

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2016-0248.1A

Z.A.P. DATE: November 6, 2018

SUBDIVISION NAME: Timmerman Phase I

AREA: 44.633 acres

LOTS: 176

APPLICANT: KB Home Lone Star Inc.
(John Zinsmeyer)

AGENT: Carlson, Brigrance & Doering, Inc.
(Lee Whited, P.E.)

ADDRESS OF SUBDIVISION: N. F.M. 1325 & Grand Avenue Parkway

WATERSHED: Rattan Creek

COUNTY: Travis / Williamson

EXISTING ZONING: N/A

JURISDICTION: 2-Mile ETJ

PROPOSED LAND USE: Single Family

VARIANCE: none

STAFF RECOMMENDATION: Staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

DEPARTMENT COMMENTS: The request is for the approval of the Timmerman Phase 1 final plat composed of 176 lots on 44.633 acres. The applicant proposes to subdivide the property for residential uses. The developer will be responsible for all cost associated with required improvements.

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

PHONE: 512-974-3404



This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

TIMMERMANN, PHASE 1

LEGEND

- BENCHMARK
- 1/2" CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- ▲ MAG NAIL FOUND IN CONCRETE
- △ CALCULATED POINT
- APPROXIMATE SURVEY LINE
- - - APPROXIMATE EDWARDS ADJUTER TRANSITION LINE
- - - APPROXIMATE COUNTY LINE
- - - PROPOSED SIDEWALK
- - - CMQZ (CRITICAL WATER QUALITY ZONE)
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING SETBACK LINE
- WETLANDS CEF AREA

SCALE: 1" = 100'

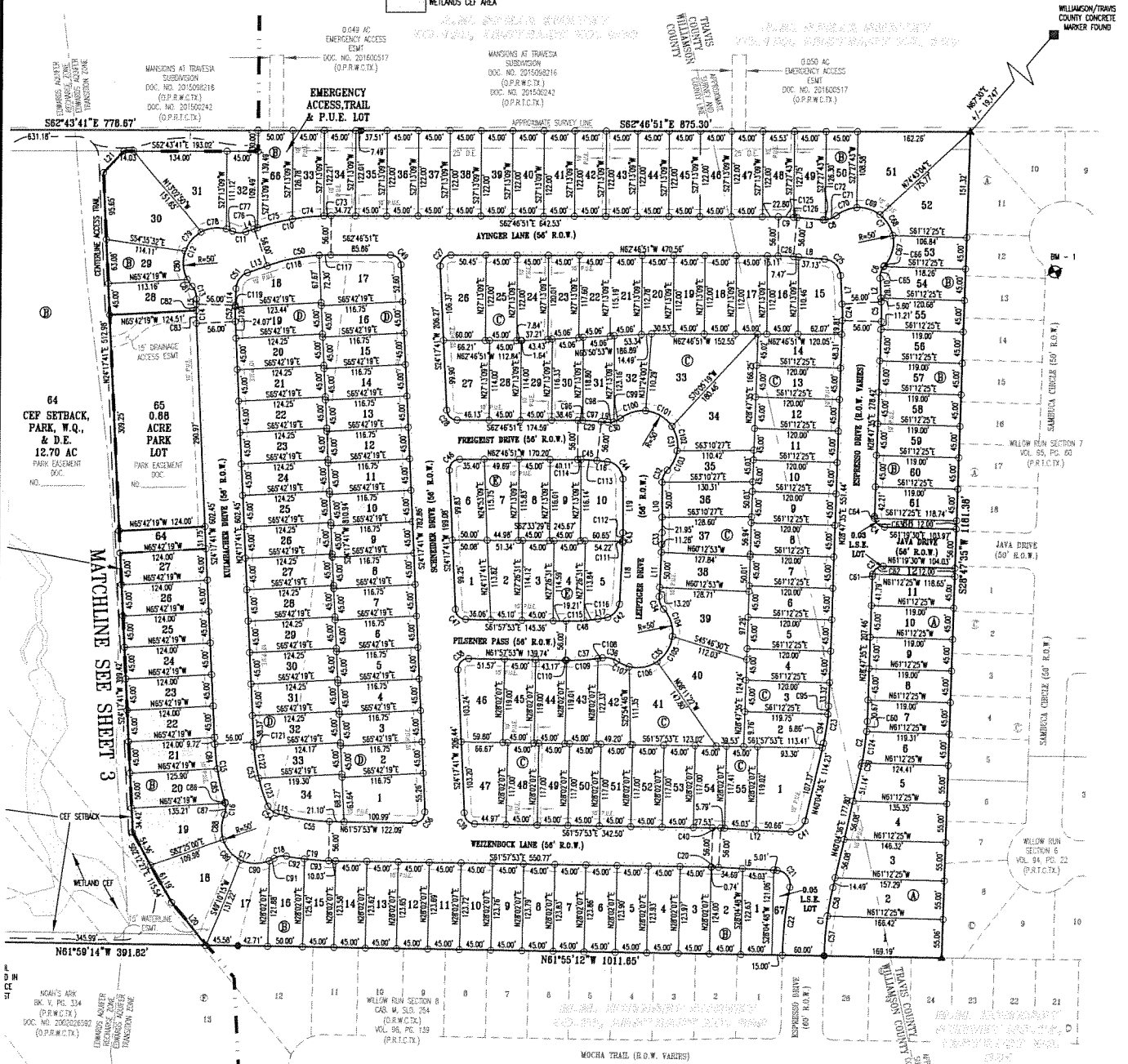
DATE: AUGUST 31, 2018

OWNER:
KB HOME LONE STAR, INC.
10800 PECAN PARK BLVD., STE. 200
AUSTIN, TEXAS 78750
(512) 651-8100 phone
(512) 795-6181 fax

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

TOTAL ACREAGE: 44.633 ACRES
SURVEY: M.M. HORNSBY SURVEY NUMBER 76,
ABSTRACT NUMBER 889
M.M. HORNSBY SURVEY NUMBER 76,
ABSTRACT NUMBER 391

APPLICATION SUBMITTAL DATE: OCTOBER 17, 2017



SHEET NO. 2 OF 7

BENCHMARK:
BM #1 - MAG NAIL W/ WASHER
ELEVATION = 689.02'

F.E.M.A. MAP NO. 48453C0255J AND 48453C0260J
TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: AUGUST 18, 2014

F.E.M.A. MAP NO. 48491C0630E AND 48491C0635E
WILLAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008



Carlson, Brigance & Doering, Inc.
FIRM ID #FT791 REG. # 1902490
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

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PATH-J:\4901\SURVEY\PLAT - TIMMERMANN.dwg

