

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2015-0133

Z.A.P. DATE: November 3, 2015

SUBDIVISION NAME: Cottages at Beaver Creek Preliminary Plan

AREA: 43.11 acres

LOT(S): 207

APPLICANT: KB Home
(John Zinsmeyer)

AGENT: Garrett-Inhen Civil Engineers
(Steve Inhen)

ADDRESS OF SUBDIVISION: 801 E. Wells Branch Parkway

GRIDS: N36

COUNTY: Travis

WATERSHED: Harris Branch

JURISDICTION: Full Purpose

EXISTING ZONING: SR-4A-CO / RR-CO

EXISTING LAND USE: Vacant

PROPOSED USE: Residential / Landscape/ Ponds / Common Areas / Right-of-Way

ADMINISTRATIVE WAIVERS: None

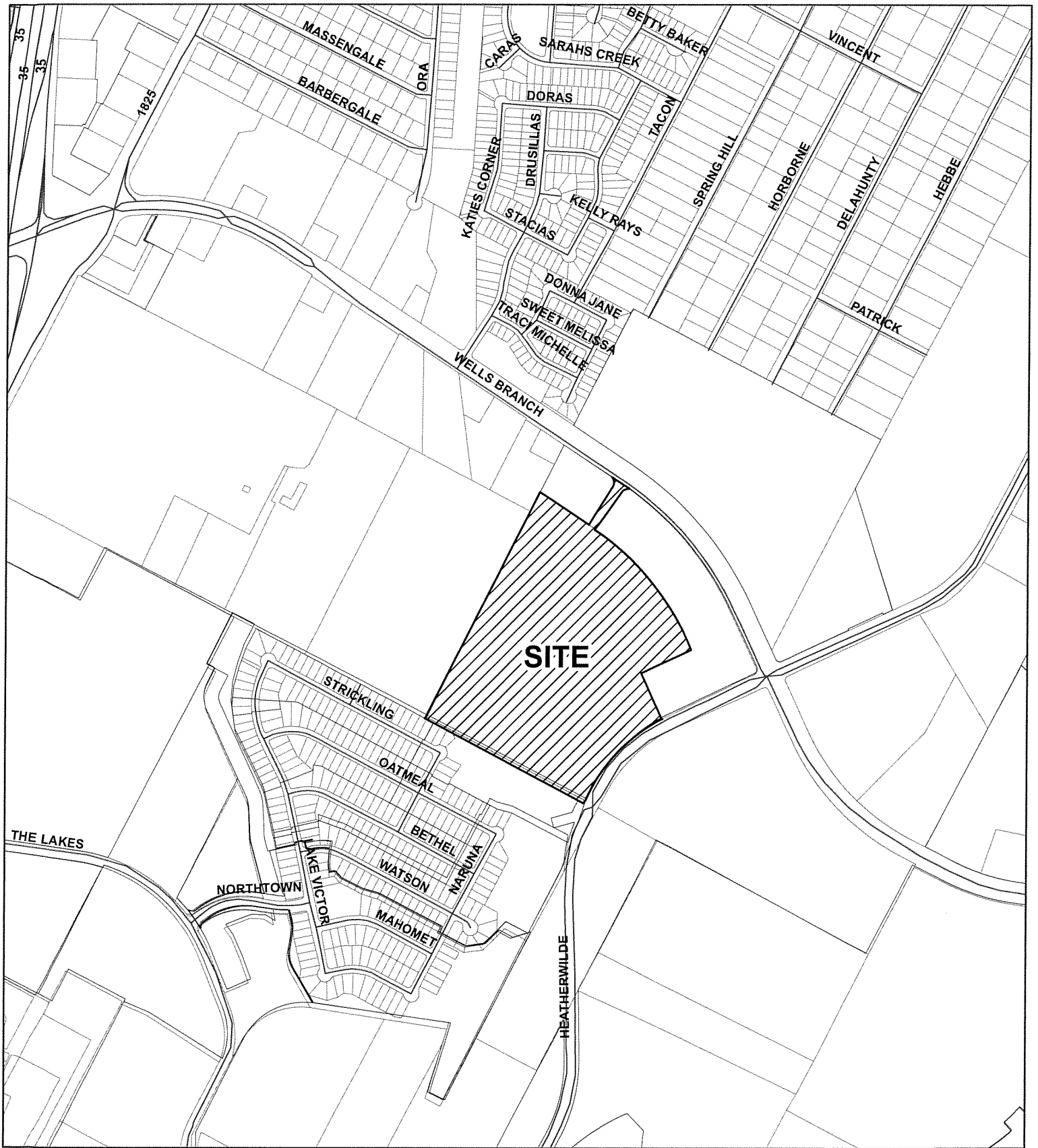
DEPARTMENT COMMENTS: The request is for approval of the Cottages at Beaver Creek Preliminary Plan composed of 207 lots on 43.11 acres. The applicant proposes to subdivide the property into a 207 lot subdivision for single family use.

STAFF RECOMMENDATION: The staff recommends approval of the subdivision. The preliminary plan meets all applicable State and City of Austin Land Development Code requirements.

ZONING & PLATTING COMMISSION ACTION:

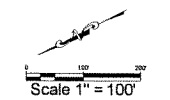
CASE MANAGER: Cesar Zavala
E-mail: cesar.zavala@austintexas.gov

PHONE: 512-974-3404



CASE#: C8-2015-0133
 ADDRESS: 801 E. WELLS BRANCH PARKWAY
 PROJECT: COTTAGES AT BEAVER CREEK
 CASE MANAGER: CESAR ZAVALA

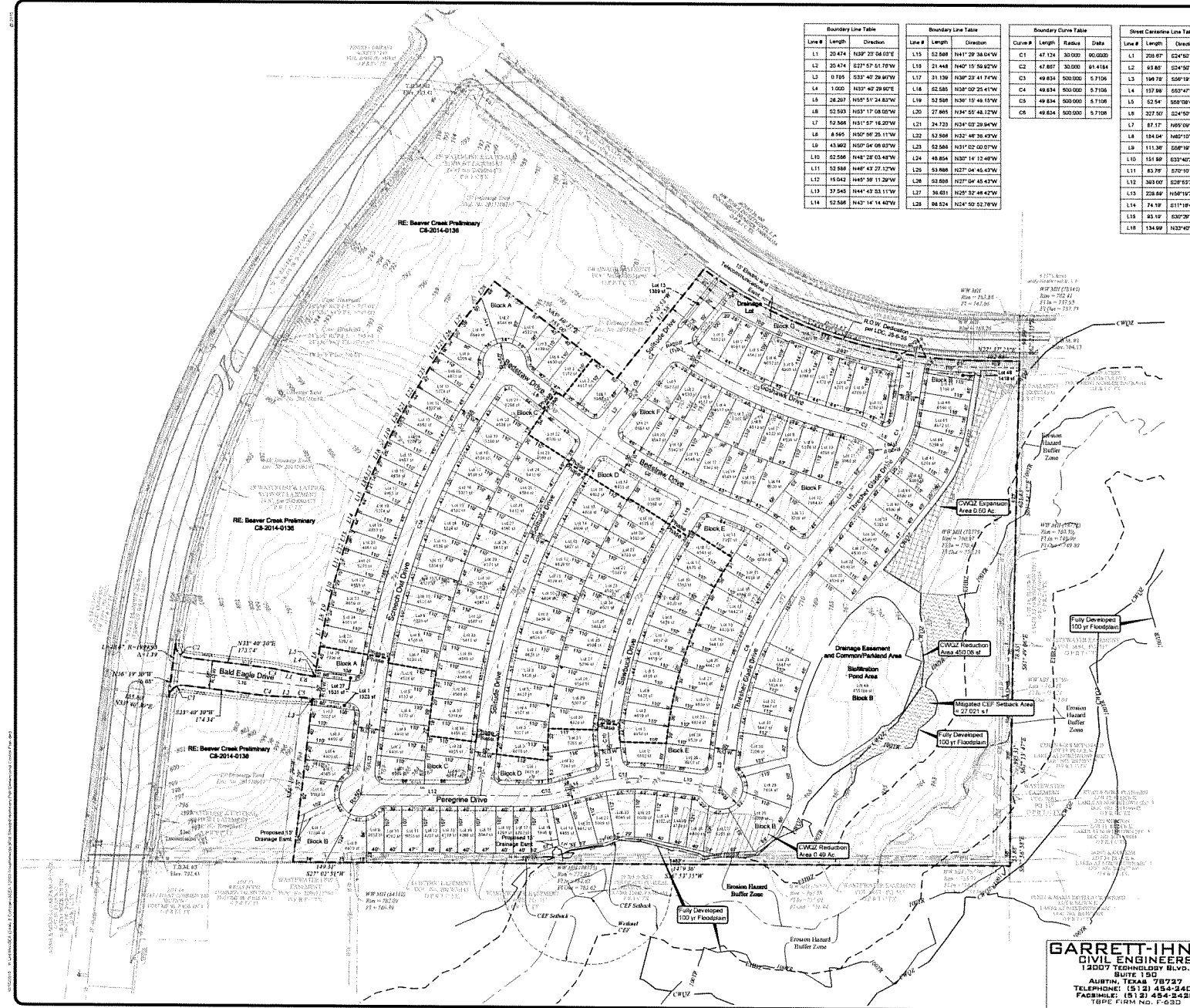
Boundary Line Table			Boundary Line Table			Boundary Curve Table			Street Centerline Line Table			Street Centerline Curve Table				
Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta	Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	20.474	N32° 23' 04.03"E	L15	52.689	N41° 29' 38.04"W	C1	47.174	30,000	90.000	L1	209.97	S24° 52' 53"E	C1	101.03	200.00	28° 04' 24"
L2	20.474	S27° 57' 51.78"W	L16	21.448	N40° 15' 58.62"W	C2	47.867	30,000	91.484	L2	63.85	S24° 52' 53"E	C2	60.85	200.00	17° 08' 21"
L3	0.765	S27° 40' 29.80"W	L17	21.150	N38° 02' 41.74"W	C3	49.834	500,000	5.7106	L3	199.78	S50° 19' 30"E	C3	458.35	1250.55	21° 00' 21"
L4	1.000	N33° 40' 29.80"E	L18	62.585	N38° 02' 25.41"W	C4	49.834	500,000	5.7106	L4	157.98	S53° 47' 27"E	C4	91.41	500.00	12° 28' 21"
L5	28.207	N35° 51' 24.83"W	L19	52.588	N30° 19' 48.12"W	C5	49.834	500,000	5.7106	L5	52.54	S58° 10' 48"W	C5	48.71	250.00	12° 28' 21"
L6	52.593	N33° 17' 08.02"W	L20	27.865	N34° 55' 48.12"W	C6	49.834	500,000	5.7106	L6	327.50	S24° 52' 53"E	C6	454.77	1500.85	17° 18' 21"
L7	52.588	N31° 57' 18.20"W	L21	24.723	N34° 02' 20.84"W					L7	87.17	N69° 09' 07"E	C7	80.49	300.00	17° 18' 21"
L8	4.565	N30° 06' 28.11"W	L22	52.590	N32° 46' 36.43"W					L8	184.04	N62° 10' 27"E	C8	435.32	783.20	31° 28' 27"
L9	43.963	N30° 04' 08.02"W	L23	52.586	N31° 02' 08.02"W					L9	111.36	S38° 19' 30"E	C9	406.86	1033.20	25° 22' 52"
L10	52.588	N44° 28' 03.48"W	L24	48.854	N32° 14' 12.48"W					L10	151.89	S34° 40' 59"W	C10	49.80	200.00	14° 17' 47"
L11	52.588	N46° 43' 27.52"W	L25	52.588	N32° 04' 45.43"W					L11	83.79	S72° 10' 00"E	C11	155.49	388.68	22° 23' 41"
L12	15.042	N49° 58' 11.20"W	L26	52.588	N27° 04' 45.43"W					L12	383.00	S28° 52' 36"W	C12	34.82	200.00	10° 30' 40"
L13	37.543	N44° 43' 53.11"W	L27	38.021	N29° 32' 48.42"W					L13	228.89	N58° 19' 29"W	C13	713.49	1323.20	30° 28' 22"
L14	52.588	N42° 14' 14.40"W	L28	88.524	N24° 50' 52.78"W					L14	74.10	S11° 18' 45"W	C14	823.31	1563.20	29° 36' 27"
										L15	134.69	N32° 09' 22"E	C15	83.10	500.00	29° 36' 27"
										L16	134.69	N32° 09' 22"E	C16	83.10	500.00	29° 36' 27"



Legend

- Property Boundary
- Neighborhood Box Lines
- Critical Water Quality Zone
- Emission Hazard Buffer Zone
- Existing Overhead Electric Line
- Existing Storm Drain Line
- Existing Water Line and Valve
- Existing Sanitary Sewer Line and Manhole

CEF Setback Mitigated Area Note:
 Upon completion of the mitigated CEF Setback/Buffer all activities within the CEF Setback/Buffer must comply with the City of Austin Land Development Code. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited.



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 CIVIL ENGINEERS
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 FACSIMILE: (512) 454-2490
 TBP# FIRM NO. F-630

PRELIMINARY SUBDIVISION APPROVAL SHEET 2 of 3
 FILE NUMBER: CA-2015-0133 APPLICATION DATE: _____ UNDER SECTION 57, OF
 CHAPTER 254 OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (25-5-BILL): _____
 CASE MANAGER: Cesar Zavala
 PROJECT EXPIRATION DATE (ORD 005140612-084, PR. 7.6.25-14): _____

J. Rodney Gonzalez,
 Director, Development Services Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILEM

APPROVED ON: _____ UNTIL: _____
 PRELIMINARY EXTENDED ON: _____ UNTIL: _____

Final plat must be received by the Project Expiration Date, if applicable. Subsequent Sale
 Plans which do not comply with the Code current at the time of filing, and all required
 Building Permits and/or a notice of construction of a building permit is not required, must
 also be approved prior to the Project Expiration Date.