

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0165.4A**COMMISSION DATE:** September 6, 2022**SUBDIVISION NAME:** Cascades at Onion Creek East, Phase Four**ADDRESS:** 11601 S. IH 35 SVRD NB**APPLICANT:** M/I Homes of Austin, LLC (William G. Peckman)**AGENT:** LJA Engineering (Russell W. Kotara, P.E.)**ZONING:** I-SF-2 (single family)**NEIGHBORHOOD PLAN:** n/a**AREA:** 22.34 acre (973,130 sf)**LOTS:** 110**COUNTY:** Travis**DISTRICT:** 5**WATERSHED:** Onion Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along streets.**VARIANCE:** None**DEPARTMENT COMMENTS:**

The request is for the approval of Cascades at Onion Creek East, Phase Four final plat comprised of 110 lots on 22.34 acre (973,130 sf).

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). The conditions include updating street names, plat notes, and posting fiscal. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION:

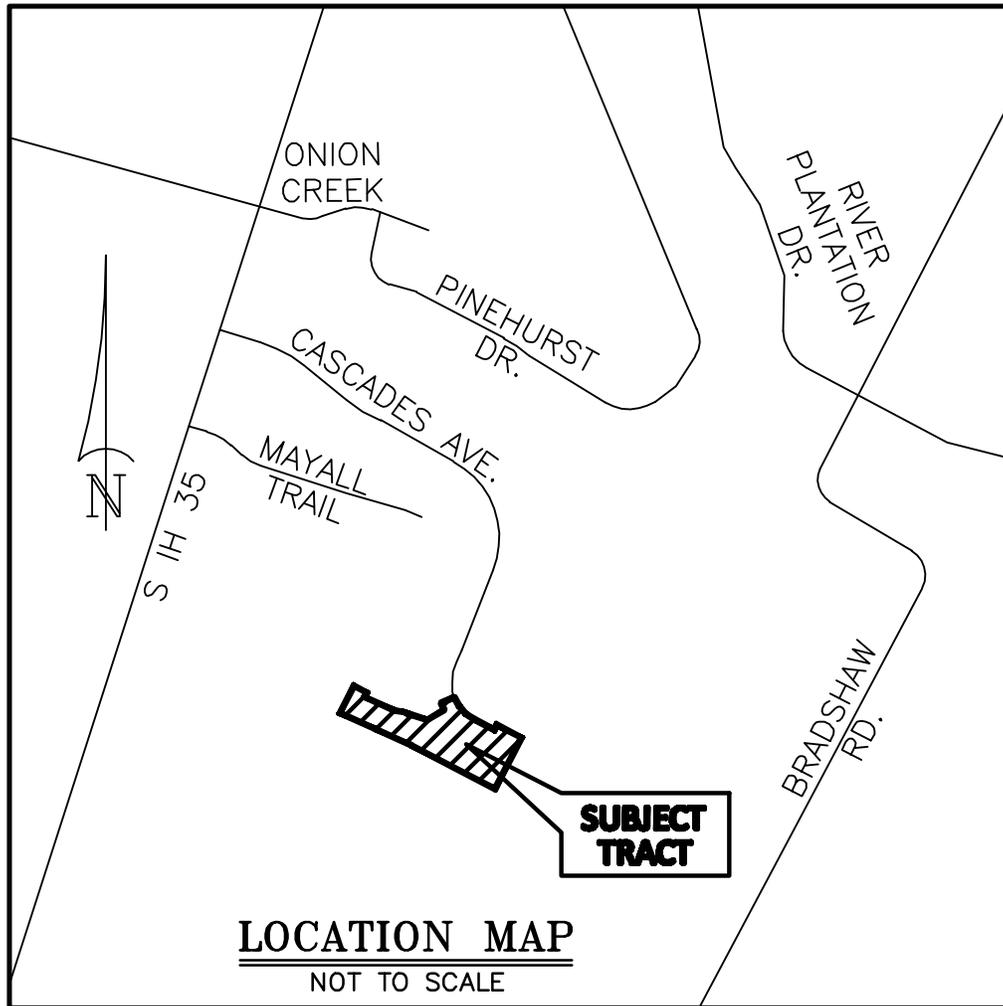
Staff recommends approval of the plat, subject to the conditions listed in the comment report dated September 31, 2022, and attached as Exhibit C..

CASE MANAGER: Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed final plat

Exhibit C: Comment Report



CASCADES AT ONION CREEK EAST, PHASE FOUR

EXHIBIT B

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:

THAT M/I HOMES OF AUSTIN, LLC, AN OHIO LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH WILLIAM G. PECKMAN, AREA PRESIDENT, OWNER OF THAT CERTAIN 42.7327 ACRES, DESCRIBED AS EXHIBIT "A-1", CONVEYED BY DEED RECORDED IN DOCUMENT No. 2019124192 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THAT 33.9259 ACRE TRACT CONVEYED BY DEED RECORDED IN DOCUMENT No. 2020145321 OF THE SAID OFFICIAL PUBLIC RECORDS, BOTH OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 22.3455 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS: "CASCADES AT ONION CREEK EAST, PHASE FOUR", AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS THE HAND OF WILLIAM G. PECKMAN, AREA PRESIDENT, THIS THE ____ DAY OF _____, 2022, A.D.

WILLIAM G. PECKMAN, AREA PRESIDENT
M/I HOMES OF AUSTIN, LLC,
6801 N. CAPITAL OF TEXAS HIGHWAY
LAKEWOOD II, SUITE 100
AUSTIN, TEXAS 78731

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED WILLIAM G. PECKMAN, AREA PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2022, A.D.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

I, RUSSELL KOTARA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RUSSELL KOTARA
LICENSED PROFESSIONAL ENGINEER NO. 99350
LJA ENGINEERING
5316 W. HIGHWAY 290
SUITE 150
AUSTIN, TEXAS 78735

DATE



THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0595K AND #48453C0685J, DATED JANUARY 22, 2020 FOR TRAVIS COUNTY AND INCORPORATED AREAS.

RUSSELL KOTARA
LICENSED PROFESSIONAL ENGINEER NO. 99350
LJA ENGINEERING
5316 W. HIGHWAY 290
SUITE 150
AUSTIN, TEXAS 78735

DATE



I, GREGORY A. WAY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

GREGORY A. WAY
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 4567
CAPITAL SURVEYING COMPANY
925 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING B, SUITE 115, AUSTIN, TEXAS 78746

8-22-22
DATE



GENERAL NOTES:

- ALL STREETS ARE PUBLIC.
- ALL DRAINAGE, SIDEWALKS WATER AND WASTEWATER LINES IN THE SUBDIVISION ARE TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEMS.
- THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNERS' SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT No. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- BUILDING SETBACK LINES SHALL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE.
- ELECTRIC SERVICE IS BEING PROVIDED BY AUSTIN ENERGY.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ANY EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE DEVELOPER SHALL INCLUDE ALL AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND/OR DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
- THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- STREETS ARE TO BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS, LDC 25-6-171(a).

GENERAL NOTES CONTINUED:

- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BAHAMA BREEZE DRIVE, CASCADES AVENUE, SPASHRAIL DRIVE, DILLON FALLS DRIVE, SEA SALT DRIVE AND TUMALO DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. LDC 25-6-351.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
- PARKLAND DEDICATION AND PARKLAND DEVELOPMENT FEE REQUIREMENTS WILL BE MET WITH A COMBINATION OF PARKLAND DEDICATION 12' WIDE CONCRETE TRAIL CONSTRUCTION, AND PARK IMPROVEMENTS LOCATED WITHIN BLOCK V, LOT 1 OF CASCADES AT ONION CREEK EAST PHASE ONE (C8-2018-0165.1A) AND BLOCK T, LOT 1 OF CASCADES AT ONION CREEK WEST PHASE ONE (C8-2018-0181.1A).
- BYLAWS FOR HOMEOWNERS ASSOCIATION PERTAINING TO THIS SUBDIVISION ARE RECORDED BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 2020019772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- A 10 FOOT ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL R.O.W.
- LOTS 18 AND 33, BLOCK K, LOTS 12 AND 33, BLOCK M AND LOTS 10 AND 11, BLOCK T, WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THIS LOT.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY THE OFF-SITE POND SERVING THIS SUBDIVISION LOCATED WITHIN LOT 1, BLOCK V OF THE CASCADES AT ONION CREEK EAST, PHASE ONE SUBDIVISION (C8-2018-0165.1A) AND AS APPROVED BY THE CITY OF AUSTIN AND CONSTRUCTED WITH C8-2018-0181.1B.

THIS SUBDIVISION PLAT IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 2022.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 2022. AD.

CESAR ZAVALA, FOR:
DENISE LUCAS, DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE ____ DAY OF _____, 2022.

CHAIR

SECRETARY

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2022, A.D. AT ____ O'CLOCK __M., DULY RECORDED ON THE ____ DAY OF _____, 2022 A.D. AT ____ O'CLOCK __M., OF SAID COUNTY AND STATE IN INSTRUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF _____, 2022, A.D.

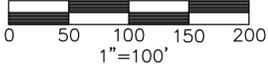
DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

CASCADES AT ONION CREEK EAST, PHASE FOUR

| | | | |
|--|----------|--|------------------------------|
| CSCI | | CAPITAL SURVEYING COMPANY INCORPORATED | |
| 925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006 | | FIRM REGISTRATION No. 101287-0 | |
| DRAWN BY: | WAL | SCALE: | N/A |
| JOB NO.: | 19518.10 | DATE: | SEPTEMBER 10 2021 |
| DRAWING NO.: | 19518p3 | CRD #: | 17534 |
| | | | F.B. SHEET NO.: 1 OF 3 |

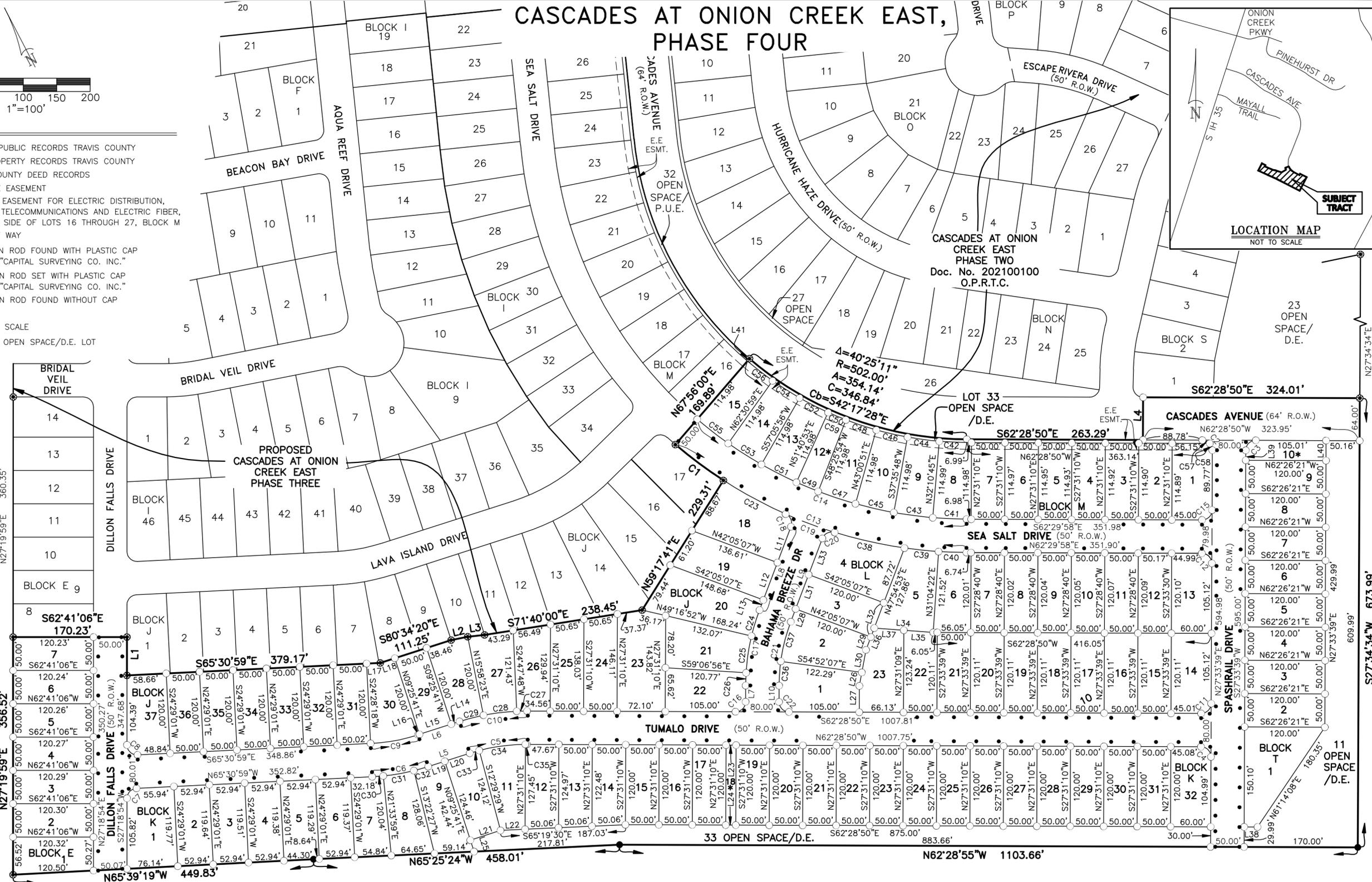
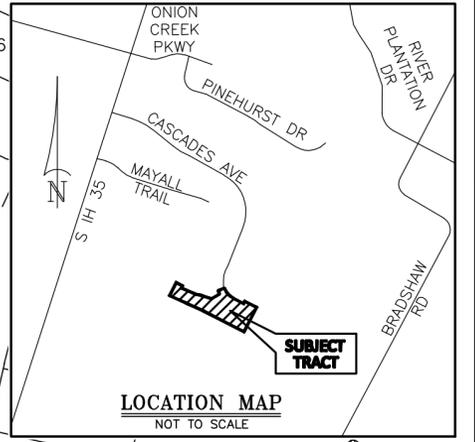
C8-2018-0165.4A

CASCADES AT UNION CREEK EAST, PHASE FOUR



LEGEND

- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- D.E. DRAINAGE EASEMENT
- E.E. 10' WIDE EASEMENT FOR ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS AND ELECTRIC FIBER, ON BACK SIDE OF LOTS 16 THROUGH 27, BLOCK M
- R.O.W. RIGHT OF WAY
- 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- 1/2" IRON ROD FOUND WITHOUT CAP
- ⋯⋯⋯ SIDEWALK
- BREAK IN SCALE
- XX* DENOTES OPEN SPACE/D.E. LOT



254.9 ACRES
 SPILLMANN PROPERTIES LTD.
 Doc. No. 2009124581
 O.P.R.T.C.

254.9 ACRES
 SPILLMANN PROPERTIES LTD.
 Doc. No. 2009124581
 O.P.R.T.C.

REMAINDER OF
 254.9 ACRES
 SPILLMANN PROPERTIES LTD.
 Doc. No. 2009124581
 O.P.R.T.C.

CASCADES AT UNION CREEK EAST, PHASE FOUR

| | | | |
|---|--|---|---------------------------|
| CSCI | | CAPITAL SURVEYING COMPANY INCORPORATED | |
| | | <small>325 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006</small> | |
| <small>FIRM REGISTRATION No. 101267-D</small> | <small>SCALE: 1" = 100'</small> | <small>F.B.</small> | <small>SHEET NO.:</small> |
| <small>DRAWN BY: WAL</small> | <small>DATE: SEPTEMBER 10 2021</small> | <small>2 OF 3</small> | |
| <small>JOB NO.: 19518.10</small> | <small>CRD #: 17534</small> | | |
| <small>DRAWING NO.: 19518P3</small> | | | |

CASCADES AT ONION CREEK EAST, PHASE FOUR

| CURVE TABLE | | | | | |
|-------------|-----------|---------|---------|---------|-------------|
| CURVE | DELTA | RADIUS | ARC | CHORD | CH. BEARING |
| C1 | 7°38'13" | 671.88' | 89.55' | 89.49' | N25°53'46"W |
| C2 | 90°02'29" | 15.00' | 23.57' | 21.22' | N17°27'36"W |
| C3 | 89°57'29" | 15.00' | 23.55' | 21.21' | S72°32'24"W |
| C4 | 90°02'29" | 15.00' | 23.57' | 21.22' | N17°27'36"W |
| C5 | 18°05'29" | 275.00' | 86.83' | 86.47' | N71°31'35"W |
| C6 | 15°03'21" | 325.00' | 85.40' | 85.16' | N73°02'39"W |
| C7 | 87°10'06" | 15.00' | 22.82' | 20.68' | S70°53'58"W |
| C8 | 92°49'53" | 15.00' | 24.30' | 21.73' | S19°06'02"E |
| C9 | 15°03'21" | 275.00' | 72.26' | 72.05' | S73°02'39"E |
| C10 | 18°05'29" | 325.00' | 102.62' | 102.19' | S71°31'35"E |
| C11 | 89°57'31" | 15.00' | 23.55' | 21.21' | N72°32'24"E |
| C12 | 90°00'00" | 15.00' | 23.56' | 21.21' | N17°29'58"W |
| C13 | 40°25'18" | 671.88' | 474.01' | 464.24' | N42°17'18"W |
| C14 | 40°25'15" | 621.88' | 438.73' | 429.68' | S42°17'20"E |
| C15 | 89°56'23" | 15.00' | 23.55' | 21.20' | N72°31'51"E |
| C16 | 90°00'00" | 15.00' | 23.56' | 21.21' | N72°31'10"E |
| C17 | 20°23'43" | 325.00' | 115.69' | 115.08' | N37°43'01"E |
| C18 | 86°50'33" | 15.00' | 22.74' | 20.62' | N04°39'37"E |
| C19 | 6°40'37" | 671.88' | 78.30' | 78.25' | S42°05'57"E |
| C20 | 86°53'21" | 15.00' | 22.75' | 20.63' | S88°52'55"E |
| C21 | 20°23'43" | 275.00' | 97.89' | 97.37' | S37°43'01"W |
| C22 | 90°00'00" | 15.00' | 23.56' | 21.21' | S17°28'50"E |
| C23 | 9°02'47" | 671.88' | 106.08' | 105.97' | S34°14'15"E |
| C24 | 7°11'46" | 325.00' | 40.82' | 40.79' | S44°19'00"W |
| C25 | 9°50'03" | 325.00' | 55.78' | 55.71' | S35°48'06"W |
| C26 | 3°21'51.4 | 325.00' | 19.09' | 19.09' | S29°12'06"W |
| C27 | 2°43'22" | 325.00' | 15.44' | 15.44' | N63°50'32"W |
| C28 | 8°49'24" | 325.00' | 50.05' | 50.00' | N69°36'55"W |
| C29 | 6°32'43" | 325.00' | 37.13' | 37.11' | N77°17'58"W |
| C30 | 2°55'02" | 325.00' | 16.55' | 16.55' | S66°58'30"E |
| C31 | 8°11'32" | 325.00' | 46.47' | 46.43' | S72°31'47"E |
| C32 | 3°56'47" | 325.00' | 22.38' | 22.38' | S78°35'56"E |
| C33 | 3°03'48" | 275.00' | 14.70' | 14.70' | S79°02'25"E |
| C34 | 14°32'36" | 275.00' | 69.80' | 69.62' | S70°14'42"E |
| C35 | 0°29'05" | 275.00' | 2.33' | 2.33' | S62°28'48"E |
| C36 | 7°36'43" | 275.00' | 36.54' | 36.51' | N31°19'31"E |
| C37 | 12°47'00" | 275.00' | 61.36' | 61.23' | N41°31'23"E |
| C38 | 9°07'31" | 671.88' | 107.01' | 106.89' | S50°00'01"E |
| C39 | 4°22'46" | 671.88' | 51.35' | 51.34' | S56°45'10"E |
| C40 | 3°33'25" | 671.88' | 41.71' | 41.70' | S60°43'15"E |
| C41 | 4°39'44" | 621.88' | 50.60' | 50.59' | N60°10'05"W |
| C42 | 4°39'37" | 506.90' | 41.23' | 41.22' | S60°10'14"E |
| C43 | 5°25'04" | 621.88' | 58.80' | 58.78' | N55°07'41"W |
| C44 | 5°25'04" | 506.90' | 47.93' | 47.91' | S55°07'55"E |
| C45 | 5°25'04" | 621.88' | 58.80' | 58.78' | N49°42'37"W |
| C46 | 5°25'04" | 506.90' | 47.93' | 47.91' | S49°42'50"E |
| C47 | 5°25'05" | 621.88' | 58.81' | 58.78' | N44°17'33"W |
| C48 | 5°25'05" | 506.90' | 47.93' | 47.92' | S44°17'46"E |
| C49 | 3°15'00" | 621.88' | 35.28' | 35.27' | N39°57'30"W |
| C50 | 3°15'01" | 506.90' | 28.75' | 28.75' | S39°57'42"E |
| C51 | 5°25'05" | 621.88' | 58.81' | 58.79' | N35°37'28"W |
| C52 | 5°25'06" | 506.90' | 47.94' | 47.92' | S35°37'40"E |
| C53 | 5°25'06" | 621.88' | 58.81' | 58.79' | N30°12'22"W |
| C54 | 5°25'07" | 506.90' | 47.94' | 47.92' | S30°12'33"E |
| C55 | 5°25'06" | 621.88' | 58.81' | 58.79' | N24°47'15"W |
| C56 | 5°25'08" | 506.90' | 47.94' | 47.92' | S24°47'24"E |
| C57 | 47°40'30" | 15.00' | 12.48' | 12.12' | S38°38'35"E |
| C58 | 42°21'59" | 15.00' | 11.09' | 10.84' | S06°22'39"W |
| C59 | 40°25'11" | 506.90' | 357.60' | 350.23' | N42°17'28"W |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S27°18'54"W | 57.37' |
| L2 | S73°59'59"E | 25.34' |
| L3 | S69°19'50"E | 25.31' |
| L4 | N27°31'10"E | 64.00' |
| L5 | N80°34'19"W | 65.22' |
| L6 | S80°34'19"E | 65.22' |
| L7 | N27°31'10"E | 24.45' |
| L8 | N47°54'53"E | 133.53' |
| L9 | S47°54'53"W | 133.53' |
| L10 | S27°31'09"W | 24.45' |
| L11 | S47°54'53"W | 57.44' |
| L12 | S47°54'53"W | 60.00' |
| L13 | S47°54'53"W | 16.09' |
| L14 | N80°34'19"W | 12.91' |
| L15 | N80°34'19"W | 50.00' |
| L16 | N80°34'19"W | 2.31' |
| L17 | S65°30'59"E | 20.51' |
| L18 | S80°34'20"E | 22.79' |
| L19 | S80°34'19"E | 25.91' |
| L20 | S80°34'19"E | 39.31' |
| L21 | N80°43'26"W | 47.37' |
| L22 | N65°19'30"W | 36.84' |
| L23 | S62°28'50"E | 15.00' |
| L24 | N62°28'50"W | 15.00' |
| L25 | N09°25'40"E | 17.98' |
| L26 | S37°43'01"W | 20.55' |
| L27 | S27°31'09"W | 39.45' |
| L28 | N47°54'53"E | 20.57' |
| L29 | S47°54'53"W | 20.57' |
| L30 | S37°43'01"W | 34.33' |
| L31 | N47°54'53"E | 55.00' |
| L32 | S47°54'53"W | 55.00' |
| L33 | N47°54'53"E | 57.96' |
| L34 | N58°13'15"W | 88.36' |
| L35 | S58°25'19"E | 44.15' |
| L36 | N47°54'53"E | 35.43' |
| L37 | S58°01'11"E | 44.21' |
| L38 | N62°28'51"W | 20.00' |
| L39 | N27°33'39"E | 14.91' |
| L40 | S27°33'39"W | 29.99' |
| L41 | N67°56'00"E | 4.90' |

| Street Name | Linear Ft. | Acres |
|---------------------|---------------|-------------------|
| BAHAMA BREEZE DRIVE | 325 | 0.3414 Ac. |
| CASCADES AVENUE | 325 | 0.4760 Ac. |
| DILLON FALLS DRIVE | 350 | 0.4006 Ac. |
| SPASHRAIL DRIVE | 625 | 0.7024 Ac. |
| SEA SALT DRIVE | 825 | 0.9472 Ac. |
| TUMALO DRIVE | 1,650 | 1.8725 Ac. |
| Total | 4,1000 | 4.7401 Ac. |

| | | |
|-------------------------------------|-----------------------|--------------------|
| BLOCK "E" | 7 Single Family Lots | 0.9758 Ac. |
| BLOCK "J" | 20 Single Family Lots | 3.3572 Ac. |
| BLOCK "K" | 31 Single Family Lots | 4.4822 Ac. |
| BLOCK "K" | 2 Open Space Lots | 0.7949 Ac. |
| BLOCK "L" | 23 Single Family Lots | 3.5162 Ac. |
| BLOCK "M" | 14 Single Family Lots | 1.9335 Ac. |
| BLOCK "M" | 2 Open Space Lots | 0.1650 Ac. |
| BLOCK "T" | 9 Single Family Lots | 1.3431 Ac. |
| BLOCK "T" | 2 Open Space Lots | 1.0375 Ac. |
| Total Lots | 110 | 17.6054 Ac. |
| Total Right of Way | | 4.7401 Ac. |
| Total Acreage of Subdivision | | 22.3455 Ac. |

| Block E - 7 Lots | | |
|------------------|-------------|---------------|
| Lot | Square Feet | Acres |
| 1 | 6,425 | 0.1475 |
| 2 | 6,015 | 0.1381 |
| 3 | 6,015 | 0.1381 |
| 4 | 6,015 | 0.1381 |
| 5 | 6,012 | 0.1380 |
| 6 | 6,012 | 0.1380 |
| 7 | 6,012 | 0.1380 |
| TOTAL | | 0.9758 |

| Block J - 20 Lots | | |
|-------------------|-------------|---------------|
| Lot | Square Feet | Acres |
| 18 | 9,954 | 0.2285 |
| 19 | 8,559 | 0.1965 |
| 20 | 10,520 | 0.2415 |
| 21 | 8,335 | 0.1914 |
| 22 | 7,406 | 0.1700 |
| 23 | 10,710 | 0.2459 |
| 24 | 7,104 | 0.1631 |
| 25 | 6,699 | 0.1538 |
| 26 | 6,649 | 0.1526 |
| 27 | 7,081 | 0.1626 |
| 28 | 6,839 | 0.1570 |
| 29 | 6,002 | 0.1378 |
| 30 | 7,040 | 0.1616 |
| 31 | 6,002 | 0.1378 |
| 32 | 6,002 | 0.1378 |
| 33 | 6,000 | 0.1377 |
| 34 | 6,000 | 0.1377 |
| 35 | 6,000 | 0.1377 |
| 36 | 6,000 | 0.1377 |
| 37 | 7,342 | 0.1685 |
| TOTAL | | 3.3572 |

| Block K - 33 Lots | | |
|-------------------|-------------|---------------|
| Lot | Square Feet | Acres |
| 1 | 8,729 | 0.2004 |
| 2 | 6,337 | 0.1455 |
| 3 | 6,330 | 0.1454 |
| 4 | 6,323 | 0.1452 |
| 5 | 6,317 | 0.1450 |
| 6 | 6,317 | 0.1450 |
| 7 | 6,187 | 0.1420 |
| 8 | 6,814 | 0.1564 |
| 9 | 7,140 | 0.1639 |
| 10 | 6,305 | 0.1447 |
| 11 | 6,733 | 0.1546 |
| 12 | 6,311 | 0.1449 |
| 13 | 6,186 | 0.1420 |
| 14 | 6,062 | 0.1392 |
| 15 | 6,002 | 0.1378 |
| 16 | 6,002 | 0.1378 |
| 17 | 6,002 | 0.1378 |
| 18*** | 1,800 | 0.0413 |
| 19 | 6,002 | 0.1378 |
| 20 | 6,002 | 0.1378 |
| 21 | 6,000 | 0.1377 |
| 22 | 6,000 | 0.1377 |
| 23 | 6,000 | 0.1377 |
| 24 | 6,000 | 0.1377 |
| 25 | 6,000 | 0.1377 |
| 26 | 6,000 | 0.1377 |
| 27 | 6,000 | 0.1377 |
| 28 | 6,000 | 0.1377 |
| 29 | 6,000 | 0.1377 |
| 30 | 6,000 | 0.1377 |
| 31 | 6,000 | 0.1377 |
| 32 | 7,157 | 0.1643 |
| 33* | 32,825 | 0.7536 |
| TOTAL | | 5.2771 |

* DENOTES OPEN SPACE/D.E.
 *** DENOTES OPEN SPACE/D.E./PEDESTRIAN ACCESS EASEMENT

| Block L - 23 Lots | | |
|-------------------|-------------|---------------|
| Lot | Square Feet | Acres |
| 1 | 8,142 | 0.1869 |
| 2 | 8,286 | 0.1902 |
| 3 | 6,600 | 0.1515 |
| 4 | 9,339 | 0.2144 |
| 5 | 8,527 | 0.1958 |
| 6 | 6,291 | 0.1444 |
| 7 | 6,003 | 0.1378 |
| 8 | 6,003 | 0.1378 |
| 9 | 6,003 | 0.1378 |
| 10 | 6,003 | 0.1378 |
| 11 | 6,006 | 0.1378 |
| 12 | 6,014 | 0.1381 |
| 13 | 7,159 | 0.1643 |
| 14 | 7,159 | 0.1643 |
| 15 | 6,006 | 0.1379 |
| 16 | 6,006 | 0.1379 |
| 17 | 6,006 | 0.1379 |
| 18 | 6,006 | 0.1379 |
| 19 | 6,006 | 0.1379 |
| 20 | 6,006 | 0.1379 |
| 21 | 6,006 | 0.1379 |
| 22 | 6,080 | 0.1396 |
| 23 | 7,512 | 0.1724 |
| TOTAL | | 3.5162 |

| Block M - 16 Lots | | |
|-------------------|-------------|---------------|
| Lot | Square Feet | Acres |
| 1 | 6,835 | 0.1569 |
| 2 | 5,746 | 0.1319 |
| 3 | 5,746 | 0.1319 |
| 4 | 5,746 | 0.1319 |
| 5 | 5,746 | 0.1319 |
| 6 | 5,748 | 0.1320 |
| 7 | 5,748 | 0.1320 |
| 8 | 6,082 | 0.1396 |
| 9 | 6,137 | 0.1409 |
| 10 | 6,137 | 0.1409 |
| 11 | 6,137 | 0.1409 |
| 12* | 3,681 | 0.0845 |
| 13 | 6,137 | 0.1409 |
| 14 | 6,137 | 0.1409 |
| 15 | 6,137 | 0.1409 |
| 33* | 3,506 | 0.0805 |
| TOTAL | | 2.0985 |

* DENOTES OPEN SPACE/D.E.

| Block T - 11 Lots | | |
|-------------------|-------------|---------------|
| Lot | Square Feet | Acres |
| 1 | 10,506 | 0.2412 |
| 2 | 6,000 | 0.1378 |
| 3 | 6,000 | 0.1378 |
| 4 | 6,000 | 0.1378 |
| 5 | 6,000 | 0.1377 |
| 6 | 6,000 | 0.1377 |
| 7 | 6,000 | 0.1377 |
| 8 | 6,000 | 0.1377 |
| 9 | 6,000 | 0.1377 |
| 10** | 3,545 | 0.0814 |
| 11* | 41,647 | 0.9561 |
| TOTAL | | 2.3806 |

* DENOTES OPEN SPACE/D.E.
 ** DENOTES OPEN SPACE

CASCADES AT ONION CREEK EAST PHASE FOUR

| | | |
|----------------------|--|-------------------|
| CSCI | CAPITAL SURVEYING COMPANY INCORPORATED | |
| | 925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006 | |
| DRAWN BY: WAL | SCALE: N/A | F.B. |
| JOB NO.: 19518.10 | DATE: SEPTEMBER 10 2021 | SHEET NO.: 3 OF 3 |
| DRAWING NO.: 19518P3 | CRD #: 17534 | |

CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8-2018-0165.4A
UPDATE: U2
CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: Cascades at Onion Creek East, Phase Four Final Plat
LOCATION: 11601 S IH 35 SVRD NB

SUBMITTAL DATE: August 22, 2022
FINAL REPORT DATE: August 31, 2022

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **September 26, 2022**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. This report
 - b. The revised plat/plan in pdf format
 - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1 : Cindy Edmond
Drainage Engineering : Jay Baker
911 Addressing: Janny Phung

911 Addressing Review - Janny Phung - janny.phung@austintexas.gov

AD1: This plat review is rejected for the following reasons:

AD2: SPLASH RAIL DR should be three words. Please resubmit and update plans including the street name table on page 3

To reserve a street name for your project, please email your name candidate(s) to both Addressing@austintexas.gov and janny.phung@austintexas.gov, and include the following:

1. Subdivision case name and number in the subject field of the email
2. Provide the jurisdiction of your project

To reserve a street name for your project, visit <https://www.austintexas.gov/page/reserve-street-name>

NOTE: Before adding names to subdivision plats, please check the [Street Name Master Database](#) to verify that street names are not duplicates, phonetic duplicates or currently existing on the street name reserve list. Once new names are approved, they are placed on the reserve list so that they are not approved for another subdivision

NOTE: The standards applied to all new street names in Travis County can be found at this link:

http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf

§25-4-155

Drainage Engineering Review - Jay Baker - 512-974-2636

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DATE: 8/26/22

**UPDATE NO. 2 COMMENTS
INFORMAL UPDATE ACCEPTED**

Please provide a comment response letter with the update addressing each of the following comments. All engineering representations must be signed by the responsible engineer. Additional comments may be issued as additional information is received.

ENGINEER'S REPORT

DE 1. CLEARED. Plan profile shows channel and culverts contained in lot and drainage easement.

There is a significant off-site drainage area draining to this subdivision's southeast corner, (DA 300,

DE 2. CLEARED. Street to extend to property line with transition to grade and added culvert.

DE 3. CLEARED. Subdivision served by existing constructed and accepted Water Quality Pond C. with also regional detention.

DE 4. CLEARED.. Schematic provided and shows conveyance.

PLAT SHEETS

DE 6. CLEARED. Access provided with extended street to the property line.

DE 7. CLEARED

PLAT NOTES

DE 8. Remove all inappropriate and unnecessary notes unless required by another reviewer. Contact me to go over in more detail prior to submitting the update. [LDC 25-1-83]

Update #1: Response indicates notes removed. I don't believe note #6 is applicable.

Update #2: As discussed, consider removing note 1, 16,17, 18 and 20 unless required by others.

DE 11. CLEARED

FISCAL

DE 14. Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112] [LDC 25-4-38]

In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Provide an engineer's estimate of fiscal requirements for review and approval.[LDC 25-4-38]

Update #1: No specific response received. However, engineer's estimate for the major drainage and other items receive but not all the items require fiscal. Contact me to obtain a copy of the fiscal policy and also revise the fiscal estimate as needed.

Update #2: As discussed, review fiscal policy to confirm that fiscal will not be required for Cascades Avenue. Increase estimate for drainage channel and culverts and keep the common area sidewalk in addition to the E&S controls and restoration. Provide all on one sheet with grand total for final review and approval.

Subdivision Review - Cesar Zavala - 512-974-3404

SR 1. This application was submitted on Jan 2, 2022, and is subject to the following deadlines (25-1-83; 30-1-113; 25-4-84; 30-2-84; 25-4-85):

- Update deadline: September 26, 2022
- Fiscal due: December 27, 2022
- Recording due: January 18, 2023

SR 2. – SR 7. Comments Cleared.

SR 8. Contact the Customer Experience Group/Intake to correct the listed address and tax parcel I.D in the database. 25-1-83, 30-1-113

Update 1: The database is not listing this case as requiring commission hearing in the fees, contact the Intake Department to verify application fees for the case requiring commission approval without notice.

Update 2: Submit payment for outstanding fees prior to the September 6, 2022 commission meeting.

SR 9. This case requires land use commission action because the plat has more than five lots. The case will be statutorily disapproved by the commission on the July 26, 2022 commission meeting.

Water Quality Review - Jay Baker - 512-974-2636

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DATE: 8/26/22

UPDATE NO. 2 COMMENTS

ENGINEER'S REPORT

WQ 4. CLEARED

Signoff: 8/26/22

End of report