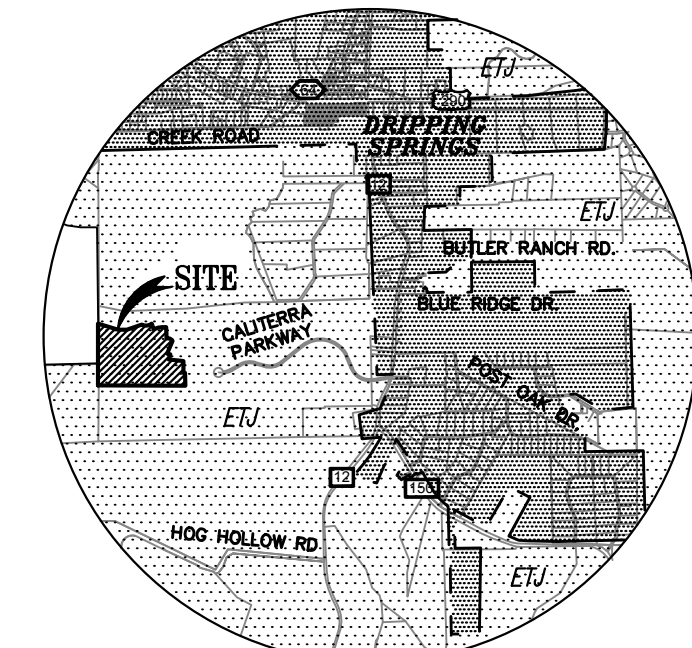


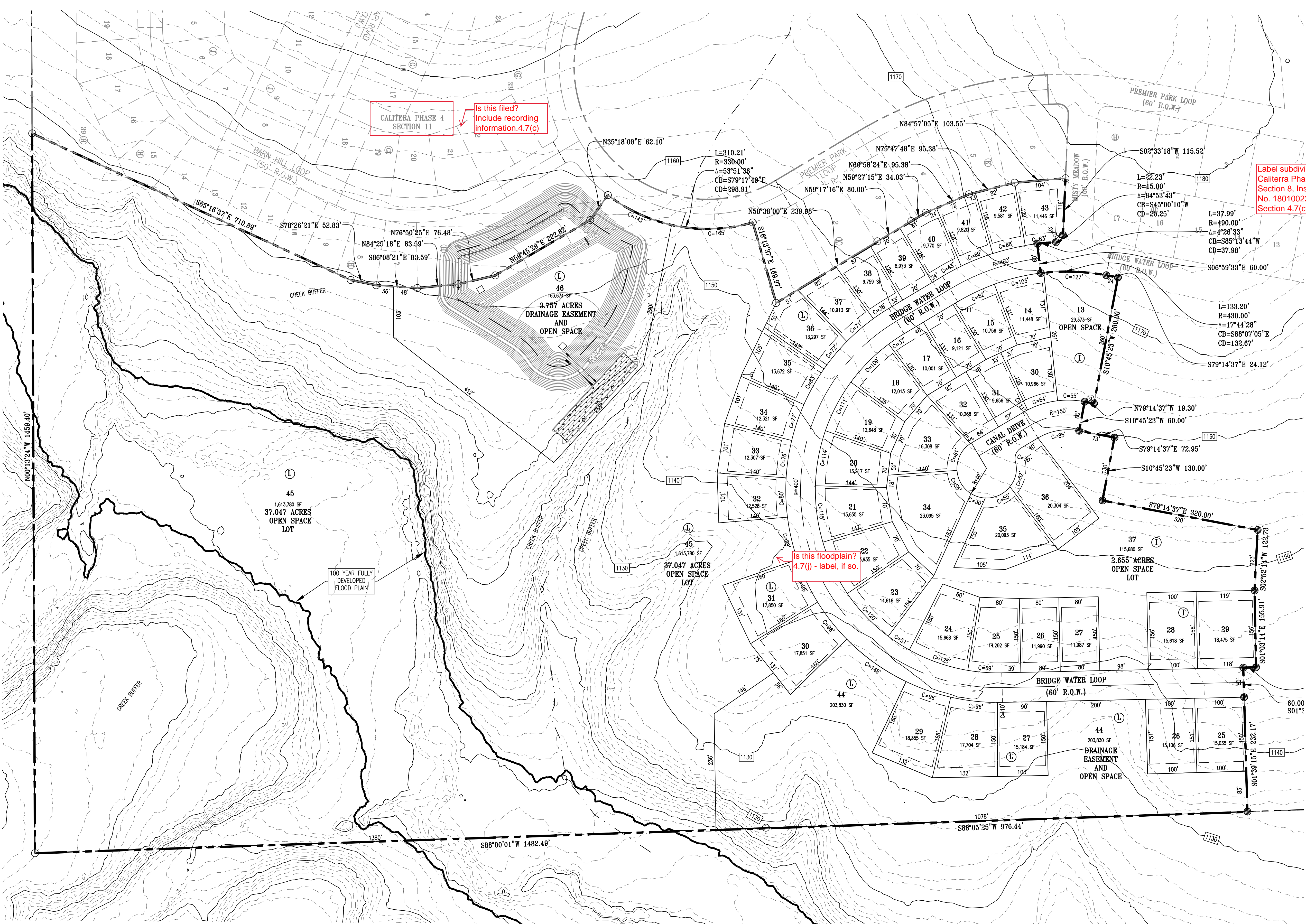
CALITERRA PHASE 4 SECTION 12

PRELIMINARY PLAN

Plat - Sec. 4, Subd. Ordinance.



VICINITY MAP (N.T.S.)
Vicinity map should be legible. 4.7(a)



Is this filed? Include recording information. 4.7(c)

Label subdivision, Caliterra Phase 2, Section 8, Instrument No. 18010022 - Section 4.7(c)

Is this floodplain? 4.7(j) - label, if so.

LEGEND

17	LOT NUMBER
(A)	BLOCK NUMBER
---	PROPERTY LINE
---	EASEMENT LINE
---	FEMA 100 YEAR FLOODPLAIN
---	DEVELOPED 100 YEAR FLOODPLAIN
---	PHASE LINE
---	STREAM CENTERLINE
---	STREAM BUFFER

ORIGINAL SUBMITTAL DATE:
TOTAL ACREAGE: 64.964 ACRES
FEMA MAP NO: 48209C-0115F,
DATED SEPTEMBER 2, 2005

TOTAL NO. OF LOTS: 47
NO. OF BLOCKS: 2
NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 42
NO. OF OPEN SPACE LOTS: 3
NO. OF DRAINAGE EASEMENTS AND OPEN SPACES: 2

OWNER: DEVELOPMENT SOLUTIONS CAT, LLC.
901 IDS CENTER
80 SOUTH 8TH STREET
MINNEAPOLIS, MINNESOTA 55402

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TX 78749
PHONE: 512-280-5160
FAX: 512-280-5165

LINEAR FOOTAGE OF RIGHT-OF-WAY

BRIDGE WATER LOOP (LOCAL STREET)	60' R.O.W.	1,857'	2,558 AC.
CANAL DRIVE (LOCAL STREET)	60' R.O.W.	259'	0,358 AC.
TOTALS		2,116'	2,916 AC.

SUB2020-0030

DESIGNED BY: BRP	DRAFTED BY: ISI
DATE:	
REVISION:	
Carlsson, Brigrance & Doering, Inc. Civil Engineering & Surveying Main Office: 5501 West William Cannon Dr., Austin, Texas 78750 North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78750 Phone No. (512) 280-5160 www.cbdi.com	
PRELIMINARY PLAN 100 SCALE CALITERRA PHASE 4 SECTION 12 STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS	
SHEET NAME:	PROJECT:
JOB NAME:	
CARLSON, BRIGANCE & DOERING, INC. 09/08/2020	
DATE:	September 2020
JOB NUMBER:	5183
SHEET:	1 OF 3

CALITERRA PHASE 4 SECTION 12

PRELIMINARY PLAN

DESIGNED BY: BRP	DRAFTED BY: ISL
DATE	
REVISION	

Carlson, Brigrance & Doering, Inc.
 Civil Engineering & Surveying
 FIRM ID #13791
 Main Office: 5501 West William Cannon Dr., Austin, Texas 78749
 North Office: 12129 RR (20 N.), Ste. 600, Austin, Texas 78750
 Phone No. (512) 280-5160
 www.cbden.com

SHEET NAME: PRELIMINARY PLAN NOTE AND DETAIL (1 OF 2)
 JOB NAME: CALITERRA PHASE 4 SECTION 12
 PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

Brett R. Pasquarella
 STATE OF TEXAS
 BRETT R. PASQUARELLA
 84768
 LICENSED PROFESSIONAL ENGINEER
 CARLSON, BRIGRANCE & DOERING, INC.
 D# F3791
 09/08/2020

DATE: SEPTEMBER 2020
JOB NUMBER: 5183
SHEET 2 OF 3

64.964 ACRES
 PHILIP A. SMITH SURVEY NUMBER 26
 ABSTRACT NUMBER 415
 HAYS COUNTY, TX

FIELD NOTES

BEING ALL OF THAT CERTAIN 64.964 ACRE TRACT OR PARCEL OF LAND OF THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 591.858 ACRE TRACT OF LAND CONVEYED TO DEVELOPMENT SOLUTIONS CAT, LLC, IN VOLUME 482, PAGE 342 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.X.), SAID 64.964 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 3/4" iron rod found, being the southwestern corner of said 591.858 acre tract, same being a point on a northern boundary line of a called 538.20 acre tract of land conveyed to Carole J. Smith as Trustee of the 1991 Penn Family Trust in Volume 1140, Page 278 (O.P.R.H.C.T.X.), and being also a southeastern corner of a called 274.70 acre tract of land conveyed to Janice H. Campbell in Volume 855, Page 332 (O.P.R.H.C.T.X.), for the southwestern corner and the **POINT OF BEGINNING** of the herein described tract.

THENCE, with the common boundary line of said 591.858 acre tract and said 274.70 acre tract, N00°13'24"W, a distance of 1459.40 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE", being a point on a western boundary line of said 591.858 acre tract and being also a point on an eastern boundary line of said 274.70 acre tract, for the northwestern corner of the herein described tract.

THENCE, crossing said 591.858 acre tract, the following fifteen (15) courses and distances, numbered 1 through 15,

1. S65°16'37"E, a distance of 710.89 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
2. S78°26'21"E, a distance of 52.83 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
3. S88°08'21"E, a distance of 83.59 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
4. N84°25'18"E, a distance of 83.59 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
5. N76°50'25"E, a distance of 76.48 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
6. N59°45'29"E, a distance of 222.82 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
7. N35°18'00"E, a distance of 62.10 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE", at a point of curvature, for a curve to the left,
8. with said curve to the left, having a radius of 330.00 feet, an arc length of 310.21 feet, and whose chord bears S79°17'49"E, a distance of 208.91 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
9. S16°13'37"E, a distance of 169.97 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
10. N58°38'00"E, a distance of 239.98 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
11. N59°17'16"E, a distance of 80.00 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
12. N59°27'15"E, a distance of 34.03 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
13. N65°58'24"E, a distance of 95.38 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE",
14. N75°47'48"E, a distance of 95.38 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE", and
15. N84°57'05"E, a distance of 103.55 feet to a capped 3/4" iron rod set stamped "CBD SETSTONE", being a point on a western right-of-way line of Misty Meadow (60' R.O.W.), a right-of-way dedicated in Caliterra Phase Two Section Eight, a subdivision recorded in Instrument Number 18010022 (O.P.R.H.C.T.X.),

THENCE, with the common boundary line of said 591.858 acre tract and said Caliterra Phase Two Section Eight, the following seventeen (17) courses and distances, numbered 1 through 17,

1. S02°33'18"W, a distance of 115.52 feet to a 3/4" iron rod found, at a point of curvature, for a curve to the right,
2. with said curve to the right, having a radius of 15.00 feet, an arc length of 22.23 feet, and whose chord bears S45°00'10"W, a distance of 20.25 feet to a 3/4" iron rod found, at a point of curvature, for a curve to the left,
3. with said curve to the left, having a radius of 490.00 feet, an arc length of 37.99 feet, and whose chord bears S85°13'44"W, a distance of 37.98 feet to a 3/4" iron rod found,
4. S06°59'33"E, a distance of 60.00 feet to a 3/4" iron rod found, at a point of curvature, for a curve to the right,

J: 5183\SURVEY\FIELD NOTES\PN - CALITERRA 4-12.doc

64.964 ACRES
 PHILIP A. SMITH SURVEY NUMBER 26
 ABSTRACT NUMBER 415
 HAYS COUNTY, TX

5. with said curve to the right, having a radius of 430.00 feet, an arc length of 133.20 feet, and whose chord bears S88°07'05"E, a distance of 132.67 feet to a 3/4" iron rod found,
6. S79°14'37"E, a distance of 24.12 feet to a 3/4" iron rod found,
7. S10°45'23"W, a distance of 260.00 feet to a 3/4" iron rod found,
8. N79°14'37"W, a distance of 19.30 feet to a 3/4" iron rod found,
9. S10°45'23"W, a distance of 60.00 feet to a 3/4" iron rod found,
10. S79°14'37"E, a distance of 72.95 feet to a 3/4" iron rod found,
11. S10°45'23"W, a distance of 130.00 feet to a 3/4" iron rod found,
12. S79°14'37"E, a distance of 320.00 feet to a 3/4" iron rod found,
13. S02°52'14"W, a distance of 122.73 feet to a 3/4" iron rod found,
14. S01°03'14"E, a distance of 155.91 feet to a 3/4" iron rod found, at a point of curvature, for a curve to the left,
15. with said curve to the left, having a radius of 3030.00 feet, an arc length of 25.79 feet, and whose chord bears S88°42'08"W, a distance of 25.79 feet to a 3/4" iron rod found,
16. S01°32'30"E, a distance of 60.00 feet to a 3/4" iron rod found,
17. S01°39'15"E, a distance of 232.17 feet to a 3/4" iron rod found, being a point on a southern boundary line of said 591.858 acre tract, same being a southwestern corner of Lot 15, Block L of said Caliterra Phase Two Section Eight, and being also a point on a northern boundary line of said 538.20 acre tract, for the southeastern corner of the herein described tract.

THENCE, with the common boundary line of said 591.858 acre tract and said 538.20 acre tract, the following two (2) courses and distances, numbered 1 and 2,

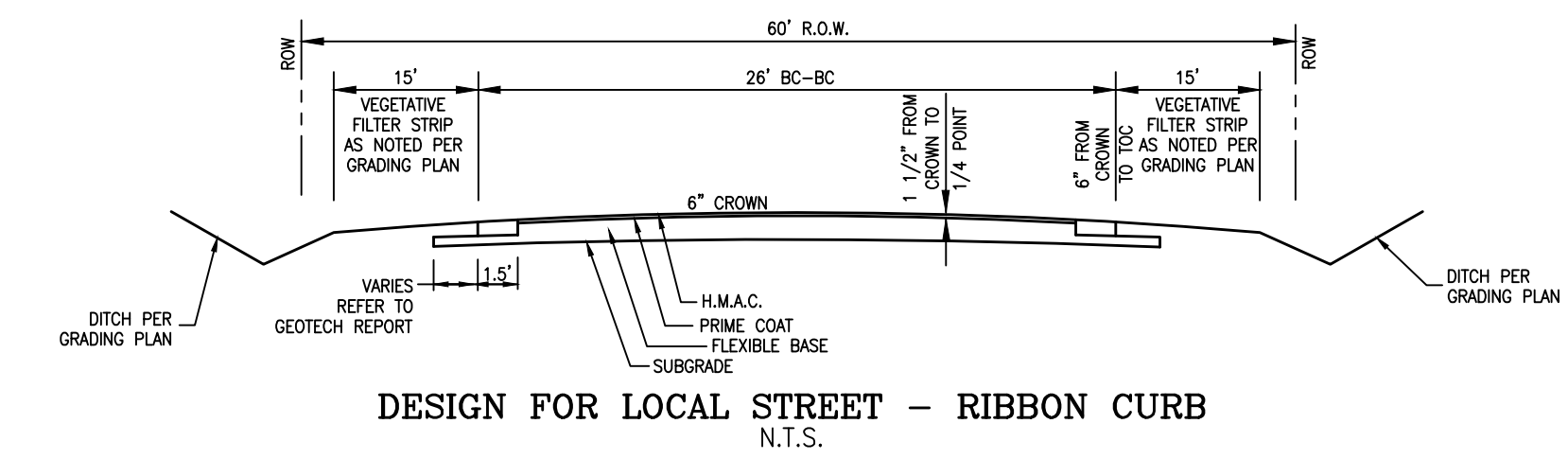
1. S88°05'25"W, a distance of 976.44 feet to a 3/4" iron rod found, and
2. S88°00'01"W, a distance of 1482.49 feet to the **POINT OF BEGINNING** and containing 64.964 acres of land.

Surveyed by: *Aaron Thomason* 08/26/2020
 Aaron Thomason, R.P.L.S. NO. 6214
Carlson, Brigrance and Doering, Inc.
 5501 West William Cannon
 Austin, TX 78749
 Ph: 512-280-5160 Fax: 512-280-5165
 aaron@cbden.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204)

J: 5183\SURVEY\FIELD NOTES\PN - CALITERRA 4-12.doc



DESIGN FOR LOCAL STREET - RIBBON CURB
 N.T.S.

CALITERRA PHASE 4 SECTION 12

PRELIMINARY PLAN

GENERAL NOTES:

1. THIS PROJECT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PROJECT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PROJECT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER ZONE.
4. THIS PROJECT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
6. NO PORTION OF THE SUBJECT PLAT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON F.I.R.M. PANEL NO 48209C 0115F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
11. MINIMUM FRONT SETBACK SHALL BE 20'.
12. MINIMUM REAR SETBACK SHALL BE 20'.
13. MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5'.
14. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 10'.
15. UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED LINE.
16. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING DEVELOPMENT REGULATIONS.
17. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
18. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM.
19. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED ORGANIZED WASTE WATER SYSTEM.
20. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL OF HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
21. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
22. DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ.
23. ALL LOTS ARE REQUIRED TO COMPLY WITH THE THEN CURRENT ADOPTED BUILDING CODE AS ADOPTED BY THE CITY OF DRIPPING SPRINGS, AND THE FIRE CODE ADOPTED BY ESD #6. THIS IS TO INCLUDE THE PULLING OF BUILDING PERMITS THROUGH THE CITY OF FOR ALL APPLICABLE CONSTRUCTION.
24. PER THE DEVELOPMENT AGREEMENT BETWEEN CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, THE CALITERRA DEVELOPMENT PROJECT IS SUBJECT TO AN INTEGRATED PEST MANAGEMENT (IPM) PLAN.
25. WATER QUALITY EASEMENT DEPICTED HEREON PROVIDE ACCESS TO HAYS COUNTY DEVELOPMENT DISTRICT NO. AND ASSIGNS, FOR INSPECTION AND MAINTENANCE OF WATER QUALITY BEST MANAGEMENT PRACTICES (BMP'S) PERMITTED UNDER TCEQ EDWARDS AQUIFER PROTECTION PROGRAM NO. 11000201.
26. SIDEWALKS WILL BE REQUIRED ALONG ONE SIDE OF ALL STREETS AND WILL BE MAINTAINED BY THE HAYS COUNTY DEVELOPMENT DISTRICT NO. 1.
27. ALL ROADWAYS IN THIS DEVELOPMENT ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY HAYS COUNTY.
28. ALL DRIVEWAYS SHALL HAVE ADEQUATE FRONTAGE TO ALLOW FOR COMPLIANCE WITH HAYS COUNTY DRIVEWAY SPACING REQUIREMENTS.
29. THIS PRELIMINARY PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CALITERRA DEVELOPMENT AGREEMENT.
30. THE INTENT OF THIS PROJECT IS TO COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE.

Remove from plat so that it doesn't require a plat vacation if there's a needed change.

It's not a code requirement to remove them, but these seem to cause issues for developers and the city for minor issues.

-Property owner signature block? 4.7(r)(1)
-Surveyor/Engineer signature block and seal. 4.7(r)(3)
-Schematic engineering plans of water and sewer lines and other infrastructure -4.7(m)

BLOCK	LOT	SQ.FT.	ACRES
I	13	29,373	0.67
I	14	11,448	0.26
I	15	10,756	0.25
I	16	9,121	0.21
I	17	10,001	0.23
I	18	12,013	0.28
I	19	12,648	0.29
I	20	13,217	0.30
I	21	13,655	0.31
I	22	13,935	0.32
I	23	14,616	0.34
I	24	15,668	0.36
I	25	14,202	0.33
I	26	11,990	0.28
I	27	11,987	0.28
I	28	15,618	0.36
I	29	18,475	0.42
I	30	10,966	0.25
I	31	9,956	0.23
I	32	10,268	0.24
I	33	16,307	0.37
I	34	23,095	0.53
I	35	20,093	0.46
I	36	20,304	0.47
I	37	115,680	2.66
TOTALS		465,392	10.68

BLOCK	LOT	SQ.FT.	ACRES
L	25	15,034	0.35
L	26	16,106	0.37
L	27	15,184	0.35
L	28	17,704	0.41
L	29	18,355	0.42
L	30	17,851	0.41
L	31	17,850	0.41
L	32	12,528	0.29
L	33	12,307	0.28
L	34	12,321	0.28
L	35	13,672	0.31
L	36	13,297	0.31
L	37	10,913	0.25
L	38	9,759	0.22
L	39	8,973	0.21
L	40	9,770	0.22
L	41	9,820	0.23
L	42	9,581	0.22
L	43	11,446	0.26
L	44	203,830	4.68
L	45	1,613,780	37.05
L	46	163,674	3.76
TOTALS		2,233,755	51.28

BLOCK I	SQ.FT.	ACRES
SINGLE FAMILY LOTS = 23	320,339	7.354
OPEN SPACE LOTS = 2	145,053	3.330

BLOCK L	SQ.FT.	ACRES
SINGLE FAMILY LOTS = 19	252,471	5.796
OPEN SPACE AND DRAINAGE EASEMENT LOTS = 2	367,504	8.437
OPEN SPACE AND GREENBELT LOTS = 1	1,613,780	37.047

STREET RIGHT OF WAY	SQ.FT.	ACRES
CANAL DRIVE	22,321	0.512
OPEN SPACE LOTS = 2	111,481	2.559

Phase	Section	No. of Lots(s)	L.U.E. Use (4)	Lot Impervious Cover (ft ²) (1)(2)	Street and Sidewalk Impervious Cover (ft ²)	Water Quality Wet Ponds and Access Drives (ft ²)	Parks and Trails (ft ²) (3)	Lift Station and Access Drives (ft ²)	Amenity Centers (ft ²)	Other (ft ²)	Total Impervious Cover (ft ²)	Total Impervious Cover (acre)	Total Area (acre)	Average Lot Size (sf)	Open Space Parkland (acres)
1	1	61	SF	204,000	206,656	24,051	0	4,808	100,441	0	515,904	11.8	64.1	13,800	45.67
1	2	23	SF	98,500	44,961	0	0	0	0	0	143,461	3.3	14.2	15,500	3.36
1	3	23	SF	101,500	42,511	0	0	0	0	0	144,011	3.3	14.1	16,700	1.44
1	4	18	SF	90,000	107,532	0	0	0	0	0	197,532	4.5	62.5	18,500	45.82
1	5	NA	ROW	0	75,934	0	0	0	0	0	75,934	1.7	5.1	0	38.70
1	WC	1	Comm	42,553	0	0	4,373	0	0	0	46,926	1.1	6.6	0	0.00
1	AMENITY	1	Comm	61,798	0	0	0	0	0	0	61,798	1.4	7.2	0	0.00
2	7	116	SF	379,000	274,577	0	0	0	0	0	653,577	15.0	56.7	11,500	15.73
2	8	89	SF	359,000	217,855	0	0	0	0	0	576,855	13.2	61.7	14,000	19.04
3	9	82	SF	228,960	165,964	0	0	0	0	0	394,924	9.1	31.8	9,175	7.21
4	11	103	SF	286,500	205,255	103,588	0	0	0	0	491,755	11.3	37.9	9,394	8.17
4	12	42	SF	178,596	63,350	76,000	0	0	0	0	233,842	5.4	65.0	11,000	45.04
Future Residential	85	SF	427,595	407,880	359,759	513,883	11,871	36,480	0	1,397,709	32.1	211.6	15,000	75	
Future Commercial	unknown	Comm	713,513	0	0	0	0	0	0	713,513	16.4	23.5	0	0	
Total	644			3,174,515	1,812,475	563,398	518,256	16,678	136,921	0	5,647,741	129.6	662.0	13,500	305
<i>Total Projected Impervious Cover Percentage</i>												19.6%			

(1) Impervious cover for lots based upon the TCEQ's RG - 348A assumptions as illustrated in the engineering report
 (2) Welcome Center (WC) Lot impervious cover includes proposed buildings, parking lots, all trails and all sidewalks associated with the Welcome Center Plans
 (3) Welcome Center (WC) Parks and Trails includes all impervious cover associated with treehouse park
 (4) L.U.E. Use: SF - Single Family / Comm - Commercial
 (5) Single Family Lots -600 (Per the DA)

Mim James,
Planning & Zoning
Chair 4.7(r)(4)

STATE OF TEXAS
 COUNTY OF HAYS
 CITY OF DRIPPING SPRINGS

THIS PLAT, CALITERRA PRELIMINARY PLAN PHASE 4 SECTION 12 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE ____ DAY OF _____, 2020.

BY _____

 -MAYOR OR -MAYOR PRO TEM,

ATTEST _____

 ANDREA CUNNINGHAM, CITY SECRETARY

DESIGNED BY:	DATE	DRIFTED BY:
BRP		ISL

Carlson, Brigrance & Doering, Inc.
 Civil Engineering & Surveying

 FIRM ID #14379
 Main Office: 12129 RR #20 N., Ste. 600, Austin, Texas 78749
 Phone No.: (512) 280-5160
 www.cbdieng.com

SHEET NAME: PRELIMINARY PLAN NOTE AND DETAILS (2 OF 2)
 JOB NAME: CALITERRA PHASE 4 SECTION 12
 PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

BRETT R. PASQUARELLA
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 #84769
 CARLSON, BRIGRANCE & DOERING, INC.
 ID# F3781
 09/09/2020

DATE
SEPTEMBER 2020
JOB NUMBER
5183
SHEET
3 OF 3



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620
512.858.4725 • www.cityofdrippingsprings.com

Date: **November 11, 2020**

Name: **Bill Couch**
Company: **Carlson, Brigance and Doering, Inc.**
Address: **5501 W William Cannon Dr.**
Austin, TX 78749
Email: bill@cbdeng.com

Dear Bill Couch:

This letter is to inform you that the case number **SUB2020-0030** is being denied on **November 11, 2020** due to the following:

Amanda Padilla
Development Coordinator apadilla@cityofdrippingsprings.com

1. Add signature block for surveyor/engineer, property owner, and for P & Z Chair;
2. Remove all building lines;
3. Show floodplain boundary;
4. Label all filled subdivisions with recording information; and
5. Update vicinity map to make more legible.

Robby Callegari
rcallegari@Cma-engineering.com

6. Show water and wastewater lines on the plans before the first review can begin

Dillon Polk
North Hays ESD #6 dpolk@northhaysfire.com

7. Preliminary plan approved

Chad Gilpin
City Engineer cgilpin@cityofdrippingsprings.com

8. Impervious cover calculations in Engineering Report do not match the IC calculation table for Ph 4 Sec 12. I believe the discrepancy is in the Street and sidewalk IC and the Total IC. Please review and confirm IC calculations
9. The FEMA map provided in the Report is from Travis County and not relative to this project. Please update FEMA map in report.
10. Please confirm that drainage calculations utilize Atlas 14 rainfall for Dripping Springs. Atlas 14 rainfall data for Dripping Springs can be found at the following link:
https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ne
11. Turn on Water Quality Buffer Zone (WQBZ) linework in Preliminary Plat.
12. Address how the WQBZ were sized in the engineering report. Explain the upstream drainage basin size determined that led to the sizing of the WQBZ per [WQO 22.05.017]
13. Provide a sidewalks plan. [Subdivision Ord. 15.2.2]

14. Provide a Graphic Scale Bar per [Preliminary Plat Info Requirements Checklist]
15. Provide a note naming who will be responsible for operation and maintenance of Stormwater Utilities and Ponds per [Preliminary Plat Info Requirements Checklist]
16. Provide Schematic Engineering Plans of the water and sewer lines to be constructed to serve this Preliminary Plat per [Preliminary Plat Info Requirements Checklist].
17. Add the following note: "This Development is subject the *Name of Development Agreement* dated *Month, Day, Year* between the City of Dripping Springs and *Developer* recorded in Volume *Document #*, Public Records of Hays County, Texas."
18. Add the following note: Street Trees shall be planted in each lot prior to the issuance of a certificate of occupancy per the quantity, size and location requirements of [Sub Ord 28.06.051].
19. Label Block I, Lot 37 as Open Space/Drainage Easement Lot.
20. Label Block L, Lot 45 as Open Space/Drainage Easement Lot.
21. Provide a table showing a direct comparison of existing vs proposed flow for the 2yr, 25yr and 100yr storm events at Analysis Points A, B & C [Preliminary Plat Info Requirements Checklist].

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.**

Resubmittals that do not include a cover letter will be considered incomplete and returned. For more information regarding resubmitting an application and dates please visit our website at

<http://www.cityofdrippingsprings.com/page/Planning.Submittinganapp>

Please note that this is the first denial of this project. If the project is denied again for unaddressed comments it will require a complete refiling including a refiling fee, 10-day completeness check, and 30-day comment review period. To avoid this, we encourage applicants to schedule a meeting with reviewers to properly address the above comments.

Should you have any questions or concerns in the meantime, please feel free to reach out to the planning department.

Regards,

Michelle Fischer
City Administrator
City of Dripping Springs