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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2011-0065.3A

**Z.A.P. DATE:** 09-16-14

**SUBDIVISION NAME:** Avana Phase 1, Section 4

**AREA:** .78

**LOT(S):** 0 (r.o.w. only)

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

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

**ADDRESS OF SUBDIVISION:** Circoli Drive at Bernia Drive

**GRIDS:** B15

**COUNTY:** Travis/Hays

**WATERSHED:** Bear/Slaughter Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-2

**PROPOSED LAND USE:** right-of-way

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of the proposed Bernia Drive.

**DEPARTMENT COMMENTS:** The request is for approval of the Avana Phase 1, Section 4. The proposed plat is composed 0.78 acres of proposed right-of-way for Bernia Drive out of an approved preliminary plan. This final plat will extend Bernia Drive from Avana Phase 1, Section 2 to the Avana Phase 2 boundary line. The plat is subject to and was reviewed under the Bradley Parties Settlement Agreement. 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.

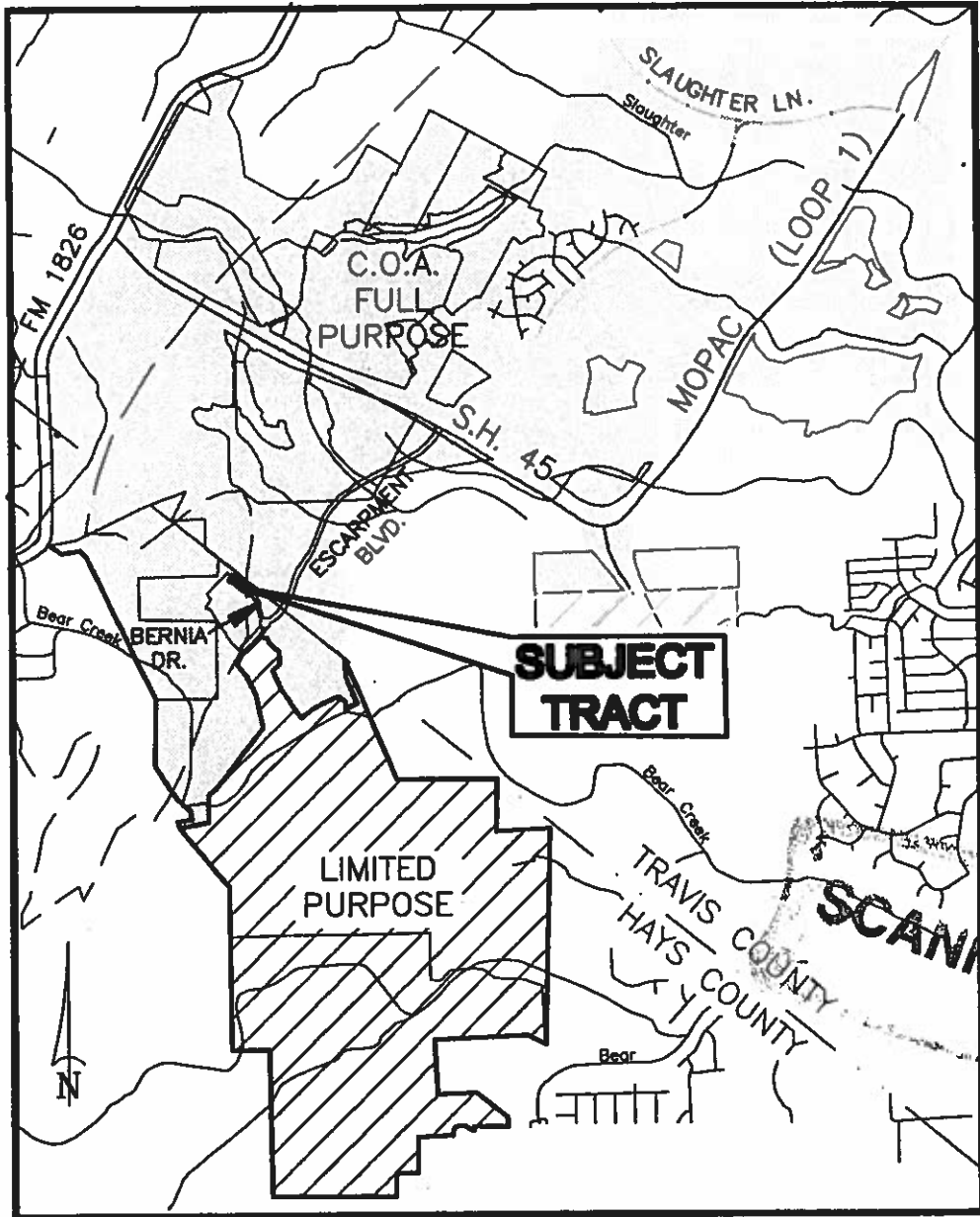
**ZONING AND PLATTING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman

**PHONE:** 512-974-2786

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

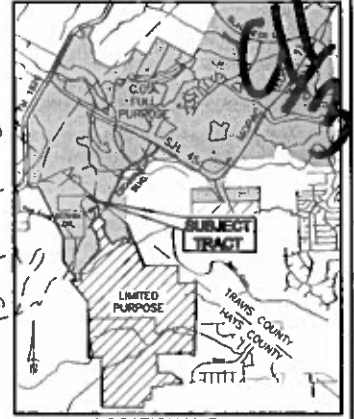
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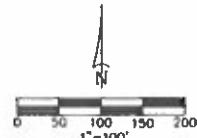
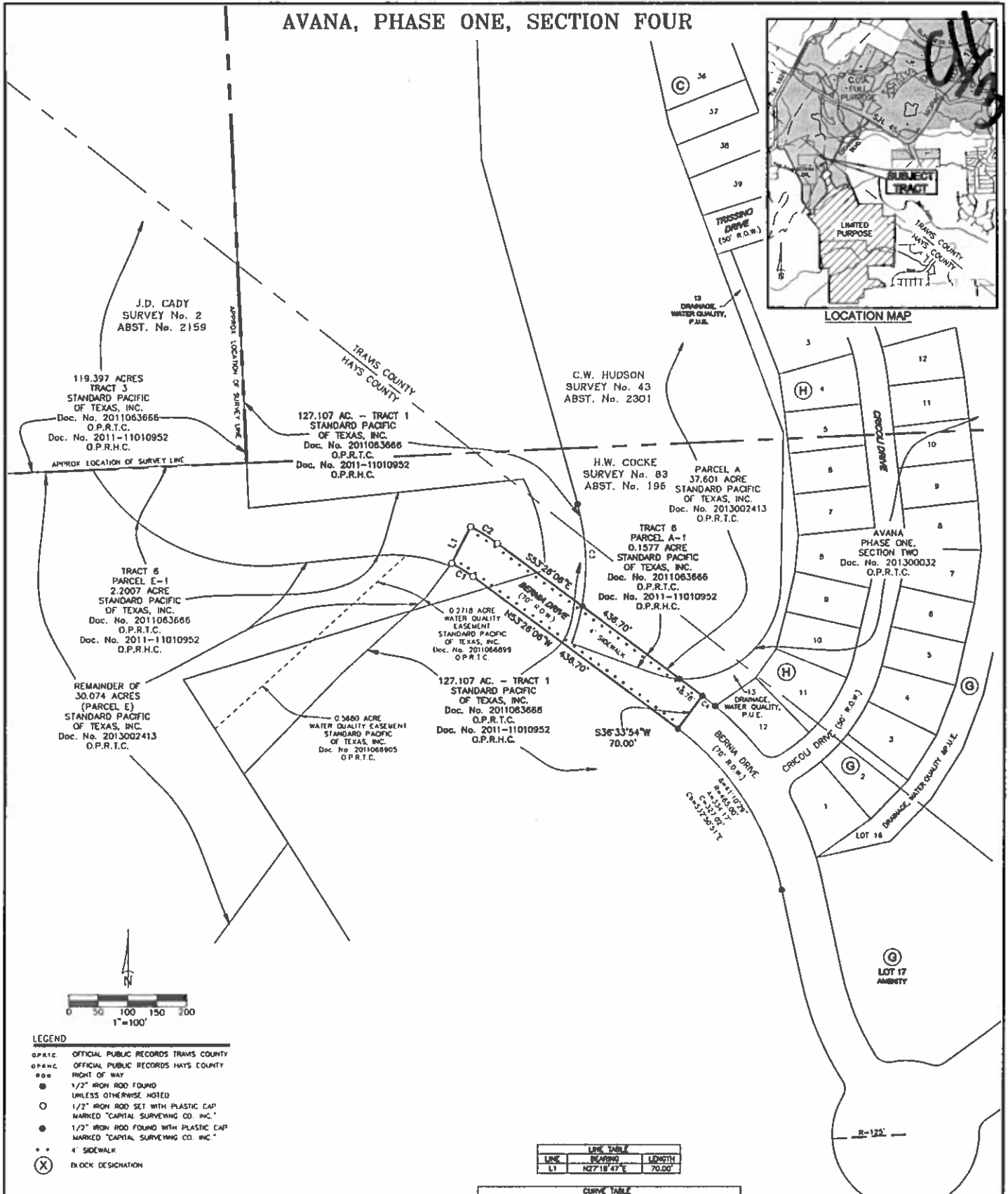
SCANNED

LOCATION MAP

# AVANA, PHASE ONE, SECTION FOUR



LOCATION MAP



- LEGEND**
- OP.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
  - OP.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
  - ROW RIGHT OF WAY
  - 1/2" IRON ROD FOUND
  - 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."
  - .. 4' SIDEWALK
  - (X) BLOCK DESIGNATION

LINE	BEARING	LENGTH
L1	N27°18'47"E	70.00'

CURVE	DELTA	RADIUS	ARC	CHORD	CHL BEARING
C1	8°14'08"	283.00'	42.72'	42.87'	N58°03'10"W
C2	8°14'08"	335.00'	54.00'	53.84'	S58°03'10"E
C3	28°04'08"	363.00'	173.17'	173.84'	N02°30'21"W
C4	8°03'13"	335.00'	28.51'	28.51'	S51°34'30"E

GENERAL NOTES CONTINUED:

25. THE USE OF PESTICIDES WILL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE INTEGRATED PEST MANAGEMENT (IPM) PLAN AS REQUIRED BY SECTION 1.6.9.20 OF THE ENVIRONMENTAL CRITERIA MANUAL (ECM).

26. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAY FOR THE ROADWAYS INCLUDED WITHIN THE BOUNDARY OF THIS PLAN.

27. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.

28. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.

29. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE ROW MAY ALSO REQUIRE A LICENSE AGREEMENT.

Public Street Name	Linear Ft.	Acres
BERNIA DRIVE (70' R.O.W.)	485	0.795 Ac.
Total Right-of-Way		0.7795 Ac.
Total Acreage of Subdivision		0.7795 Ac.

## AVANA, PHASE ONE, SECTION FOUR

**CSCI** CAPITAL SURVEYING & CONSULTING INCORPORATED

Survey & Title 140 South, Austin, TX 78704 (512) 381-0000

Drawn By: **WML**    Scale: 1" = 100'    P.L.    Job No.: 1430110    Date: MARCH 16, 2013    Sheet No.: 2 OF 2  
 Drawing No.: 1430791    CND P.: 13030