



City of Dripping Springs

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Open spaces, friendly faces.

Date: November 19, 2021

Sarah Mays
Kimley-Horn
sarah.mays@kimley-horn.com

Permit Number: **SUB2021-0065**
Project Name: **Heritage Phase 2 Final Plat**
Project Address: **Ranch Road 12, Dripping Springs, TX 78620**

City staff has completed its review of the above-named project. 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. Fill in blank information on general note # 1.
2. Remove the City Council approval statement and associated signatures. Final plats only require Planning & Zoning Commission action. (4.7r)
3. Include an overall lot table (4.7f)
4. There are two cloud / bubble callouts on Block H shown on sheet 2. Please remove.

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.

5. Complete the development agreement information in General Note 1.
6. Note 9 regarding sidewalks has different wording than Note 9 on the approved Preliminary Plat. Please confirm correct wording and intent.

7. Provide easements for all proposed public infrastructure required for Phase 2 that will not be platted by Phase 1 or Phase 2.
8. The Final Plat cannot be approved until either;
 - a. Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
 - b. Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.
9. Part 3.1 (Offsite Road) of the Offsite Roadway Agreement must be satisfied before approval of the Final Plat.
10. Part 3.2 (Offsite Trail) of the Offsite Roadway Agreement must be satisfied before approval of the Final Plat.
11. There are currently two signature blocks for P&Z. Delete one.
12. Sheet 2 – Show the 25ft Drainage Easement and Setback along the west property boundary (Lots 1 through 3, Block O) to be consistent with the approved preliminary plat.
13. Sheet 2 – Delete the clouds shown in Block H or clarify why they are there.
14. Sheet 3 – Show the 52ft ROW dedication from Sacred Fig Rd to the eastern property boundary as shown on the preliminary plat.
15. Sheet 3 - Show the 20ft WW easement within Lot 1, Block P as shown on the preliminary plat.
16. Sheet 3 – Show the floodplain boundary and WQBZ boundary as shown on the preliminary plat.
17. Provide Lot Tables and Lot Summary consistent with the Phase 1 Plat.
18. It looks like a lot was added to Block M that was not shown on the approved Preliminary Plat. Please confirm with Planning Department that this is acceptable.
19. Lot 7 Block, L is called out as public parkland. The approved Preliminary Plat showed this as HOA parkland. Please confirm with Planning Department that this is acceptable.

Fire Marshal Comments

The following comments have been provided by Dillon Polk. Should you have any questions or require additional information, please contact Dillon Polk by email dpolk@northhaysfire.com.

20. Fire Approves

All resubmittals must be transmitted to the Planning Department at the City of Dripping Springs or uploaded to www.mygovernmentonline.org**.

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.

Note regarding plats subject to Planning and Zoning Commission review: Resubmittals of corrected plats and associated plans must be received no later than seven (7) calendar days prior to the scheduled P&Z meeting for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].

Note regarding Site Development Plans: Revisions must be submitted within 60 days of the date of this letter or a new application will be required [Sec. 28.04.011].

Regards,

Warlan Rivera,

****If you are wanting to resubmit on My Government Online, go to www.mygovernmentonline.org and login using your customer portal account. After login, click the My Account link located at the top right section of the screen to open the My Account Dashboard. Scroll down to the "My Permits" section and locate the project. Click "View Permit" to open the project. Scroll down to the section of your project labeled "Customer Documents." Click the "Add New File" link located to the far right to upload your files. The jurisdiction will be notified automatically after you've uploaded the files. If you are new to the MyGovernmentOnline customer portal, please note that instructions are available on the portal by clicking the "HELP" link or you may call the technical support line at 1-866-957-3764, option 1 for assistance using the online portal.