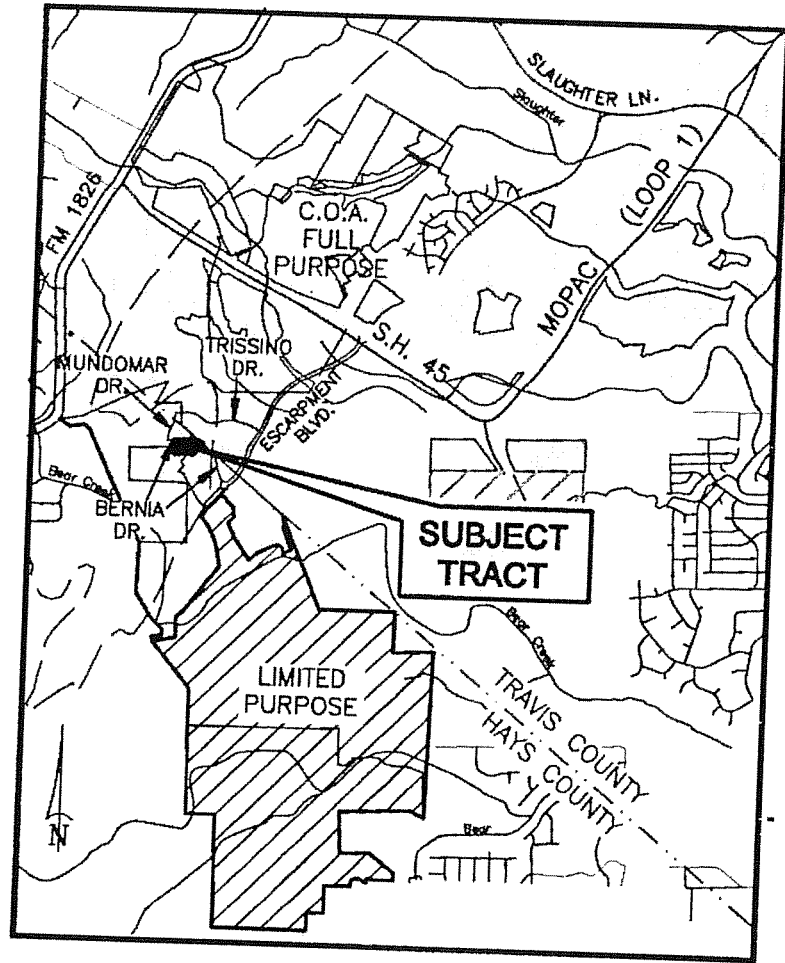


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2011-0065.5A**ZAP DATE:** June 21, 2016**SUBDIVISION NAME:** Avana Phase 1, Section 5**AREA:** 4.37 acres**LOT(S):** 19**OWNER/APPLICANT:** Standard Pacific Homes of Texas (Jay Byler)**AGENT:** LJA Engineering & Surveying (John Clark)**ADDRESS OF SUBDIVISION:** 12131-1/2 Escarpment Blvd.**GRIDS:** MA14**COUNTY:** Hays**WATERSHED:** Slaughter Creek/Bear Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-2**District:** 8**PROPOSED LAND USE:** Single family, p.u.e./greenbelt and right-of-way**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 5 located in northern Hays County. The proposed final plat, out of an approved preliminary plan, is composed of 19 lots on 4.37 acres for detached single family residential use. The application is subject to, and is in conformance with, the Bradley Parties Settlement Agreement. The lots will take access from Viceenza Drive and will be built under alternative design criteria. 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**PHONE:** 512-974-2786**E-MAIL:** don.perryman@austintexas.gov



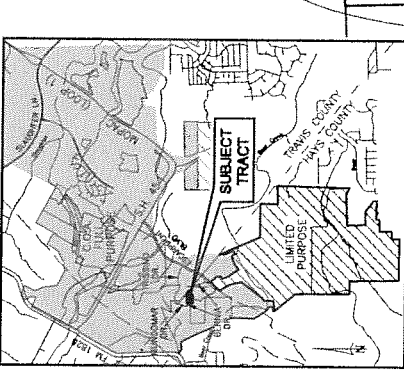
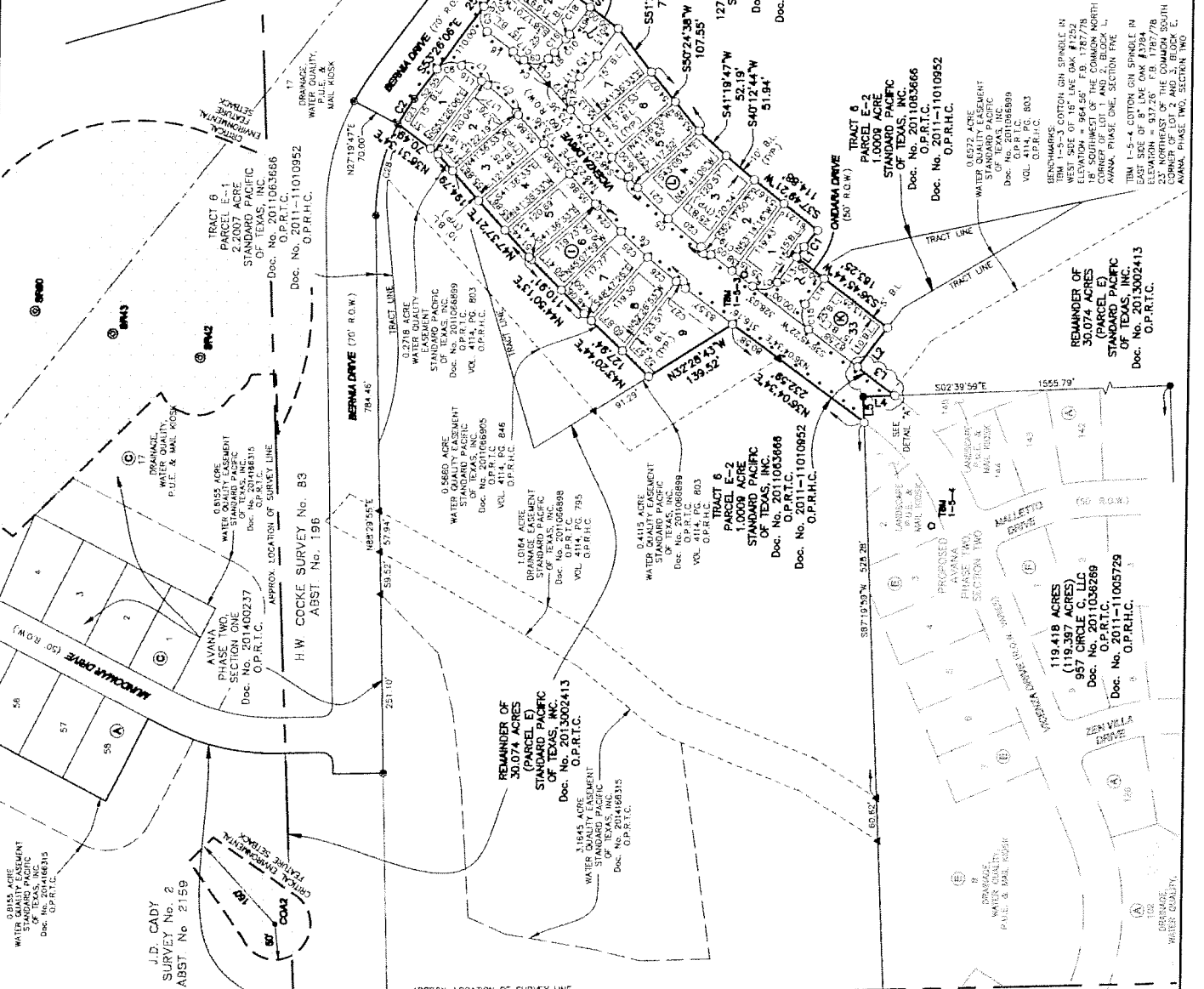
LOCATION MAP

AVANA, PHASE ONE, SECTION FIVE

AVANA, PHASE ONE, SECTION FIVE

CSD
 CAPITAL SURVEYING & ENGINEERING, INC.
 1100 W. WILSON ST., SUITE 100
 DALLAS, TEXAS 75207
 PHONE: (214) 343-1100
 FAX: (214) 343-1101
 WWW: WWW.CSD-SURVEYING.COM
 DATE: OCTOBER 21, 2015
 SHEET NO.: 2 OF 3
 DRAWING NO.: 000501

CBJ-2011-0065.5A



LEGEND

- OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- OFFICIAL PUBLIC RECORDS HAYS COUNTY
- OFFICIAL PUBLIC RECORDS AVANA
- HAYS COUNTY PLAT RECORD
- RIGHT OF WAY
- P.U.E.
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND MARKED
- MARKED "CAPITAL SURVEYING CO., INC."
- 1/2" IRON ROD FOUND WITH PLASTIC CAP
- MARKED "CAPITAL SURVEYING CO., INC."
- CALCULATED POINT
- 4" SIDEWALK
- BLOCK DESIGNATION
- BREAK IN SCALE

LOCATION MAP

CALVIN ROWELL SURVEY, ABST. No. 896

119.418 ACRES (119.397 ACRES) 957 CIRCLE C, LLC Doc. No. 2011036289 O.P.R.T.C.

Doc. No. 20111005729 O.P.R.T.C.

702.13'

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

PHASE TWO SECTION TWO

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