



Date: June 23, 2023

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Permit Number: SUB2023-0005
Project Name: Skylight Hills Prelim

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 Hays County 1445 approval. [4.8.3]

Review 2: Comment cleared.

2. 5 foot sidewalks are required along frontages of all streets [15.2]

Review 2: The DRC approved the fee in lieu for one side of Midnight Sky Drive. Please provide sidewalks on the other side of the road.

3. Label the plat as "Skylight Hill's Preliminary Plat" throughout the document.

Review 2: Comment cleared.

4. Note that payment of the parkland fee in lieu is required prior to approval of the final plat.

Review 2: Comment acknowledged by applicant.

5. Remove all reference to the Hays County Clerk and recordation of this plat since preliminary plats are not recorded.

Review 2: Comment cleared.

6. In the City approval statement, replace "replat" with "preliminary plat" and replace "City Council" with "Planning & Zoning Commission."

Review 2: Comment cleared.

Open spaces, friendly faces.

7. Replace the Mayor's Signature with "Planning & Zoning Commission Chair or Vice Chair."

Review 2: Comment cleared.

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 a sidewalk and trails plan [Preliminary Plat Information Requirements]

Review 2: Provide sidewalk and trails plan.

2. 5ft Sidewalks are required along frontage of all streets. [Sub Ord 15.2]

Review 2: Provide sidewalks as stipulated by the sidewalk fee in lieu review response.

3. Provide impervious cover breakdown. Identify existing and proposed impervious cover and break out paving, buildings, sidewalks, rooftops, etc. [Site Development Plan Requirements Checklist]

Review 2: I was unable to locate IC breakdown exhibit in submittal docs. Please provide IC breakdown calculations.

4. 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.

Review 2: Comment remains