



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
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Permit Number: SUB2021-0061
Project Name: Big Sky Ranch Phase 3 Final Plat
Project Address: Sue Peaks Loop, 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. Provide documentation for approval of the street names. (4.7d)
2. Remove building setback lines from the plat.
3. The preliminary plat shows a drainage and public access easement between lots 10 & 11, block 45. Please add to this plat or explain the omission. (5.1)
4. 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__."

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.

- 5.. Provide an overall Phasing Sheet with IC and Parkland tracking table as was provided in Phases 1 and 2. [Development Agreement 3.2.6]
6. Sheet 1 – PPD 12 & PPD 14 should be labeled as a drainage lot or a drainage easement containing the limits of the 100-year storm event needs to be dedicated.
7. Sheet 1 – PPD 14 should be designated as a PUE as it has a WW line running through it. Otherwise provide a WW easement.
8. Sheet 2 – PPD 11 should be labeled as a drainage lot or a drainage easement containing the limits of the 100-year storm event needs to be dedicated.

9. Sheet 2 – Clearly show and identify the Gas Line easement running along the south match line.
10. Sheet 2 – Clearly show and identify the WW Line easement running along the north match line.
11. Sheet 2 – Use a dashed linestyle for the Creek Centerline more representative of a creek centerline.
12. Sheet 2 – Label the drainage easement between Block 54, Lots 29 and 30 as shown on the construction plans.
13. Sheet 2 – Label the WW easement between Block 54, Lots 27 and 28 as shown on the construction plans.
14. Sheet 3 – Label Lone Peak Way ROW and width.
15. Sheet 3- Clearly show and identify the WW Line easement running along the south match line.
16. Sheet 3 – Label the Detention/Water Quality lot in the northeast corner of the tract and label the drainage/maintenance access easement leading to the lot.
17. Sheet 3 – Label the drainage easement along the back of Block 45, lots 12 through 23 as shown on the construction plans.
18. Sheet 3 – Label the Block number for the lots southwest of Sue Peaks Loop. Label the lot between Lot 1 and Lone Peak.
19. Sheet 3 – Should PPD 34 be labeled as a drainage lot. It has a storm culvert discharging into it per the construction plans
20. Sheet 3 – The temporary 20ft access easement (Doc 21017167) should be abandoned with this plat. If fiscal is posted before the public improvements are complete a note should be added stating the 20ft access easement will be abandoned when public improvements are accepted by the City.
21. 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,

