

SUBDIVISION REVIEW SHEET

CM
/

CASE NO.: C8J-2011-0065.4A

Z.A.P. DATE: 2/17/2015

SUBDIVISION NAME: Avana Phase 1, Section 3

AREA: 17.466 Acres

LOT(S): 20

OWNER/APPLICANT: Standard Pacific Homes of Texas (Jay Byler)

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

ADDRESS OF SUBDIVISION: ESCARPMENT BLVD

GRIDS: B15

COUNTY: Travis

WATERSHED: Bear Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-2

MUD: N/A

PROPOSED LAND USE: Single Family; 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 3. The proposed final plat out of an approved preliminary plan is composed of 20 lots on 17.466 acres. The lot breakdown is 19 single-family lots and one lot for drainage, public utility easement, drainage and water quality and associated right-of-way. The 17.4 acre tract is a portion of the tract identified as Tract 18 in the Bradley Parties Settlement Agreement and is in conformance with the requirements of that agreement. Water and wastewater will be provided by Mid-Tex. Electric service 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.

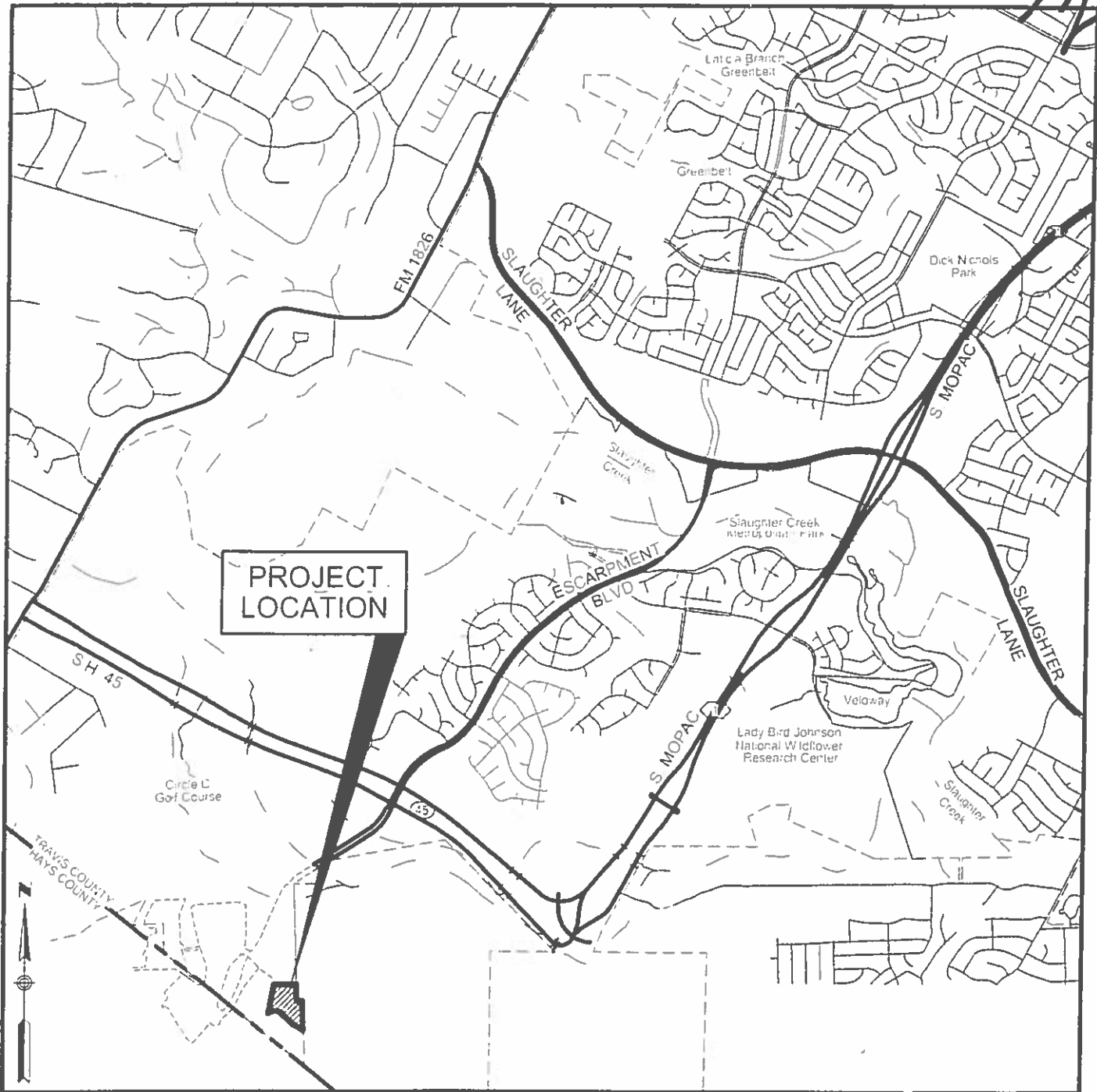
ZONING AND PLATTING ACTION:

CITY STAFF: Don Perryman

PHONE: 512-974-2786

E-MAIL: don.perryman@austintexas.com

CM/12



LOCATION MAP

(N.T.S.)

CITY OF AUSTIN GRID NUMBER A14
MAPSCO PAGE #671

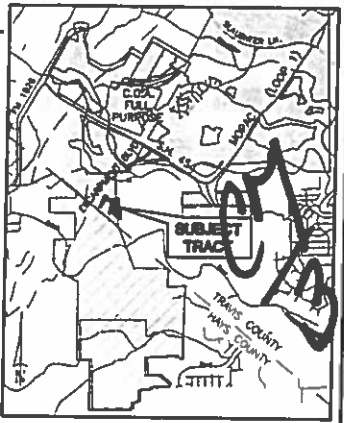
AVANA, PHASE ONE, SECTION THREE

BLOCK "B"
LOT 18
DRAINAGE, WATER QUALITY, P.U.E. AND MAIL KIOSK
C.W. HUDSON SURVEY No. 43
ABST. No. 2301

AVANA PHASE ONE, SECTION ONE
Doc. No. 201200168
O.P.R.T.C.

TRISSINO DRIVE (50' R.O.W.)

PADUA DRIVE (50' R.O.W.)



LOCATION MAP (L.T.S.)

113 ACRES
EXHIBIT "A" - TRACT 12
DEED WITHOUT WARRANTY
CAPITAL PACIFIC HOLDINGS, LLC
V. 13285 Pg. 894 R.P.R.T.C.
V. 1480 Pg. 728 H.C.D.R.

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

HENRY HAIGWOOD
SURVEY No. 433
ABST. No. 359

283 ACRES
R.A. 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

40.174 AC.
EXHIBIT "A"
PARCEL "B"
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2013002413
O.P.R.T.C.

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

0.9665 ACRE
WATER QUALITY EASEMENT
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011066898
O.P.R.T.C.

1.4007 ACRE
DRAINAGE EASEMENT
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011066898
O.P.R.T.C.

LOT 44
DRAINAGE, WATER QUALITY,
P.U.E. AND MAIL KIOSK

0.9903 ACRE
DRAINAGE EASEMENT
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011066898
O.P.R.T.C.

49.743 AC.
EXHIBIT "A"
TRACT I
STANDARD PACIFIC OF
TEXAS, INC.
Doc. No. 2011187750
O.P.R.T.C.
Doc. No. 2011-11025751
O.P.R.H.C.

THE FOLLOWING ARE ADMINISTRATIVE VARIANCES AND WAIVERS THAT HAVE BEEN GRANTED:

- Administrative Variances granted per 25-8-42(B)(3) of the Land Development Code:
 - 25-8-341, four feet cul requirements for pond construction; to allow up to twelve foot for detention and water quality ponds.
 - 25-8-342, four feet fill requirements for pond construction; to allow up to twelve foot for detention and water quality ponds.
- Administrative Variance granted per 25-8-281(D) of the Land Development Code:
 - 25-8-281(C)(1), buffer zone around critical environmental features; to allow a reduced buffer zone.
- Administrative Variance:
 - 30-2-34(D) Original tract requirements.

LEGEND

- OP.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- OP.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
- RP.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- TR.C.D.R. TRAVIS COUNTY DEED RECORDS
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- 1/3" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- ⊗ COTTON GIN SPINDLE FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- ⊗ COTTON GIN SPINDLE FOUND
- ▲ CALCULATED POINT
- 4' WIDE SIDEWALK (UNLESS OTHERWISE NOTED)

Street Name	Linear Ft.	Acres
PADUA DRIVE	725	0.9438 Ac.
Total Right of Way	725	0.9438 Ac.

BLOCK "A"	19 Single Family Lots	5.1449 Ac.
BLOCK "A"	1 Drainage, Water Quality, P.U.E. & Mail Kiosk Lot	11.3773 Ac.
Total Lots 20		16.5222 Ac.
Total Right of Way		0.9438 Ac.
Total Acreage of Subdivision		17.4660 Ac.



AVANA, PHASE ONE, SECTION THREE

CSI

Drawn BY: MAL	SCALE: 1" = 100'	P.L.
Job No: 113310	DATE: JUNE 23, 2014	SHEET NO.
Drawing No: 14801P1	CD: 03	113310
		2 OF 2

CBJ-2011-0065.4A

LINE TABLE

LINE	BEARING	LENGTH
L1	S72°10'00"E	43.00'
L2	S02°08'30"E	7.53'
L3	S02°05'58"E	30.21'
L4	S37°34'48"W	24.50'
L5	N02°08'01"W	7.53'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	132°24'50"	798.00'	163.74'	183.52'	N17°44'24"E
C2	52°07'00"	688.00'	267.10'	268.31'	N02°38'28"E
C3	88°57'07"	80.00'	80.03'	84.46'	N88°28'27"E
C4	200°22'24"	38.00'	6.75'	6.89'	S87°09'48"E
C5	182°28'48"	355.00'	68.85'	66.87'	S67°08'35"E
C6	182°28'48"	170.00'	34.04'	33.93'	N02°07'10"W
C7	81°54'44"	228.00'	351.67'	294.87'	N88°11'31"W
C8	88°48'43"	188.00'	188.70'	178.60'	N82°08'18"W
C9	87°48'28"	348.00'	107.76'	107.76'	S37°11'00"W
C10	132°24'50"	940.00'	223.90'	222.86'	S31°18'28"W
C11	348°30'28"	80.00'	272.10'	82.04'	N82°10'56"W
C12	178°20'28"	23.00'	34.84'	32.08'	N37°48'05"E
C13	282°57'18"	80.00'	30.32'	40.00'	N87°22'40"E
C14	54°33'05"	80.00'	97.13'	54.80'	N87°07'32"E
C15	80°00'00"	80.00'	82.83'	80.00'	S88°30'34"E
C16	58°35'33"	80.00'	81.36'	58.72'	S08°17'50"W
C17	57°44'13"	80.00'	80.48'	57.84'	S48°57'03"W
C18	202°43'27"	885.00'	234.02'	232.82'	N21°08'58"E
C19	02°13'22"	885.00'	33.00'	33.00'	N32°37'22"E

Block A - 20 Lots

Lot	Acres
17	0.2480
18	0.2480
19	0.2480
20	0.2480
21	0.2480
22	0.2480
23	0.2480
24	0.2798
25	0.1386
26	0.2268
27	0.3710
28	0.2887
29	0.2888
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● DEDICATES DRAINAGE, WATER QUALITY, P.U.E. AND MAIL KIOSK LOT