



City of Dripping Springs

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Open spaces, friendly faces.

Date: **September 23, 2021**

Permit Number: **SUB2021-0051**

Project Name: **Hardy T Land 1 Preliminary Plat**

Project Address: **2901 W US 290, 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.

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.

1. Provide documentation demonstrating the Applicant has ownership, use and maintenance rights for the access easement to US290.
2. Revise Note 8 on the cover sheet. Dripping Springs Water Supply Corporation will own and operate the water facilities as per note 4.
3. Provide 10 ft PUE along the frontage of all lots. [Sub Ord 12.2.4]
4. Clarify how water quality requirements will be achieved for stormwater discharges to POA B and POA C. [WQO 22.05]
5. Drainage basin OS-1 boundaries are not running perpendicular to existing contours in several locations. Please update.
6. Drainage basin PR-DA2 and PR-DA3 boundaries are not running perpendicular to contours. Is there a proposed grading plan or site layout that you can provide to clarify the drainage basin boundaries.
7. Provide a sheet showing the existing and proposed roadway layout. Show location, width and names of all streets. [Preliminary Plat Information Requirements].
8. Provide a sheet showing the existing water utilities and schematic proposed water utility layout. [Preliminary Plat Information Requirements].
9. 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].
10. Per [Sub Ord 4.7] provide an Outline of major wooded areas or the location of major or important individual trees (excluding Cedar Trees) with trunk diameters exceeding twelve inches (12") measured four feet (4') above the ground, and other features pertinent to subdivision; as defined in the City's Technical Construction Standards and Specifications, and the City's Landscape Ordinance.

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.

11. Correct the north arrow on the vicinity map and site map (4.7a).
12. Provide documentation of street name approval (4.7e)
13. As a separate exhibit, illustrate the proposed arrangement and square footage of units (4.7f)
14. For the title, distinguish this portion of the hardy tract from the portion being annexed and zoned. E.g. "Hardy Tract North Preliminary Plat." (4.7g)
15. Include a representative fraction to the scale bar on pages 2-5. (4.7i)
16. Include signature lines for the Planning & Zoning Commission Chair and City Secretary (4.7r)
17. To meet block length requirements, the access easement to Hwy 290 must be dedicated as ROW and constructed as a public street. (11.2)
18. Remove building setbacks on the cover sheet unless required by Hays County.

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.