



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620
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Date: November 5, 2021

Meranda Perkins
Doucet
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Austin TX 78735
mperkins@doucetengineers.com

Permit Number: SUB2021-0062
Project Name: Big Sky Ranch Phase 4 Final Plat
Project Address: Bartlett Peak Lane, 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. Applicants are encouraged to contact reviewers directly with questions.

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. Update the city approval statement to read: "Big Skye Ranch Phase four has been approved by the Planning & Zoning Commission on the __ day of _____, 20__."
2. Provide documentation for approval of the street names. (4.7d)
3. Remove building setback lines from the plat.

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.

4. Provide an overall Phasing Sheet with IC and Parkland tracking table as was provided in Phases 1 and 2. [Development Agreement 3.2.6]
5. Sheet 1 & 2 – POS 38 should be labeled as a drainage lot or a drainage easement containing the limits of the 100-year storm event needs to be dedicated.
6. Sheet 1 & 2 – Clearly show and identify the full width of the Davis Mountain ROW running along the match line.
7. 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.

All resubmittals must be transmitted to the Planning Department at the City of Dripping Springs or uploaded to www.mygovernmentonline.org**.

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 seven (7) calendar days prior to the scheduled P&Z meeting for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].

Note regarding Site Development Plans: Revisions must be submitted within 60 days of the date of this letter or a new application will be required [Sec. 28.04.011].

Regards,

Tory Carpenter,

***If you are wanting to resubmit on My Government Online, go to www.mygovernmentonline.org and login using your customer portal account. After login, click the My Account link located at the top right section of the screen to open the My Account Dashboard. Scroll down to the "My Permits" section and locate the project. Click "View Permit" to open the project. Scroll down to the section of your project labeled "Customer Documents." Click the "Add New File" link located to the far right to upload your files. The jurisdiction will be notified automatically after you've uploaded the files. If you are new to the MyGovernmentOnline customer portal, please note that instructions are available on the portal by clicking the "HELP" link or you may call the technical support line at 1-866-957-3764, option 1 for assistance using the online portal.