

C16
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SUBDIVISION REVIEW SHEET

CASE NO.:C8J-2011-0065

ZAP DATE: December 6, 2012

SUBDIVISION NAME: Avana Phase I Preliminary Plan

AREA: 115.18 acres

LOT(S): 272

OWNER/APPLICANT: Standard Pacific of Texas
John Bohnen

AGENT: LJA Engineering
John Clark

ADDRESS OF SUBDIVISION: Escarpment Blvd.

GRIDS: A13/A14

COUNTY: Travis/Hays

WATERSHED: Bear/Slaughter

JURISDICTION: Full

EXISTING ZONING:SF-2

PROPOSED LAND USE: single family

ADMINISTRATIVE WAIVERS: The applicant has requested and received the following administrative waivers during the review:

1. LDC 25-8-341 four foot cut requirements for water quality ponds.
2. LDC 25-8-342 four foot fill requirements for detention ponds.
3. LDC 25-4-33(D) Balance of the tract requirement.

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 Avana Phase I Preliminary Plan . The proposed plan is composed of 262 lots on 115.18 acres for proposed single-family residential use. The lot-use breakdown is 262 single-family lots, 3 drainage, water quality, mail kiosk lots, 3 drainage water quality and public utility easement lots, 2 landscape lots and 1 amenity lot. The lots will take access through an internal street network connecting to the extension of Escarpment Blvd. in southwestern Travis County and north Hays County. This plan has been reviewed under the terms of the Bradley Settlement Agreement, (tract 18). Water and wastewater service will be provided by Mid-Tex Utilities Inc. Electric will be provided by the PEC. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plan. This plan meets all applicable State and City of Austin LDC requirements.

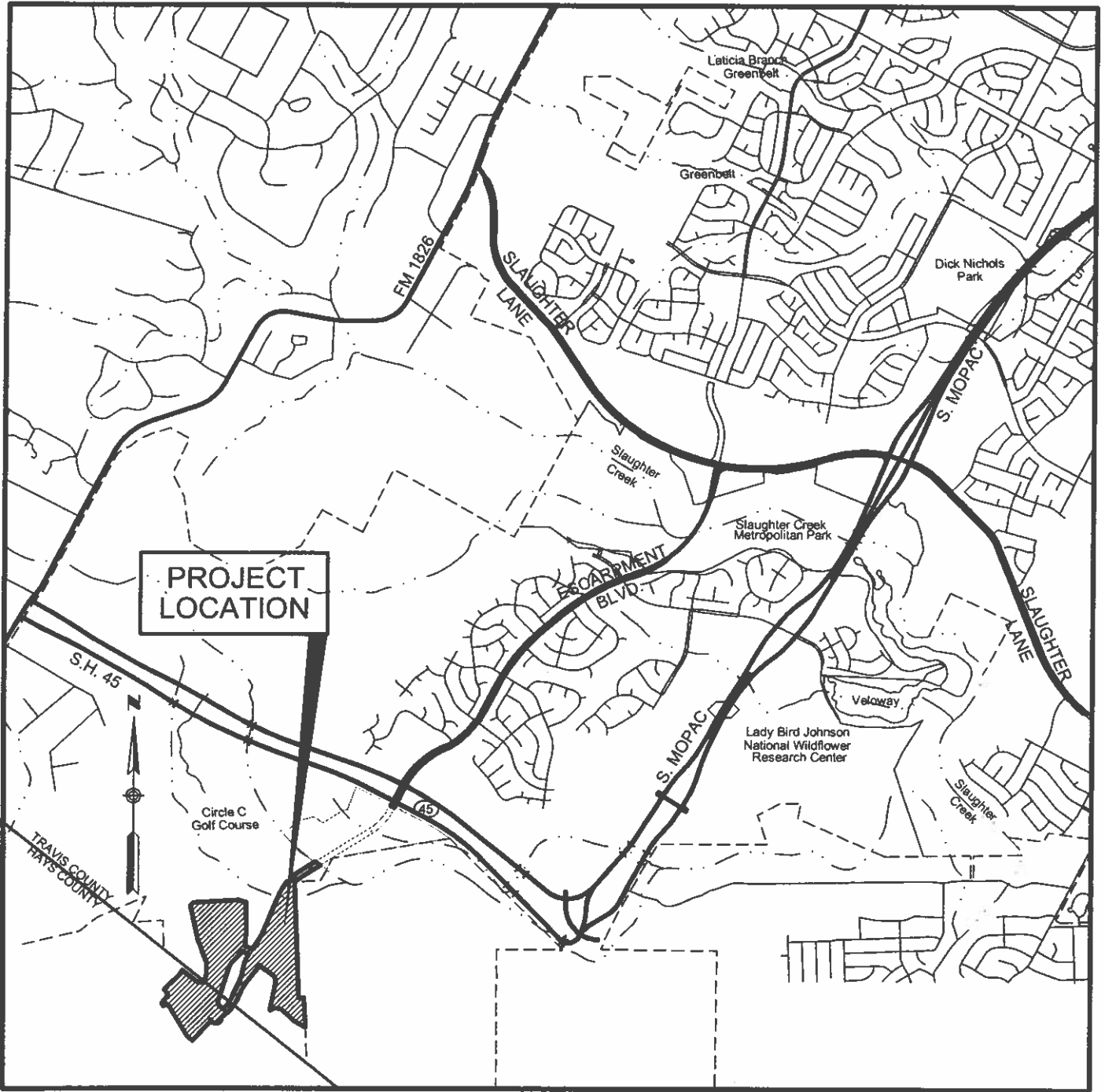
ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 974-2786

C16/2

C16/3




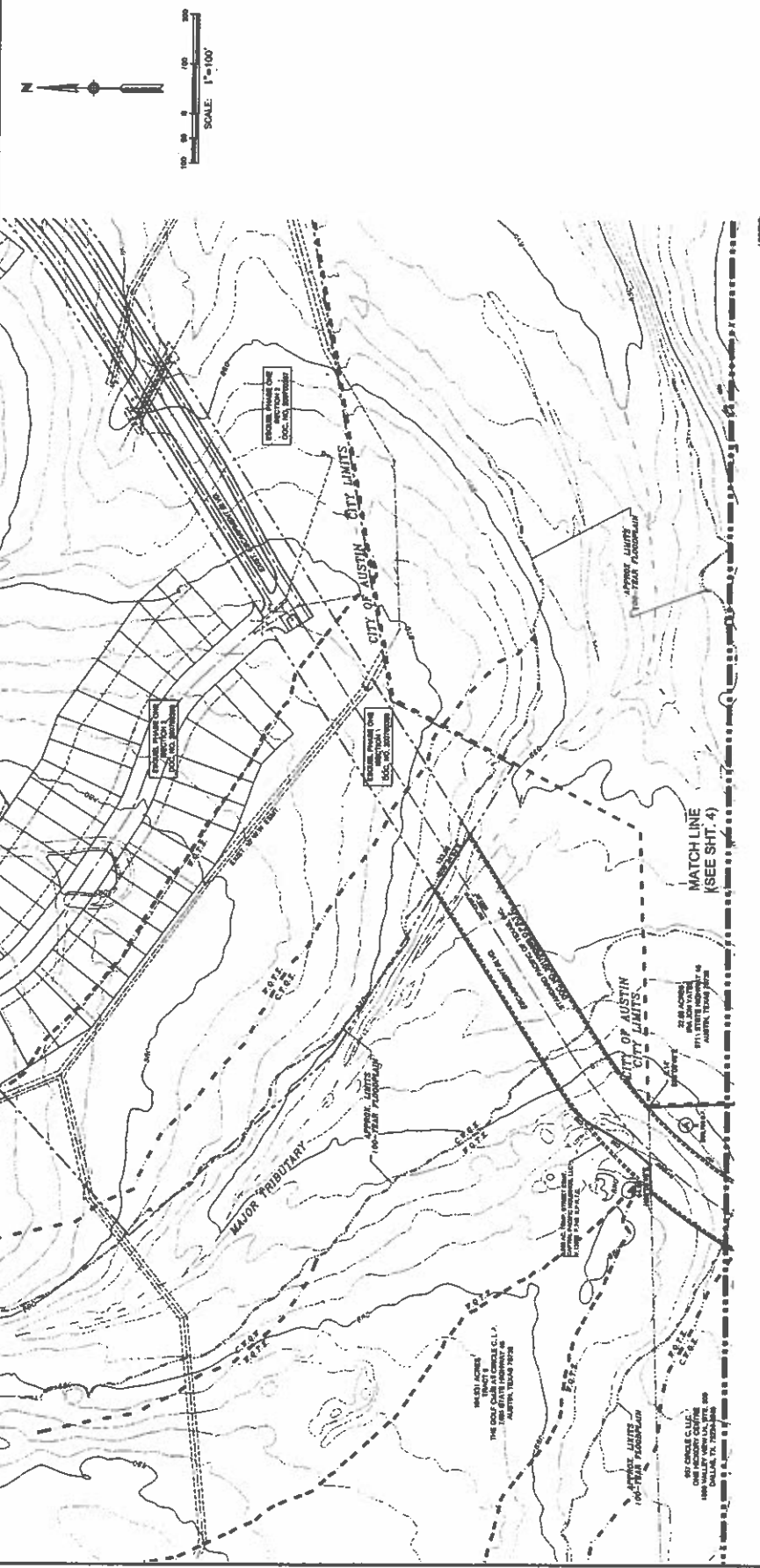
LOCATION MAP

(N.T.S.)

SCANNED

NO.	REVISIONS	BY DATE
1	ISSUED	11/17/11
2	REVISION	11/17/11
3	REVISION	11/17/11
4	REVISION	11/17/11
5	REVISION	11/17/11


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 1511 North Loop West, Suite 1000
 Dallas, TX 75243
 Phone: 972.382.1234
 Fax: 972.382.1235
 Email: info@jae.com



- LEGEND**
- PROPOSED MATERIALS
 - UT IRON ROD FOUNDING CAP
 - A CALCULATED POINT
 - CRITICAL ENVIRONMENTAL FEATURE NETWORK
 - CRITICAL ENVIRONMENTAL FEATURE

THIS PRIMARY PLAN APPROVAL SHEET
 FILE NUMBER _____ APPLICATION DATE _____
 APPROVED BY (ASST) (P.O.) (ZON) UNDER SECTION _____
 OF CHAPTER _____ OF THE CITY OF AUSTIN CODE. EXPIRATION
 DATE _____ CASE NUMBER _____
 (IF REV) ORIGINAL APPLICATION DATE _____ DWPZ _____ DOC
 TYPE OF REVISION: MAJOR _____ MINOR _____ SBITION: YES _____ NO _____

Director, Watermark Precipitation and Development Section
 PRELIMINARY PLAN EXTENDED UNDER Chapter 301.04
 UTILS. CASE MANAGER _____
 After filed, must be resealed by the Registrar when additional sheets are changed.
 COMMENTS:

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SCANNED



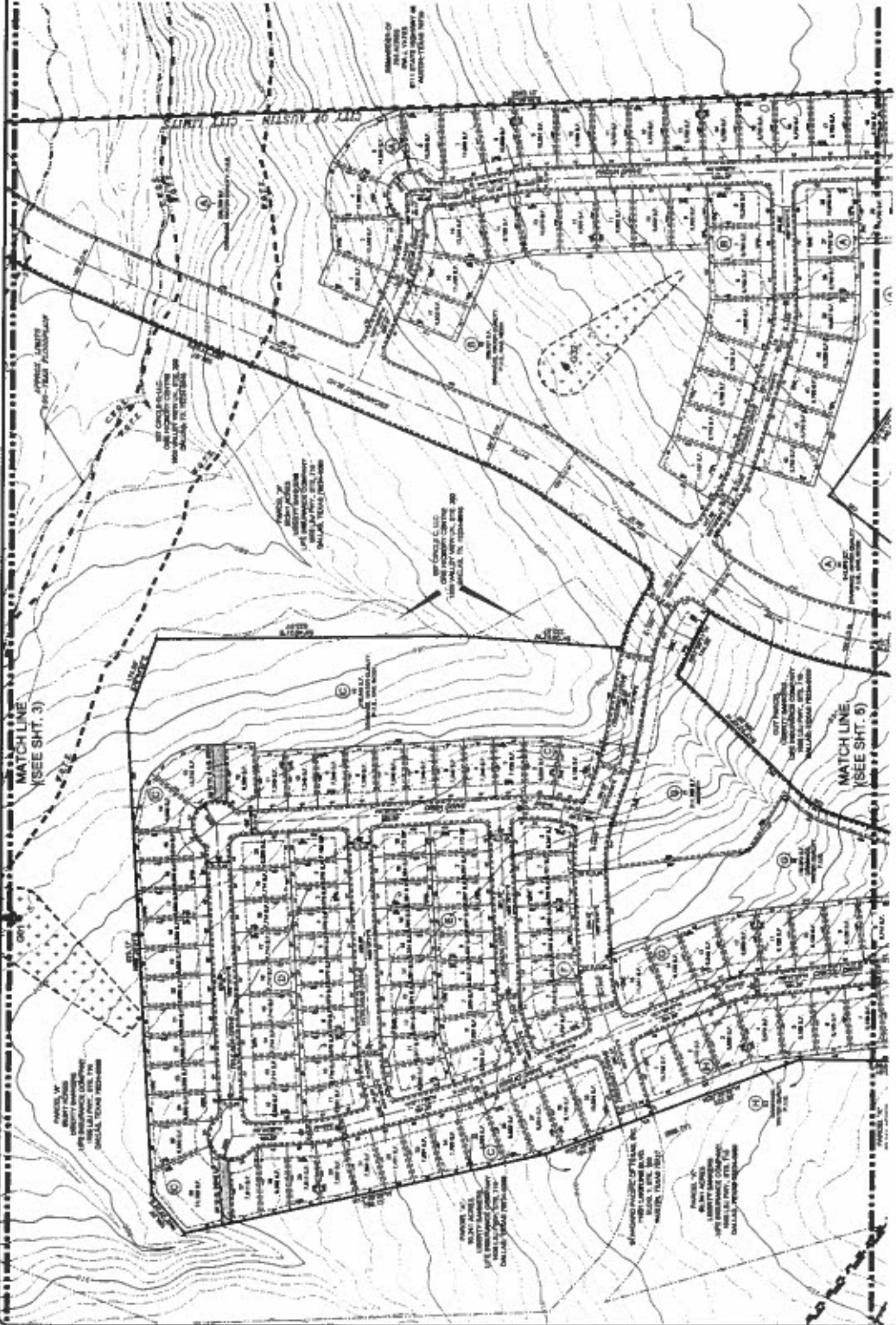
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Travis A. Clark
Professional Engineer
No. 10443
State of Texas

L&L Engineering & Surveying, Inc.
11111 Preston Road, Suite 1000
Dallas, Texas 75224
Phone: (214) 343-1111
Fax: (214) 343-1112



FOR SUBMITTAL TO THE CITY OF AUSTIN:
 APPROVED BY (NAME AND TITLE) _____
 DATE OF APPROVAL _____
 TYPE OF REVIEW MAJOR _____ MINOR _____

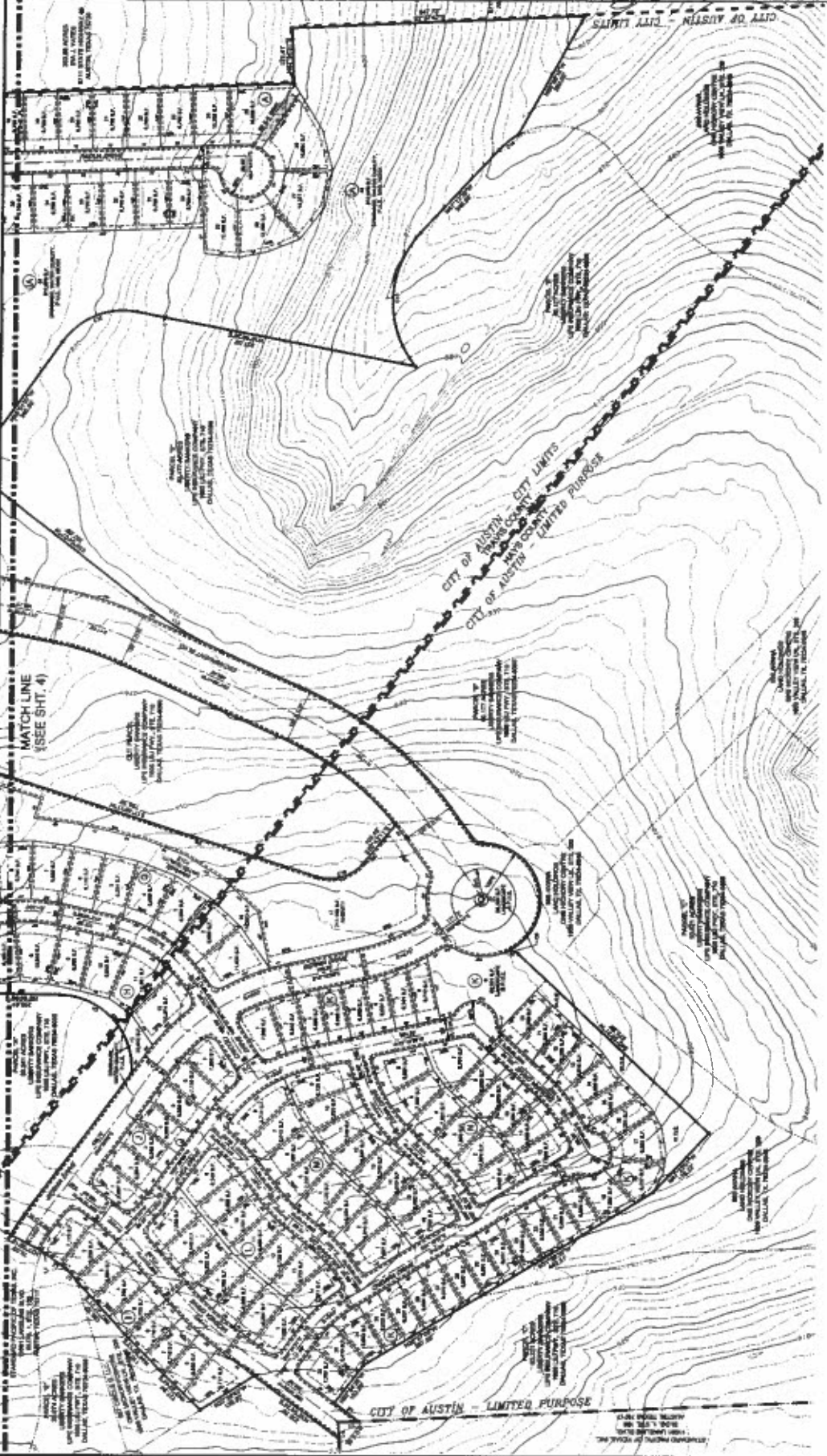
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SCANNED

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MATCH LINE
 (SEE SHT. 4)

CITY OF AUSTIN CITY LIMITS
 TRAVIS COUNTY
 CITY OF AUSTIN - LIMITED PURPOSE
 CITY OF AUSTIN CITY LIMITS

6/25
 SCALE: 1" = 100'

PRELIMINARY PLAN APPROVAL SHEET
 APPROVED BY (NAME AND DESIGNATION)
 OF CHAPTER OF THE CITY OF AUSTIN CODE, DEPARTMENT
 CITY OF AUSTIN, TEXAS
 TYPE OF NETWORK: MAJOR - MEDIUM - LOCAL - TEMPORARY - **NEW**

OFFICIAL ENVIRONMENTAL FEATURE EXTRACTION
 OFFICIAL ENVIRONMENTAL FEATURE

- PROPOSED ROADWAY
- NOT FOUND FOUND IN CAP
- CALCULATED POINT
- ◻ OFFICIAL ENVIRONMENTAL FEATURE EXTRACTION
- OFFICIAL ENVIRONMENTAL FEATURE

COMPILED