



**September 22, 2023**

**Bill Couch**  
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City staff has completed its review of project **SUB2023-0038 The Ranch at Caliterra Final Plat**. 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](mailto:tcarpenter@cityofdrippingsprings.com).

1. Provide a note stating that "ALL OPEN SPACE LOTS, PARK LOTS, AMENITY LOTS, AND DRAINAGE LOTS WILL BE MAINTAINED BY THE HOA."

#### **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](mailto:cgilpin@cityofdrippingsprings.com).

1. Provide a small keymap of the entire subdivision on each sheet with the active area shaded.
2. Show all adjacent property owner information including properties on the other side of Creek Road and Mount Gainer Road. [Sub. Ord. 4.7(c)]
3. [Hays County Development Regulations 3.07(B)] Show and label the Hays County Best Available Floodplain as a Local Floodplain.
4. Label Block C, Lot 60 as Drainage Easement and WQ Lot as well.
5. Pre the [DA Section 3.2.6] provide a chart either on the plat or as separate exhibit indicating the amount of impervious cover, LUE use, and parkland required for the entire Land, the amount associated with prior platted areas and the amount associated with the area subject to such plat. The chart shall also show the average lot size computation for the Land as a whole and resulting from the plat and prior platted areas. Impervious cover limit is 25% per [DA Section 3.2.5]
6. Developer shall place pro rata share of \$47,195.60 for the RM12/US290 improvements in escrow per TIA.

*Open spaces, friendly faces.*

7. Developer shall place the pro rate share of \$98,640 for the Mt Gainor Rd improvements in escrow per TIA.
8. Provide executed easements required for the future wastewater interceptor that will serve this property [Sub Ord 18.2.3]
9. The Final Plat cannot be approved until either;
  - Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
  - Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

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