

**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:**

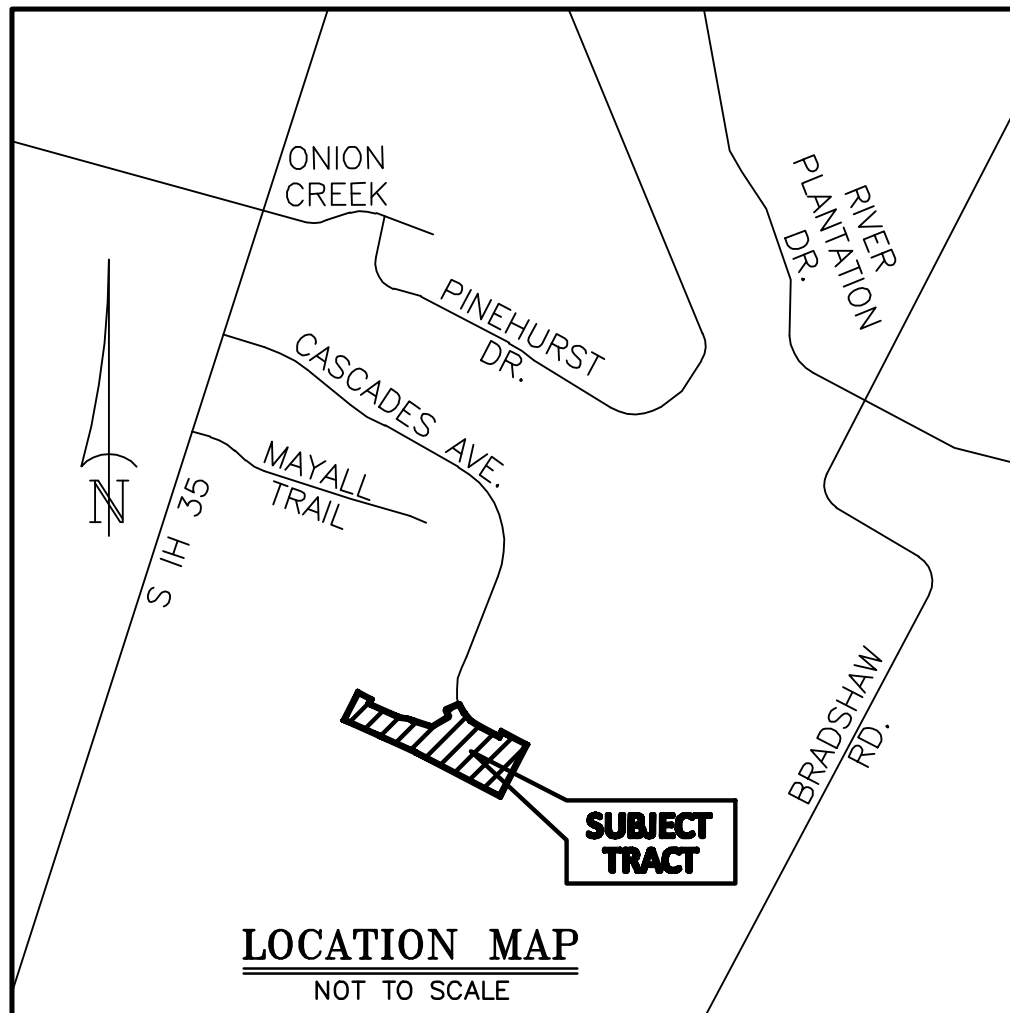
Staff recommends approval of the plat, subject to the conditions listed in the comment report dated September 31, 20022, and attached as Exhibit C..

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

Exhibit A: Vicinity map

Exhibit B: Proposed final plat

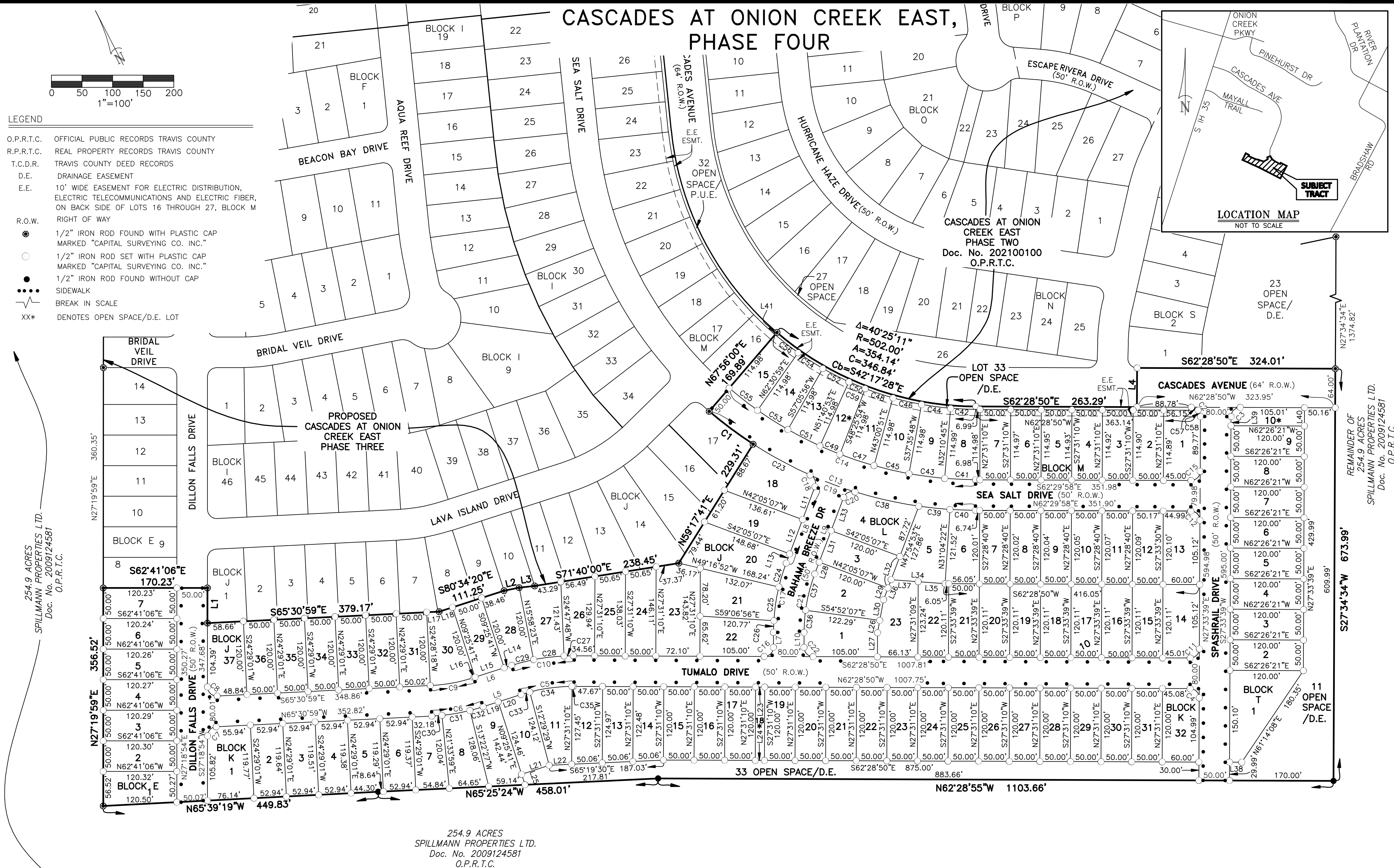
Exhibit C: Comment Report





## EXHIBIT B





**CASCADES AT  
ONION CREEK EAST,  
PHASE FOUR**

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

C8-2018-0165.4A



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°21'514  | 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

|  |          |        |  |
|--|----------|--------|--|
| <b>CSCI</b>  |          |        | CAPITAL SURVEYING COMPANY INCORPORATED |
| 925 Capital of Texas Highway South<br>Building B, Suite 115<br>Austin, Texas 78746<br>(512) 327-4006 |          |        | FIRM REGISTRATION<br>No. 101287-0      |
| DRAWN BY:  | WAL      | SCALE: | N/A                                    |
| JOB NO.:   | 19518.10 | DATE:  | SEPTEMBER 10 2021                      |
| DRAWING NO.:   | 19518P3  | CRD #: | 17534                                  |
|  |          |        | SHEET NO.:<br>3 OF 3                   |

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](mailto: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](mailto:Addressing@austintexas.gov) and [janny.phung@austintexas.gov](mailto: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](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.

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| Subdivision Review - Cesar Zavala - 512-974-3404 |
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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.

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

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**DATE: 8/26/22**

**UPDATE NO. 2 COMMENTS**

**ENGINEER'S REPORT**

WQ 4. CLEARED

**Signoff: 8/26/22**

End of report