



## CITY OF DRIPPING SPRINGS

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Date: March 17, 2021

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Permit Number: SUB2020-0022  
Project Name: Big Sky Ranch Preliminary Plat Tract 2  
Project Address: Lone Peak Way at Founders Park Dr, 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 and action will be taken by the Planning and Zoning Commission on March 23<sup>rd</sup>, 2021. Applicants are encouraged to contact reviewers directly with questions.

### **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](mailto:dpolk@northhaysfire.com).

1. Approved

### **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](mailto:apadilla@cityofdrippingsprings.com).

2. All lots have to meet frontage requirements, Lot 35 Blk 45, this requires a 30 ft lot frontage.

### **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](mailto:cgilpin@cityofdrippingsprings.com).

3. Comment 01: Confirm if the original Environmental assessment submitted dated 2017 covers the added area. I do not think it does. If it does not complete an addendum to the EA covering the added area

Response 01: We discussed that the EA from Cynosure would suffice for this Tract 2 Preliminary, and a copy is included with this submittal.

Comment 02: It does not appear that the submitted EA contains a geologic assessment component addresses Critical Environmental Features as required by [Sub. Ord. 4.7(1)(4)]

## **Waste Water Comments**

The following comments have been provided by Robby Callegari. Should you have any questions or require additional information, please contact Robby Callegari by email rcallegari@cma-engineering.com.

4. General - Wet services (water and wastewater) need to be on the same lot corners.
5. Exhibit E, Sheet 2 of 3 – What drainage improvements are going in the 20' WW and Drainage Easement?
6. Straighten WW services lines at MHY3 and MHEE4.
7. Water valve spacing needs to meet COA spacing requirements.

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 22<sup>nd</sup> at 9:00am for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].