SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0041

ZAP DATE: Dec. 3, 2019

SUBDIVISION NAME: Avery Lakeline Preliminary Plan

<u>AREA</u>: 97.24 ac. <u>LOT(S)</u>: 9

OWNER: JCI Residential, LLC (Sam Kumar, Manager)

AGENT/APPLICANT: Gemsong N. Ryan, P.E. (Jones Carter, Inc.)

ADDRESS OF SUBDIVISION: 14121 N US Hwy 183 COUNTY: Williamson

WATERSHED: Buttercup Creek

EXISTING ZONING: CS-MU-MF-4

PROPOSED LAND USE: Multifamily, Commercial-Retail, Commercial-Office, Assisted Living and Open Space

DEPARTMENT COMMENTS: The request is for the approval of Avery Lakeline Preliminary Plan, a development of a 97.24 acre tract containing 4 lots of multifamily, 2 lots of commercial, 1 lot for assisted living, 2 lots for parkland and approximately 5.64 acres of ROW with associated water, wastewater, paving, drainage and water quality facilities.

<u>STAFF RECOMMENDATION</u>: Staff recommends approval of this preliminary plan as it meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

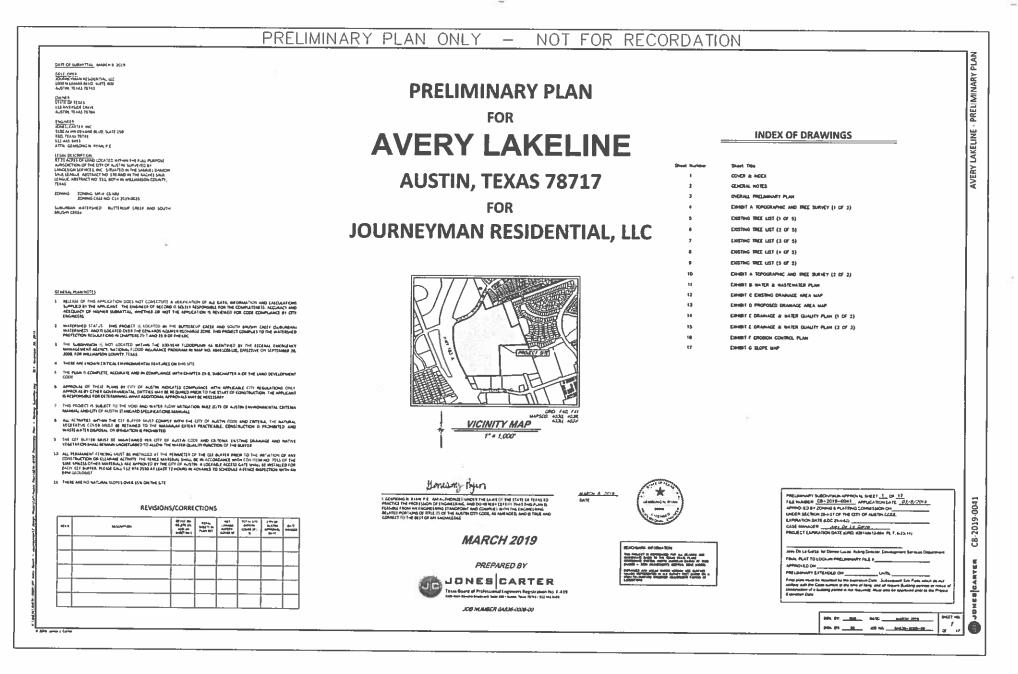
CASE MANAGER: Joey de la Garza

PHONE: 512-974-2664

EMAIL: joey.delagarza@austintexas.gov

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PRELIMINARY PLAN NOTES:

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- STREET CONSTRUCTION AND RELATED INFRASTRUCTING, INCLUDING PANING, DRAMACE, SOFTMARS, BALTR SLAPPLY AND BASTRUATOR COLLECTOR, FOR THE FOLLOWING STREETS HALM DIVE LIMENTA LANG AND IN LASE CHEEK PANINARY INTEGAN SCIENTY HOT RECOMMEND FOR STREETS HOT LISTED IN SAMELETION A.
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- ALL FINESHED TUDOR ELEVATIONS IN THIS SUBJECTION SHALL BE 100 FOOT IMMAAN ABOVE THE TOO-TRAF FREQUENCY FLODD LIVEL, IMMAAN PARSHED FLODE CLIVIARIDIS FOR ANY LOT ADAPCENT TO B ARTIFANT WILL BE 22T ON THE FINAL PLAT. CONSTRUCTION ON ANY LOT BALANCE FORMULA ELEVATION ORIGINO, ON INCLASED FLOT ON ANALOUT INFORMET.
- B. NO DELECTS. INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANGSCAPING, SHALL BE ALLORED IN A DRAMAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTRA.
- 8. PETERBALES LESTRE COOPERATING INC. HAS THE ROAT IN PRIME AND/OR RELOW THESE SHALMEDT AND OTHER DESTRICTION TO INST CETERT ACCESSATION TO ALTO THE EXAMINES CLAR PEREMITS OF CLAR COMPTRE 32-4. SABONATER & DF THE CITY OF AUSTIN LAND DEVELOPMENT COOL
- 11. ALL DRAMACE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OF ASSIGNS.
- 12. BULDING SETEACH LINES SHALL BE IN CONFORMANCE WITH THE GITY OF AUSTIN 20000G ORDINANCE REELIMEMENTS
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- 15. OFF-STREET LOADING AND LARLIADING FACELTES SHALL BE PROVIDED ON ALL CTIMMERCAL AND MARTFAMEY LOTS. LDG, 25-4-132(8).
- 16. PROR TO CONSTRUCTION ON LOTS IN THE SUBCINEOUS DRAWLER PLANS WILL BE SUBMITED TO THE EFFT OF AUGDIN FOR REVER RAWFALL RANGET SHALL BE SETANDE BY DIE USE OF ON-SITE PORTING, RSWP PARTICIPATION DR UTHER APPROVED METNESS.
- 17. NO LEF SHALL ME DELEMED UNTE, THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN BATER AND BASEDBATER STRUCT SYSTEM.

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16. MARTENANCE OF THE WATER CLAUTY CONTROLS RECARED FOR THE PROJECT SMALL BE TO THE STANDARDS HID SPECIFICATIONS CONTAINED IN SECTION 25-6 OF THE OTT LAND CHALDMENT COOL, HE DAWNORMERL, CHITZA MARILAL, CHICR CHEMANCES AND RECALLATIONS OF THE OTT OF AUSTIN AND

18. ALL STREETS, DRAMACE, SDEBALKS, MATER AND MASKBATER LINES, AND LROSKIN CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

- 28. ALL CLECTRIC UTLITY ACTIVITY INSDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT, INCLUDING STREET LIGHTS.
- 21. ENSING CONTURN INFORMATION WHEN THE SITE BEAMEANY HERE EDUBATED FROM A SIREAG SUPPLY PROVIDED BY TRANS 5. YABOR, R.P.L.S. HA, BAZE LASTING CONTURN AND UNDER THE SITE BEAMEANY HAS EDURATED FROM DTV OF AUSTIN USE DATABASES
- 23 MATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN 24. ELECTRIC SERVICE WILL BE PROVIDED BY PEDERMALES ELECTRIC COOPERATIVE.
- 23. TELEPHONE SERVICE UNL BE PROVIDED BY ATAT.
- 28 THS PROJECT IS LOCATED IN THE CITY OF AUSTIN.
- 27. EROSON/SEDMENTATION CONTROLS ARE REGURED FOR ALL CONSTRUCTION ON EACH LDT.
- 28 MAY NECESSARY ELECTRICAL EASEMENTS WILL BE PROVIDED BY SEPARATE
- 28 PROR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAMACE PLANS WILL BE SUBJETED TO THE OTH OF AUSTIN FOR REVEN BANKALL RUN-OT SHALL BE READ TO THE AUGUST DISTING AT UNDEVLLOPED STARLS BY PORCING OR OTHER APPROVED METHODS.
- 30 DISCHARGE OF STORMMATER CONTROLS TO THE CATOMENT MEA OF A POINT RECOMPLET FARME MAY RECARD A CLASS V INSCITCTION HELL PERMIT FROM THE TEST
- IN PARLAND REQUIREMENTS FOR THIS DEVELOPMENT MAL BE SATISFIED AT THIN, PLAT AND STE PLANS.
- 32. SWEETS ML HE CONSTRUCTED TO OTH OF AUSTIN STANDARDS AND DEDICATED AS PUBLIC REPORT-OF-DAY WITH THE FINAL PLAT.
- 33 LAND TO BE OEDICATED AS PARICIAND IS SHOWN ON THE PRELIMINANT PLAN AS BLOCK C, LITZ 2, BLOCK R, LITZ 2, AND BY LASHANT ON BLOCK R, LIT 4. LAND WILL BE DEDICATED TO THE TWO AUSTS TO REVER FANA, PLAT OF LITS ADJACENT TO ANT OF THE THO LOTS TO BE DEDICATED.
- 34 FENCING MALET DE ORSTAALED AT THE DUTER EDGE OF CLF MUTTER AMEAS (N LOT 2, MLDDR C AND LOT 2 BLOCK ID FLNCK MALT DE 6 FEET TALL AND HON MITH CHE FOLH FOOT MOE LOCKAILE ADDESS GAS.
- 38. PARLAND DEDCATION IS RELIARD PER CITY CODE \$25-1-601, AS AND/02D, MIGHT TO APPROVAL OF A TRAIL PLAT IN THIS SUBDIVISION. THE AREA TO BE OPECATED IS SHOWN ON THIS PRELIMINARY PLAN AS LOT 2, BLOCK C AND LOT 2, BLOCK B.
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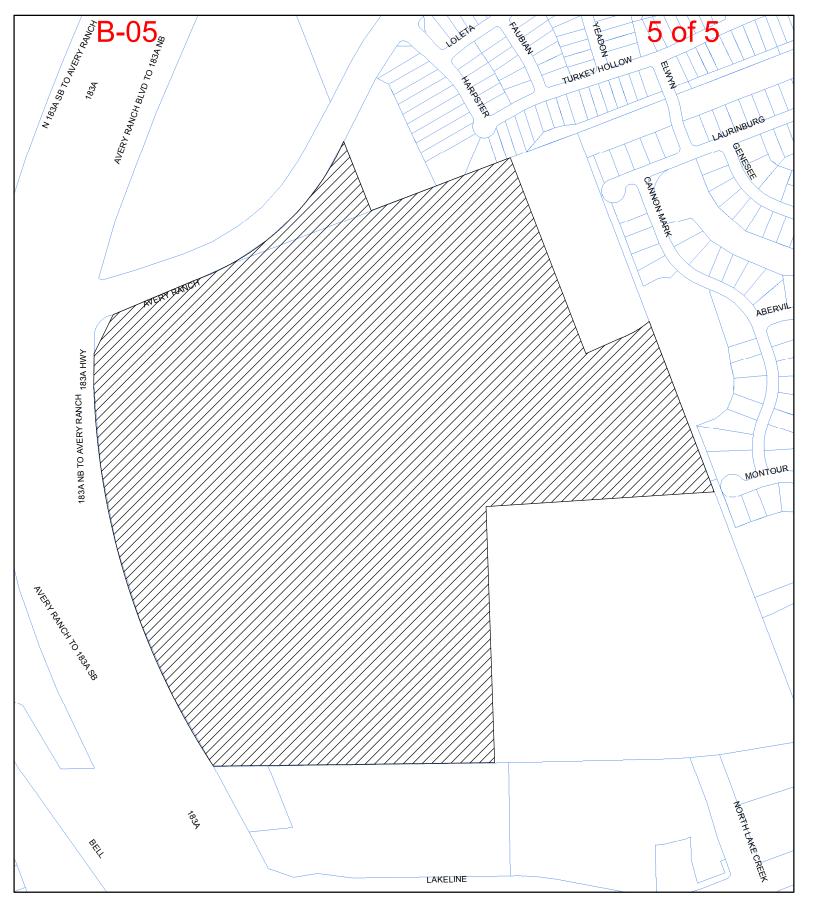
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Subject Tract Base Map

CASE#: C8-2019-0041 LOCATION: N 183A HWY & Avery Ranch Blvd.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.