



Date: March 24, 2023

Al Carroll

Permit Number: SUB2023-0005
Project Name: Skylight Hills Prelim
Project Address: 13001 & 13111 High Sierra, Austin , TX 78737

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]
2. 5 foot sidewalks are required along frontages of all streets [15.2]
3. Label the plat as "Skylight Hill's Preliminary Plat" throughout the document.
4. Note that payment of the parkland fee in lieu is required prior to approval of the final plat.
5. Remove all reference to the Hays County Clerk and recordation of this plat since preliminary plats are not recorded.
6. In the City approval statement, replace "replat" with "preliminary plat" and replace "City Council" with "Planning & Zoning Commission,"
7. Replace the Mayor's Signature with "Planning & Zoning Commission Chair or Vice Chair."

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.

8. Add a note naming who will be responsible for operation and maintenance of Stormwater Detention and Water Quality Ponds. [Plat Information Requirements]
9. Please clarify if Paisano Trail, Paisano Pass and High Sierra are County Roads or private access easements. The plat shows them as easements. If they are County Roads I expect the County will want the easement dedicated as ROW.
10. Note the Name of Watershed on the cover sheet. [Site Development Info Requirements Checklist]
11. Provide Signature Blocks for the West Travis PUA

12. Provide a Geologic Assessment Identifying Wetlands and Critical Environmental Features [Sub Ord 4.7(l)(4)]

13. Show and label the spread of the 100-yr flow for existing drainage ways within the tract. [Subdivision Ordinance 12.2.2] Where a subdivision is traversed by a watercourse, drainageway or channel, there shall be provided a storm drainage easement conforming substantially with the 100-year floodplain of such course and of such additional width as may be designated by the City Engineer, subject to determination according to proper engineering considerations.

14. Show drainage easements for any offsite flows you intend to bypass through your property. Construction plans show 2 bypass channels proposed. Drainage easement shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2].

15. Show where are detention facilities to be located? Detention facilities are required to demonstrate that proposed flows are required to be less than or equal to existing flows leaving the property. To waive the requirement for detention you will need to show that it is in fact a detriment to provide detention. [Hays County Development Regs, Chapter 725, Section 3.02]

16. Provide a sidewalk and trails plan [Preliminary Plat Information Requirements].

17. 5ft Sidewalks are required along frontage of all streets. [Sub Ord 15.2]

18. Provide a Construction Traffic Plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction. [Preliminary Plat Information Requirements].

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

20. 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.

Open spaces, friendly faces.

