3 1 of 4

SUBDIVISION REVIEW SHEET

<u>CASE NO.</u>: C8J-2019-0145 <u>ZAP. DATE</u>: November 1, 2022

SUBDIVISION NAME: Dry Creek Preliminary Plan

AREA: 396.66 acres LOT(S): 5 total lots

OWNER/APPLICANT: Gateway Oasis, LLC **AGENT:** Kimley-Horn

(Andrew Evans)

ADDRESS OF SUBDIVISION: Rodriguez & Maha Circle

GRIDS: K8, K9, L8, L9 COUNTY: Travis

WATERSHED: E Dry Creek & S. Fork Dry Creek JURISDICTION: ETJ

EXISTING ZONING: No Zoning – ETJ **VARIANCES:** None

PROPOSED LAND USE: 5 lots Commercial

SIDEWALKS: Sidewalks will be provided along all internal streets.

DEPARTMENT COMMENTS: The request is for approval of the Dry Creek Preliminary Plan. This is a plan consists of 5 lots on 396.66 acres. The proposed use will be RV Park and Manufactured Home community. There is approximately 14.59 acres of ROW will be dedicated with the final plat. Sidewalks or fee-in-lieu are proposed on all streets. Water will be provided by the City of Austin, and wastewater will be provided by on-site septic approved by Texas Commission on Environmental Quality. This is a pre-HB3167 application.

STAFF RECOMMENDATION: Staff recommends approval of the preliminary plan as it meets all applicable State, County and City of Austin LDC requirements.

CASE MANAGER: Sue Welch, Travis County TNR PHONE: (512) 854-7637

Email address: Sue.Welch@traviscountytx.gov

Exhibit A: Dry Creek Preliminary Plan Exhibit B: Dry Creek Location Map

GENERAL PRELIMINARY NOTES:

- 1. LOTS 1-4, BLK A WILL NOT BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER UTILITY SYSTEM AND AN ON-SITE SEWAGE FACILITY APPROVED BY TRAVIS COUNTY. LOT 1, BLK B WILL NOT BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER UTILITY SYSTEM AND A WASTEWATER TREATMENT SYSTEM APPROVED BY TCEQ.
- 2. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF AUSTIN AND TRAVIS COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE
- 3. THE ATLAS 14 1% AND 0.2% FLOODPLAINS ARE CONTAINED TO THE FURTHEST EXTENT WITHIN THE DRAINAGE EASEMENT AS SHOW HERON, A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453CO705K, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020, COMMUNITY #481026. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FOOT ABOVE THE ELEVATION OF THE ATLAS 14 1% AND 0.2% FLOODPLAINS AS SHOW HERON:
- 4. 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.
- 5. SITE IS SUBJECT TO THE WATERSHED PROTECTION REGULATIONS.
- 6. THIS SITE IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
- 7. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY, APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR
- DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY. 8. NO EQUIPMENT, MATERIALS, AND/OR SPOILS SHALL BE STORED OVERNIGHT WITHIN THE FEMA 100-YEAR FLOODPLAIN, THE CREEK, AND THE
- 9. ALL RETAINING WALLS, REGARDLESS OF TYPE OR HEIGHT, MUST BE DESIGNED, SIGNED, AND SEALED BY ENGINEERS LICENSED IN THE STATE OF TEXAS, USING CURRENT INDUSTRY STANDARDS AND ACCEPTED ENGINEERING PRACTICES. RETAINING WALL(S) SHALL BE
- 10. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT
- 11. WETLAND MITIGATION IS REQUIRED. A MITIGATION PLAN WILL BE REVIEWED, APPROVED, AND EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION PLANS. NO SITE PLANS OR CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE EXECUTION OF THE MITIGATION PLAN IS
- 12. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL SITES.

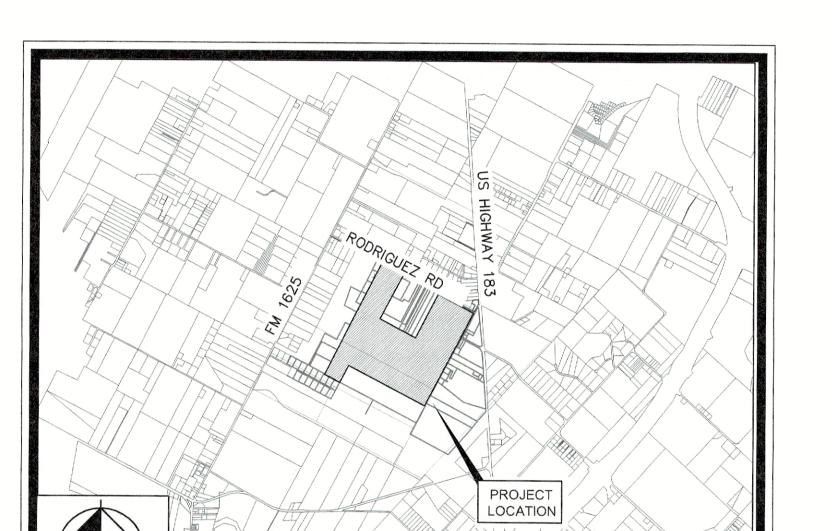
DETAILED IN THE CONSTRUCTION PLANS AND SUBMITTED WITH THE DEVELOPMENT PERMIT APPLICATION.

- 13. ALL PUBLIC STREETS, DRAINAGE, SIDEWALKS, WATER, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF
- 14. THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR THE PLACEMENT, INSPECTION, OR MAINTENANCE OF SAID EASEMENTS.
- 15. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND OTHER APPROPRIATE JURISDICTION.
- 16. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- 17. PRIOR TO THE RECORDATION OF THE FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 30-1-132 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE FOR THE FOLLOWING IMPROVEMENTS:
- A. FISCAL IS NOT REQUIRED FOR STREETS NOT LISTED IN THE SUBDIVISION. B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (EROSION AND SEDIMENTATION CONTROLS, RESTORATION CHANNEL WORK, PIPE IN EASEMENT, DETENTION, WATER QUALITY, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE
- RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS 18. ALL DETENTION AND WATER QUALITY PONDS TO BE PRIVATELY MAINTAINED.
- 19. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS OR POOLS, ARE ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE. WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTEND PRACTICABLE.
- 20. DEVELOPMENT IS LIMITED WITHIN THE CRITICAL WATER QUALITY ZONES PER CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 21. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND VELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- 22. PARKLAND REQUIREMENTS SHALL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL
- 23. SLOPE EASEMENT DEDICATION WILL BE REQUIRED FOR FILL/CUT SLOPES SUPPORTING ROADWAYS, WHICH EXTEND BEYOND THE
- 24. A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL DEVELOPMENT. NO SUCH FACILITY SHALL BE LOCATED WITHIN 15FT OF A RESIDENTIAL STRUCTURE.
- 25. THE OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR THE PLANS FOR THE CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS, WHICH, COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 26. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT. WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD. IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- 27. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL MANUAL.
- 28. AS APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3), THE SWP3 REQUIRES THE IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- PERATION, MAINTENANCE, OR REPAIR OF A DRAINAGE FACILITY OR CONVEYANCE OF STORMWATER, A MINIMUM OF 25FT IN WIDTH FOR AN OPEN DRAINAGE SYSTEM; OR A MINIMUM OF 15FT IN WIDTH FOR AN ENCLOSED DRAINAGE SYSTEM.
- 30. PUBLIC SIDEWALKS BUILT TO TRAVIS COUNTY STANDARDS ARE REQUIRED ALONG "RODRIGUEZ ROAD", "MAHA CIRCLE", AND "COULVER LANE". DUE TO THE UNSAFE CONDITIONS ALONG RODRIGUEZ ROAD AND MAHA CIRCLE IN THEIR CURRENT STATE, WE HAVE COORDINATED WITH THE TRAVIS COUNTY THR OFFICE TO PAY A FEE-IN-LIEU OF SIDEWALK INSTALLATION AT TIME OF FINAL PLATTING. A PORTION OF THE SIDEWALKS FOR COULVER ROAD WILL BE INSTALLED AT THE SITE PLAN STAGE WITH THE ROAD EXTENSION PER THE TIA MITIGATION AGREEMENT APPROVED BY COMMISSIONERS COURT ON MAY 17TH, 2022. THE REMAINING SIDEWALKS FOR COULVER ROAD WILL BE INSTALLED AT THE TIME OF THAT ROAD EXTENSION.
- 31. THERE ARE NO CEMETERIES ON THE PROPERTY.
- 32. LICENSE AGREEMENT IS REQUIRED FOR ALL PRIVATE UTILITY (WATER, WASTEWATER, STORM SEWER, ETC.) LINES CROSSING THE FUTURE ROADWAY, AT THE SAID TIME, THE ROW/FUTURE ROADWAY WILL BE BUILT, ANY PORTIONS OF UTILITY LINES CROSSING THE FUTURE ROADWAY MUST BE VACATED AND WOULD BE CONNECTED TO PUBLIC UTILITY LINES, OTHERWISE, A LICENSE AGREEMENT(S) MUST BE
- 33. THERE IS NO RESIDENTIAL DEVELOPMENT ALLOWED ON THE COMMERCIAL TRACTS.
- 34. PARKLAND FEE REQUIREMENTS SHALL BE SATISFIED AT FINAL PLAT APPROVAL.
- 35. PARKLAND FEES FOR LOT 1, BLK A SHALL BE BASED OFF OF 28 MAXIMUM SLIPS. PARKLAND FEES FOR LOT 2, BLK A SHALL BE BASED OFF OF 72 MAXIMUM SLIPS. PARKLAND FEES FOR LOT 3, BLK A SHALL BE BASED OFF OF MAXIMUM 124 SLIPS. PARKLAND FEES FOR LOT 4, BLK A SHALL BE BASED OFF OF MAXIMUM 199 SLIPS. PARKLAND FEES FOR LOT 1, BLK B SHALL BE BASED OFF OF MAXIMUM 853 SLIPS. ANY ADDITIONAL UNITS WILL REQUIRE PAYMENT OF ADDITIONAL FEE-IN-LIEU.
- 36. THIS PRELIMINARY PLAN IS SUBJECT TO CONSTRUCTION AGREEMENT WITH TRAVIS COUNTY RECORDED IN DOCUMENT

PRELIMINARY PLAN

DRY CREEK RANCH

10203 RODRIGUEZ RD. AUSTIN, TX 78747



VICINITY MAP

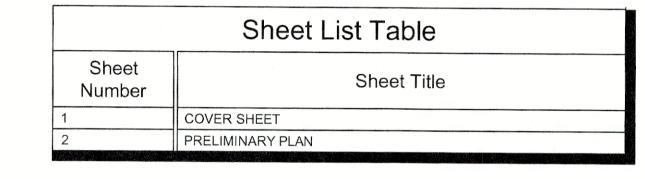
AUGUST 2019



LICENSED PROFESSIONAL ENGINEER NO. 125658 KIMLEY-HORN AND ASSOCIATES INC, FIRM NO. 16384 5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100 AUSTIN, TEXAS 78735 (512) 518-6260

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY/COUNTY APPROVAL, AND THAT THESE ENGINEERING DOCUMENTS COMPLY WITH TITLE 30 OF THE AUSTIN CITY CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES.





NUMBER OF SLIPS BY LOT LOT 1, BLK A, RV LOT/COMMERCIAL (18.73 AC) = 28LOT 2, BLK A, RV LOT/COMMERCIAL (29.75 AC) = 72 LOT 3, BLK A, RV LOT/COMMERCIAL (23.79 AC) = 124LOT 4, BLK A, MANUFACTURED HOMES = ---LOT/COMMERCIAL (58,22 AC) LOT 1, BLK B, MANUFACTURED HOMES LOT/COMMERCIAL (251.58 AC)

ROW DEDICATION RODRIGUEZ RD = 0.64 AC = 27,878SF MAHA CIRCLE = 0.26 AC= 11,326SF COULVER RD = 13.69 AC

THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE JURISDICTION(S) HAVING AUTHORITY OVER THE ROADWAY(S) DIVISION. THE OWNER/REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE. AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO THE JURISDICTION(S) HAVING AUTHORITY OVER THE ROADWAY(S) DIVISION FOR REVIEW. THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:

PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY THE JURISDICTION(S) HAVING AUTHORITY OVER THE ROADWAY(S).

NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS THE JURISDICTION(S) HAVING AUTHORITY OVER THE ROADWAY(S) DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.

396.671 ACRES OF LAND, MORE OR LESS, OUT OF THE GERTRUDES RODRIGUEZ SURVEY No. 506 AND THE JOHN H. HOSKINS SURVEY No. 507 IN TRAVIS COUNTY, TEXAS



VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

SHEET NUMBER

CERTIFICATE OF REGISTRATION #928

4WARD Land Surveying PO Box 90876 Austin, TX 78709 PH. (512) 537-2384



ANTHONY J ENNIS

125658

DWNER NAME AND ADDRESS:

DEVELOPER NAME AND ADDRESS

PREVIOUS RELATED SITE DEVELOPMENT CASE NO.: N/A

DRY CREEK EAST WATERSHED

ZONING: CITY OF AUSTIN 2 MILE EXTRATERRITORIAL

LAND USE: MANUFACTURED HOMES AND RV

WATERSHED: SOUTH FORK DRY CREEK &

GATEWAY OASIS V, LLC 2800 NIAGARA LANE NORTH

GATEWAY OASIS V, LLC

PLYMOUTH, MN 5547

2800 NIAGARA LANE NORTH

SUBDIVISION CASE NO.: N/A

ZONING CASE NO.: N/A

PRESSURE ZONE: N/A

SUBMITTAL DATE: AUGUST 2019

PLYMOUTH, MN 5547

(602)-796-1800

(602)-796-1800

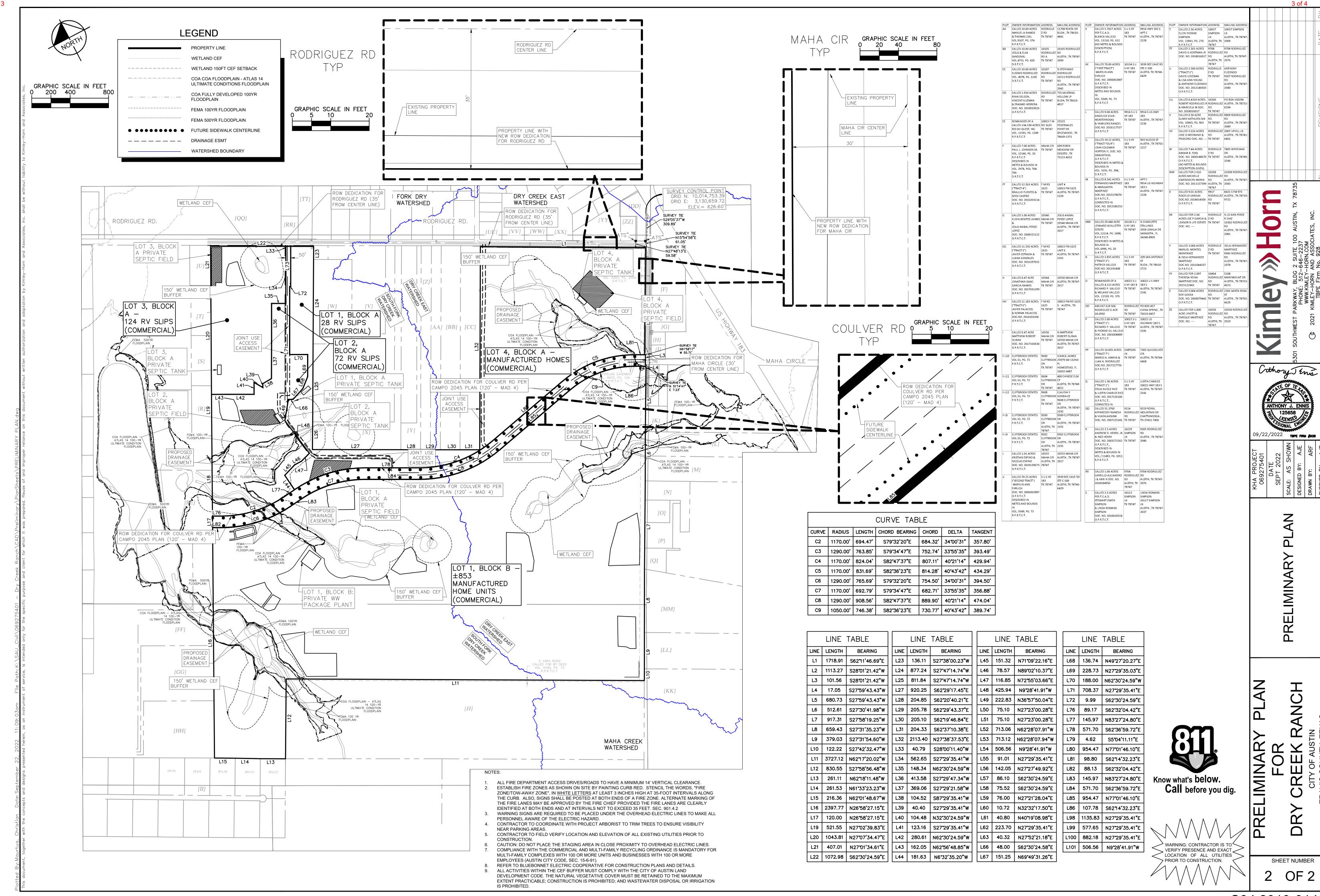
word

JASON WARD, R.P.L.S. TEXAS REGISTRATION NO. 5811 4WARD LAND SURVEYING, FIRM NO. 10174300 4120 FREIDRICH LANE, SUITE 200 AUSTIN, TEXAS 78744

I CERTIFY THAT THESE SURVEYING DOCUMENTS WHICH ARE BASED OFF OF AN ON THE GROUND BOUNDARY SURVEY DATED JANUARY 9, 2020 ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, AND THAT THESE SURVEYING DOCUMENTS COMPLY WITH TITLE 30 OF THE AUSTIN CITY CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES. ORDINANCES AND RULES.

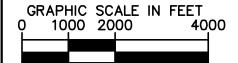
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Cothory J Emis



LOCATION MAP

SCALE: 1" = 2000'





DRY CREEK RANCH

RODRIGUEZ RD. AND MAHA CIRCLE AUSTIN, TEXAS 78747 TRAVIS COUNTY



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