

SUBDIVISION REVIEW SHEET

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CASE NO.: C8-84-047.01

Z.A.P. DATE: December 20, 2011

SUBDIVISION NAME: Seven Oaks Office Park

AREA: 35.8

LOT(S): 3

OWNER/APPLICANT: Bee Caves Oaks Development
(Philip D. Gully)

AGENT: Land Strategies, Inc.
(Paul W. Linehan)

ADDRESS OF SUBDIVISION: Bee Caves Road

GRIDS: C26

COUNTY: Travis

WATERSHED: Barton Creek

JURISDICTION: 2 Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: OFC

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

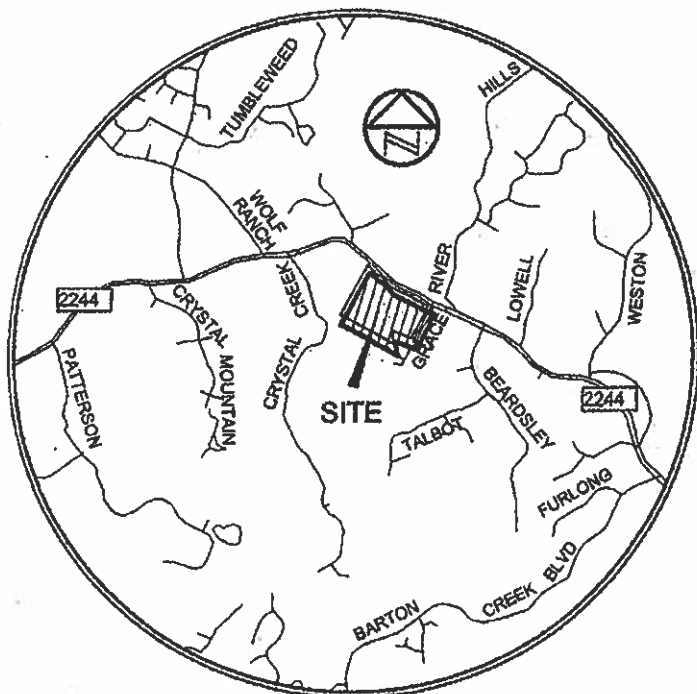
SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Seven Oaks Office Park . The proposed plat is composed of 3 lots on 35.8 acres.

STAFF RECOMMENDATION: The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION / ZONING AND PLATTING ACTION:

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LOCATION MAP
(NOT TO SCALE)

TYPICAL NOTES

1. The 25 and 100 year floodplain will be contained within the drainage easements.
2. Property owner shall provide for access to the drainage easements as may be necessary and shall not prohibit access by City of Austin or Travis County for inspection and maintenance.
3. No building, fences, landscaping or other structures are permitted in the drainage easements shown hereon except as specifically approved by the City of Austin and Travis County.
4. Prior to construction, drainage plans will be submitted to the City of Austin Office of Land Development Services for review. Runoff shall be held to existing conditions by ponding or other approved methods.
5. Note removed.
6. Note removed.
7. This subdivision is classified as urban.
8. Vehicular access for off-street loading and unloading shall be provided for all non-residential sites.
9. Prior to construction, Part D site plan approval is required for all development other than residential.
10. Water service will be provided by Water District 21.
11. Wastewater service will be provided by on site sewage treatment systems. Wastewater service will meet Travis County requirements.
12. State Department of Highways and Public Transportation is required for all driveway access to RM 2244 (Bee Caves Road).

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STATUTES,
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Date: 04/26/88
Revised: 09/15/11
Revised: 12/5/11

ENGINEER:

Pape-Dawson Engineers
7800 Shoal Creek Blvd #220W
Austin, Texas 78757-1032
PH: (512) 454-8711
FAX: (512) 459-8867

OWNER INFORMATION:

c/o P.D. Gully
Bee Cave Oaks, Ltd.
Gen. Partner We Store, Inc.
4264 Westlake Drive
Austin, TX 78746
PH: (512) 327-2914

on 3

PLAN