



Date: March 24, 2023

Richard Pham
Doucet

Permit Number: SUB2023-0006
Project Name: Wild Ridge Phase 1 Final Plat
Project Address: E US 290, Dripping Springs, TX 78620

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. Show updated city limits on vicinity map [4.7a]
2. Please clarify the reason for the "Block 9 Lot 1 Amenity Center label north of Shadow Ridge Pkwy. This area is shown as being within the ROW boundary on the plat.
3. Provide Hays County street name approval. This may require renaming "Shadow Ridge Parkway to Mira Vista Drive since the former name is already established with the Headwaters subdivision [4.7d]

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. Delete note 26 as it refers to a different development.
5. Update notes 27 and 28. Note 27 should be "Local Streets" and Note 28 should be "Arterial Streets".
6. Provide notes indicating all Streets and ROW is dedicated to the City of Dripping Springs.
7. Provide a roadway classification summary table for all streets within the development like what was provided on the Preliminary Plat.
8. Coordinate with the Gateway Village to show ROW for a Cul-de-Sac at the intersection of the East/West connector through the Oryx property.

9. Block 3, Lot 19 – Minimum WW Utility easement shall be 20ft. [Subdivision Ordinance 12.2.1].
10. Lot 9 Block 1 Amenity Center should be separated from ROW.
11. Construction Plans show cross culverts and storm system throughout that extend outside ROW and platted Ph 1 boundary. These need to be in ROW or drainage easements.
12. Construction Plans show Ph 1 WW that extends outside Platted Ph 1 Boundary. These need to be in ROW or easement.
13. Construction Plans show Ph 1 WL that extends outside platted Ph 1 Boundary. These need to be in ROW of easement.
14. 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.

