

SUBDIVISION REVIEW SHEET

C8/1

CASE NO.: C8J-2011-0065.1A

ZAP DATE: September 4, 2012

SUBDIVISION NAME: AVANA PHASE 1 SECTION 1 FINAL PLAT

AREA: 29.132 acres

LOT(S): 42

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/Limited

EXISTING ZONING: SF-2

PROPOSED LAND USE: Single Family/ROW/Drainage Easement/Water Quality
Easement/Public Utility Easement

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 above referenced final out of an approved preliminary plan. The subdivision is composed of 29 acres to be subdivided into (42) lots and associated right-of-way for proposed single-family use. The proposed lots will take access from existing Escarpment Blvd. The Pedernales Electric Co-Op will provide electric service and the City of Austin will provide water and wastewater service. Parkland dedication requirements have been satisfied by the dedication of land. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

The staff recommends approval of the final with preliminary plan. The plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

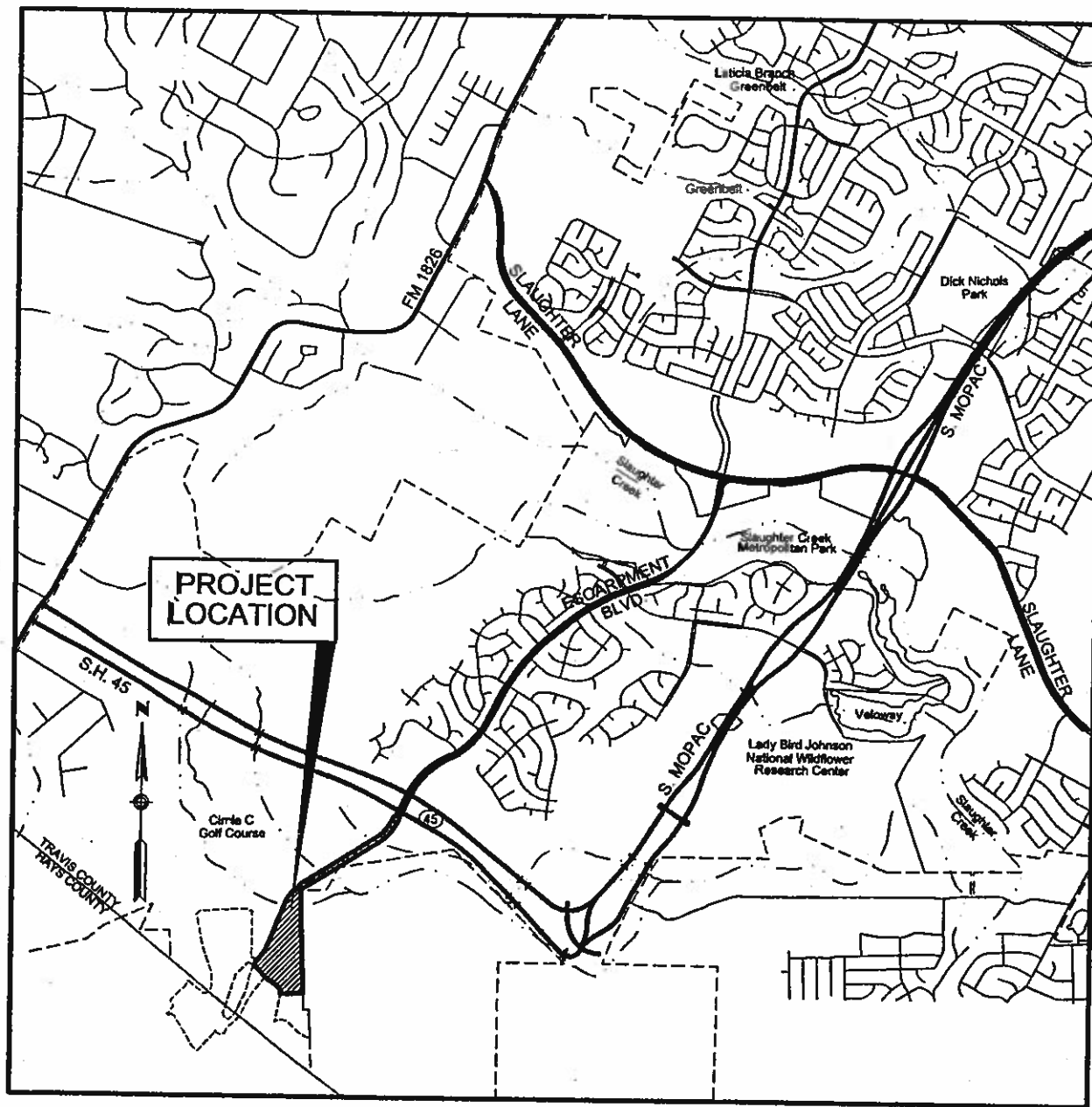
CITY STAFF: Don Perryman

PHONE: 974-2786

e-mail: don.perryman@austintexas.gov

C8/2

C8/3



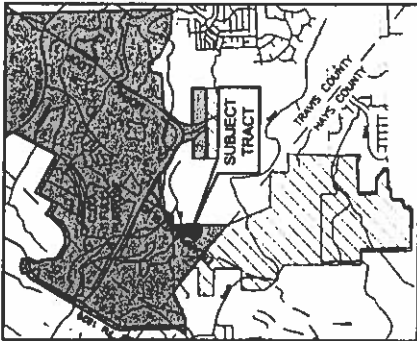
LOCATION MAP

(N.T.S.)

CITY OF AUSTIN GRID NUMBER A14

MAPSCO PAGE #671

AVANA, PHASE ONE, SECTION ONE



Street Name	Under Fl.	Acres
ESCAPMENT BOULEVARD	2,336	7,1082 Ac.
PADUA DRIVE	1,275	1,4108 Ac.
THRESDOWN DRIVE (EAST)	785	0,9358 Ac.
THRESDOWN DRIVE (WEST)	80	0,1538 Ac.
Total Right of Way	4,456	9,6184 Ac.

BLOCK "A"	23 Single Family Lots	5,5846 Ac.
BLOCK "B"	1 D.E., W.O.E., P.U.E. Lot	5,1837 Ac.
BLOCK "C"	17 Single Family Lots	4,0885 Ac.
BLOCK "D"	1 D.E., W.O.E., P.U.E. & MAIL ROOM LOT	4,7075 Ac.
Total Lots	42	19,5153 Ac.
Total Right of Way		9,6184 Ac.
Total Acreage of Subdivision		29,1317 Ac.

Block A - 24 Lots	Acres
1*	5,1837
2	0,2271
3	0,2857
4	0,3478
5	0,4114
6	0,2514
7	0,2710
8	0,2444
9	0,2343
10	0,2238
11	0,2238
12	0,2238
13	0,2238
14	0,2238
15	0,2238
16	0,2238
17	0,2238
18	0,2238
19	0,2238
20	0,2238
21	0,2238
22	0,2238
23	0,2238
24	0,2238
TOTAL	10,7343

Block B - 18 Lots	Acres
1	0,2815
2	0,2238
3	0,2238
4	0,2238
5	0,2238
6	0,2238
7	0,2238
8	0,2238
9	0,2238
10	0,2238
11	0,2238
12	0,2238
13	0,2238
14	0,2238
15	0,2238
16	0,2238
17	0,2238
18	0,2238
TOTAL	8,7770

* DENOTES DRAINAGE, WATER QUALITY, P.U.E. AND MAIL ROOM LOT

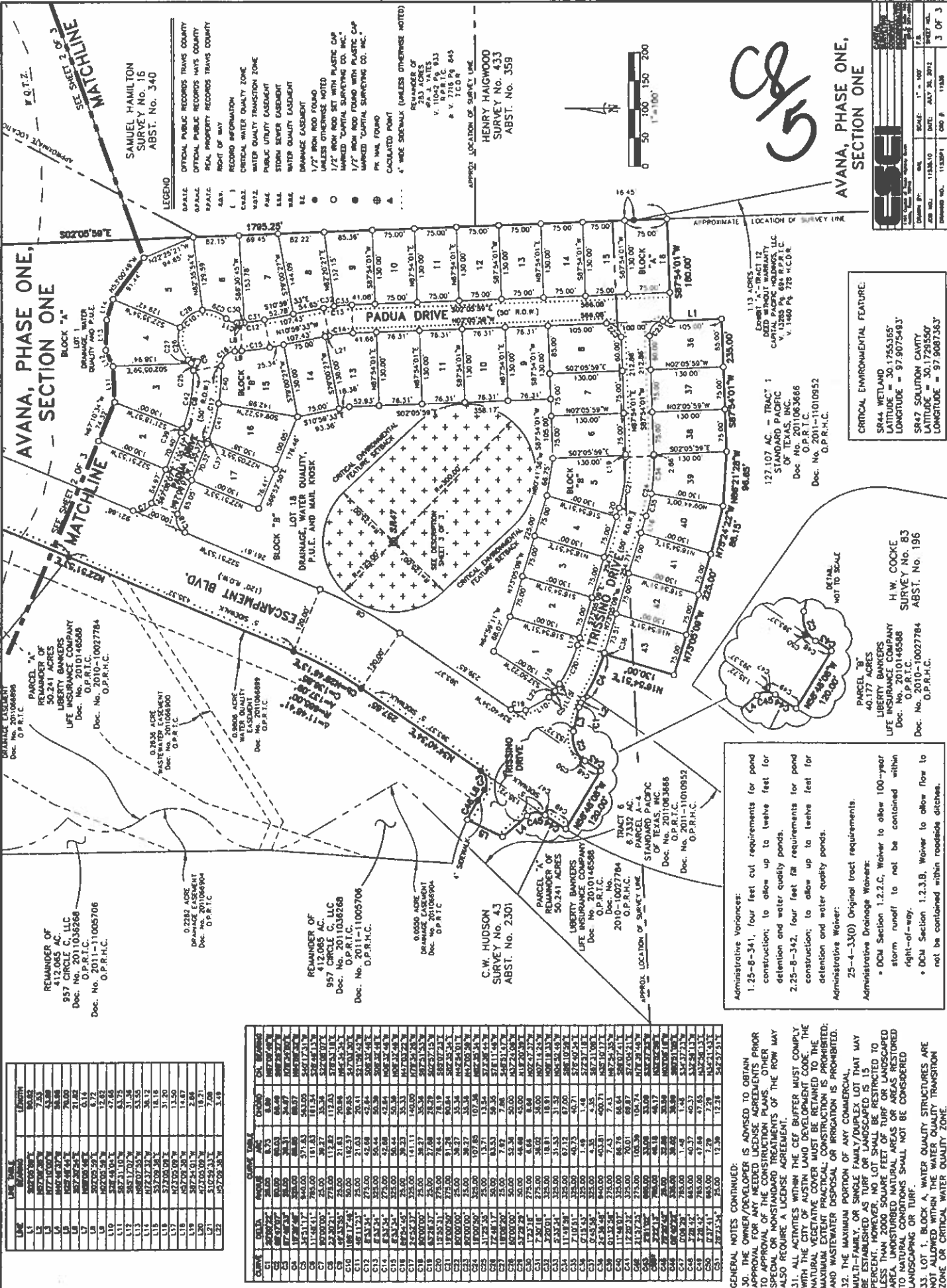
Block C - 18 Lots	Acres
1	0,2815
2	0,2238
3	0,2238
4	0,2238
5	0,2238
6	0,2238
7	0,2238
8	0,2238
9	0,2238
10	0,2238
11	0,2238
12	0,2238
13	0,2238
14	0,2238
15	0,2238
16	0,2238
17	0,2238
18	0,2238
TOTAL	8,7770

* DENOTES DRAINAGE, WATER QUALITY, P.U.E. AND MAIL ROOM LOT

AVANA, PHASE ONE, SECTION ONE

ESCAPMENT BLVD. (10' R.O.W.)

LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 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1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822



LINE	BEARING	DISTANCE	POINT
1	N 87° 00' 00" E	100.00	1
2	N 87° 00' 00" E	100.00	2
3	N 87° 00' 00" E	100.00	3
4	N 87° 00' 00" E	100.00	4
5	N 87° 00' 00" E	100.00	5
6	N 87° 00' 00" E	100.00	6
7	N 87° 00' 00" E	100.00	7
8	N 87° 00' 00" E	100.00	8
9	N 87° 00' 00" E	100.00	9
10	N 87° 00' 00" E	100.00	10
11	N 87° 00' 00" E	100.00	11
12	N 87° 00' 00" E	100.00	12
13	N 87° 00' 00" E	100.00	13
14	N 87° 00' 00" E	100.00	14
15	N 87° 00' 00" E	100.00	15
16	N 87° 00' 00" E	100.00	16
17	N 87° 00' 00" E	100.00	17
18	N 87° 00' 00" E	100.00	18
19	N 87° 00' 00" E	100.00	19
20	N 87° 00' 00" E	100.00	20
21	N 87° 00' 00" E	100.00	21
22	N 87° 00' 00" E	100.00	22
23	N 87° 00' 00" E	100.00	23
24	N 87° 00' 00" E	100.00	24
25	N 87° 00' 00" E	100.00	25
26	N 87° 00' 00" E	100.00	26
27	N 87° 00' 00" E	100.00	27
28	N 87° 00' 00" E	100.00	28
29	N 87° 00' 00" E	100.00	29
30	N 87° 00' 00" E	100.00	30
31	N 87° 00' 00" E	100.00	31
32	N 87° 00' 00" E	100.00	32
33	N 87° 00' 00" E	100.00	33
34	N 87° 00' 00" E	100.00	34
35	N 87° 00' 00" E	100.00	35
36	N 87° 00' 00" E	100.00	36
37	N 87° 00' 00" E	100.00	37
38	N 87° 00' 00" E	100.00	38
39	N 87° 00' 00" E	100.00	39
40	N 87° 00' 00" E	100.00	40
41	N 87° 00' 00" E	100.00	41
42	N 87° 00' 00" E	100.00	42
43	N 87° 00' 00" E	100.00	43
44	N 87° 00' 00" E	100.00	44
45	N 87° 00' 00" E	100.00	45
46	N 87° 00' 00" E	100.00	46
47	N 87° 00' 00" E	100.00	47
48	N 87° 00' 00" E	100.00	48
49	N 87° 00' 00" E	100.00	49
50	N 87° 00' 00" E	100.00	50
51	N 87° 00' 00" E	100.00	51
52	N 87° 00' 00" E	100.00	52
53	N 87° 00' 00" E	100.00	53
54	N 87° 00' 00" E	100.00	54
55	N 87° 00' 00" E	100.00	55
56	N 87° 00' 00" E	100.00	56
57	N 87° 00' 00" E	100.00	57
58	N 87° 00' 00" E	100.00	58
59	N 87° 00' 00" E	100.00	59
60	N 87° 00' 00" E	100.00	60
61	N 87° 00' 00" E	100.00	61
62	N 87° 00' 00" E	100.00	62
63	N 87° 00' 00" E	100.00	63
64	N 87° 00' 00" E	100.00	64
65	N 87° 00' 00" E	100.00	65
66	N 87° 00' 00" E	100.00	66
67	N 87° 00' 00" E	100.00	67
68	N 87° 00' 00" E	100.00	68
69	N 87° 00' 00" E	100.00	69
70	N 87° 00' 00" E	100.00	70
71	N 87° 00' 00" E	100.00	71
72	N 87° 00' 00" E	100.00	72
73	N 87° 00' 00" E	100.00	73
74	N 87° 00' 00" E	100.00	74
75	N 87° 00' 00" E	100.00	75
76	N 87° 00' 00" E	100.00	76
77	N 87° 00' 00" E	100.00	77
78	N 87° 00' 00" E	100.00	78
79	N 87° 00' 00" E	100.00	79
80	N 87° 00' 00" E	100.00	80
81	N 87° 00' 00" E	100.00	81
82	N 87° 00' 00" E	100.00	82
83	N 87° 00' 00" E	100.00	83
84	N 87° 00' 00" E	100.00	84
85	N 87° 00' 00" E	100.00	85
86	N 87° 00' 00" E	100.00	86
87	N 87° 00' 00" E	100.00	87
88	N 87° 00' 00" E	100.00	88
89	N 87° 00' 00" E	100.00	89
90	N 87° 00' 00" E	100.00	90
91	N 87° 00' 00" E	100.00	91
92	N 87° 00' 00" E	100.00	92
93	N 87° 00' 00" E	100.00	93
94	N 87° 00' 00" E	100.00	94
95	N 87° 00' 00" E	100.00	95
96	N 87° 00' 00" E	100.00	96
97	N 87° 00' 00" E	100.00	97
98	N 87° 00' 00" E	100.00	98
99	N 87° 00' 00" E	100.00	99
100	N 87° 00' 00" E	100.00	100

GENERAL NOTES CONTINUED:

30. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO CONSTRUCTION OF THE PROJECT. OTHER SPECIFIC REQUIREMENTS OF THE ROW MAY ALSO REQUIRE A LICENSE AGREEMENT.

31. ALL UTILITIES WITHIN THE CEF BUTTER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICAL. CONSTRUCTION IS PROHIBITED AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

32. THE MAXIMUM PORTION OF ANY COMMERCIAL, MULTI-FAMILY, OR SINGLE FAMILY/DUPLEX LOT THAT MAY BE ESTABLISHED AS TURF OR LANDSCAPED IS 15 PERCENT. HOWEVER, NO LOT SHALL BE RESTRICTED TO LESS THAN 2000 SQUARE FEET OF TURF OR LANDSCAPED AREA. UNDISTURBED NATURAL AREAS OR AREAS RESTORED TO NATURAL CONDITIONS SHALL NOT BE CONSIDERED LANDSCAPING OR TURF.

33. LOT 1, BLOCK A, WATER QUALITY STRUCTURES ARE NOT TO BE CONTAINED WITHIN WATER QUALITY TRANSITION ZONE OR CRITICAL WATER QUALITY ZONE.

Administrative Variances:

1.25-8-34.1, four feet cut requirements for pond construction; to allow up to twelve feet for detention and water quality ponds.

2.25-8-34.2, four feet fill requirements for pond construction; to allow up to twelve feet for detention and water quality ponds.

Administrative Waiver:

25-4-33(0) Original tract requirements.

Administrative Drainage Waiver:

• DCU Section 1.2.2.C, Waiver to allow 100-year storm runoff to not be contained within right-of-way.

• DCU Section 1.2.3.B, Waiver to allow flow to not be contained within roadside ditches.

DATE	11/13/2011	SCALE	1" = 100'
DRAWN BY	11/13/2011	DATE	11/13/2011
CHECKED BY	11/13/2011	DATE	11/13/2011
APPROVED BY	11/13/2011	DATE	11/13/2011
SHEET NO.	1	TOTAL SHEETS	3 OF 3

CRITICAL ENVIRONMENTAL FEATURE:

SR44 WETLAND
LATITUDE = 30.1755365
LONGITUDE = -97.8075483
SR47 SOLUTION CAVITY
LATITUDE = 30.1729550
LONGITUDE = -97.8087383

PARCEL 7B
40.17 ACRES
LIBERTY BANKERS
LIFE INSURANCE COMPANY
Doc. No. 2010148588
O.P.R.H.C.
Doc. No. 2010-10027784
O.P.R.H.C.

H.W. COCKE
SURVEY No. 83
ABST. No. 196

PARCEL 6
8.7332 AC.
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 201083686
O.P.R.H.C.
Doc. No. 2011-11010952
O.P.R.H.C.

PARCEL 5
1.11 ACRES
LIBERTY BANKERS
LIFE INSURANCE COMPANY
Doc. No. 2010148588
O.P.R.H.C.
Doc. No. 2010-10027784
O.P.R.H.C.

PARCEL 4
1.11 ACRES
LIBERTY BANKERS
LIFE INSURANCE COMPANY
Doc. No. 2010148588
O.P.R.H.C.
Doc. No. 2010-10027784
O.P.R.H.C.