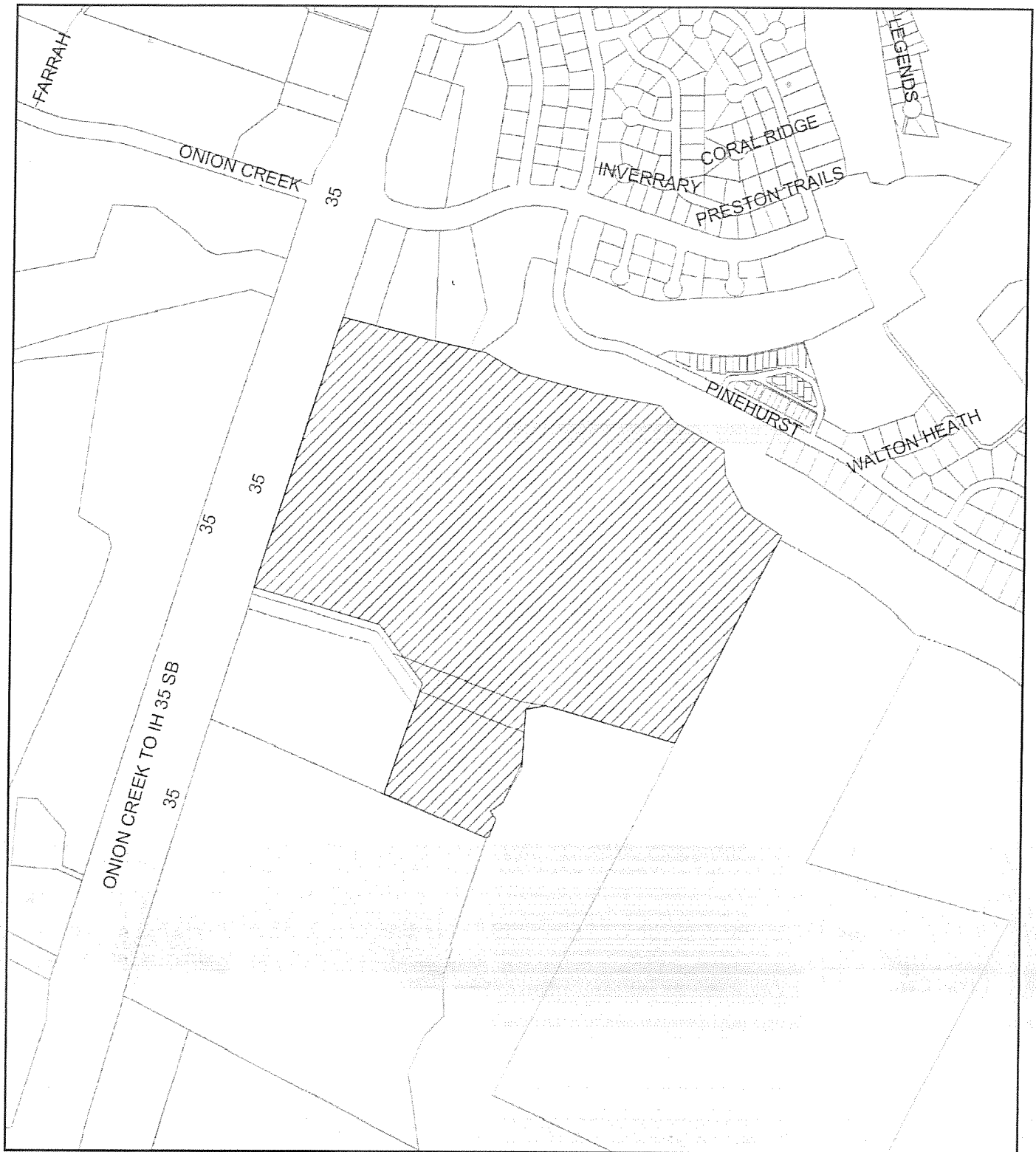


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0181**ZAP DATE:** August 20, 2019**SUBDIVISION NAME:** Cascades At Onion Creek West**AREA:** 99.68 acres**LOT(S):** 6**OWNER/APPLICANT:** Onion Associates, Ltd.
(Carolyn Beckett)**AGENT:** LJA Engineering
(Russell Kotara)**ADDRESS OF SUBDIVISION:** 11811 S. IH 35 SVRD NB**GRIDS:** F/G – 10/11**COUNTY:** Travis**WATERSHED:** Onion Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** MF-2-CO, RR-CO, I-SF-2**DISTRICT:** 5**PROPOSED LAND USE:** Multifamily Residential, Open Space, ROW**SIDEWALKS:** Sidewalks will be provided along the subdivision side of S. IH 35 SVRD NB and both sides of all internal streets prior to the lots being occupied.**DEPARTMENT COMMENTS:** The request is for approval of the preliminary plan namely, Cascades At Onion Creek West. The proposed plan is composed of 6 lots on 99.68 acres.**STAFF RECOMMENDATION:** The staff recommends approval the plan. This plan meets all applicable City of Austin and State Local Government code requirements.**ZONING AND PLATTING ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov



-  Subject Tract
 Base Map

CASE#: C8-2018-0181
LOCATION: 11811 S IH 35 SVRD NB

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CASCADES AT ONION CREEK WEST PRELIMINARY PLAN

Item C-07

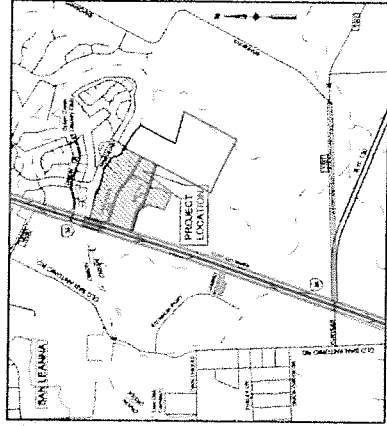
3 of 7

A PORTION OF THE PLANS IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAP FOR THE TRAVIS COUNTY, TEXAS. ALL LOCATIONS ARE IN THE CONTINGENT FLOOD ZONE.

I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTLAND AND CORRECT WITH REGARD TO THE ENGINEERING PORTLAND. I HAVE ALSO COMPLIED WITH TITLE 26 OF THE AUSTIN CITY CODES AS AMENDED AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES.



R. K. K.
REGISTERED PROFESSIONAL ENGINEER
DATE 8-1-18



LOCATION MAP

CITY OF AUSTIN TEXAS
MAPS PAGE NO. 100, 101, 102

PROJECT INFORMATION

PROJECT NAME: CASCADES AT ONION CREEK WEST
PROJECT ADDRESS: 5316 HIGHWAY 290 WEST, SUITE 150, AUSTIN, TEXAS 78735
PROJECT PHONE: 512.439.4700
PROJECT FAX: 512.439.4716
PROJECT EMAIL: info@lja-engineering.com

ENGINEER INFORMATION

ENGINEER NAME: R. K. K.
ENGINEER ADDRESS: 5316 HIGHWAY 290 WEST, SUITE 150, AUSTIN, TEXAS 78735
ENGINEER PHONE: 512.439.4700
ENGINEER FAX: 512.439.4716
ENGINEER EMAIL: info@lja-engineering.com

Item	Quantity	Unit	Price	Total
1	1	sq ft	1.00	1.00
2	1	sq ft	1.00	1.00
3	1	sq ft	1.00	1.00
4	1	sq ft	1.00	1.00
5	1	sq ft	1.00	1.00
6	1	sq ft	1.00	1.00
7	1	sq ft	1.00	1.00
8	1	sq ft	1.00	1.00
9	1	sq ft	1.00	1.00
10	1	sq ft	1.00	1.00

MAINTENANCE STATUS
THIS PROJECT IS WITHIN THE ONION CREEK WATERBURY. THIS PROJECT IS LOCATED OUTSIDE THE BOUNDARIES OF THE ONION CREEK WATERBURY. THIS PROJECT IS WITHIN A MAINTENANCE AREA.

LEGAL DESCRIPTION
A TRACT OF LAND OUT OF THE SANITARIUM VALLEY GRANT BY DEED AS RECORDED IN BOOK NO. 20181987 AND COMMISSION OF THE COUNTY, TEXAS.

PRELIMINARY ENGINEERING APPROVAL

APPROVED BY: *[Signature]*
DATE: 8-1-18
PROJECT NAME: CASCADES AT ONION CREEK WEST
PROJECT ADDRESS: 5316 HIGHWAY 290 WEST, SUITE 150, AUSTIN, TEXAS 78735
PROJECT PHONE: 512.439.4700
PROJECT FAX: 512.439.4716
PROJECT EMAIL: info@lja-engineering.com

LJA Engineering

5316 Highway 290 West
Suite 150
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716

FRN-F-1386

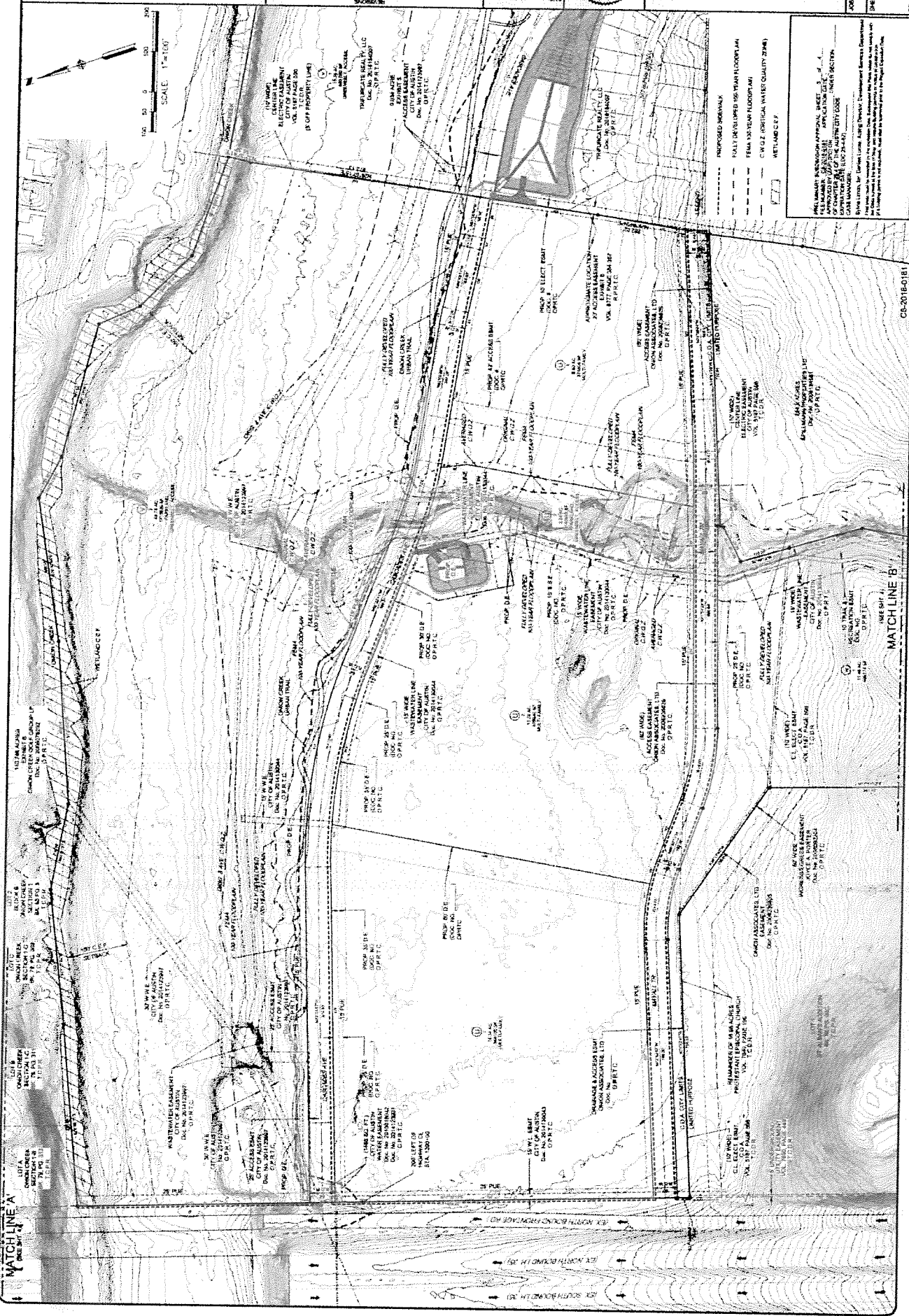
SUBMITTAL DATE: NOVEMBER 19, 2018

CS-2018-0181
SHEET 1 OF 4

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2008年12月10日

CASCADES AT UNION CREEK WEST



MATCH LINE A

MATCH LINE B

CS-2016-0181

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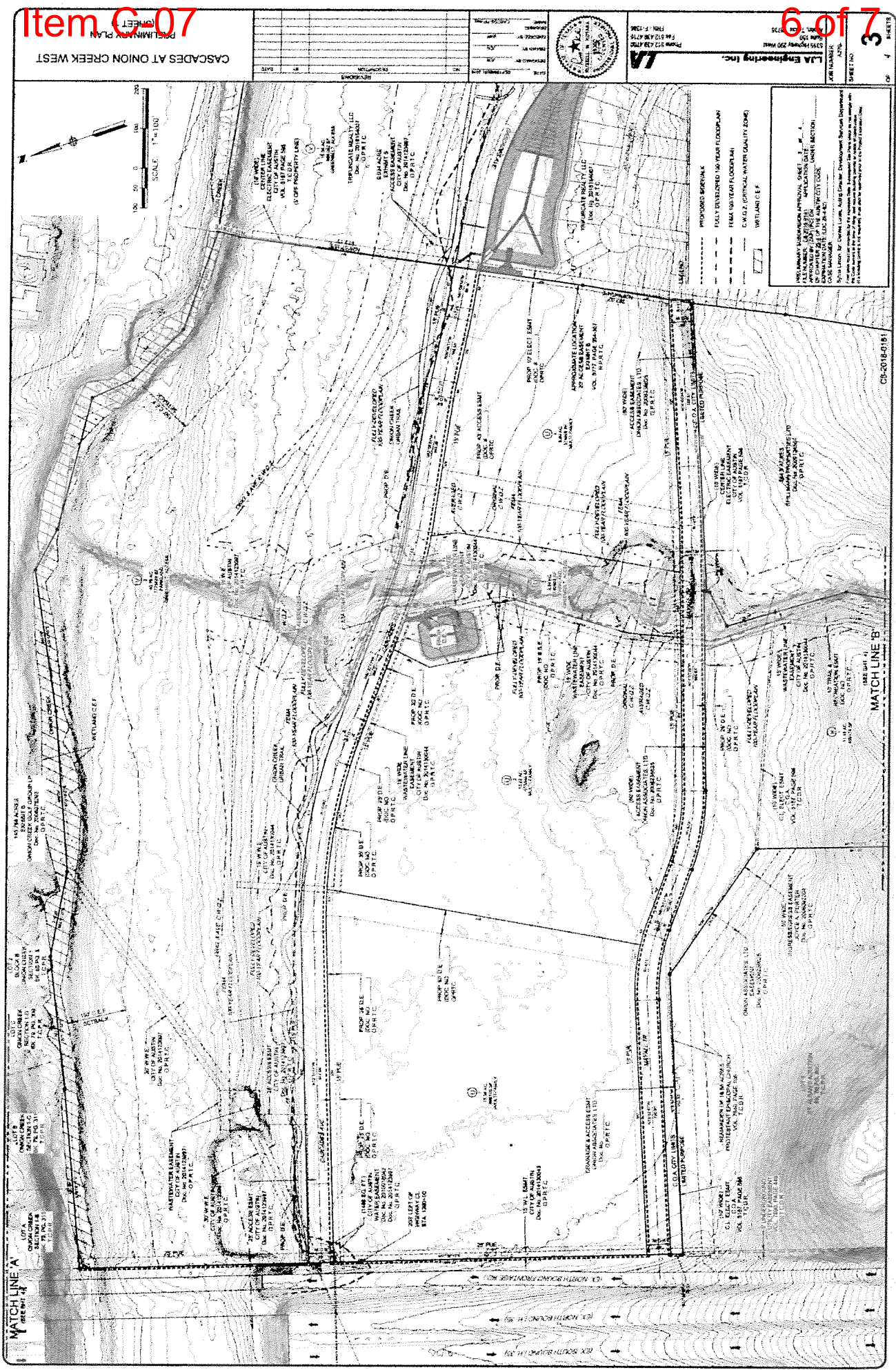
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<



CASCADES AT ONION CREEK WEST



LA Engineering Inc.
10000 N. Mopac Expressway, Suite 100
Austin, TX 78753
Phone: 512.452.1234
Fax: 512.452.1235
Email: info@la-engineering.com
Website: www.la-engineering.com

PRELIMINARY ENGINEERING DRAWING
SHEET NO. 1
DATE: 10/1/2018
PROJECT: CASCADES AT ONION CREEK WEST
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH
APPROVED BY: J. SMITH
CITY OF AUSTIN
CITY ENGINEER: J. SMITH
CITY ENGINEER'S SIGNATURE: J. SMITH
CITY ENGINEER'S TITLE: CITY ENGINEER
CITY ENGINEER'S ADDRESS: 10000 N. MOPAC EXPRESSWAY, SUITE 100, AUSTIN, TX 78753
CITY ENGINEER'S PHONE: 512.452.1234
CITY ENGINEER'S FAX: 512.452.1235
CITY ENGINEER'S EMAIL: info@cityofaustin.com

CS-2018-0161

MATCH LINE B

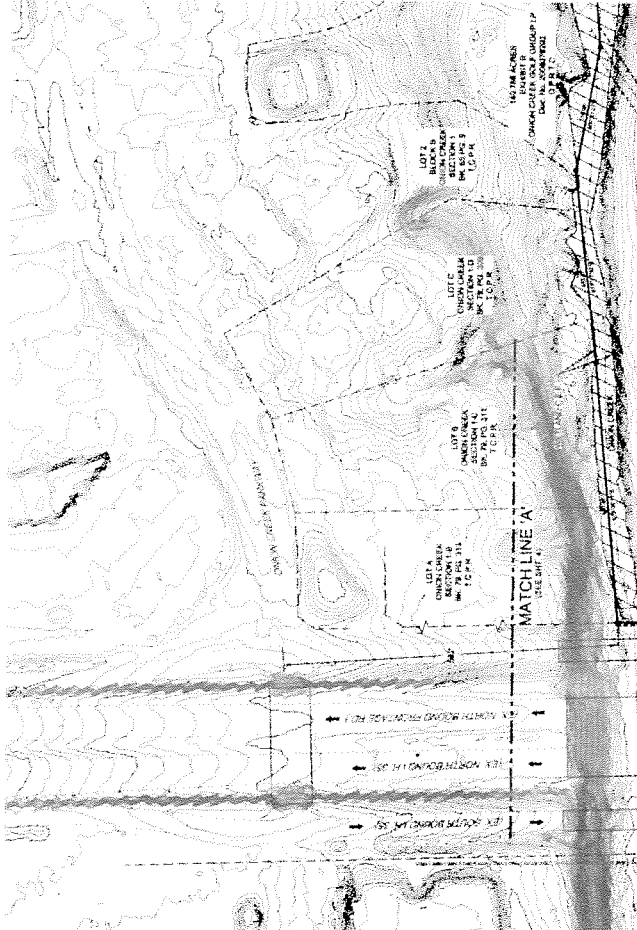
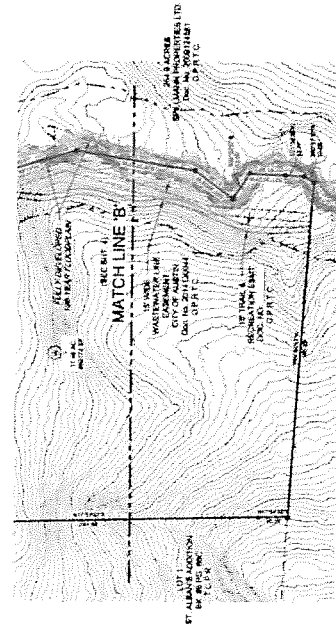
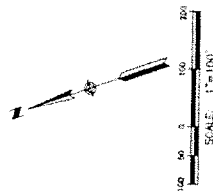
MATCH LINE A



9001-1-1000
 9001-1-1000
 9001-1-1000
VT

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LVA Engineering Inc.
5215 Highway 250 West
Suite 150
Vancouver, BC V6P 1A3

of 7



1. **Introduction**

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— — — — — FULLY PAYABLE TO ORDER OF BANK OF AMERICA

1990-1991

— G. W. Q. Z. CRITICAL WATER QUALITY ZONE

THE McGRAW-HILL COMPANIES

PROJECT MANAGER: WILLIAM P. HARRIS APPROVAL: _____ SHEET 1 OF 2
 DESIGNED BY: WILLIAM P. HARRIS APPLICATION DATE: _____
 APPROVED BY: WILLIAM P. HARRIS
 FOR CHIEF OF THE DISTRICT OFFICE UNDER SECTION _____
 EXPIRATION DATE: NOV. 25, 1968
 CLASS: MANAGER

SPECIAL INSTRUCTIONS: _____
 SPECIAL COMMENTS: _____
 SPECIAL NOTES: _____

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CA-2018-0181