

SUBDIVISION REVIEW SHEET

C23
1

CASE NO: C8-07-0043.01.3A

PC DATE: May 24, 2011

SUBDIVISION NAME: Avery Station Section 1A, Phase 1

AREA: 74.23 Acres

LOTS: 157

APPLICANT: Northwoods Avery Ranch LLC

AGENT: Bury & Partners, Inc
(David Miller)

ADDRESS OF SUBDIVISION: N. Lakeline Blvd. and Staked Plains Drive

GRIDS: G41

COUNTY: Williamson

WATERSHED: South Brushy Creek

JURISDICTION: Full Purpose

ZONING: PUD

NEIGHBORHOOD PLAN: Lakeline TOD

PROPOSED LAND USE: Single-Family, townhome, commercial, open space, and Right-of-way.

VARIANCES: None

SIDEWALKS: Sidewalks will be provided.

DEPARTMENT COMMENTS:

The request is for approval of the Avery Station Section 1A, Phase 1 Final Plat. The plat is composed of 147 Single-Family, 140 townhomes, 1 commercial lot, open space, and Right-of-way lots on 74.23 acres.

STAFF RECOMMENDATION:

The staff recommends approval of the plat. The plat matches the approved preliminary plan and now meets all applicable State and City of Austin LDC requirements.

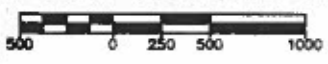
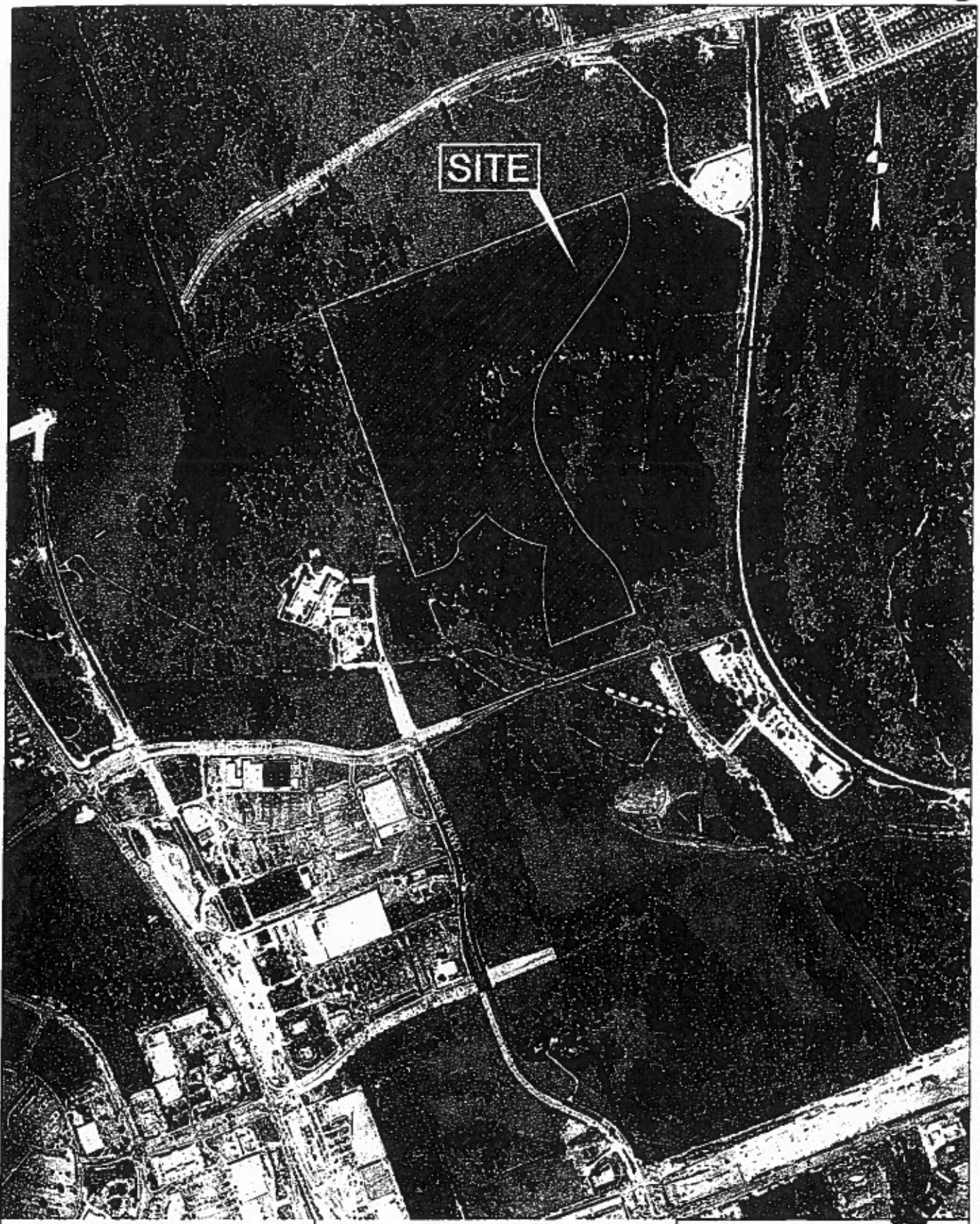
PLANNING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@ci.austin.tx.us

PHONE: 974-6455

C23
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SITE



SITE LOCATION MAP

**AVERY STATION
SECTION 1A**

NORTHWOODS AVERY RANCH LLC.

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 300
Austin, Texas 78701
Tel. (512) 338-0011 Fax (512) 338-0325
TBP's Registration Number F1048
Bury+Partners, Inc. © Copyright 2009

FILE: G:\1713\09\Exhibits\171309EXH
SITE LOC MAP.dwg

PROJECT No.: 1713-09

SCALE: 1"=1000'

C23
F

MATCH LINE SEE SHEET 3 OF 6

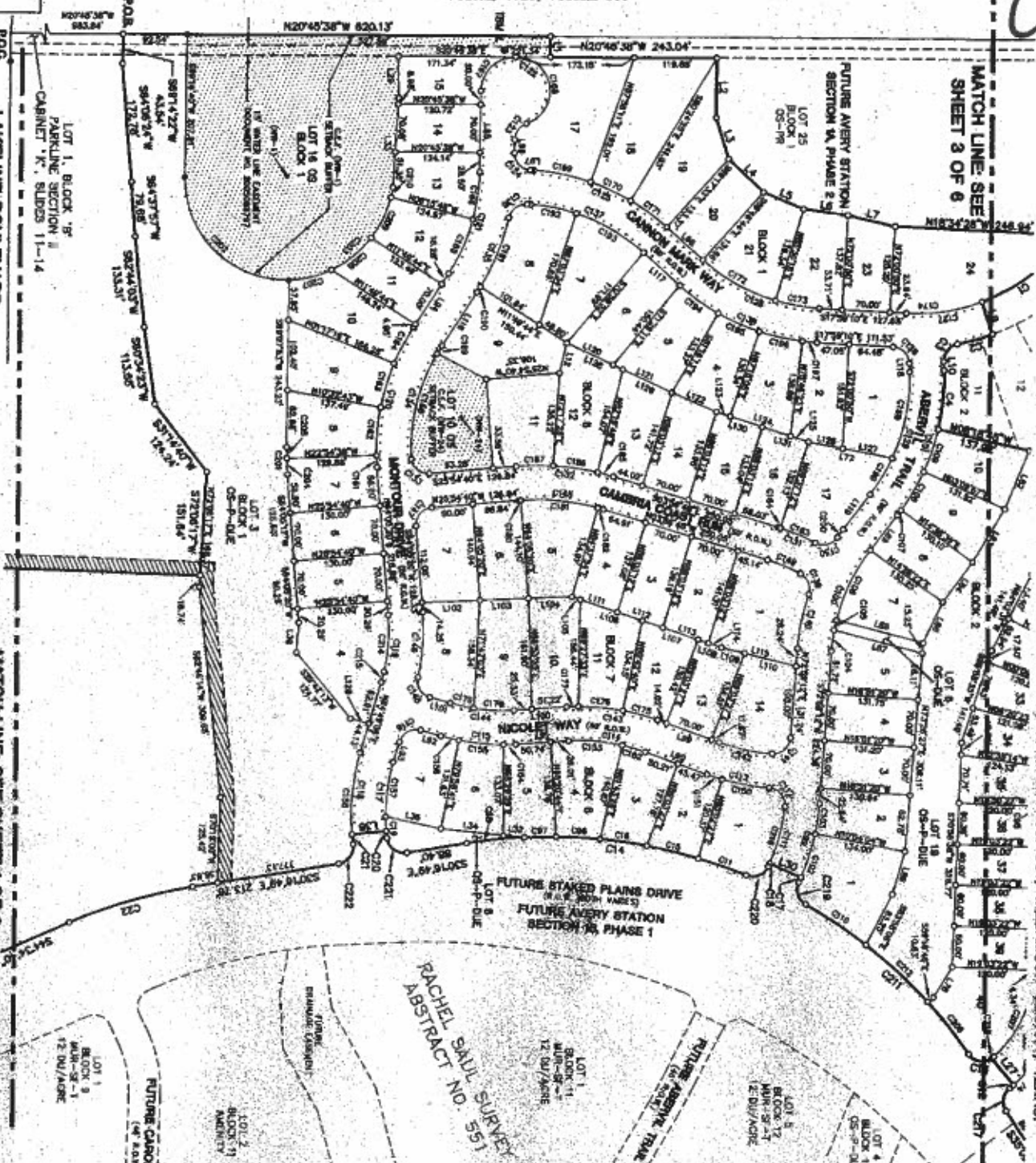
74.228 ACRES OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLAMSON COUNTY, TEXAS.

AVERY STATION SECTION 1A, PHASE 1

SHEET 2 OF 6

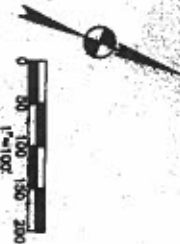
LAKELINE BOULEVARD
CABINET 'K', SLIDES 11-14

MATCH LINE SEE SHEET 1 OF 6



Bury Partners
ENGINEERING SOLUTIONS

AVERY STATION
SECTION 1A, PHASE 1



LOT	ACRES	AREA	PERCENT
LOT 1	1.00	1.00	1.35
LOT 2	1.00	1.00	1.35
LOT 3	1.00	1.00	1.35
LOT 4	1.00	1.00	1.35
LOT 5	1.00	1.00	1.35
LOT 6	1.00	1.00	1.35
LOT 7	1.00	1.00	1.35
LOT 8	1.00	1.00	1.35
LOT 9	1.00	1.00	1.35
LOT 10	1.00	1.00	1.35
LOT 11	1.00	1.00	1.35
LOT 12	1.00	1.00	1.35
LOT 13	1.00	1.00	1.35
LOT 14	1.00	1.00	1.35
LOT 15	1.00	1.00	1.35
LOT 16	1.00	1.00	1.35
LOT 17	1.00	1.00	1.35
LOT 18	1.00	1.00	1.35
LOT 19	1.00	1.00	1.35
LOT 20	1.00	1.00	1.35
LOT 21	1.00	1.00	1.35
LOT 22	1.00	1.00	1.35
LOT 23	1.00	1.00	1.35
LOT 24	1.00	1.00	1.35
LOT 25	1.00	1.00	1.35
LOT 26	1.00	1.00	1.35
LOT 27	1.00	1.00	1.35
LOT 28	1.00	1.00	1.35
LOT 29	1.00	1.00	1.35
LOT 30	1.00	1.00	1.35
LOT 31	1.00	1.00	1.35
LOT 32	1.00	1.00	1.35
LOT 33	1.00	1.00	1.35
LOT 34	1.00	1.00	1.35
LOT 35	1.00	1.00	1.35
LOT 36	1.00	1.00	1.35
LOT 37	1.00	1.00	1.35
LOT 38	1.00	1.00	1.35
LOT 39	1.00	1.00	1.35
LOT 40	1.00	1.00	1.35
LOT 41	1.00	1.00	1.35
LOT 42	1.00	1.00	1.35
LOT 43	1.00	1.00	1.35
LOT 44	1.00	1.00	1.35
LOT 45	1.00	1.00	1.35
LOT 46	1.00	1.00	1.35
LOT 47	1.00	1.00	1.35
LOT 48	1.00	1.00	1.35
LOT 49	1.00	1.00	1.35
LOT 50	1.00	1.00	1.35
LOT 51	1.00	1.00	1.35
LOT 52	1.00	1.00	1.35
LOT 53	1.00	1.00	1.35
LOT 54	1.00	1.00	1.35
LOT 55	1.00	1.00	1.35
LOT 56	1.00	1.00	1.35
LOT 57	1.00	1.00	1.35
LOT 58	1.00	1.00	1.35
LOT 59	1.00	1.00	1.35
LOT 60	1.00	1.00	1.35
LOT 61	1.00	1.00	1.35
LOT 62	1.00	1.00	1.35
LOT 63	1.00	1.00	1.35
LOT 64	1.00	1.00	1.35
LOT 65	1.00	1.00	1.35
LOT 66	1.00	1.00	1.35
LOT 67	1.00	1.00	1.35
LOT 68	1.00	1.00	1.35
LOT 69	1.00	1.00	1.35
LOT 70	1.00	1.00	1.35
LOT 71	1.00	1.00	1.35
LOT 72	1.00	1.00	1.35
LOT 73	1.00	1.00	1.35
LOT 74	1.00	1.00	1.35
LOT 75	1.00	1.00	1.35
LOT 76	1.00	1.00	1.35
LOT 77	1.00	1.00	1.35
LOT 78	1.00	1.00	1.35
LOT 79	1.00	1.00	1.35
LOT 80	1.00	1.00	1.35
LOT 81	1.00	1.00	1.35
LOT 82	1.00	1.00	1.35
LOT 83	1.00	1.00	1.35
LOT 84	1.00	1.00	1.35
LOT 85	1.00	1.00	1.35
LOT 86	1.00	1.00	1.35
LOT 87	1.00	1.00	1.35
LOT 88	1.00	1.00	1.35
LOT 89	1.00	1.00	1.35
LOT 90	1.00	1.00	1.35
LOT 91	1.00	1.00	1.35
LOT 92	1.00	1.00	1.35
LOT 93	1.00	1.00	1.35
LOT 94	1.00	1.00	1.35
LOT 95	1.00	1.00	1.35
LOT 96	1.00	1.00	1.35
LOT 97	1.00	1.00	1.35
LOT 98	1.00	1.00	1.35
LOT 99	1.00	1.00	1.35
LOT 100	1.00	1.00	1.35

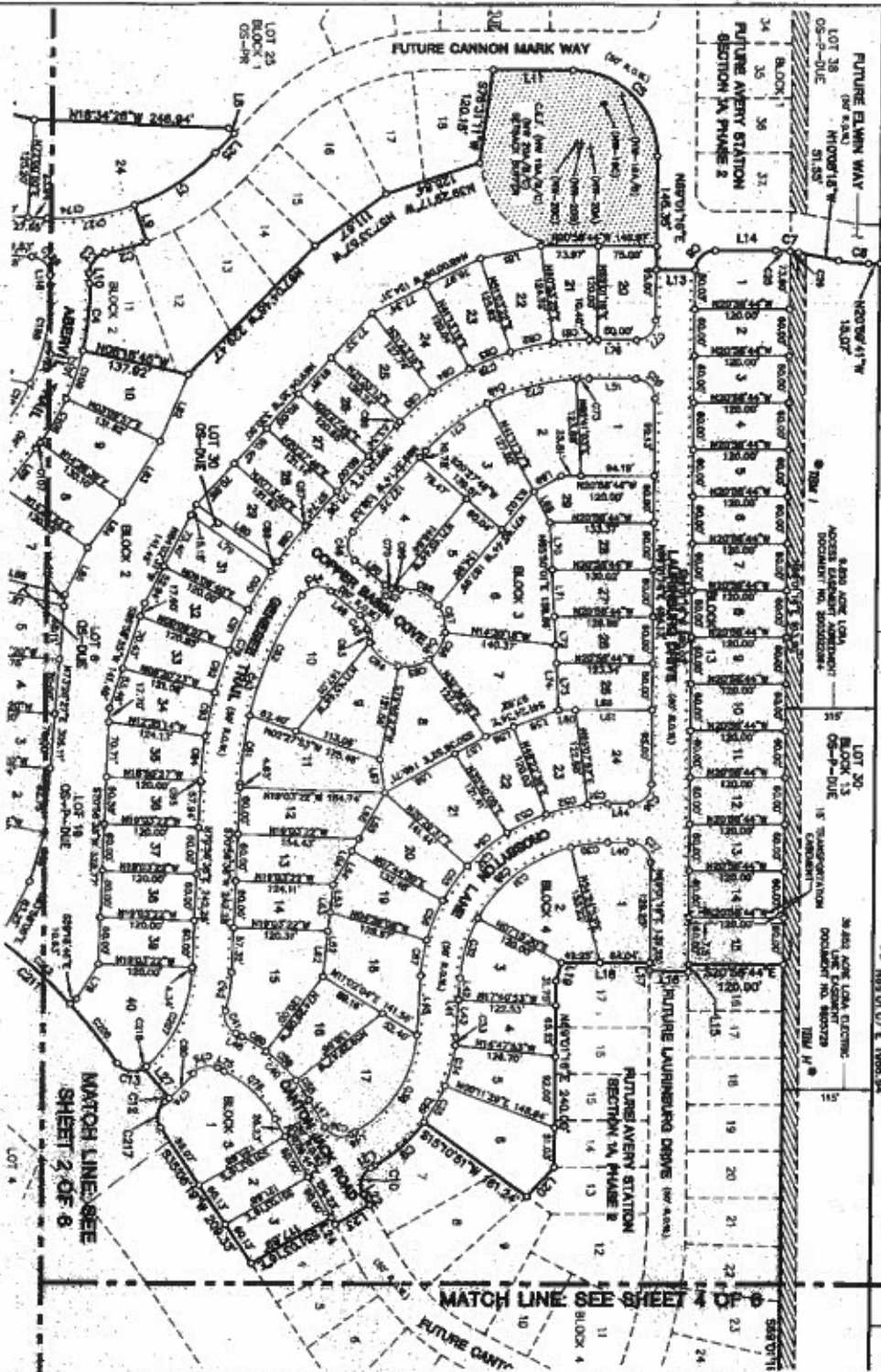
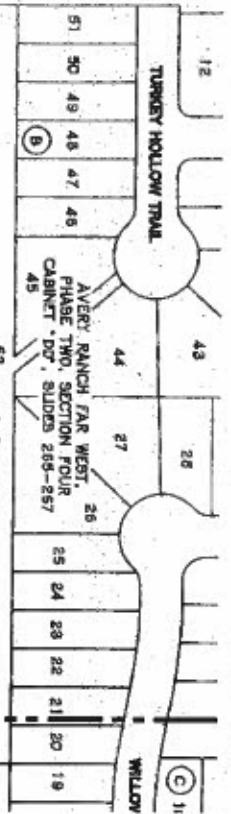
C8-07-00000133

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AVERY STATION SECTION 1A, PHASE 1
 74.228 ACRES OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 561, WILLIAMSON COUNTY, TEXAS.

REMAINDER OF TRACT 2
 82.857 ACRES
 CONTINENTAL HOMES
 OF TEXAS, L.P.
 DOCUMENT NO. 2004043895

SAMUEL DAMON SURVEY
 ABSTRACT NO. 170

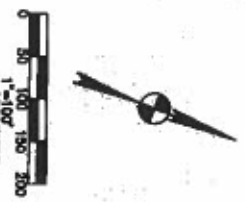


SHEET
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 OF 8

MATCH LINE SEE
 SHEET 2 OF 8

MATCH LINE SEE SHEET 4 OF 8

LOT	ACRES	OWNER	DATE
1	0.10	...	...
2	0.10	...	...
3	0.10	...	...
4	0.10	...	...
5	0.10	...	...
6	0.10	...	...
7	0.10	...	...
8	0.10	...	...
9	0.10	...	...
10	0.10	...	...
11	0.10	...	...
12	0.10	...	...
13	0.10	...	...
14	0.10	...	...
15	0.10	...	...
16	0.10	...	...
17	0.10	...	...
18	0.10	...	...
19	0.10	...	...
20	0.10	...	...
21	0.10	...	...
22	0.10	...	...
23	0.10	...	...
24	0.10	...	...
25	0.10	...	...
26	0.10	...	...
27	0.10	...	...
28	0.10	...	...
29	0.10	...	...
30	0.10	...	...
31	0.10	...	...
32	0.10	...	...
33	0.10	...	...
34	0.10	...	...
35	0.10	...	...
36	0.10	...	...
37	0.10	...	...
38	0.10	...	...
39	0.10	...	...
40	0.10
41	0.10
42	0.10
43	0.10
44	0.10
45	0.10
46	0.10
47	0.10
48	0.10
49	0.10
50	0.10
51	0.10



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CG-07-0043.013A

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AVERY STATION SECTION 1A, PHASE 1
74.228 ACRES OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS.

