

**SUBDIVISION REVIEW SHEET**

C1/1

**CASE NO.:** C8J-2011-0065.2A

**Z.A.P. DATE:** February 5, 2013

**SUBDIVISION NAME:** Avana Phase 1, Section 2

**AREA:** 47.41 acres

**LOT(S):** 117

**OWNER/APPLICANT:** Standard Pacific of Texas Inc.  
(John Bohnen)

**AGENT:** LJA Eng. & Surveying, Inc  
(John Clark)

**ADDRESS OF SUBDIVISION:** Escarpment Blvd

**GRIDS:** A14

**COUNTY:** Travis, Hays

**WATERSHED:** Bear Creek,  
Slaughter Creek

**JURISDICTION:** Full Purpose,  
Limited Purpose

**EXISTING ZONING:** SF-2

**MUD:** N/A

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** Single Family; Amenity; DRAIN/WQ/PUE, Landscape/PUE, ROW

**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 Avana Phase 1, Section 2. The proposed final plat out of an approved preliminary plan is composed of 117 lots for proposed single-family use and associated right-of-way on 47.41 acres. The proposed lot breakdown includes 113 single-family lots, 3 drainage/water quality/p.u.e. lot and an amenity lot. Water and wastewater service will be provided by Mid-Tex and the PEC will provide electric service. The developer will be responsible for all costs associated with any required improvements. Parkland dedication requirements have been satisfied by dedication of land with previous subdivisions.

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

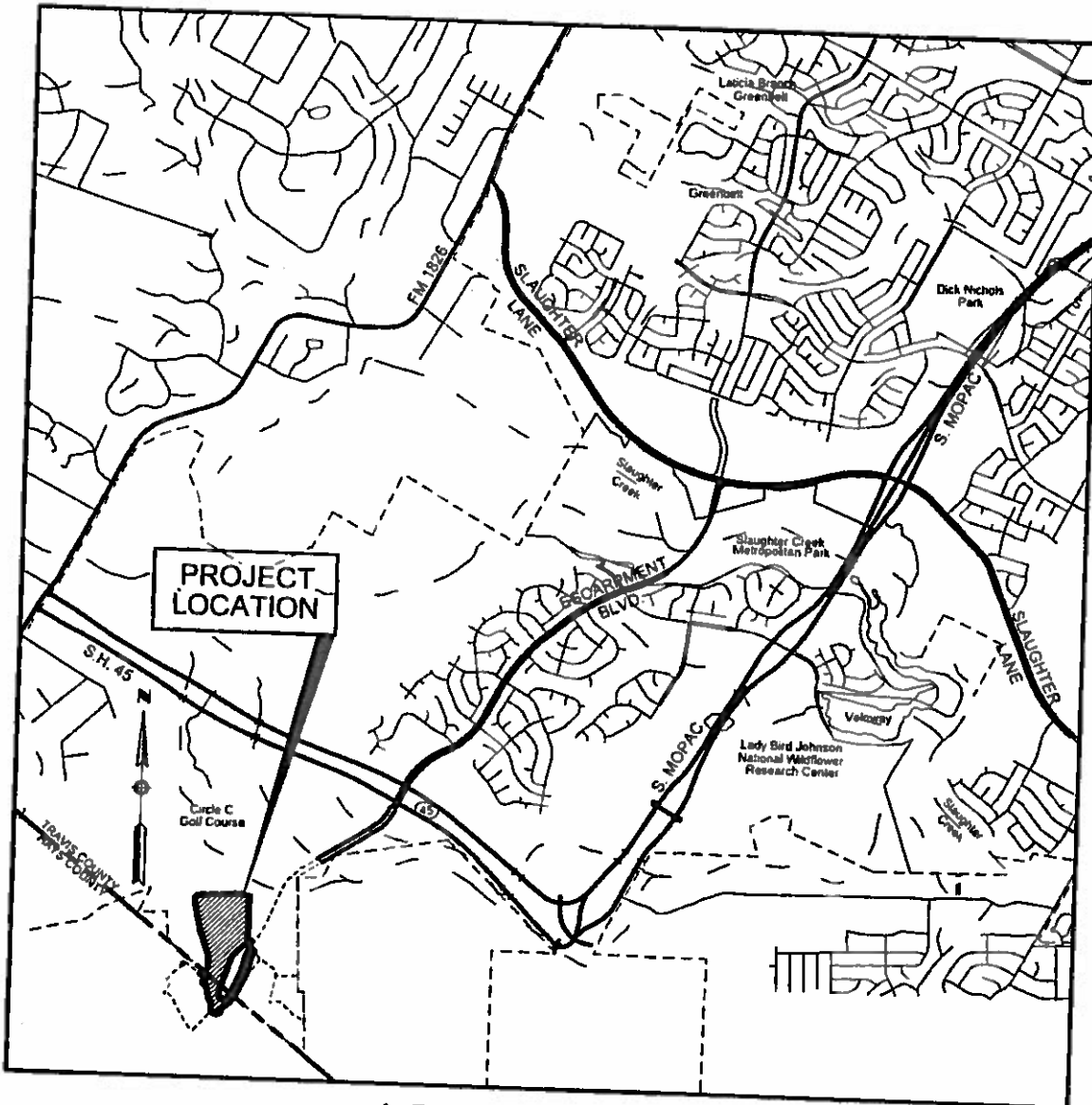
**ZONING AND PLATTING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman

**E-MAIL:** don.perryman@austintexas.gov

**PHONE:** 974-2786

CM/2



## LOCATION MAP

(N.T.S.)

CITY OF AUSTIN GRID NUMBER A14

MAPSCO PAGE #671

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## LEGEND

OFFICIAL PUBLIC RECORDS THOMAS COUNTY  
OFFICIAL PUBLIC RECORDS HAYS COUNTY  
REAL PROPERTY RECORDS THOMAS COUNTY

1	WALL	ROOF OF BAY
2	WALL	ACROSS PERIMETER
3	CEILING	CENTRAL WATER QUALITY ZONE
4	WALL	WATER QUALITY TRIMMING ZONE
5	WALL	WATER QUALITY TRIMMING ZONE
6	WALL	PLATE VENTILATION EXHAUST
7	WALL	STRONG SIBERIA EXHAUST
8	WALL	WATER QUALITY EXHAUST
9	WALL	WATER QUALITY EXHAUST
10	WALL	DRIVEWAY EXHAUST
11	WALL	1/2" RAIN ROOF PLUMB
12	WALL	WALLS OVERHUNG ROOF
13	WALL	1/2" RAIN ROOF SET WITH PLASTIC CAP
14	WALL	WATER QUALITY TRIMMING CO. INC.
15	WALL	1/2" RAIN ROOF PLUMB WITH PLASTIC CAP
16	WALL	WATER QUALITY TRIMMING CO. INC.
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100	WALL	WATER QUALITY TRIMMING CO. INC.

GENERAL NOTE: CONTAMINATED AREAS WILL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE INTEGRATED PEST MANAGEMENT (IPM) PLAN AS REQUIRED BY SECTION 1.6.20 OF THE ENVIRONMENTAL CRITERIA MANUAL (ECM).

26. THE USE OF RESTORED AREAS SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE INTEGRATED PEST MANAGEMENT (IPM) PLAN AS REQUIRED BY SECTION 1.6.20 OF THE ENVIRONMENTAL CRITERIA MANUAL (ECM).

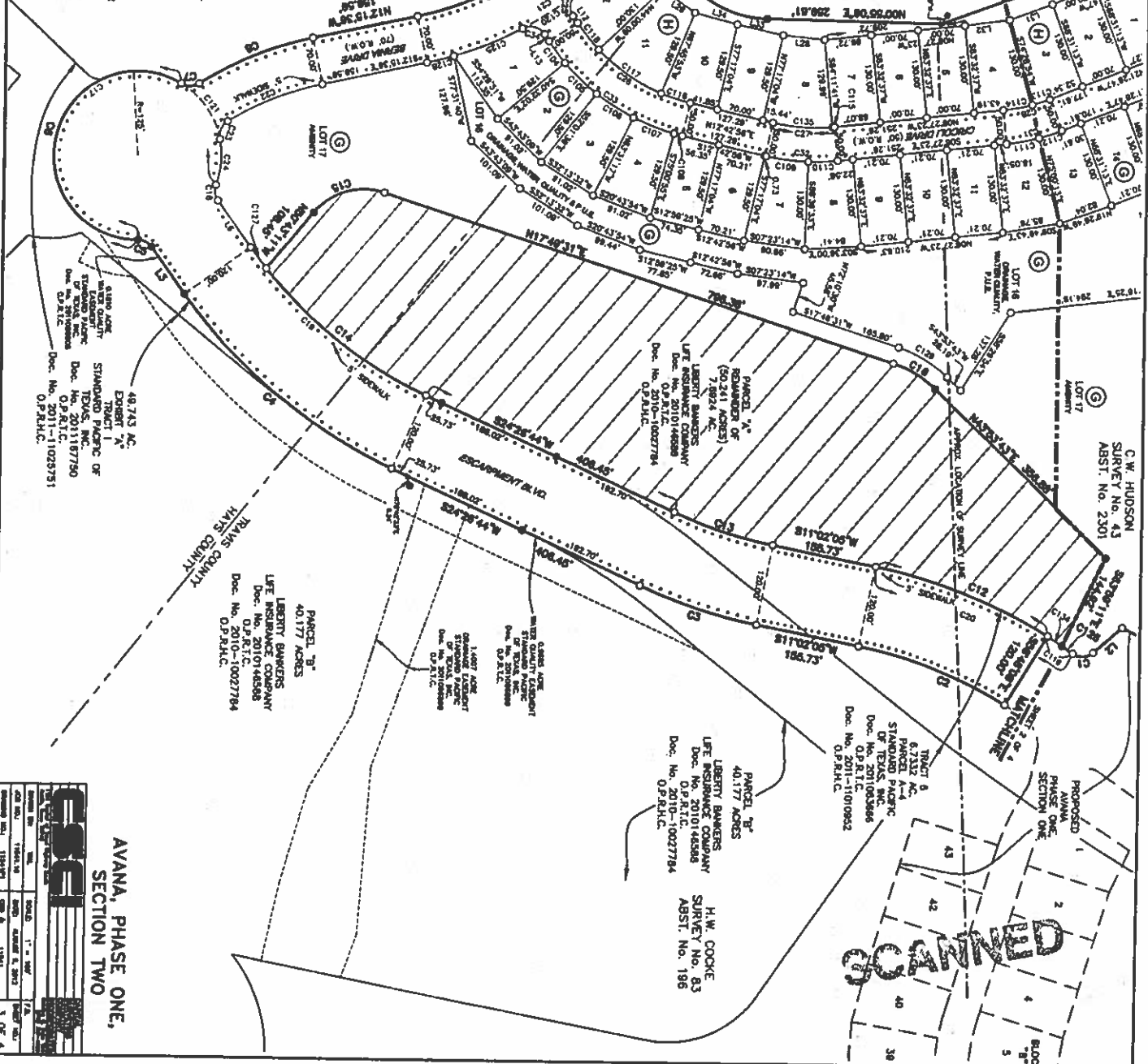
27. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PORTION-OF-LAND FOR THE ROADWAYS LOCATED WITHIN THE BOUNDARY OF THIS PLAT.

28. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF ASTORIA.

29. ALL STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND WASTEWATER FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF ASTORIA.

30. THE OWNER/DEVELOPER IS ASKED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS FOR THE PROPOSED DEVELOPMENT TREATMENTS OF THE ROW MAY ALSO REQUIRE A LICENSE AGREEMENT WITH THE CITY OF ASTORIA.

31. ALL ACTIVITIES WITHIN THE CET BUFFER MUST COMPLY WITH THE CITY OF ASTORIA LAND DEVELOPMENT CODE. THE NATURAL VEGETATION COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICAL. CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL ON PROPOSED DEVELOPMENT OF ANY COMMERCIAL, MULTI-FAMILY, OR SINGLE FAMILY/UNITED LOT SHALL BE RESTRICTED TO LESS THAN 1% OF THE TOTAL LOT AREA. HOWEVER, NO LOT SHALL BE RESTORED TO LESS THAN 20% SOURCE-DEPENDENT WATERSHED. UNRESTORED NATURAL AREAS OR AREAS RESTORED TO NATURAL CONDITIONS SHALL NOT BE CONSIDERED LANDSCAPING OR TURF.



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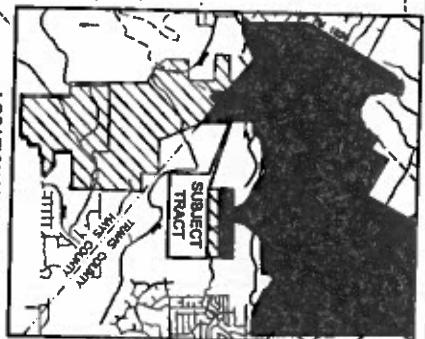
**AVANA, PHASE ONE,  
SECTION TWO**

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127.107 AC. - TRACT 1  
OF TEXAS, INC.  
Doc. No. 2011083866  
O.P.R.H.C.  
Doc. No. 2011-11010952  
O.P.R.H.C.

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# AVANA, PHASE ONE, SECTION TWO



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## AVANA, PHASE ONE, SECTION TWO

NO.	DATE	BY	REVISION
1	11/14/11	AVANA	INITIAL
2	11/14/11	AVANA	REVISION

