

SUBDIVISION REVIEW SHEET

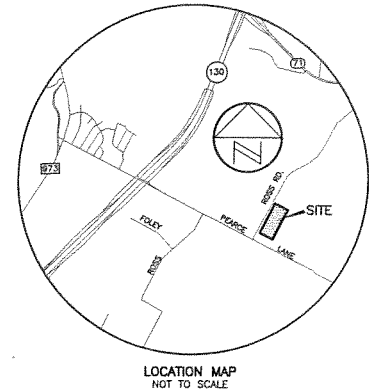
CASE NO.: C8-2018-0002.1A**Z.A.P. DATE:** July 17, 2018**SUBDIVISION NAME:** Eastridge Final Plat**AREA:** 16.555 acres**LOTS:** 2**APPLICANT:** Equinox Properties, LLC
(Daniel Wang)**AGENT:** JCI Residential, LLC
(Ross Hamilton)**ADDRESS OF SUBDIVISION:** 5525 Ross Road**WATERSHED:** Dry Creek East**COUNTY:** Travis**EXISTING ZONING:** GR-MU-CO /
LR-MU-CO**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Multi-Family**ADMINISTRATIVE WAIVERS:** None**VARIANCE:** none**STAFF RECOMMENDATION:** Staff recommends approval of the final plat, the plat meets all applicable State and City of Austin Land Development Code requirements.**DEPARTMENT COMMENTS:** The request is for the approval of the Eastridge Final Plat composed of 2 lots on 16.555 acres. The applicant proposes to subdivide the property for multi-family residential uses. The developer will be responsible for all cost associated with required improvements.**CASE MANAGER:** Cesar Zavala
E-mail: cesar.zavala@austintexas.gov**PHONE:** 512-974-3404



This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

SCALE: 1" = 100'
GRAPHIC SCALE

EASTRIDGE



BENCHMARK INFORMATION:

BM #1: SQUARE CUT ON BACK OF CURB, SOUTH SIDE OF SPIERS WAY, 4-33' SOUTHEAST OF THE TERMINATION OF SPIERS WAY.
ELEVATION = 471.79'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

LOT SUMMARY TABLE

LOT 1: 7.133 ACRES OR 310,695 SQ. FT.
LOT 2: 8.649 ACRES OR 376,766 SQ. FT.
R.O.W. TO BE DEDICATED: 0.773 ACRES OR 33,689 SQ. FT.
TOTAL ACREAGE: 16.555 ACRES OR 721,150 SQ. FT.

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P940".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10036975.64
E 3153327.57

TEXAS STATE PLANE COORDINATES:
N 10036972.05
E 3153012.27

ELEVATION = 471.33'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1°23'46"

LEGEND

- 4758 1/2" REBAR WITH "RPLS 4758" CAP FOUND
- 7.0 1/2" REBAR WITH "TJ DODD RPLS 1882" CAP FOUND
- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- CONTROL POINT/BENCHMARK LOCATION
- SIDEWALK
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- E.E. ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS AND ELECTRIC FIBER EASEMENT
- () RECORD INFORMATION

SUBMITTAL DATE: DECEMBER 7, 2017

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 562-062
DRAWING NO.: 562-062-PL1
PLOT DATE: 5/29/18
PLOT SCALE: 1" = 100'
DRAWN BY: JDB/JBE/BBP
SHEET 01 OF 02

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	300.00'	11°52'30"	62.18'	S56°47'57"E	62.07'
C2	505.00'	10°07'26"	89.23'	N55°55'25"W	89.11'
C3	25.00'	87°30'27"	38.18'	N17°13'54"W	34.58'
C4	25.00'	91°55'15"	40.11'	N73°33'56"E	35.94'
C5	445.00'	9°36'45"	74.66'	S55°40'05"E	74.57'
C6	360.00'	11°52'30"	74.61'	S56°47'57"E	74.48'

LINE TABLE				
LINE	BEARING	DISTANCE	(RECORD)	
L1	N62°42'44"W	7.04'	(N59°53'51"W 7.02')	
L2	N62°41'47"W	7.04'	(N59°51'12"W 7.02')	
L3	S27°07'46"W	308.71'	(S29°55'56"W 308.75')	
L4	S27°05'32"W	50.32'	(S29°55'56"W 50.00')	
L5	S62°44'12"E	5.66'		
L6	S62°44'12"E	51.84'		

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