

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2019-0145**ZAP. DATE:** 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) 854-7637Email address: Sue.Welch@traviscountytexas.gov

Exhibit A: Dry Creek Preliminary Plan

Exhibit B: Dry Creek Location Map

10203 RODRIGUEZ RD.
AUSTIN, TX 78747

NUMBER OF SLIPS BY LOT		ROW DEDICATION	
LOT 1, BLK A, RV LOT/COMMERCIAL (18.73 AC)	= 28	RODRIGUEZ RD	= 0.64 AC = 27,878SF
LOT 2, BLK A, RV LOT/COMMERCIAL (29.75 AC)	= 72	MAHA CIRCLE	= 0.26 AC = 11,326SF
LOT 3, BLK A, RV LOT/COMMERCIAL (23.79 AC)	= 124	COULVER RD	= 13.69 AC = 596,336SF
LOT 4, BLK A, MANUFACTURED HOMES = --- LOT/COMMERCIAL (58.22 AC)			
LOT 1, BLK B, MANUFACTURED HOMES LOT/COMMERCIAL (251.58 AC)	= 853		

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 CURRENT VERSION OF THE CITY'S FEES ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR 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.

LEGAL DESCRIPTION:
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



Know what's below.
Call before you dig.



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

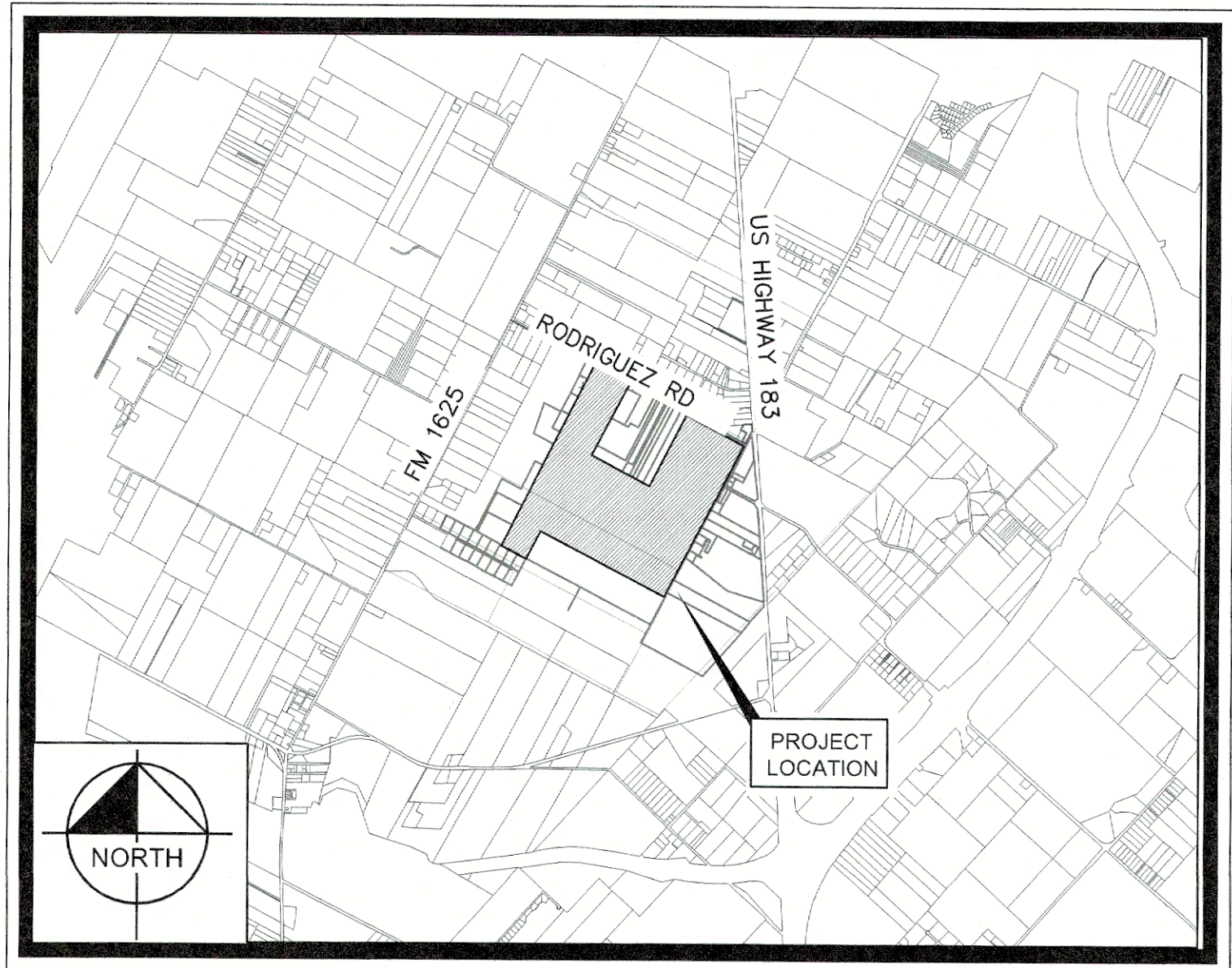
PRELIMINARY PLAN
FOR
DRY CREEK RANCH
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1 OF 2

C8J-2019-0145

[illegible]

SUBMITTAL DATE: AUGUST 2019



VICINITY MAP

SCALE: 1" = 1,000'

AUGUST 2019

10/18/22
DATE

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two small stars on each side. In the center of the seal is a five-pointed star. Below the star, the name "ANTHONY J ENNIS" is printed in a bold, sans-serif font. Underneath the name is the license number "125658", and at the bottom of the inner circle is the word "LICENSED".

Anthracis Les

ANTHONY J. ENNIS, P.E.
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

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.

10-19-22

DATE

A circular professional seal for a land surveyor in the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "LAND SURVEYOR" at the bottom. Inside this ring, the word "REGISTERED" is at the top and "PROFESSIONAL" is at the bottom. In the center, there is a five-pointed star above the name "JASON WARD" and the number "5811".

Ward
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.

PREPARED BY

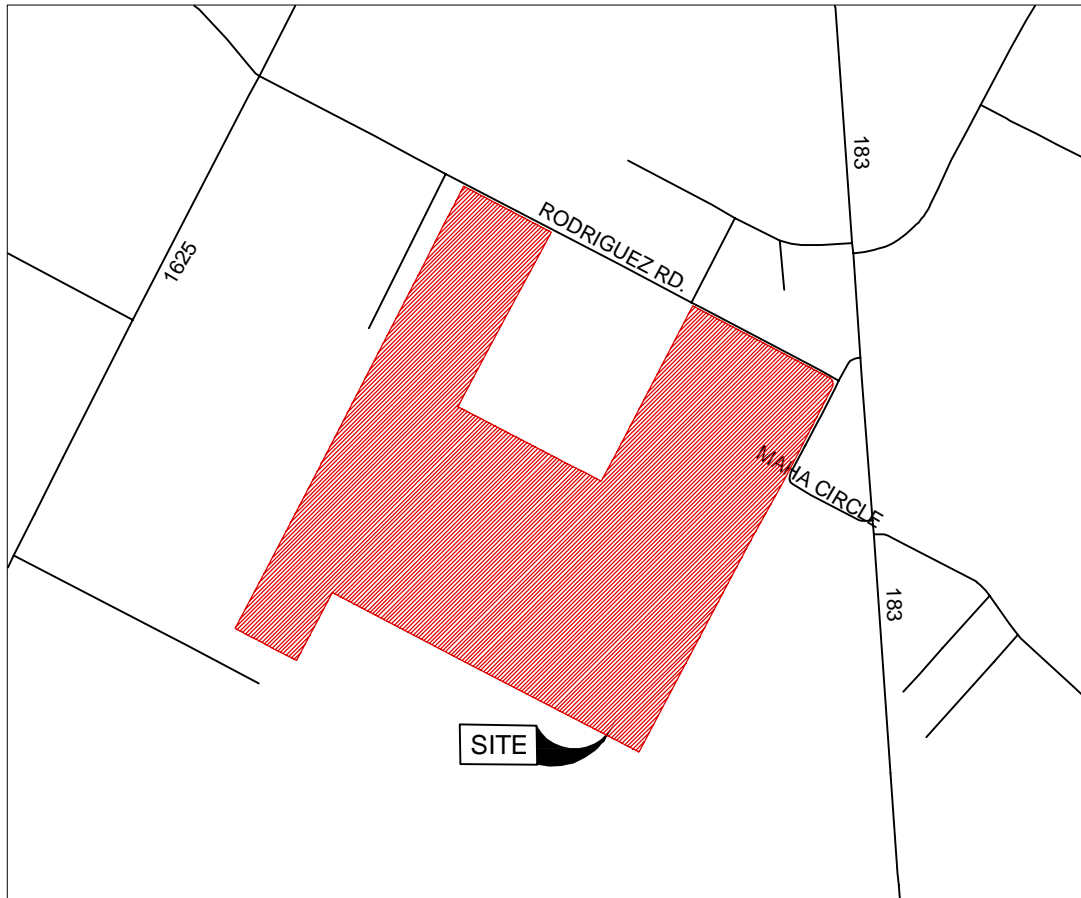
Kimley»»Horn

5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
CERTIFICATE OF REGISTRATION #928

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

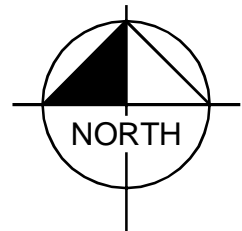
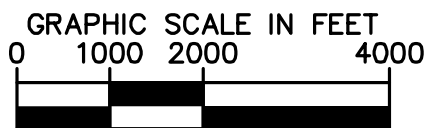
Plotted By: Ennis, Anthony Date: October 18, 2022 02:46:52pm File Path: K:\SAU_Civil\069275401 - Dry Creek Ranch\CAD\Preliminary\PlanSheets\1 COVER SHEET.dwg





LOCATION MAP

SCALE: 1" = 2000'



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

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
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 TEXAS REGISTERED ENGINEERING FIRM F-928