

C9/1

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2012-0114.1A

**ZAP DATE:** February 18, 2014

**SUBDIVISION NAME:** Avana Phase 3 Final Plat

**AREA:** 36.94

**LOT(S):** 25

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

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

**ADDRESS OF SUBDIVISION:** 12131-1/2 Escarpment Blvd.

**GRIDS:** A13

**COUNTY:** Travis

**WATERSHED:** Bear Creek

**JURISDICTION:** Full-Purpose  
Limited Purpose

**EXISTING ZONING:** SF-2

**MUD:** N/A

**PROPOSED LAND USE:** SF/Private St./D.E.E./PUE/Open Space/WQE/PED

**ADMINISTRATIVE WAIVERS:** N/A

**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 3 Final Plat. The Avana Phase 3 project consists of 36.94 acres, with a total of 25 lots, including 20 single-family lots, 1-private street lot, a drainage and p.u.e. lot, and lots for open space, drainage/water quality and pedestrian access. The tract is within and subject to the terms of the Bradley Parties Settlement Agreement. Water and wastewater will be provided by Mid-Tex utilities and the electric will be provided by the Pedernales Electric Co-Op. Parkland dedication requirements have been satisfied by dedication of land with a previous subdivision. The developer will be responsible for all costs associated with any required improvements.

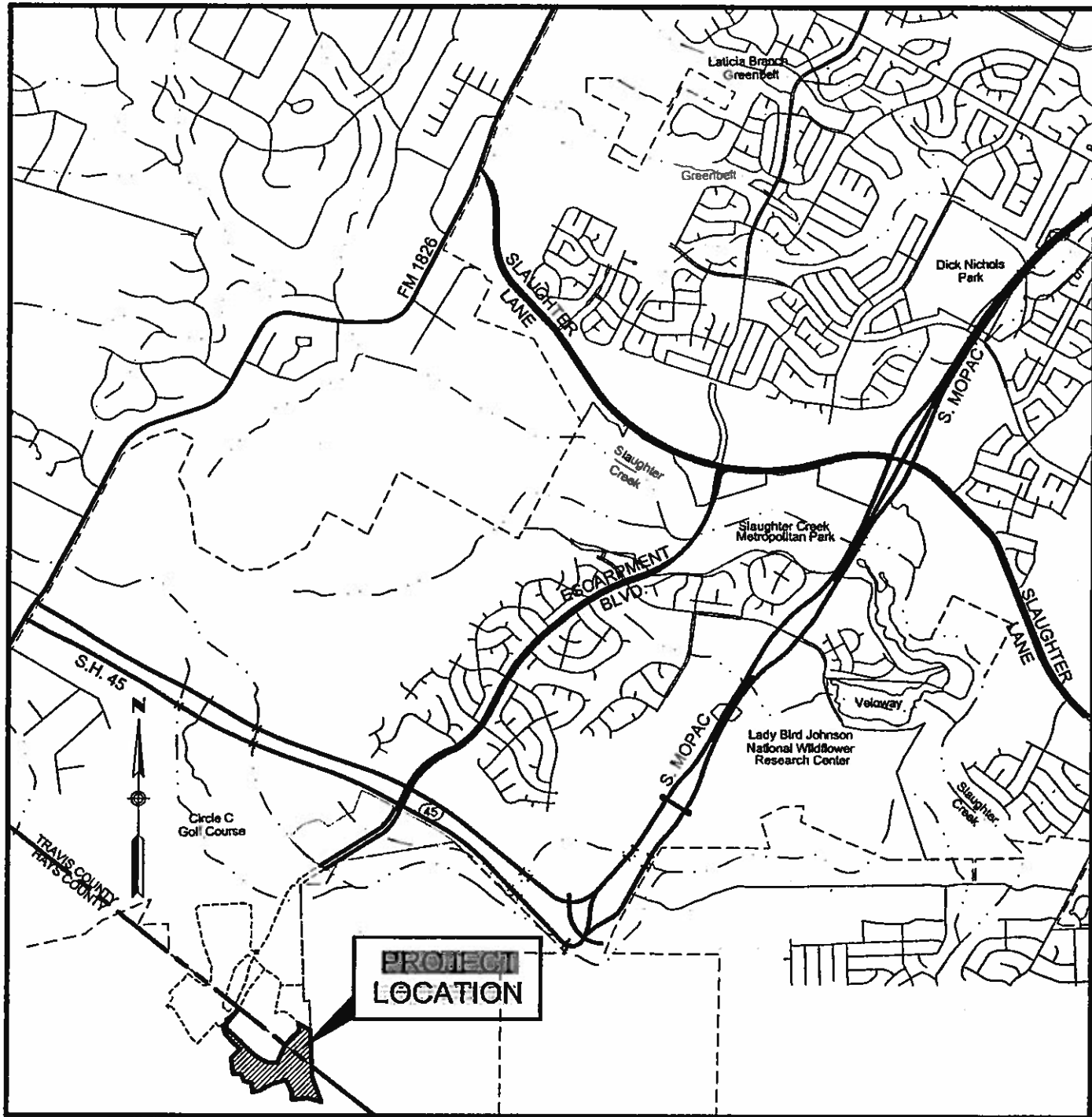
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

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

**PHONE:** (512) 974-2786

CG/2



# LOCATION MAP

(N.T.S.)

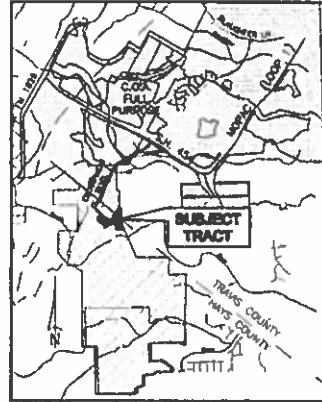
CITY OF AUSTIN GRID NUMBER A14

MAPSCO PAGE #671

SCANNED

AVANA PHASE 3

127.107 AC. - TRACT 1  
STANDARD PACIFIC  
OF TEXAS, INC.  
Doc. No. 2011063666  
O.P.R.T.C.  
Doc. No. 2011-11010952  
O.P.R.H.C.

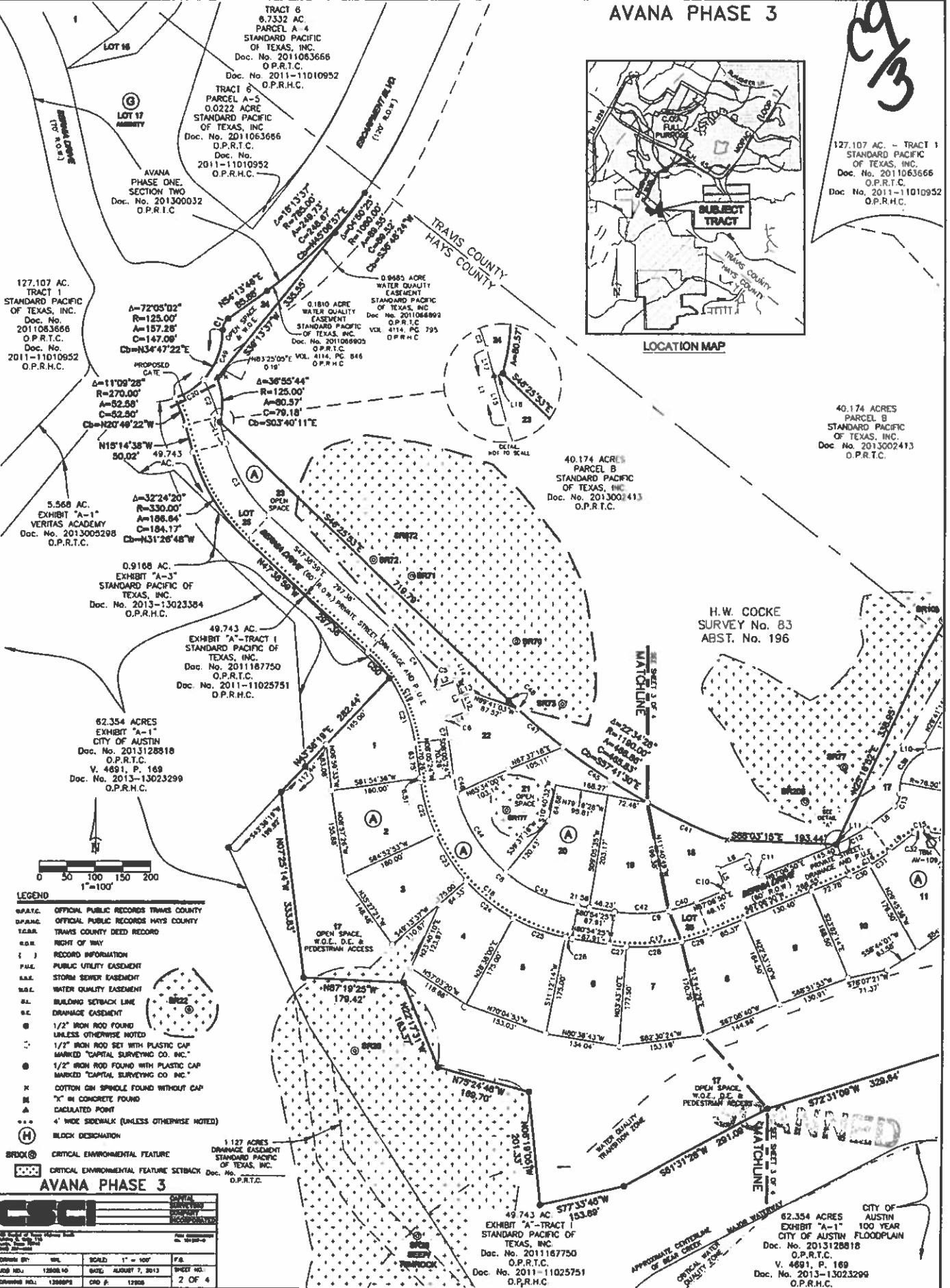


LOCATION MAP

127.107 AC. - TRACT 1  
STANDARD PACIFIC  
OF TEXAS, INC.  
Doc. No. 2011063666  
O.P.R.T.C.  
Doc. No. 2011-11010952  
O.P.R.H.C.

40.174 ACRES  
PARCEL B  
STANDARD PACIFIC  
OF TEXAS, INC.  
Doc. No. 2013002413  
O.P.R.T.C.

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



LEGEND

- OP.A.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- OP.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
- T.A.B. TRAVIS COUNTY DEED RECORD
- R.O.W. RIGHT OF WAY
- ( ) RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. STORM SEWER EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- B.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- × COTTON GIN SPINDLE FOUND WITHOUT CAP
- "C" IN CONCRETE FOUND
- ▲ CALCULATED POINT
- ... 4' WIDE SIDEWALK (UNLESS OTHERWISE NOTED)
- (H) BLOCK DESIGNATION
- BRICK CRITICAL ENVIRONMENTAL FEATURE
- CRITICAL ENVIRONMENTAL FEATURE SETBACK

AVANA PHASE 3

JOB NO. 12508.10 DIVISION NO. 12508.10	SCALE: 1" = 100' DATE: AUGUST 7, 2013 CPO P. 12508
SHEET NO. 2 OF 4	P.B.

AVANA PHASE 3

C9/4



LEGEND

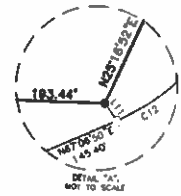
- OP.R.H.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- OP.P.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
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- UNLESS OTHERWISE NOTED
- 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- ✕ COFFIN ON SPOKES FOUND WITHOUT CAP
- 6" CONCRETE FOUND
- ▲ CALCULATED POINT
- ◆ 4" WIDE SIDEWALK (UNLESS OTHERWISE NOTED)
- (H) BLOCK DESIGNATION
- BRCK CRITICAL ENVIRONMENTAL FEATURE
- BRCK CRITICAL ENVIRONMENTAL FEATURE SETBACK

127.107 AC. - TRACT 1  
STANDARD PACIFIC  
OF TEXAS, INC.  
Doc. No. 2011083688  
O.P.R.T.C.  
Doc. No. 2011-11010952  
O.P.R.H.C.

40.174 ACRES  
PARCEL B  
STANDARD PACIFIC  
OF TEXAS, INC.  
Doc. No. 2013002413  
O.P.R.T.C.

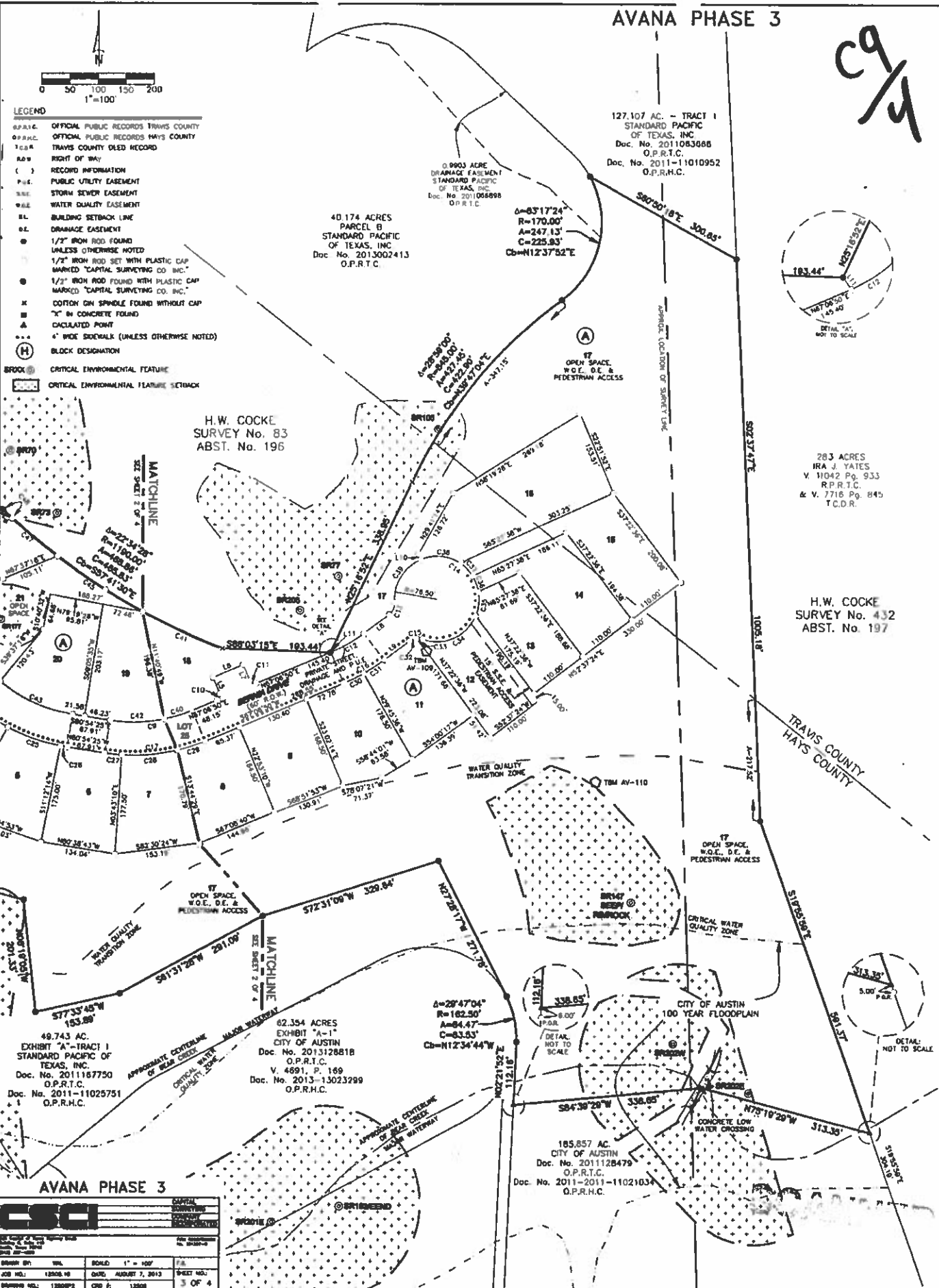
0.9903 ACRE  
DRAINAGE EASEMENT  
STANDARD PACIFIC  
OF TEXAS, INC.  
Doc. No. 2011058988  
O.P.R.T.C.

$\Delta=83^{\circ}17'24''$   
 $R=170.00'$   
 $A=247.13'$   
 $C=225.83'$   
 $Cb=N123^{\circ}52'E$



283 ACRES  
IRA J. YATES  
V. 11042 Pg. 933  
R.P.R.T.C.  
& V. 7718 Pg. 845  
T.C.D.R.

H.W. COCKE  
SURVEY No. 432  
ABST. No. 197



AVANA PHASE 3

<b>CSCI</b>		CAPITAL SURVEYING	
12101 Capital City Center, Suite 1000 Austin, TX 78702 512-476-1000		No. 12101 No. 12101	
Drawn By: JML	Scale: 1" = 100'	Date: AUGUST 7, 2013	Sheet No.: 3 OF 4
Job No.: 12500-10	Client: CBJ-2012-0114.1A	Drawn By: JML	Checked By: JML