



**DRIPPING SPRINGS**  
Texas

# City of Dripping Springs

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cityofdrippingsprings.com

*Open spaces, friendly faces.*

Date: **March 18, 2022**

Name: **Pablo Martinez**  
Company: **BGE, Inc.**  
Email: **pmartinez@bgeinc.com**

Comments:

**Tory Carpenter**  
**tcarpenter@cityofdrippingsprings.com**

1. Update note 24 to include the most recently approved amended and restated development agreement.

**Chad Gilpin**  
**City Engineer cgilpin@cityofdrippingsprings.com**

2. Comment 01: Provide copies of approved TxDOT Driveway Permits. [Preliminary Plat Application Checklist]

Response 01: This process is in progress and will be submitted upon completion.

Comment 02: Please provide requested documents when completed/approved.

Response 02: On-going coordination. Documentation to be provided upon completion.

Comment 03: Please provide requested documents when completed/approved.

3. Comment 01: Provide a phasing plan for the entire development. Include notes or a narrative addressing schedule for development of collectors and arterials. [Preliminary Plat Information Requirements]

Response 01: Please see attached.

Comment 02: Phasing plan shows half the road section as "Built by Hays County". The developer will be responsible for building the entire 4 lane section.

Response 02: This project is in discussions with the Mayor and Council Members regarding the proposed arterial connection to the south as part of the Development Agreement. We are finalizing the trigger that would enable the completion of this roadway to be constructed by the developer. We request that this comment is deferred to the resolution on this topic of the development agreement once such resolution

is reached.

**Comment 03: Please resubmit an updated phasing plan with your resubmittal.**

4. Comment 01: Provide a sidewalk and trails plansheet.

Response 01: Sidewalks and Trails are shown plan sheets. Trails shown with a -trails- line type and sidewalks with dotted line.

Comment 02: Sidewalk and trail line types are difficult to see. Please bolden or increase size so the sidewalk trail system us easier to see.

Response 02: Please see attached Trail and sidewalk exhibit.

**Comment 03: Provide Trail and Sidewalk Exhibit in the Plan Set.**

5. Comment 01: Engineering Report. Provide the Atlas 14 rainfall and intensity data used for confirmation that is specific to Dripping Springs.

Response 01: This information is provided on this update.

Comment 02: Provide your HEC models with your formal submittal.

Response 02: comment noted.

**Comment 03: Provide your Hydraulic models.**

6. Provide Schematic Engineering plans for water, sewer, drainage, and roadways. [Preliminary Plat Information Requirements]
7. I believe the City is the Water Provider rather than MUD 7. Please update cover sheet note 29 and Utility provider note.
8. Sheet 3 – Street Table – Label Anarene Blvd, John Hill Road and Elizabeth Trace as Minor Arterial (Divided)
9. Sheet 3 – Street Table – Graham Drive and Grotto Ledge are labeled as country lane on plan and local street on table. Please update.
10. Sheet 3 – Street Table – Jamison Ridge and Kings Hill should be labeled as Local Street.
11. Sheet 3 – DA exhibits show a 17-foot median for the Divided Minor Arterial.
12. Sheet 3 – DA shows shared use path 7 ft off FOC and sidewalk 5 ft off FOC.
13. Sheet 3 – Utility assignments are under review by Public Works department.

14. Sheet 3 – Local Roadway should have 65-ft ROW per City Transportation Master Plan.

**Dillon Polk**  
**North Hays ESD #6 [dpolk@northhaysfire.com](mailto:dpolk@northhaysfire.com)**

15. Fire Approves