

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

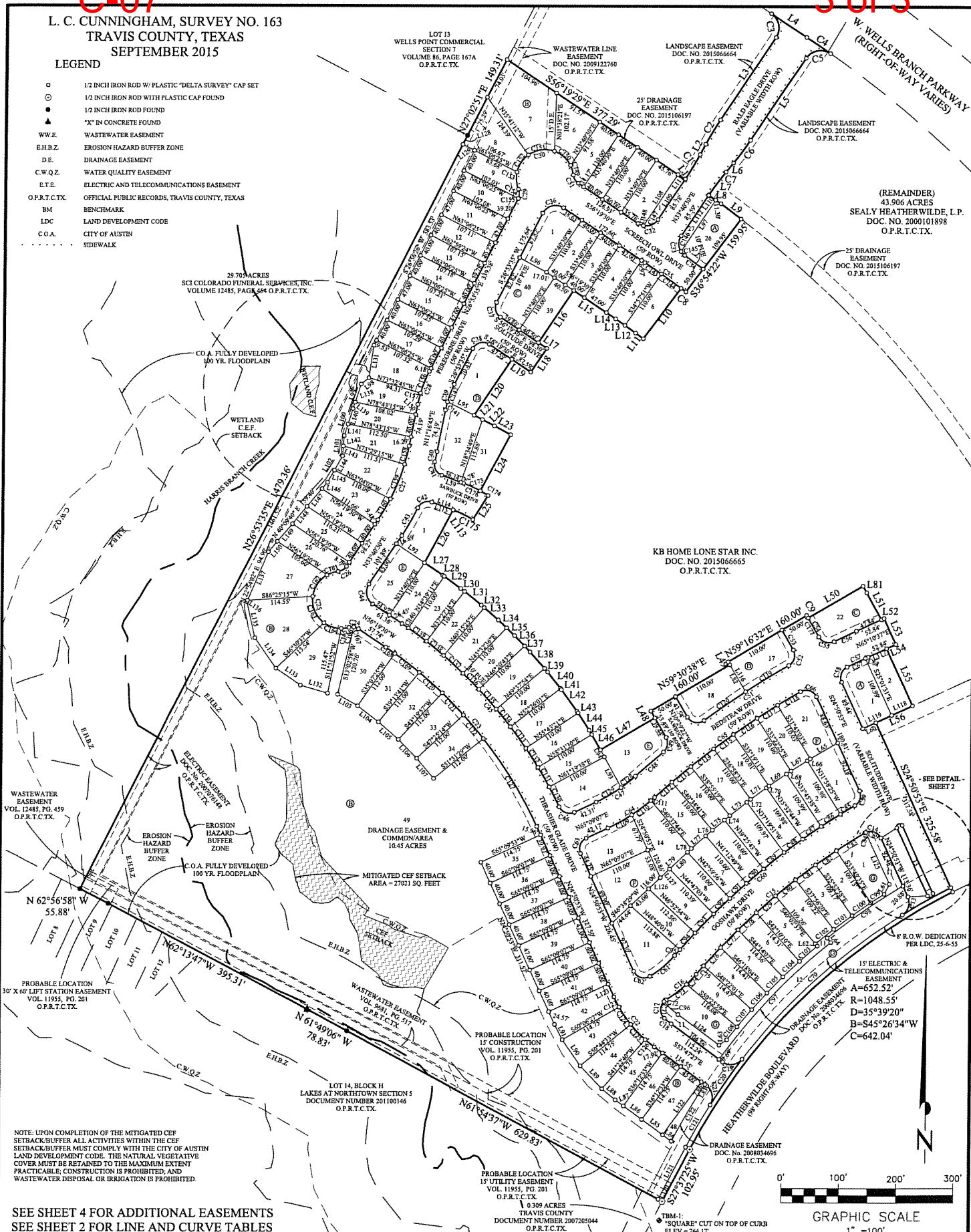


CASE#: C8-2015-0133.1A
ADDRESS: 801 E. WELLS BRANCH
PROJECT: THE COTTAGES AT
BEAVER CREEK PHASE 1
CASE MANAGER: CESAR ZAVALA

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



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

Delta Survey Group Inc.
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TBPLS FIRM NO. 10004700

THE COTTAGES AT BEAVER CREEK,
PHASE 1

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