City of Dripping Springs

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DRIPPING SPRINGS
Texas

Date: June 24, 2022

Ronee Gilbert
Murfee Engineering, Inc.
rgilbert@murfee.com

Permit Number: SUB2022-0012
Project Name: DW Sub Ph 3 Sec 1 FP
Project Address: 17901 FM 1826, Driftwood, TX, TX 78619

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. Provide 1445 approval letter from Hays County.

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. Comment 01: Show a 20 ft PUE along lot lines per note 18.

    Response 01: 20' PUE has been provided along the lot lines adjacent to right of way. 10' PUE has been provided along all other lot lines.

    Comment 02: I do not see the 20 ft PUE fronting RM 1826. The 20 ft easement shown appears to be exclusive to PEC. Please provide 20 ft PUE fronting RM 1826.

2. Comment 01: Label the Building Setback Lines along RM 1826 and 967 as "ROW Reserve" [City Transportation Master Plan]

    Response 01: The owner does not wish to provide additional ROW reserve since there are existing improvements on the site. According to Reed Smith, TXDOT, plans have not been developed to

determine ROW needs along this section of FM 1826.

Comment 02: Comment 02: You have the option to provide the required ROW or submit a variance request per Section 1.7 of the Subdivision Ordinance.

3. Comment 01: Provide confirmation from TxDOT & County that future ROW setback needs are satisfied.

Response 01: According to Reed Smith, TXDOT, plans have not been developed to determine ROW needs along this section of FM 1826.

Comment 02: Please provide said correspondence from TxDOT confirming ROW needs are satisfied.