

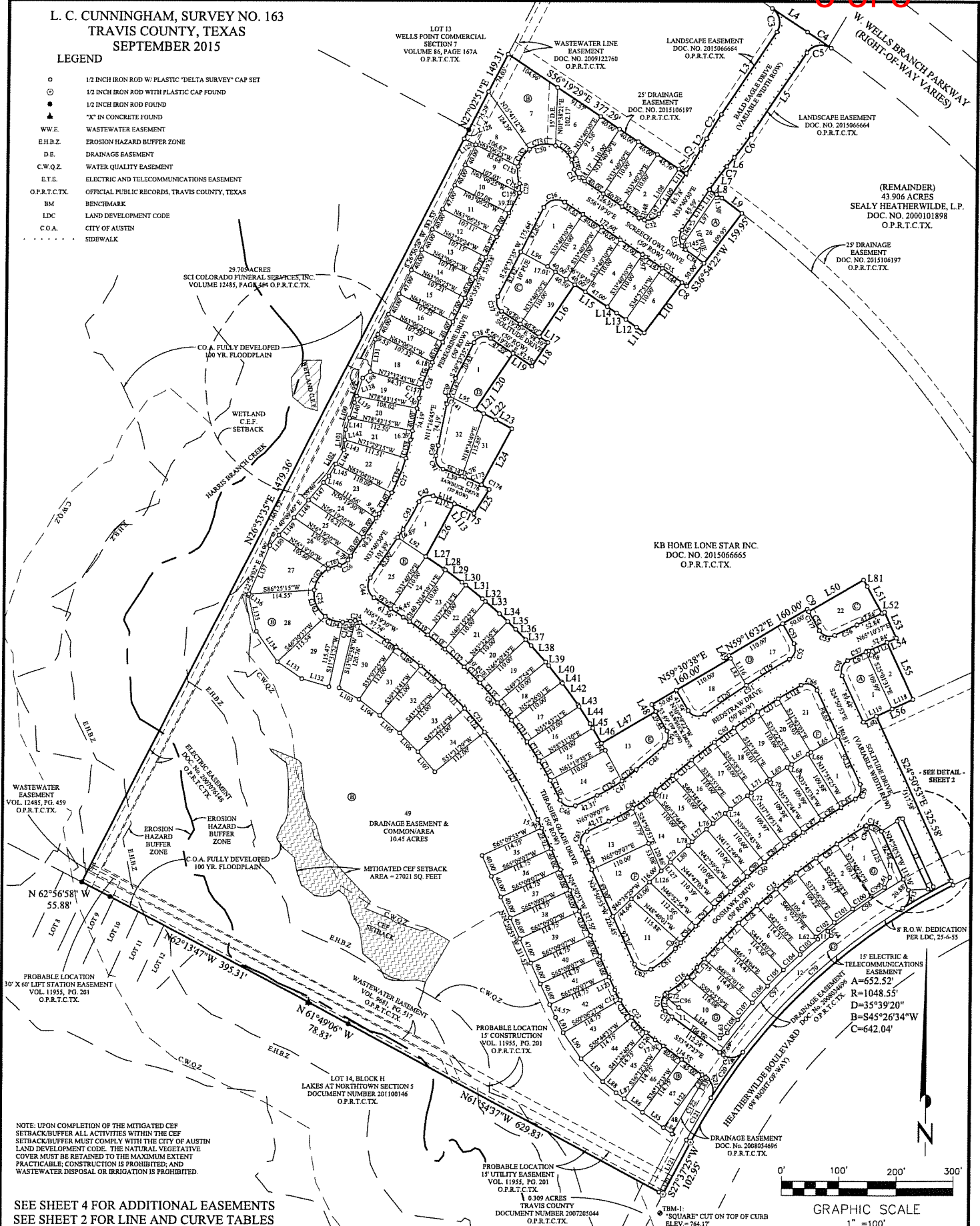
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0133.1A**Z.A.P. DATE:** December 1, 2015**SUBDIVISION NAME:** The Cottages at Beaver Creek Phase 1**AREA:** 30.36 acres**LOT(S):** 115**APPLICANT:** KB Home
(John Zinsmeyer)**AGENT:** Garrett-Inhen Civil Engineers
(Steve Inhen)**ADDRESS OF SUBDIVISION:** 801 E. Wells Branch Parkway & Heatherwilde Blvd.**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/ Drainage/ Common Lots / Right-of-Way**ADMINISTRATIVE WAIVERS:** None**DEPARTMENT COMMENTS:** The request is for approval of The Cottages at Beaver Creek Phase 1 composed of 115 lots on 30.36 acres. The applicant proposes to subdivide the property into a 115 lot subdivision for single family use.**STAFF RECOMMENDATION:** The staff recommends approval of the subdivision. The final plat meets all applicable State and City of Austin Land Development Code requirements.**ZONING & PLATTING COMMISSION ACTION:****CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov



CASE#: C8-2015-0133.1A
ADDRESS: 801 E. WELLS BRANCH
PROJECT: THE COTTAGES AT
BEAVER CREEK PHASE 1
CASE MANAGER: CESAR ZAVALA

L. C. CUNNINGHAM, SURVEY NO. 163
 TRAVIS COUNTY, TEXAS
 SEPTEMBER 2015

- LEGEND**
- 1/2 INCH IRON ROD W/ PLASTIC "DELTA SURVEY" CAP SET
 - ⊙ 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND
 - 1/2 INCH IRON ROD FOUND
 - ▲ "X" IN CONCRETE FOUND
 - W.W.E. WASTEWATER EASEMENT
 - E.H.B.Z. EROSION HAZARD BUFFER ZONE
 - D.E. DRAINAGE EASEMENT
 - C.W.Q.Z. WATER QUALITY EASEMENT
 - E.T.E. ELECTRIC AND TELECOMMUNICATIONS EASEMENT
 - O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - BM BENCHMARK
 - LDC LAND DEVELOPMENT CODE
 - C.O.A. CITY OF AUSTIN
 - SIDEWALK



(REMAINDER)
 43.906 ACRES
 SEALY HEATHER WILDE, L.P.
 DOC. NO. 2000101898
 O.P.R.T.C.T.X.

KB HOME LONE STAR INC.
 DOC. NO. 2015066665
 O.P.R.T.C.T.X.

WASTEWATER EASEMENT
 VOL. 1248, PG. 459
 O.P.R.T.C.T.X.

EROSION HAZARD BUFFER ZONE
 C.O.A. FULLY DEVELOPED
 100 YR. FLOODPLAIN

DRAINAGE EASEMENT &
 COMMON AREA
 16.43 ACRES

MITIGATED CEF SETBACK
 AREA - 27021.90 FEET

PROBABLE LOCATION
 30' X 60' LIFT STATION EASEMENT
 VOL. 11955, PG. 201
 O.P.R.T.C.T.X.

PROBABLE LOCATION
 15' UTILITY EASEMENT
 VOL. 11955, PG. 201
 O.P.R.T.C.T.X.

PROBABLE LOCATION
 15' UTILITY EASEMENT
 VOL. 11955, PG. 201
 O.P.R.T.C.T.X.

15' ELECTRIC &
 TELECOMMUNICATIONS
 EASEMENT
 A=652.52'
 R=1048.55'
 D=35'39'20"
 B=S45°26'34"W
 C=642.04'

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.

SEE SHEET 4 FOR ADDITIONAL EASEMENTS
 SEE SHEET 2 FOR LINE AND CURVE TABLES

Delta Survey Group Inc.
 8213 Brodie Lane Ste. 102 Austin, TX. 78745
 office: (512) 282-5200 fax: (512) 282-5230
 TBPLS FIRM NO. 10004700

**THE COTTAGES AT BEAVER CREEK,
 PHASE 1**

CASE NO. C8-2015-0133.1A

SHEET
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 OF
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