



CITY OF DRIPPING SPRINGS

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Date: March 17, 2021

Bill Couch
Carlson, Brigrance and Doering, Inc
5501 W William Cannon Dr.
Austin TX 78749
bill@cbdeng.com

Permit Number: SUB2021-0012
Project Name: Caliterra Phase 4 Section 12 Final Plat
Project Address: Premier Park Loop, Dripping Springs, TX, TX
78640

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. Action will be taken at the Planning and Zoning Commission Meeting on March 23rd, 2021. 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. Sheet 1: Fill in the document # for the 4.996-acre WW easement.
2. Sheet 1: Fill in the document # for the Ph 4 Sec 11 label.
3. Sheet 1: Label Block I, Lot 37 as Open Space/Drainage Easement Lot.
4. Sheet 1 & 2: Show the WQBZ's as depicted by the Preliminary Plat. Label the width of each WQBZ.
5. Sheet 1 & 2: Label Block L, Lot 45 as Open Space/Greenbelt/Drainage Easement Lot.
6. Sheet 2: Label the Local 100-yr floodplain limits.
7. Sheet 4: Include note 26 from the Preliminary Plat naming who will be responsible for operation and maintenance of Stormwater Utilities and Ponds.
8. Sheet 4: Include note 30 from the Preliminary Plat regarding lighting ordinance compliance.
9. 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.

City Planner Comments

The following comments have been provided by Amanda Padilla. Should you have any questions or require additional information, please contact Amanda Padilla by email apadilla@cityofdrippingsprings.com.

10. Provide approved Final Master Parks and Open Space Plan. [2.5.4 of the Development Agreement]
11. Ag Facility Fees are required for this lot [Sec. 28.03.010]
12. Provide us with a separate document that shows how many lots the development is at, The development agreement restricts the subdivision to 600 single family lots. [3.2.3 of the DA]
13. Blk L lot 46 is shown as an amenity center on the concept plan. [Exhibit b of the DA]
14. The typical Lot layout shows a 5 ft PUE along all sides, is this still the case? If it is please add the note to the

general notes.

15. Show the City Limits and ETJ on the Vicinity Map [Sec 4.7]
16. Provide a Graphic Scale [Sec 4.7]
17. Sheet 2, within Lot 45 Blk L there is a label for Caliterra Phase 2, sec 8. i believe this is an error and needs to be deleted.
18. Provide Hays County 1445 Approval Letter

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.

19. Approved

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 Monday, March 22nd for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].