

## SUBDIVISION REVIEW SHEET

<u>CASE NO.</u>: C8J-2008-0140.1A <u>Z.A.P. DATE</u>: July 6, 2010

SUBDIVISION NAME: Ammaron Hills Subdivision Final Plat

**AREA**: 42.57 **LOT(S)**: 15

**OWNER/APPLICANT:** Sproull Lake Travis, L.P. **AGENT:** Vaughn & Associates

(Jeff Sproull) (Rick Vaughn)

ADDRESS OF SUBDIVISION: 14500 FM 2769 Road

**GRIDS**: B36, B37 **COUNTY**: Travis

**WATERSHED:** Lake Travis

JURISDICTION: 2 Mile ETJ

EXISTING ZONING: N/A MUD: N/A

**NEIGHBORHOOD PLAN:** N/A

PROPOSED LAND USE: SF, ROW, GRNBLT

**ADMINISTRATIVE WAIVERS: None** 

**VARIANCES:** None

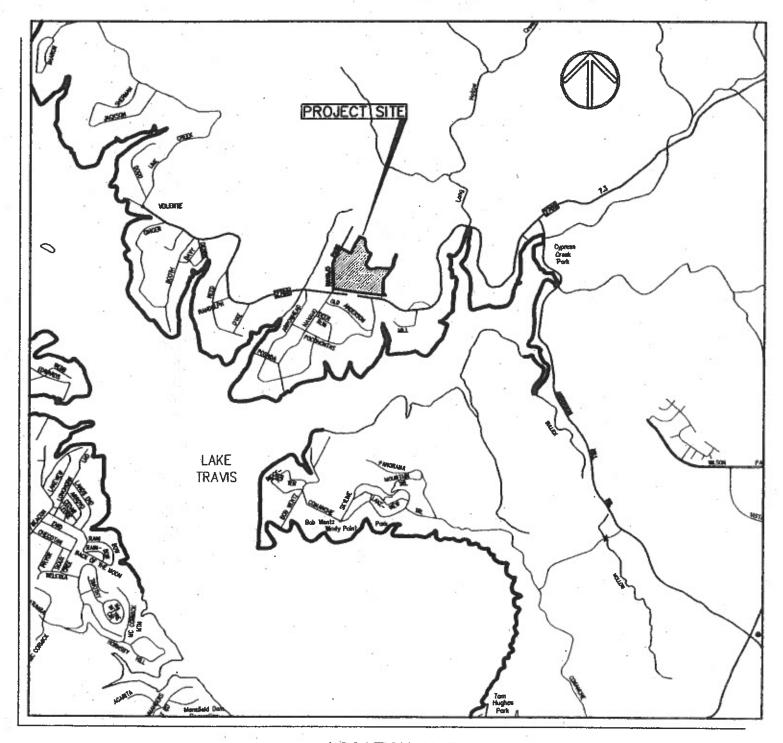
<u>SIDEWALKS</u>: Sidewalks are required, but the installation has been deferred until the roadways have been improved with curbs.

**DEPARTMENT COMMENTS:** The request is for approval of the Ammaron Hills Subdivision final plat out of an approved preliminary plan. The Commission approved the preliminary on October 20, 2009. The proposed final plat is composed of 15 lots on 42.57 acres. There are 14 lots proposed for single-family use and 1 common area lot. In addition, the final plat proposes the extension of Navajo Pass for access to Lots 1-11. Lots 13-15 will take access from Lake Mountain Lane. Water will be provided by private well and wastewater will be provided by onsite septic. The plat has been reviewed and approved by the Travis County Fire Marshall's Office. Parkland dedication requirements have been satisfied by payment of fees in lieu of parkland dedication. 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 City, County and State regulations.

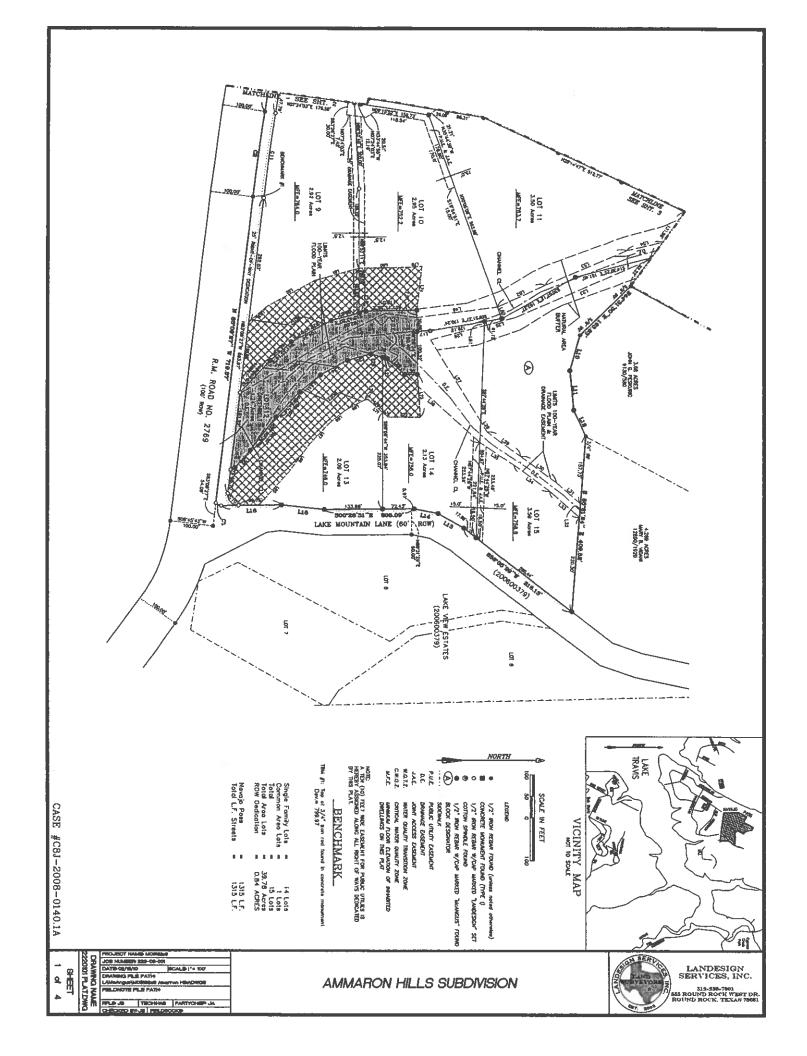
## **ZONING AND PLATTING COMMISSION ACTION:**

<u>CITY STAFF:</u> Don Perryman <u>e-mail</u>: <u>don.perryman@ci.austin.tx.us</u> **PHONE:** 974-2786

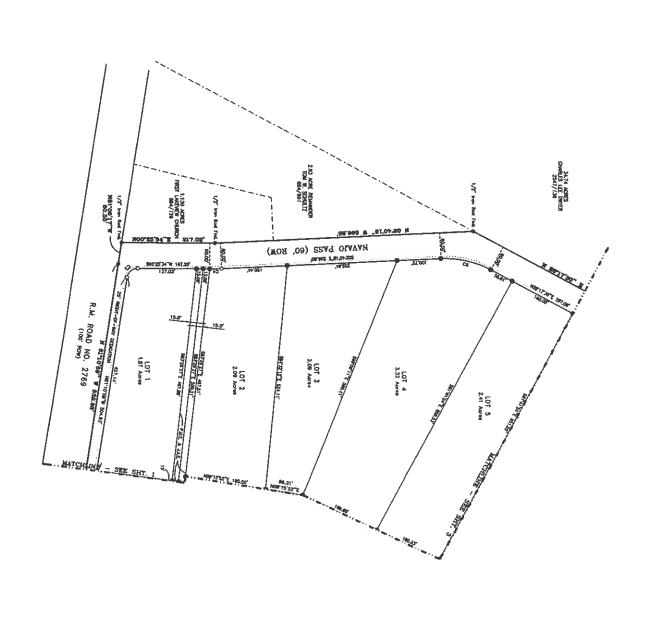


LOCATION MAP

SCALE : 1" = 3000'







Single Fomily Lats Common Area Lats Tatal Tatal Area Lats ROW Dedication 14 Lots 1 Lots 15 Lots 19.78 Acres 0.84 ACRES

Navojo Pass Total L.F. Streats

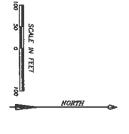
TBM #1: Top of 3/4" from rod found in concrete manument Elev.= 799.9T

NOTE:
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BY THIS PLAT. BENCHMARK

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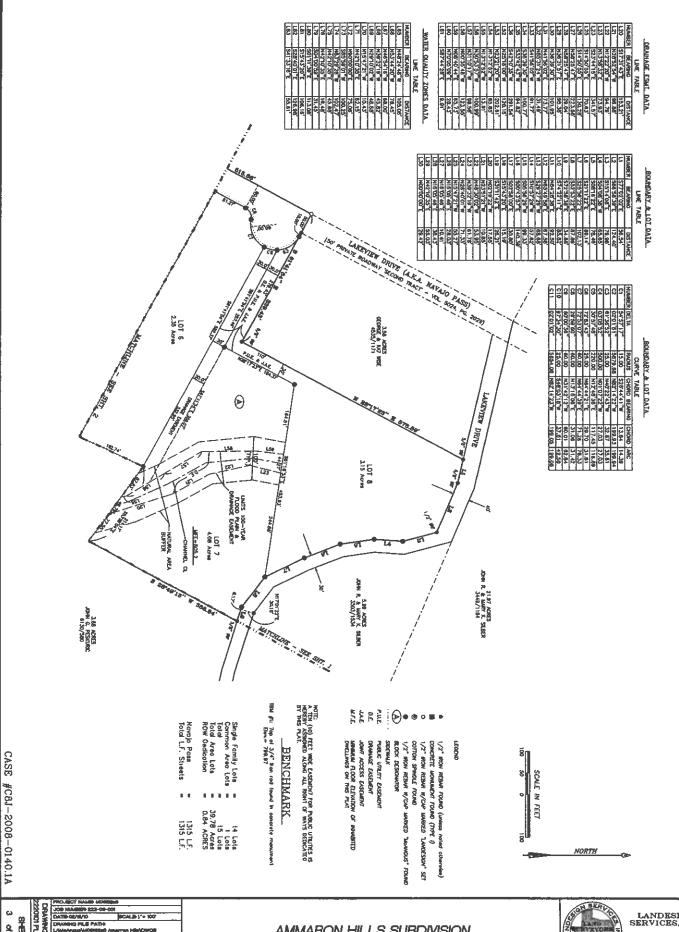
(/2" BROW REBUR TOURD (unless noted otherwise)
CONCRETE NORMARTH TOURD (TIPE ()
1/2" BROW REBUR BY/OUP MARKED "LANDESSON" SET
COTTION SPRINGE FOUND
1/2" BROW REBUR BY/OUP MARKED "NEWOLDS" FOUND



DRAWING NAME 2220101 PLAT.DWG SHETT

AMMARON HILLS SUBDIVISION





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AMMARON HILLS SUBDIVISION

LANDESIGN SERVICES, INC.

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EAR FLOOD PLAN IS COMTAINED WITHIN THE DIVANGE EXSENDIT EON, MINIMAL PRESIDED FLOOR ELEVATION FOR ALL AFFECTED EAL BE CARE (1) FOOT ABOVE THE ELEVATION OF THE 100—YEAR I NOTED ON THE PLAT.

LITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH MER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LAND DEVELOPMENT COOK 30—5—211.

SHOP IS LIMITED TO A MAXIMUM OF 14 DWELLING UNITS.

WHAT ALL INTERSECTIONS IS 15 FEET UNLESS OTHERWISE NUST CLOSE TO 30' AT THE THROAT OF ALL CUL-DE-SACS.

NTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE CT IS IN THE LAKE TRANS WATERSHED CLASSIFIED AS WATER AND IS SUBJECT TO THE COMPREHENSIVE WATERSHED ORDINANCE.

26. PROCH TO JANY CONSTRUCTION JETTIMY, COORDINATION WITH U.S. FISH
A MULIUSE OR HAMPIOPANION WITH DE MUCIONES DAMPOWARDS
CONSERVATION FLAM (BOCSY) IS REQUIRED, CONTACT TRAVES COUNTY'S
EMPROMENTAL SECONDEY AT 517-454-7215. AMERICATOR IS NEEDED
FROM TO CONSTRUCTION MULTIPLES.

27. OWNERSHIP OF LOT 12, BLOCK A IS TO BE VESTED IN THE ALMANON HILLS HOMEOWNERS ASSOCIATION AND IS RESTRICTED FROM OCCUPANCY.

26 THE OWNERS OF THE SUBMINISHED AND HES ON HER SUCCESSIONS AND ASSESSMENT STAP PLANE FOR CONSTRUCTION OF DEBUNKS HE AND ASSESSMENT SHEAR CAME TO APPLICATE COSTS AND REQUESTED OF THE AUSTIN THE OWNER WHOERSTHANDS AND ACCOUNTAINED AND FAULT WASTERN ON RESPONSITE AND ASSESSMENT OF HEAVENING AND THE OWNERS SALE DESPONS F PLANE TO CONSTRUCT THIS SUBMINISHED ON HET COMPANY AND PRODUCTIONS.

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MINISTALATINE AND THE PROJECT THE LEATS OF CONSTRUCTION FOR THE HES

DIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION URSLANT TO LDC TITLE 30, AND THE ENVIRONMENTAL CRITERIA

ALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO AN MEET AND LICEN APPROVED ON—SITE SEWICE TACILITY, AR CONSTRUCTION OF ANY DRIVEWAY WITHIN THIS SUBDIVISION EED 4 FEET WITHOUT A VARIANCE TO LDC 30-5-34/342.

E EASEMENTS ON PROMATE PROPERTY SHALL BE MAINTAINED BY TWHET OR ASSIGNS.

NTIAL LOTS WILL BE OWNED AND MAINTAINED BY THE SSOCIATION. WASTEWATER WILL BE PROMOED BY ON-SITE PROVATE FACILITIES.

LCRA OSSF REPRESENTATIVE

JLWG

OWNER AND/OR HE/HER ASSIGNS SHALL PROMOE FOR ACCESS OR CASEARY AND SHALL HOT PROHIBIT OF AUSTIN AND TRAVES COUNTY (AND OTHER APPROPRIATE FOR HERECTION OR HANTEHWARE OF SAID EASEMENT.

's, ancluding but not limited to buildings, fences, in on other structures in draimage easements except as trans county and the city of austin.

RM 2789 IS PROMBITED FROM LOTS 1, 9, 12 & 13.

PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO  ${\rm HTS}{\text{-}}{\rm OF}{\text{--WAY}}.$ 

26, SECRULIS ALONG RU 2750, HWALD PASS AND LACE MOMENTAL LANG ACE REQUESTED TO CONSTRUCTION OF THE PROPERTY OWNER AFTES THE ACEITTHE ROUNDERS OF THE CONSTRUCT SCHALLS AFE SHE PLACE THAINER OF COSTRIPATES OF COCCAPACY, BUILDING PERMITS, OR WITHOUTHERS OF CERTIFATES OF COCCAPACY, BUILDING PERMITS, OR UTILITY COMMENTED SET THE CONSTRUCT SECRETARY.

SNOLE-TAMILY RESIDENTIAL DEVELOPMENT IS PROMBITED IN THE RANSTRON ZONE OF LOTS 9, 10, 13 AND 14 MTHOUT A 1 30-5-453(B).

IT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE

1. ALL PROPERTY HEREN IS SUBJECT TO THE LOWER GOLORIUGO RHERE AUTHORIT'S HENHAND LAUCE MUTETSHED ORGANIACI. SHOULD MAY LOT BE PROPOSED THA A LUSE CHIEFE THAN SHOLL-TAMAY RESIDENTIAL, AN ICAN ARM REFLICAMENT PERMIT, ITS SUCCESSIONS OR ASSIGNS, MAY BE REQUIRED.

2. 4244 MAD REFEY ON-SITE SEMMET JEASTIN DESCLUED WITHIN THIS OFFICIAL WORKERS MAD METHOD WITHIN THE STREET MAD LECTURED WITHIN THE PRESENCE AND RECORD OF THE STREET AND RECORD OF THE OFFICIAL STREET AND RECORD OF THE OFF

APERMOUS COVER MOTES:

LOTS CONTAIN SLOPE IN EXCESS OF 15%: 1, 2, 3, 4, 5, 8, 7, 8, 9, 10, 11, 12, 13, 14 & 15, IMPERVIOUS COVER IS ALLOWED ON EACH INDIVIDUAL LOT: 77,578 sq.
78,5213 sq.
78,5213 sq.
78,5213 sq.
78,522 sq.
78,538 sq.
78,538 sq.
78,538 sq.
77,910 s HET SITE AREA 17.545 SS FT 17.55 I.C. ALLOWED SF RESIDENTIAL SY RESIDENTIAL JSN OWN NO BUILDING/PARKING ALLOWED ON A SLOPE GREATER THAN 25%. CONSTRUCTION RESTRICTIONS NO CONSTRUCTION ALLOWED NO BUILDING/PARKING ALLOWED ON A SLOPE GREATER THAN 25%

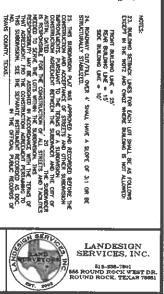
R on slopes greater than 15x for these lots may not exceed 10x of the total area of the LDC 30-5-302(b)(1). 1,221,733 SQ, FT. 244,350 SQ. FT.

CASE #C8J-2008-0140.1A

DRAWNG NAME 2220101 PLAT.DWG

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AMMARON HILLS SUBDIVISION



24. ROADWAY CUT/FILL OVER 4' SHALL HAVE A SLOPE OF 3:1 OR BE STRUCTURALLY STABILIZED.

23. BUILDING SETBACK LINES FOR EACH LOT SHALL BE AS FOLLOWS EXCEPT IN THE WOTZ AND CWCZ WHERE BUILDING IS NOT ALLOWED:

PROVE BUILDING LINE = 15" REAR BUILDING LINE = 15" SIDE BUILDING LINE = 10"