

Conceptual Lot Layout

MC Bee Creek III, LLC Property
Bee Creek 2 & 3

Site Summary

Tract Size 31.005 Ac.

Legend

- Tract Boundary
- Creek Centerlines
- CEF Buffers
- Drainage Buffers +/- 1.3 Ac.
- LCRA 100 yr. Floodplain +/- 9.6 Ac.

Sources

Aerial - Circa 2022
Google Earth
WGI
City of Lakeway
City of Austin
Travis Central Appraisal District



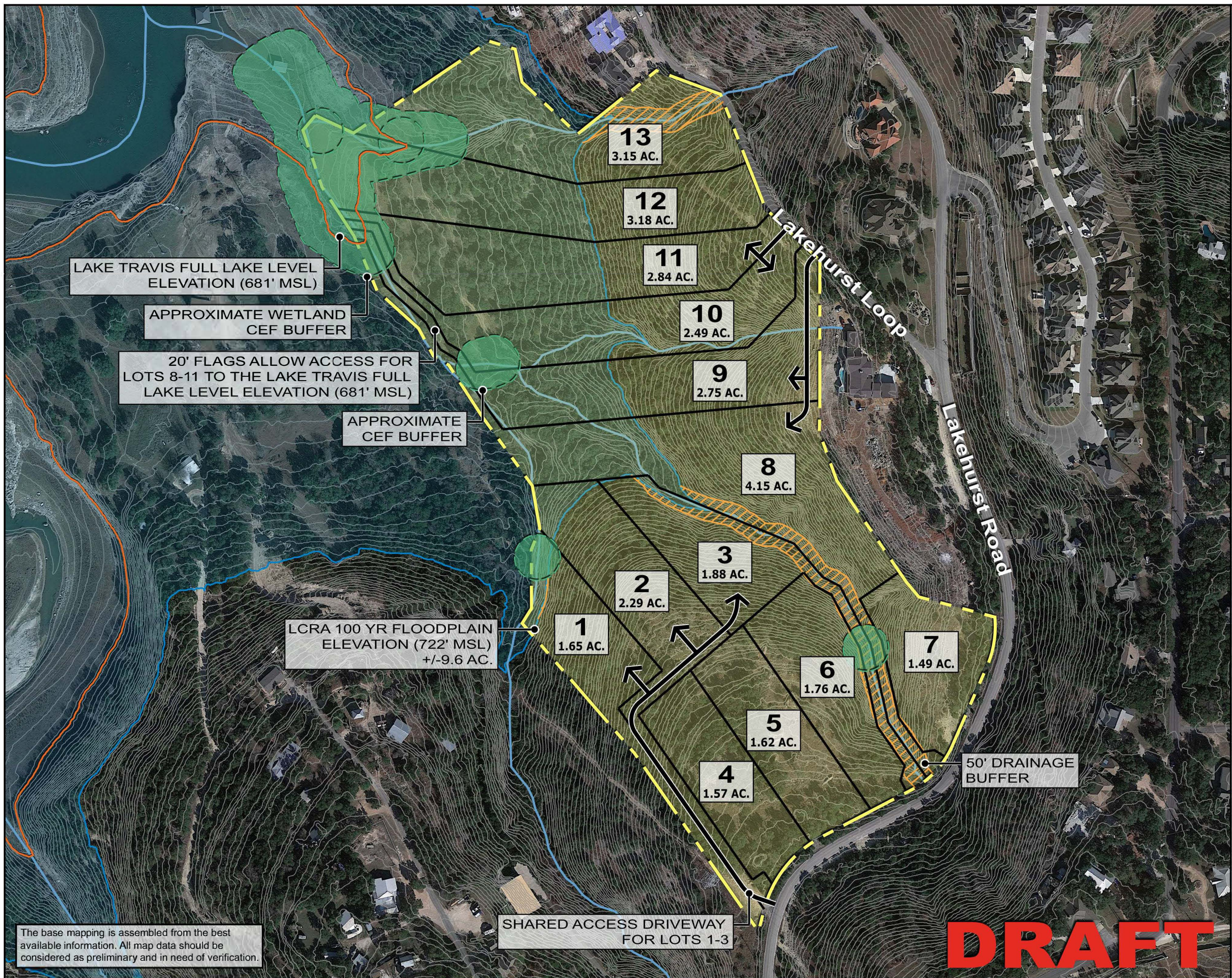
Scale



GRAPHIC SCALE: 1" = 200'

Date: 07-27-23

Hutson Land Planners
Development Consultants, LLC



LAKE TRAVIS FULL LAKE LEVEL
ELEVATION (681' MSL)

APPROXIMATE WETLAND
CEF BUFFER

20' FLAGS ALLOW ACCESS FOR
LOTS 8-11 TO THE LAKE TRAVIS FULL
LAKE LEVEL ELEVATION (681' MSL)

APPROXIMATE
CEF BUFFER

LCRA 100 YR FLOODPLAIN
ELEVATION (722' MSL)
+/- 9.6 AC.

50' DRAINAGE
BUFFER

SHARED ACCESS DRIVEWAY
FOR LOTS 1-3

The base mapping is assembled from the best
available information. All map data should be
considered as preliminary and in need of verification.

DRAFT

Conceptual Lot
Layout w/
Elevation Analysis

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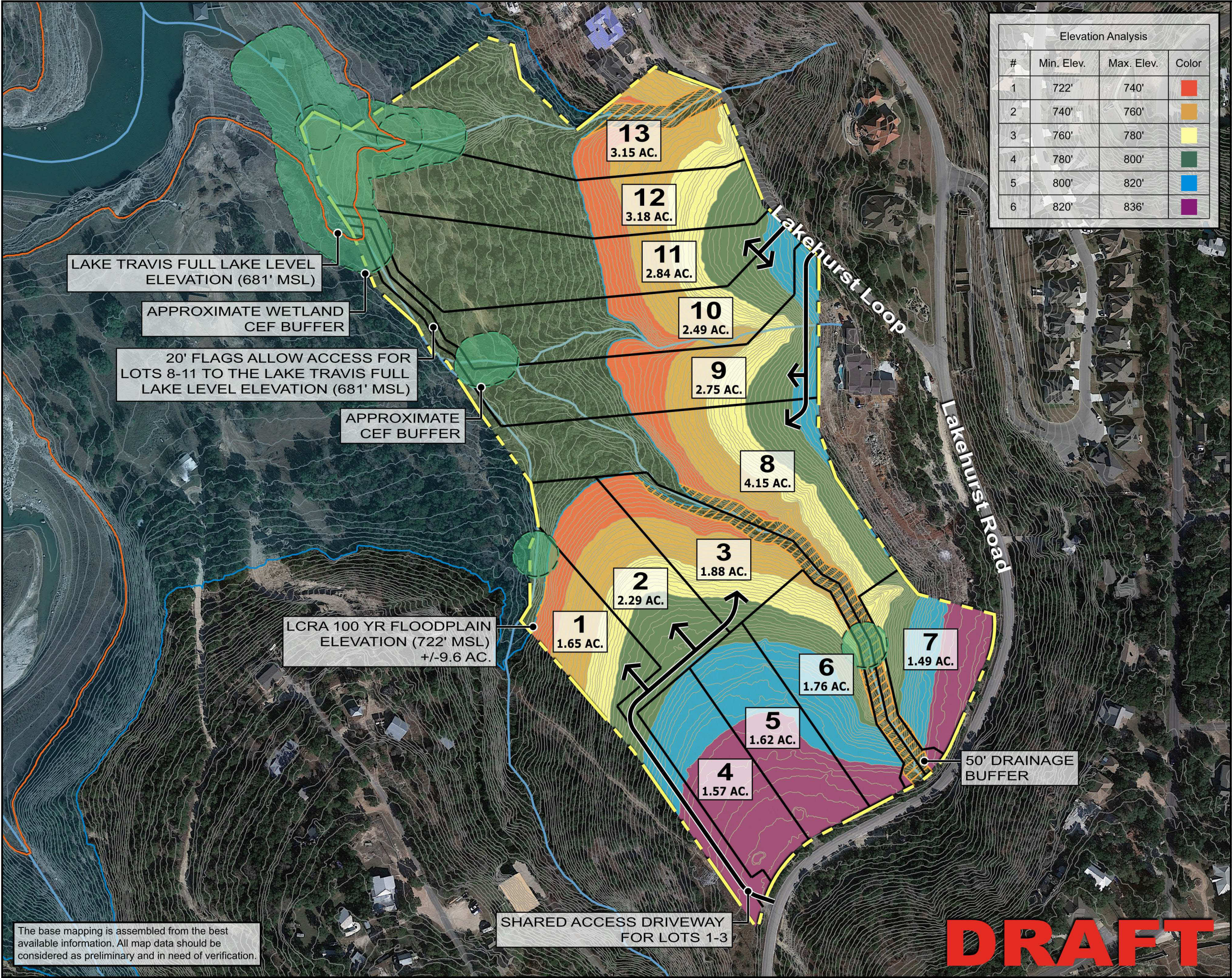
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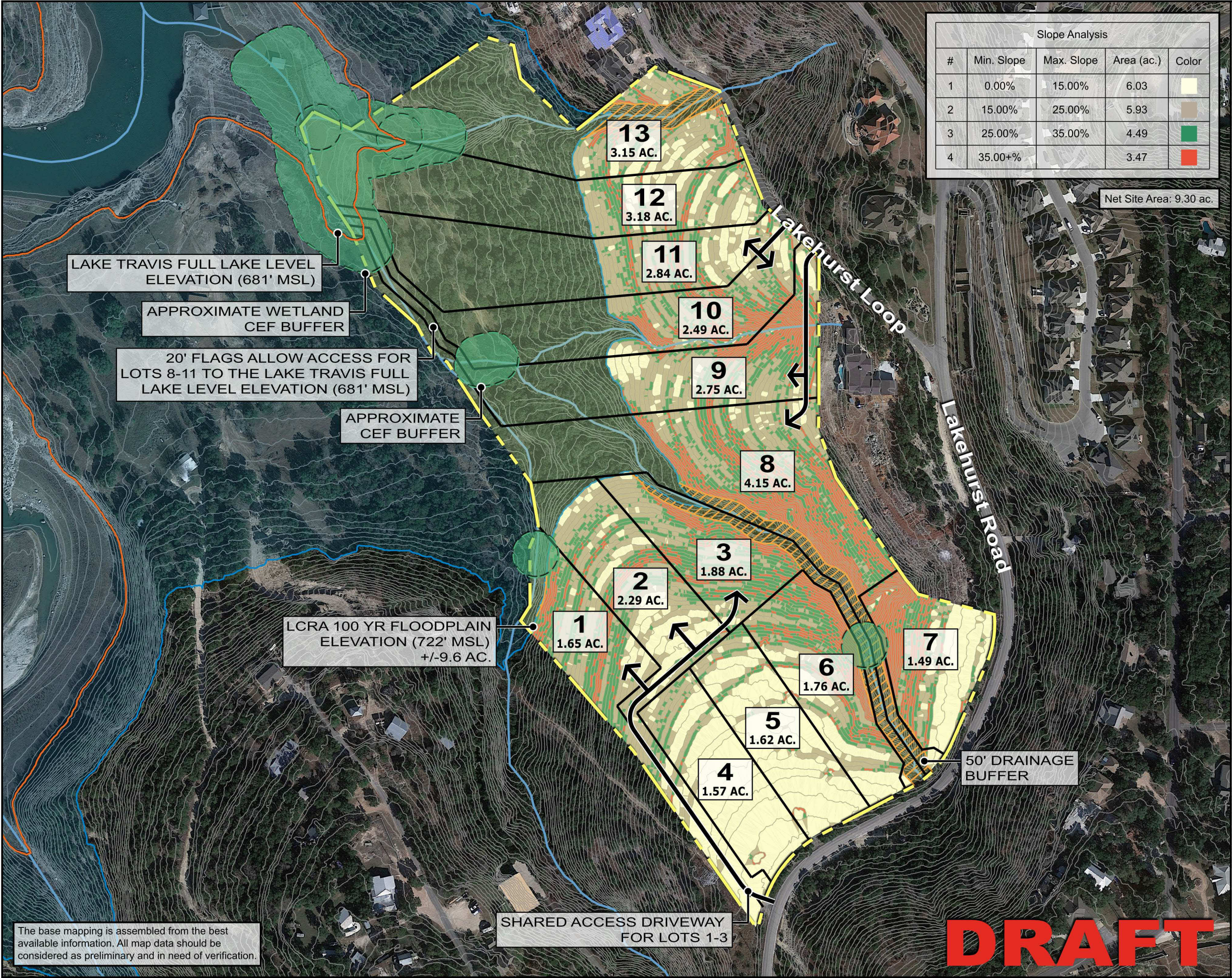
Elevation Analysis			
#	Min. Elev.	Max. Elev.	Color
1	722'	740'	Red
2	740'	760'	Orange
3	760'	780'	Yellow
4	780'	800'	Green
5	800'	820'	Blue
6	820'	836'	Purple



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SHARED ACCESS DRIVEWAY
FOR LOTS 1-3

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Slope Analysis				
#	Min. Slope	Max. Slope	Area (ac.)	Color
1	0.00%	15.00%	6.03	Yellow
2	15.00%	25.00%	5.93	Light Brown
3	25.00%	35.00%	4.49	Green
4	35.00%+		3.47	Red

Net Site Area: 9.30 ac.

Conceptual Lot Layout w/ Slope Analysis

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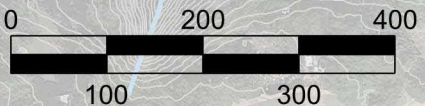
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