

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0133.2A**Z.A.P. DATE:** July 5, 2016**SUBDIVISION NAME:** The Cottages at Beaver Creek Phase 2**AREA:** 12.75 acres**LOT(S):** 92**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:** SF-4A-CO**EXISTING LAND USE:** Vacant**PROPOSED USE:** Residential / Right-of-Way**ADMINISTRATIVE WAIVERS:** None

DEPARTMENT COMMENTS: The request is for approval of The Cottages at Beaver Creek Phase 2 composed of 92 lots on 12.75 acres. The applicant proposes to subdivide the property into a 92 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.

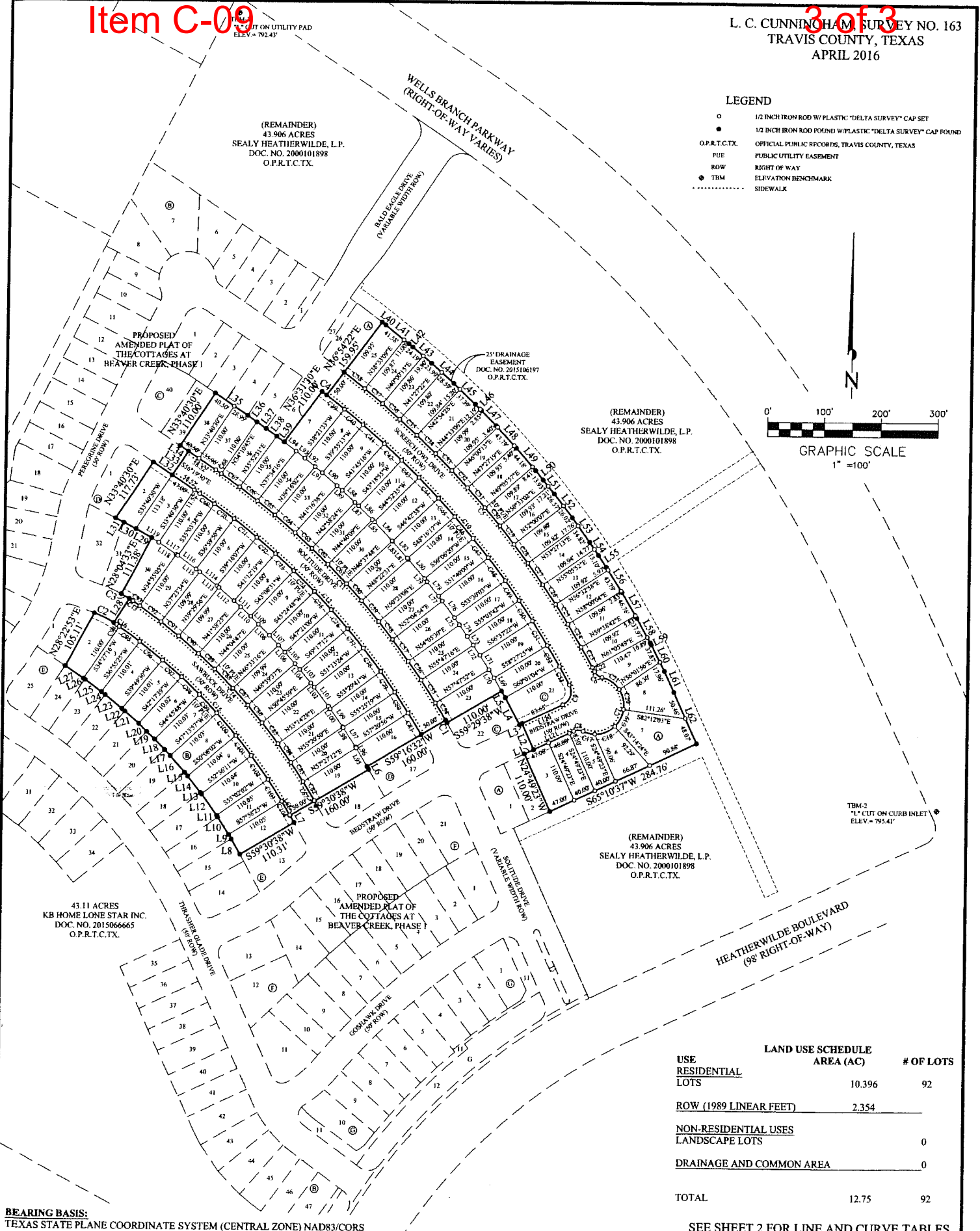
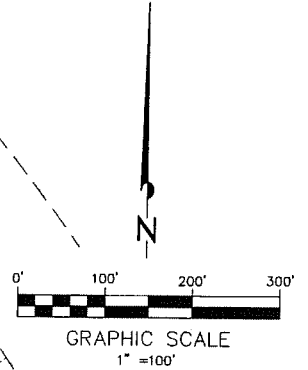
ZONING & PLATTING COMMISSION ACTION:**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov



CASE#: C8-2015-0133.2A
ADDRESS: 801 WELLS BRANCH PARKWAY
PROJECT: THE COTTAGES AT BEAVER CREEK
CASE MANAGER: CESAR ZAVALA

LEGEND

- 1/2 INCH IRON ROD W/ PLASTIC "DELTA SURVEY" CAP SET
- 1/2 INCH IRON ROD POUND W/ PLASTIC "DELTA SURVEY" CAP FOUND
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- ELEVATION BENCHMARK
- SIDEWALK



LAND USE SCHEDULE		
USE	AREA (AC)	# OF LOTS
<u>RESIDENTIAL</u>		
LOTS	10.396	92
ROW (1989 LINEAR FEET)	2.354	
<u>NON-RESIDENTIAL USES</u>		
LANDSCAPE LOTS		0
DRAINAGE AND COMMON AREA		0
TOTAL	12.75	92

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD83/CORS

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 2**

SHEET
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