



Date: July 21, 2023

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City staff have completed their review of **SUB2023-0031 Gateway Village Preliminary Plat**. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. Applicants are encouraged to contact reviewers directly with questions.

City Planner Comments

The following comments have been provided by Tory Carpenter. Should you have any questions or require additional information, please contact Tory Carpenter by email tcarpenter@cityofdrippingsprings.com.

1. Please pay the application fee [Sub. Ord. Sec. 31].
2. Show the phases of the development [Sub. Ord. Sec. 4.7.n].
3. Please revise plat note #7 from "PDD #13 Ordinance No. 2021-31" to "PDD #16 (Ordinance No. 2023-15)". Ord. #2021-31 is Wild Ridge.
4. Per the PDD [Sec. 2.5.5.a], the minimum front setbacks are 20 feet along the ROW. Please revise the lot setbacks section.
5. Under the R.O.W>Widths table, update local streets to 54'. [Ordinance No. 2023-15 cross sections.]
6. Provide documentation for approval of street names from Hays County. [Sub. Ord. Sec. 4.7.d].
7. The increase in commercial area will require a minor PDD concept plan amendment. Please coordinate with staff. [[Ordinance No. 2023-15 Section 2.D].
8. Show trail locations consistent with the approved Parkland Plan [Ordinance No. 2023-15 Parkland Plan].
9. Provide full tree survey [Ordinance No. 2023-15 section 2.13].

Engineer/Public Works Comments

The following comments have been provided by Chad Gilpin. Should you have any questions or require additional information, please contact Chad Gilpin by email cgilpin@cityofdrippingsprings.com.

10. Provide status of Roundabout ROW dedication and design in coordination with the Wildridge Development.

11. Update the Water Service provider note on the cover. The City will be the water service provider.
12. In the Engineering Report, Summarize the operation of the Wastewater System, allocated LUEs, interim treatment solutions before the City's plant is expanded and how the WW system for this development will be phased.
13. On the Parkland Plan, coordinate with the Wildridge Blvd design team and Cannon Residential design team (All with Doucet). Show the location of the mid-block crossing and pedestrian crossing signal in an effort to coordinate trail connections between Cannon Residential, Wildridge and Gateway Village.
14. 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 Document # Document #, Public Records of Hays County, Texas."
15. Note on the Preliminary Plat that "Construction Plans for Gateway Village will not be approved until construction plans for Wildridge Blvd are approved and construction plans for the Wildridge/US290 improvements are approved by TxDOT".
16. Provide a Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) [Plat Application Checklist]
17. Add a note naming who will be responsible for operation and maintenance of Stormwater Detention and Water Quality Ponds. [Plat Information Requirements]
18. Provide a roadway classification summary table based on the City's TMP for all streets within the development. Include required pavement width, right-of-way width and sidewalk width in the table.
19. Provide a sidewalk and trails plan [Preliminary Plat Information Requirements].
20. Provide a Construction Traffic Plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction. [Preliminary Plat Information Requirements].
21. Provide roadway typical sections within the Preliminary Plat Document.
22. Provide utility assignments on the roadway typical sections. Ensure that water mains do not align under sidewalks and show typical fire hydrant locations. In addition, ensure that gas mains are placed within the PUE. Coordinate with staff to get a copy of the City's standard utility assignment exhibits for local streets.