



City of Dripping Springs

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Open spaces, friendly faces.

Date: June 24, 2022

Ronee Gilbert
Murfee Engineering Co Inc
rgilbert@murfee.com

Permit Number: SUB2022-0013
Project Name: Driftwood Subdivision, Phase Three, Section Two Final Plat
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.

2. Comment 01: Label the Building Setback Lines along RM 1826 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: 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.

4. Comment 01: The Final Plat cannot be approved until either;
5. Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
6. Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

Response 01: The intent is to post fiscal for approved public infrastructure.

Comment 02: Please provide fiscal posting documents for review and approval.