

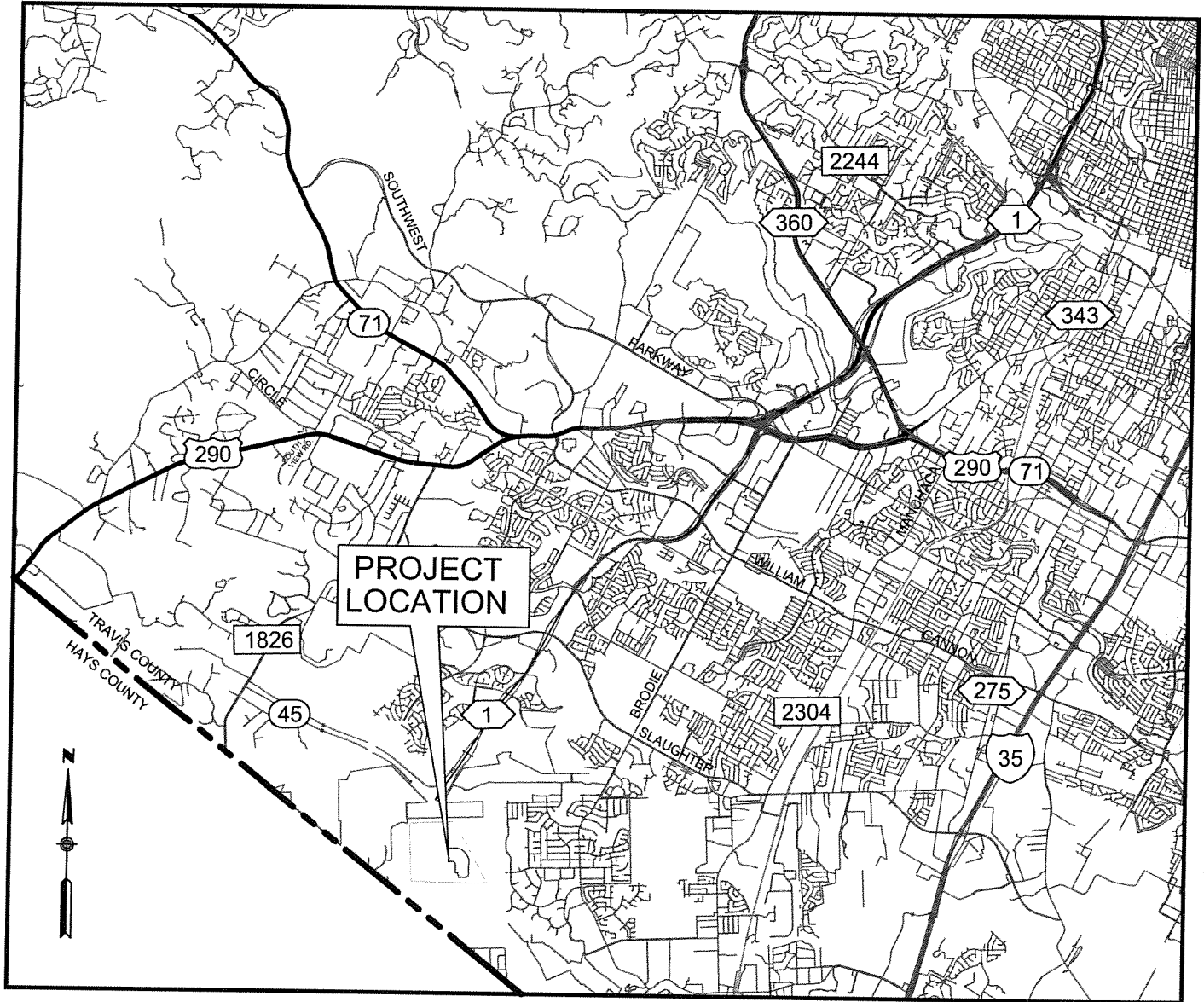
SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2010-0139.5A**ZAP DATE:** March 21, 2016**SUBDIVISION NAME:** Greyrock Ridge Phase 5**AREA:** 40.12**LOT(S):** 97**OWNER/APPLICANT:** HM Grey Rock Ridge Development (Blake Magee)**AGENT:** LJA Engineering & Surveying (Daniel Ryan)**ADDRESS OF SUBDIVISION:** S. Mopac Express SB**DISTRICT:** 8**GRIDS:** B13**COUNTY:** Travis**WATERSHED:** Slaughter Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-2**MUD:** N/A**PROPOSED LAND USE:** Single Family**ADMINISTRATIVE WAIVERS:** None.**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 5. The proposed plat, out of an approved preliminary plan, is composed of 97 lots on 40.12 acres for proposed single-family residential use. The proposed lots will take access from a new internal street network. Water and wastewater will be provided by the City of Austin and electric service will be provided by the PEC. The applicant has satisfied parkland dedication requirements by posting fees in lieu of land dedication. The applicant 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 ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**e-mail:** don.perryman@austintexas.gov



LOCATION MAP

(N.T.S.)

GRID NO. B-13

MAPSCO PAGE 671U, 671V

GREYROCK RIDGE PHASE 3

SCALE: 1" = 100'

LEGEND

- IRON PIPE FOUND
- ▲ 600 NAIL FOUND
- CONCRETE MONUMENT FOUND
- 1/2" CAPPED IRON ROD SET
- 1/2" CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- C.E.F. CRITICAL ENVIRONMENTAL FEATURE
- W.Q.E. WATER QUALITY EASEMENT
- S.S.E. STORM SEWER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- 11 LOT NUMBER
- (A) BLOCK DESIGNATOR
- EASEMENT LINE
- - - APPROXIMATE SIDEWALK LOCATION

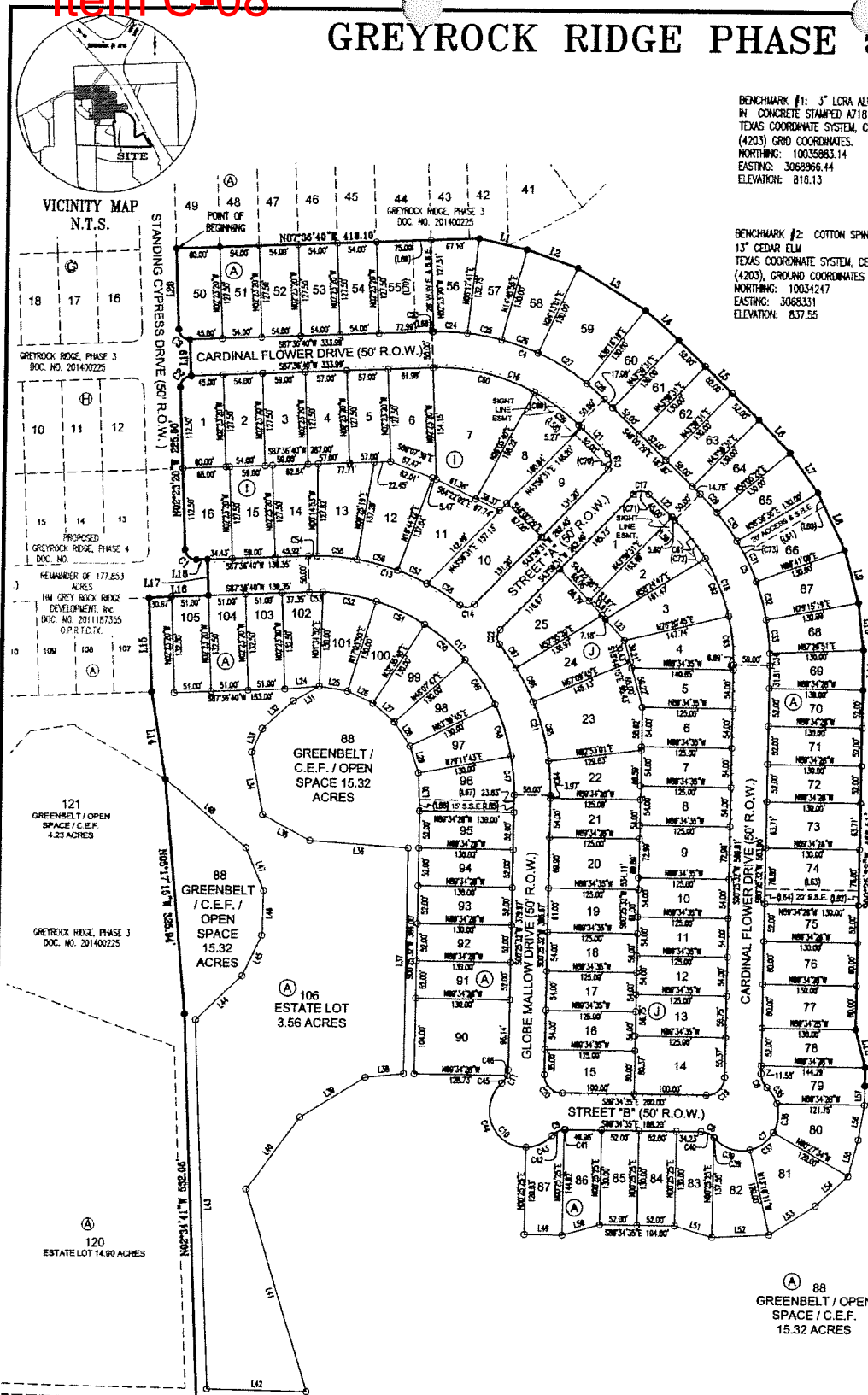
BENCHMARK #1: 3" LORA ALUMINUM DISC
IN CONCRETE STAMPED A718
TEXAS COORDINATE SYSTEM, CENTRAL ZONE
(4203) GRID COORDINATES
NORTHING: 10035883.14
EASTING: 3068866.44
ELEVATION: 818.13

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

STATE OF TEXAS
SH 45
(28.543 ACRES)
DOC. NO. 2000013281

GREYROCK RIDGE PHASE 1
DOC. NO. 201200216
(A) DRAINAGE, W.Q.E.,
P.U.E., & C.E.F.
21.91 ACRES

MATCHLINE SEE SHEET 2



CITY OF AUSTIN
(77.07 ACRES)
DOC. NO. 2000230348

(A) 88
GREENBELT / OPEN
SPACE / C.E.F.
15.32 ACRES

SURVEYOR:
SETSTONE SURVEYING
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
Phone: (512) 282-0170
Fax: (512) 280-5165

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

OWNERS/DEVELOPERS:
HW GREY ROCK RIDGE DEVELOPMENT, INC.
BLAKE WAGGE, PRESIDENT
1011 N. LAMAR BLVD.
AUSTIN, TX 78703
(512) 481-0303

SHEET NO. 1 OF 4
PATH-J:\4811-026\DWG\PLAT PH 5

LJA Engineering Inc.

5316 Highway 290 West
Suite 150
Austin, Texas 78735

5501 West William Cannon Drive
Austin, Texas 78749
Phone No. (512) 282-0170
Fax No. (512) 280-5165

SETSTONE SURVEYING

GREYROCK RIDGE PHASE 5

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.56	15.00	N47°23'20"W	21.21	15.00	90°00'00"
C2	23.56	15.00	N42°36'40"E	21.21	15.00	90°00'00"
C3	23.56	15.00	N47°23'20"W	21.21	15.00	90°00'00"
C4	263.09	325.00	N89°11'59"W	255.96	139.23	46°22'51"
C5	263.39	325.00	N22°47'29"W	258.24	138.41	46°28'01"
C6	21.03	25.00	S23°40'10"E	20.41	11.18	48°11'23"
C7	182.65	50.00	N45°25'28"E	99.85	897.46	166°22'32"
C8	21.03	25.00	N65°28'53"W	20.41	11.18	48°11'23"
C9	21.03	25.00	S86°19'44"W	20.41	11.18	48°11'23"
C10	182.65	50.00	S44°34'32"E	99.84	896.97	166°22'32"
C11	21.03	25.00	N24°31'13"E	20.41	11.18	48°11'23"
C12	445.48	275.00	N45°58'54"W	388.34	288.85	92°48'52"
C13	224.76	325.00	N72°34'39"W	220.31	117.09	39°37'28"
C14	21.79	15.00	N65°36'50"E	19.83	13.33	83°14'37"
C15	23.56	15.00	N01°30'29"W	21.21	15.00	90°00'00"
C16	222.61	275.00	N69°11'59"W	216.58	117.81	46°22'51"
C17	23.56	15.00	S86°59'31"W	21.21	15.00	90°00'00"
C18	222.66	275.00	N22°47'29"W	216.62	117.96	46°28'01"
C19	39.27	25.00	N45°25'28"E	35.35	25.00	89°59'54"
C20	39.27	25.00	S44°34'32"E	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	225.06	325.00	N19°24'47"W	220.55	117.25	39°40'38"
C22	21.79	15.00	S02°22'12"W	19.83	13.33	83°14'37"
C23	2.01	325.00	S87°47'18"W	2.01	1.01	0°21'16"
C24	47.25	325.00	N87°52'12"W	47.21	23.67	81°19'46"
C25	48.33	325.00	N79°25'42"W	46.29	24.21	83°11'13"
C26	53.33	325.00	N10°29'00"W	53.27	26.73	8°24'07"
C27	79.72	325.00	N58°45'20"W	79.52	40.06	14°03'17"
C28	32.45	325.00	N48°52'00"W	32.43	16.24	5°43'12"
C29	34.59	325.00	N42°57'33"W	34.57	17.31	6°05'51"
C30	48.33	325.00	N35°39'01"W	48.29	24.21	8°31'13"
C31	62.83	325.00	N25°51'06"W	62.73	31.51	11°04'33"
C32	54.28	325.00	N19°31'46"W	54.22	27.20	8°34'11"
C33	46.47	325.00	N08°36'55"W	46.43	23.27	8°11'32"
C34	16.89	325.00	N01°30'29"W	16.89	8.45	2°58'41"
C35	26.31	50.00	N22°41'24"W	26.01	13.47	30°08'54"
C36	41.15	50.00	N05°57'44"E	40.00	21.82	47°09'23"
C37	41.15	50.00	N33°07'07"E	40.00	21.82	47°09'23"
C38	54.03	50.00	S72°29'42"E	51.44	29.39	81°50'00"
C39	1.27	25.00	N42°50'14"W	1.27	0.63	2°54'09"
C40	19.78	25.00	N69°55'56"W	19.25	10.43	49°17'18"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C41	2.04	25.00	S86°05'13"W	2.04	1.02	4°40'25"
C42	18.99	25.00	S65°59'31"W	18.53	9.98	43°30'58"
C43	40.19	50.00	N65°15'37"E	39.12	21.25	46°03'09"
C44	122.46	50.00	S21°32'53"E	94.07	138.81	142°19'43"
C45	13.03	25.00	N33°41'13"E	12.86	6.67	29°51'23"
C46	8.00	25.00	N09°35'32"E	7.97	4.03	18°20'00"
C47	53.90	275.00	N05°11'23"W	53.81	27.04	11°13'48"
C48	74.55	275.00	N18°34'16"W	74.32	37.51	15°31'58"
C49	74.55	275.00	N34°06'14"W	74.32	37.51	15°31'58"
C50	74.55	275.00	N49°38'13"W	74.32	37.51	15°31'58"
C51	74.55	275.00	N65°10'11"W	74.32	37.51	15°31'58"
C52	74.55	275.00	N82°42'09"W	74.32	37.51	15°31'58"
C53	18.81	275.00	S89°34'16"W	18.81	9.41	3°56'12"
C54	12.14	325.00	S85°40'53"W	12.14	6.07	2°06'27"
C55	54.85	325.00	N85°24'47"W	54.79	27.49	5°40'12"
C56	58.52	325.00	N75°25'10"W	58.45	29.34	10°19'03"
C57	44.29	325.00	N66°21'23"W	44.26	22.18	7°48'31"
C58	54.85	325.00	N57°36'30"W	54.80	27.54	9°41'15"
C59	78.30	275.00	N35°59'25"W	76.06	38.49	15°53'11"
C60	146.51	275.00	N17°08'50"W	144.59	74.83	30°28'00"

Easement Line Table		
Line #	Length	Direction
(L58)	160.38	N48°28'25"W
(L59)	169.60	N43°47'35"W
(L60)	20.09	S25°51'08"E
(L61)	128.68	N58°38'36"E
(L62)	20.00	S00°25'32"W
(L63)	130.00	N69°34'28"W
(L64)	20.00	S00°25'32"W
(L65)	15.00	S00°25'32"W
(L66)	15.02	N02°37'36"E
(L67)	130.80	S89°34'28"E
(L68)	22.99	N87°56'40"E
(L69)	25.00	N87°56'40"E
(L70)	127.50	N02°23'20"W

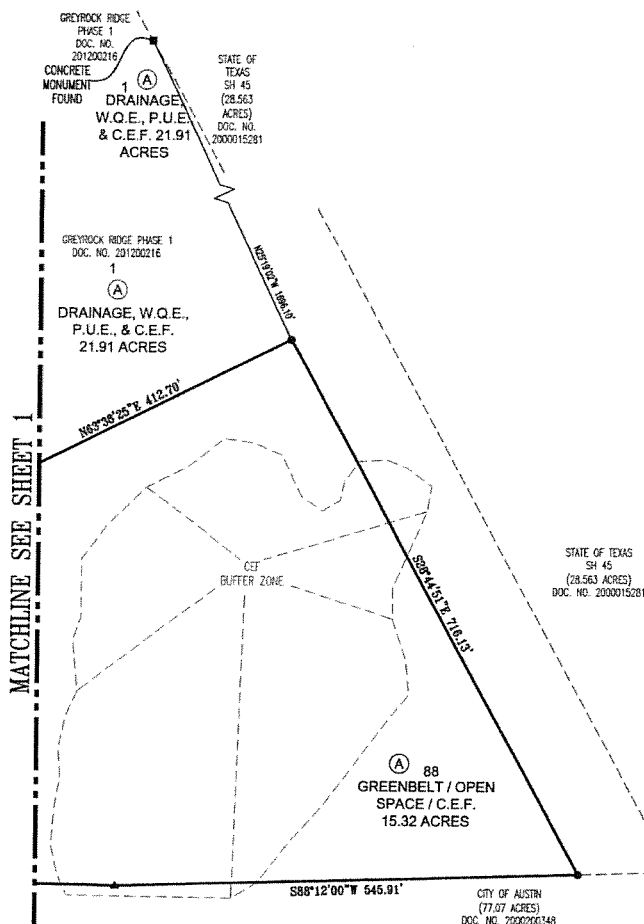
Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C61	69.22	275.00	N32°47'51"W	69.03	34.79	14°25'16"
C62	86.07	275.00	N22°37'14"W	85.72	43.39	17°55'58"
C63	67.06	275.00	N06°36'50"W	67.41	33.96	14°54'47"
C64	47.78	325.00	N03°47'10"W	47.74	23.93	8°25'24"
C65	84.18	325.00	N15°25'04"W	83.94	42.32	14°50'23"
C66	52.41	325.00	N27°27'28"W	52.36	26.28	5°14'25"
C67	40.99	325.00	N33°39'53"W	40.67	20.37	7°18'26"

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C68)	89.80	275.00	N50°21'45"W	89.40	45.30	18°42'32"
(C70)	21.79	15.00	N42°23'58"W	19.82	13.32	83°13'00"
(C71)	22.41	15.00	N88°48'38"W	20.38	13.89	85°36'18"
(C72)	106.56	275.00	N34°54'20"W	105.90	53.96	22°12'07"
(C73)	20.01	325.00	N09°37'34"W	20.01	10.01	3°31'41"

Line Table		
Line #	Length	Direction
L1	67.86	S77°07'52"E
L2	74.58	S70°29'02"E
L3	111.33	S58°45'20"E
L4	62.48	S48°05'11"E
L5	156.00	S48°00'28"E
L6	63.17	S43°40'21"E
L7	67.69	S35°38'01"E
L8	87.82	S25°51'08"E
L9	75.91	S15°31'46"E
L10	65.03	S06°38'55"E
L11	55.46	S00°12'34"E
L12	53.63	S14°56'38"E
L13	25.86	S00°25'32"W
L14	121.79	N09°46'57"W
L15	130.00	N22°23'46"W
L16	81.67	N87°36'40"E
L17	50.00	N22°23'20"W
L18	15.57	S87°36'40"W
L19	50.00	N22°23'20"W
L20	112.50	N62°23'20"W

Line Table		
Line #	Length	Direction
L21	57.27	S46°00'29"E
L22	50.60	S46°00'29"E
L23	39.90	S42°29'09"E
L24	47.31	N84°58'37"E
L25	39.19	S82°42'09"E
L26	39.19	S85°10'11"E
L27	39.19	S43°38'13"E
L28	39.19	S34°06'14"E
L29	39.19	S18°34'16"E
L30	52.14	S02°37'36"E
L31	40.86	N69°58'19"E
L32	57.25	S47°48'46"W
L33	35.33	S24°01'39"W
L34	87.34	S19°46'31"E
L35	75.00	S81°31'27"E
L36	135.80	S86°18'47"E
L37	312.00	S80°25'32"W
L38	52.70	S83°50'13"W
L39	104.82	S58°09'11"W
L40	123.44	S38°14'28"W

Line Table		
Line #	Length	Direction
L41	292.20	S17°18'46"E
L42	137.28	N88°53'23"W
L43	509.55	N62°34'18"W
L44	87.88	N48°11'30"E
L45	62.57	N24°51'30"E
L46	61.67	N01°31'42"E
L47	63.91	N23°00'18"W
L48	148.26	N49°53'46"W
L49	52.00	S89°34'35"E
L50	54.12	N74°19'58"E
L51	54.11	S73°31'15"E
L52	78.82	N86°54'30"E
L53	75.06	N57°39'52"E
L54	61.46	N47°33'51"E
L55	52.02	N15°04'34"E
L56	48.47	N08°27'55"E
L57	26.34	N00°25'32"E



DATE: SEPTEMBER 30, 2016

TOTAL ACREAGE: 40.122 ACRES

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

LINEAR FOOTAGE AND AREA OF STREETS:

NAME	LINEAR FOOTAGE	AREA	ROW
CARDINAL FLOWER DRIVE	1627'	2.019 Acres	50'
GLOBE MALLOW DRIVE	1061'	1.355 Acres	50'
STREET "A"	340'	0.301 Acres	50'
STREET "B"	300'	0.223 Acres	50'

TOTAL OF LOTS:

NO. OF SINGLE FAMILY LOTS:	95
NO. OF GREENBELT/C.E.F., AND OPEN SPACE LOTS:	1
NO. OF ESTATE LOTS:	1

NO. OF BLOCKS:

4

SHEET NO. 2 OF 4

PATH-J:\4811-026\DWG\PLAT PH 5

LJA Engineering Inc.

5316 Highway 280 West
Suite 150
Austin, Texas 787355501 West William Cannon Drive
Austin, Texas 78749

Phone No. (512) 282-0170

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