



## CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620  
512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

Date: January 26, 2021

Daniel Ryan  
LJA Engineering  
[dryan@lja.com](mailto:dryan@lja.com)

Permit Number: SUB2020-0044  
Project Name: Parten Ranch Ph 4 PP  
Project Address:

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.

### **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. Update note 5 regarding the relation to the 100-year floodplain. The Engineering report says a portion is in the floodplain.
2. Label the various widths of the WQBZ.
3. The legend shows symbology for "water quality easement". Where is this being used?
4. Clarify why the Engineering Report lists total acreage of Phase 4 as 73.84 acres and the Preliminary Plat tables shows the total acreage as 62.68.

### **City Planner Comments**

The following comments have been provided by Amanda Padilla. Should you have any questions or require additional information, please contact Amanda Padilla by email [apadilla@cityofdrippingsprings.com](mailto:apadilla@cityofdrippingsprings.com).

5. Replace notes 11-14 with the following note: "Building setbacks shall comply with City Ordinances or the Parten Ranch Development Agreement, whichever is applicable"
6. The Water utility Lot Block K Lot 43 is missing metes and bounds. [Sec. 4.7 of the subdivision ord]
7. Lots 42,43,44 Block K, Lot 33 Block I, and Lot 39 Block J are missing from the Lot chart. [Sec. 4.7 of the subdivision ord]

### **Fire Marshal Comments**

The following comments have been provided by Dillon Polk. Should you have any questions or require additional information, please contact Dillon Polk by email [dpolk@northhaysfire.com](mailto:dpolk@northhaysfire.com).

8. Fire Approves

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.