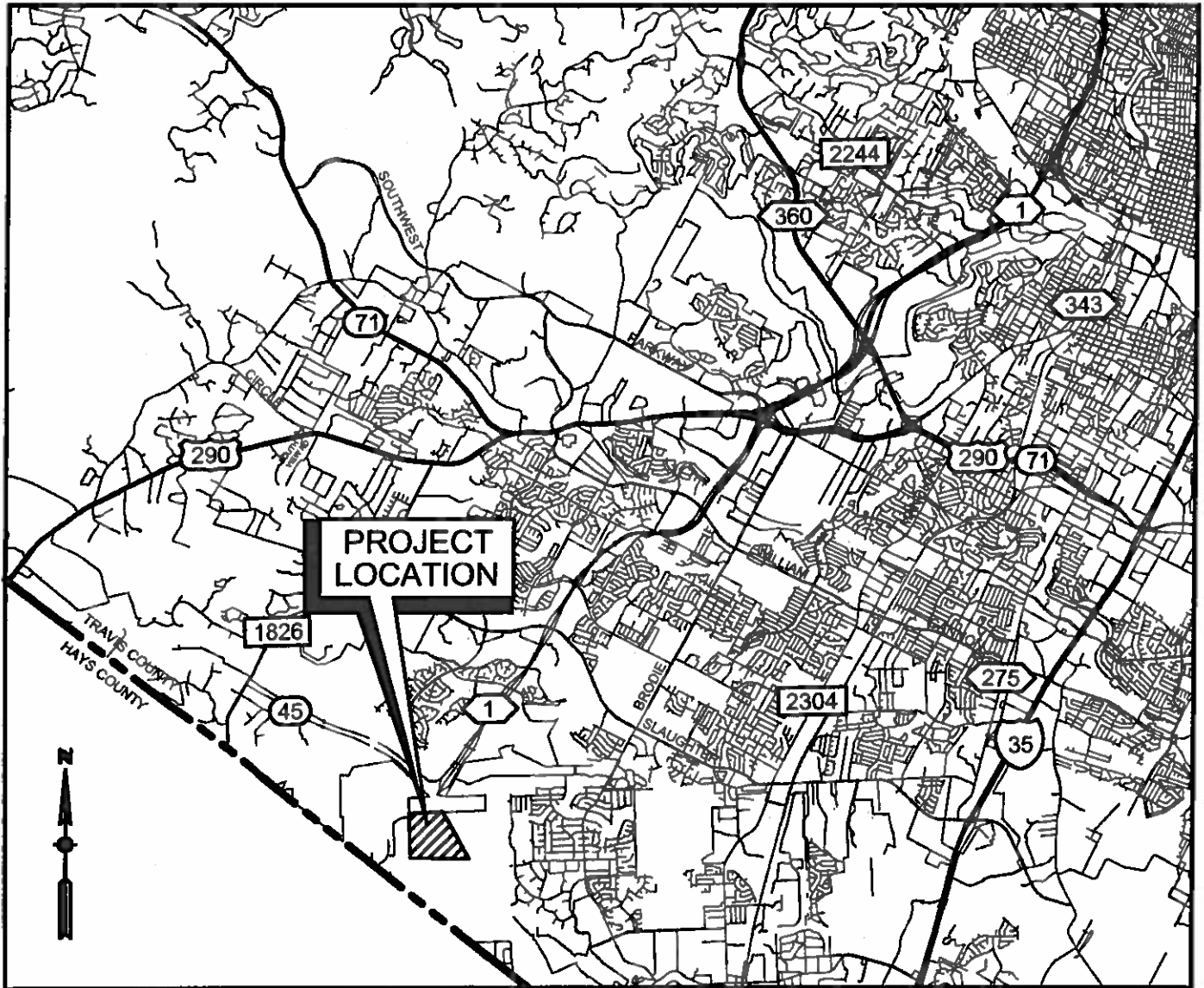
The staff recommends approval of the final with preliminary plan. The plat does meet all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@austin.texas.gov

PHONE: 974-2786

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LOCATION MAP

(N.T.S.)

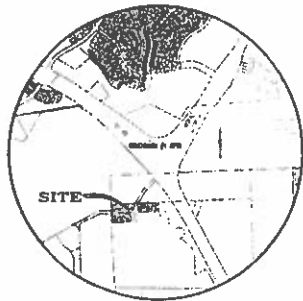
GRID NO. B-14, B-13

MAPSCO PAGE 671Q, U, V

GREYROCK RIDGE, PHASE 1

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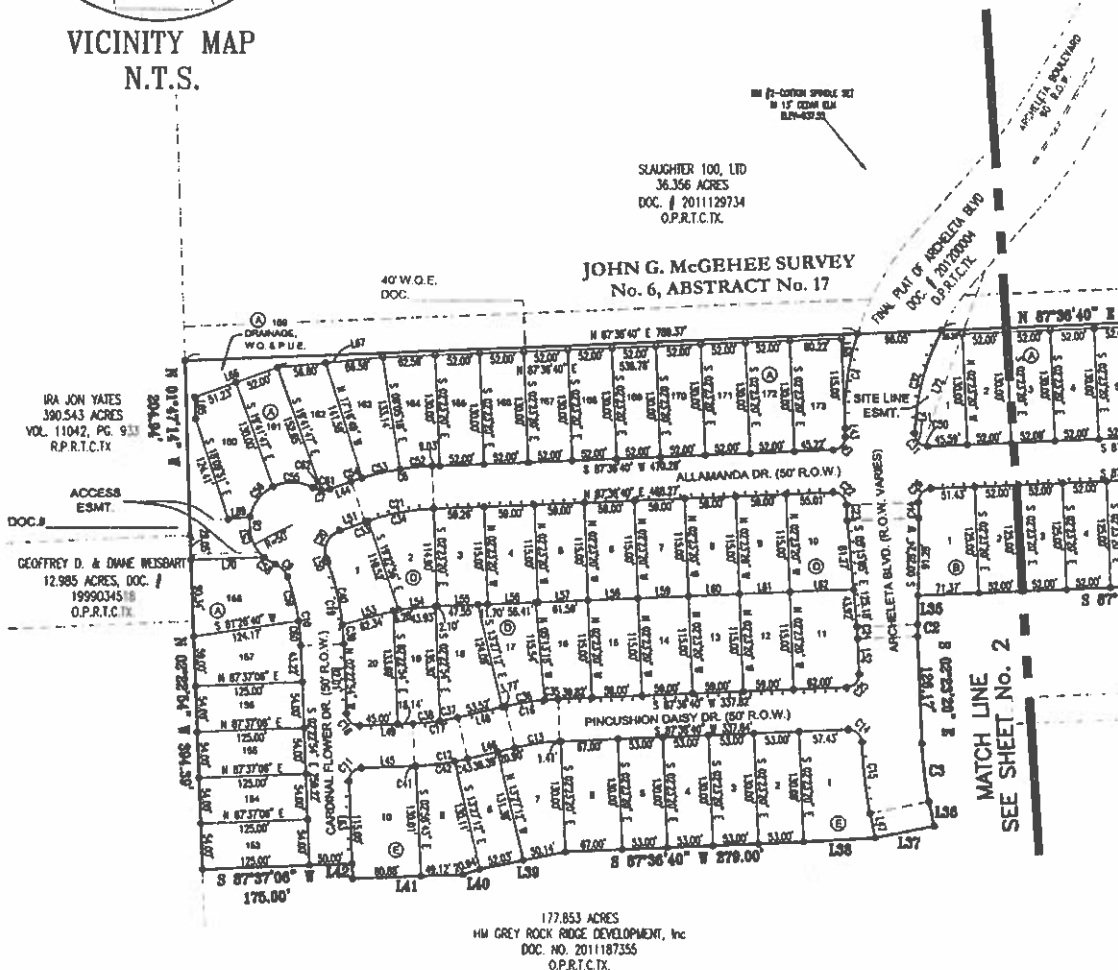
SCALE: 1" = 100'



VICINITY MAP
N.T.S.

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
- POB 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.T.C.T.X. OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T.X. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- 1 LOT NUMBER
- Ⓐ BLOCK
- BOUNDARY LINE
- - - EASEMENT LINE
- ... APPROXIMATE SIDEWALK LOCATION



DATE: MARCH 26, 2012

TOTAL ACRES: 38.803 ACRES

OWNER/DEVELOPER:

HM GREY ROCK RIDGE DEVELOPMENT, Inc.
BLAKE MARCE, PRESIDENT
1011 N. LAMAR BLVD.
AUSTIN, TX 78703
(512) 481-0303

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

ENGINEER:

LJA ENGINEERING, INC.
5316 HIGHWAY 280 WEST STE. 150
AUSTIN, TEXAS 78735
Phone: (512) 439-4700
Fax: (512) 439-4916

TOTAL OF LOTS:

NO. OF SINGLE FAMILY LOTS: 74
NO. OF W.Q., DRAINAGE, AND P.U.E. LOTS: 2
NO. OF BLOCKS: 4

SURVEYOR:

SETSTONE SURVEYING
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
Phone: (512) 282-0170
Fax: (512) 280-5185

LOT	BLOCK	ACRES	SQ. FT.
159	A	0.34	14,674
1	A	21.91	954,601

BENCHMARK #1: 3" LORA ALUMINUM DISC
IN CONCRETE STAMPED A718
TEXAS COORDINATE SYSTEM, CENTRAL ZONE
(4203) GRID COORDINATES
NORTHING: 10035883.14
EASTING: 3068066.44
ELEVATION: 816.13

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

SHEET NO. 1 OF 7

LINEAR FOOTAGE AND AREA OF STREETS:

NAME	LINEAR FOOTAGE	AREA	ROW
ARCHELETA BLVD.	593.0'	1.104 Acres	VARIES/70'
PINCUSHON DAISY DRIVE	884.2'	0.659 Acres	50'
CARDINAL FLOWER DRIVE	405.4'	0.608 Acres	50'
ALLAMANDA DRIVE	1471.9	1.575 Acres	50'

LJA Engineering Inc.

5316 Highway 280 West
Suite 150
Austin, Texas 78735

FRN-F-1306



5501 West William Cannon Drive
Austin, Texas 78749
Phone No. (512) 282-0170
Fax No. (512) 280-5185

SETSTONE SURVEYING

C8J-2010-0139.1A

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$$C_{6/4}$$

101 J2-COTTON SPOCK SET
IN 1 1/2" CEDAR OLM
E179-07.56

40° W. Q. E.
DOC. _____

DOC D.E.

POINT OF BEGINNING

PLAY OF ARCHIELEA BLVD
200 / 20120004
OPR C TX

MATCH LINE
SEE SHEET No.

20 W.W.E.
DOC.#

25' ACCESS,
S.S. & W.W.E

LOT 1
DRAINAGE, W.O. & P.U.E
21.91 ACRES

DRINKAGE & WATER QUALITY ENGINEERING
NO. 12/53, PG. 12

MATCH LINE
SEE SHEET No. 3

MATCH LINE
SEE SHEET No. 3

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

LJA Engineering Inc.

5318 Highway 290 West
Suite 150
Austin, Texas 78736

FRN-F-1303

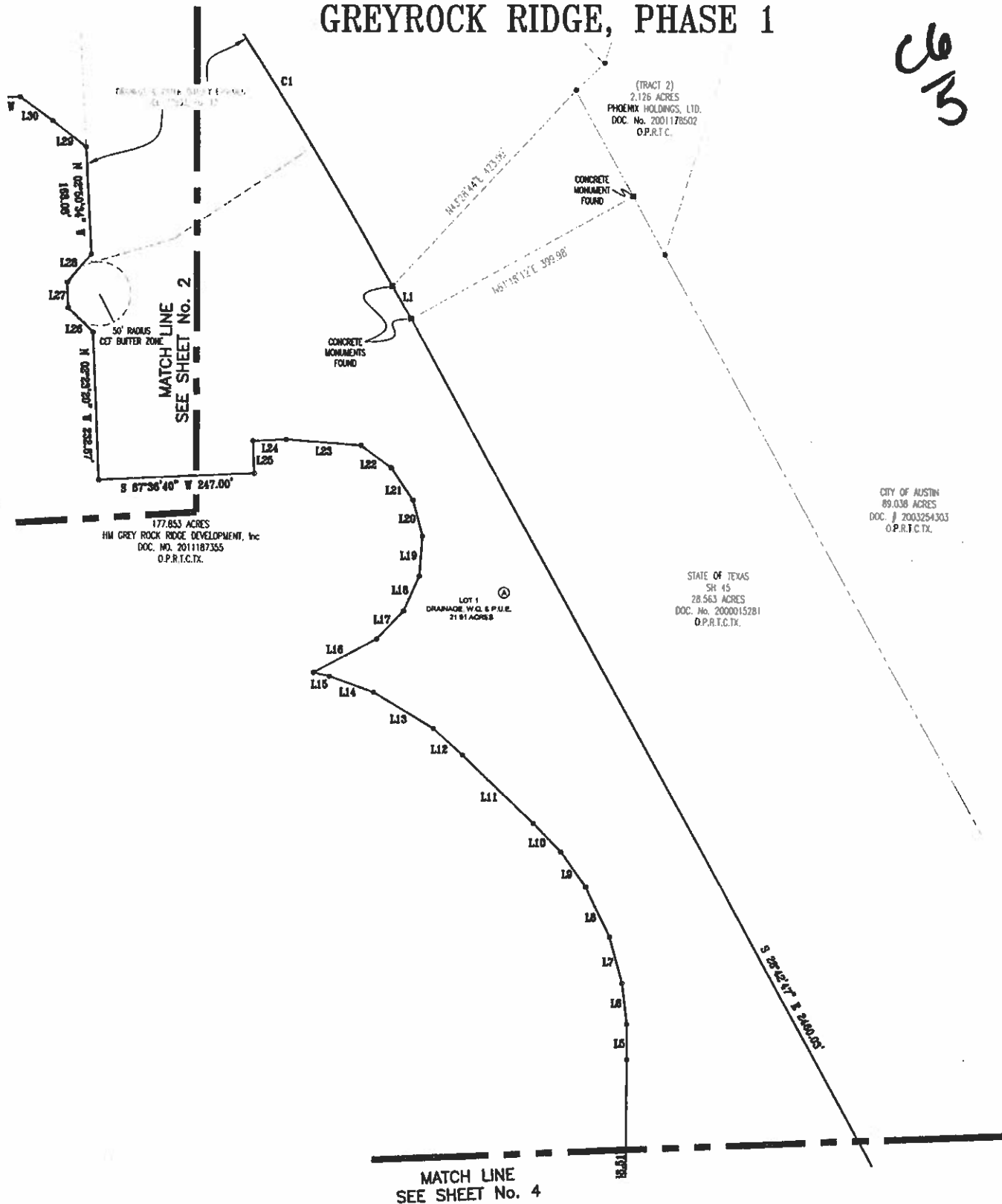


5501 West William Cannon Drive
Austin, Texas 78749
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Fax No. (512) 280-5165

SETSTONE SURVEYING

GREY ROCK RIDGE, PHASE 1

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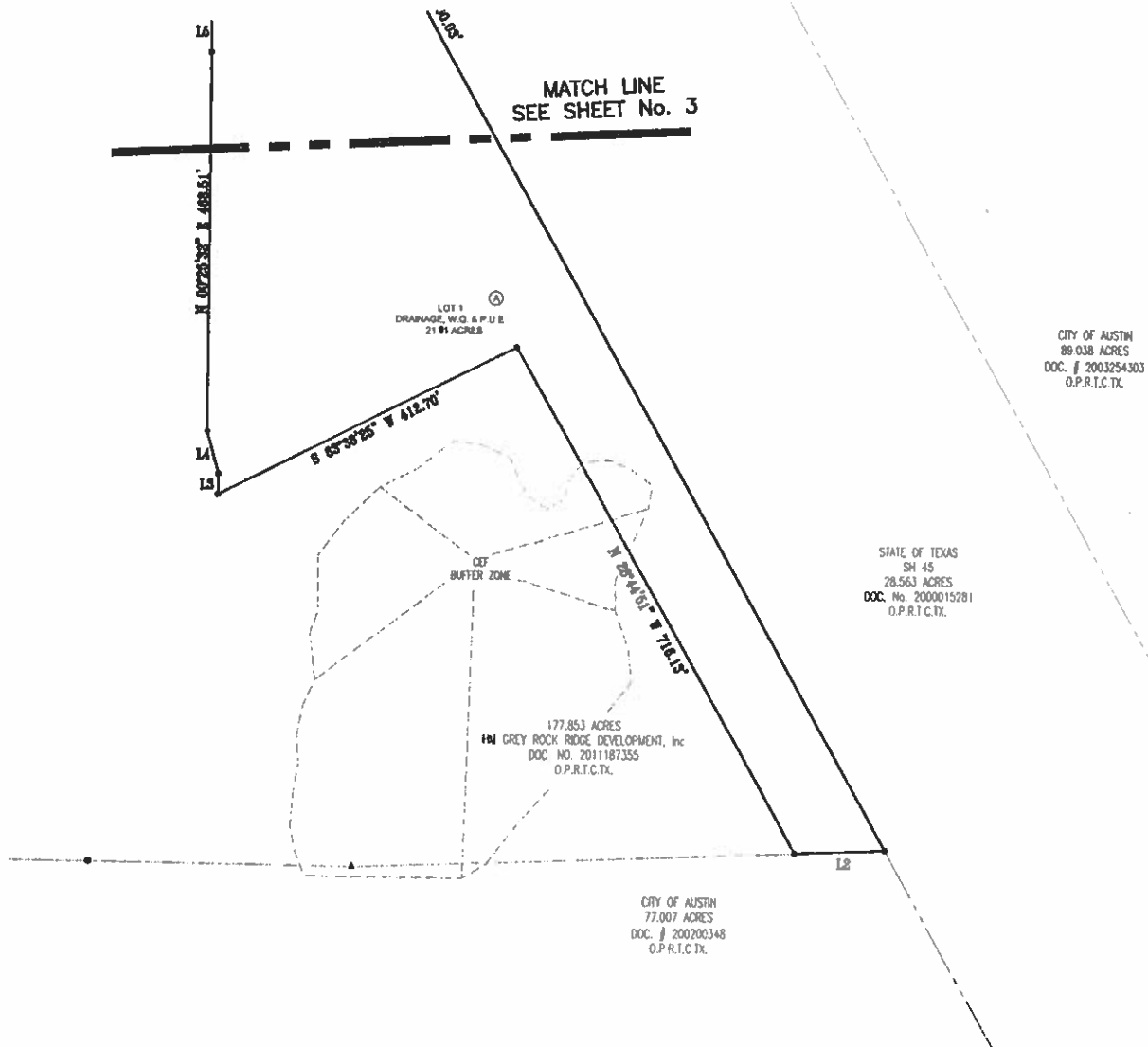


SHEET NO. 3 OF 7

LJA Engineering Inc.	
5316 Highway 290 West Suite 150 Austin, Texas 78735	FRN-F-1386
5501 West William Canyon Drive Austin, Texas 78749 Phone No. (512) 282-0170 Fax No. (512) 280-5165	
SETSTONE SURVEYING	

GREY ROCK RIDGE, PHASE 1

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SHEET NO. 4 OF 7

LJA Engineering Inc.		LJA
5316 Highway 290 West Suite 150 Austin, Texas 78735		FRN-F-1386
		5501 West W Canyon Drive Austin, Texas 78749 Phone No. (512) 282-0170 Fax No. (512) 280-5165
SETSTONE SURVEYING		

CBJ-2010-0139.1A

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