



Permit Number: SUB2022-0049  
Project Name: Serenity Hills  
Project Address: 1111 HAYS COUNTRY ACRES ROAD,  
DRIPPING SPRINGS, TX 78620

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.

#### **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 an overall lot layout showing lot numbers on a single sheet.
2. Show match lines on each sheet.
3. Delineate the City Limits and ETJ boundaries in the Vicinity Map [4.7.a]
4. Fee in lieu of parkland is required for this development. Submit a parkland fee in lieu plan and appraisal. [28.03.011]
5. Remove "Parkland" from the label of lot 1 and update the lot summary table to reflect the change.
6. Submit a proposed phasing plan if applicable. [4.7n].
7. Provide the Hays County 1445 approval letter. [4.7o].
8. Subdivisions with 50 or more lots must have two points of access. Either reduce the number of lots or provide a secondary point of vehicular access. [11.3.4]
9. It appears that sheet 11 can be omitted since this plat is not recorded.
10. On the cover sheet add an approval statement and signature line for the Planning & Zoning Commission Chair and a space for the City Secretary to attest. [4.7r4]

#### **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).

11. Provide documentation of County Fire Marshall approval when received. [Sub Ord 18.7]
12. Show the Critical Environmental Features and Wetland identified in the Geologic Report and provide

setbacks [Sub Ord 4.7(l)(4)]

13. Provide a small keymap of the entire subdivision on each sheet with the active area shaded.
14. Show the adjacent property owner information including properties on the other side of Deerfield Road. [Sub. Ord. 4.7(c)]
15. Label the Deerfield Road ROW width.
16. Show City limits and ETJ on the Vicinity Map. [Sub. Ord. 4.7(a)] Provide a solid light gray shade to indicate the City Limits.
17. Provide a statement on cover sheet with a description of what portion of the project, if any, is located in a FEMA designated floodplain. Provide associated FEMA FIRM panel number and effective date. [Plat Information Requirements Checklist]
18. Provide a statement on cover sheet regarding the location of the project in reference to Edwards Aquifer jurisdictional boundaries. [Plat Information Requirements Checklist]
19. Check Lienholder and Dedication statements. There are references to dedication of ROW to the City while your Engineering Report states that the roads will be owned and maintained by the HOA.
20. Provide a copy of the Joint Use Access easement #21024807 & #21024808
21. Provide a copy of Access Easement Vol 1324, Pg 437 demonstrating these tracts right to utilize the Joint Use Access Esmt.
22. The roadway accessing Canyonwood Drive must be improved to meet public roadway standards. [Sub Ord 11.3.4] All subdivisions with 50 or more lots or units must have at least two points of vehicular access and must be connected via improved roadways
23. Provide a PUE along the frontage of Deerfield Road [Sub Ord 12.2.4]
24. Show and label widths of all WQBZs on the Plat [WQO 22.05.017].
25. If the development is intended to be constructed in multiple phases, provide a phasing plan. [Subdivision Ordinance 4.3 & 11.8]
26. Show the existing water well on the plat. Per [TAC Title 16, Part 4, Chapter 76, Rule 76.1(a)(1)], a water well must be 50 ft from property line. Annotate 50 ft offset.
27. On the Plat, provide a roadway classification summary table for all streets within the development. Include required pavement width and right-of-way width in the table. Minimum required pavement width for a County Lane is 24 ft per the City's Transportation Master Plan.

28. Provide a sidewalk and trails plan [Preliminary Plat Information Requirements].
29. 5ft Sidewalks are required along both sides of all streets. [Sub Ord 15.2]
30. 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].
31. Show dimensions for all cul-de-sac pavement and right-of-way radii on all paving sheet plan views. All cul-de-sacs shall have a minimum pavement diameter of 80' and minimum right-of-way diameter of 110'. [Subdivision Ordinance 11.22]
32. Provide Schematic Engineering plans for water, sewer drainage and roadways to be constructed. Proposed utility and roadway connections shall be indicated. [Preliminary Plat Information Requirements].
33. Provide impervious cover breakdown. Identify existing and proposed impervious cover and break out paving, buildings, sidewalks, rooftops, etc. Maximum allowed IC in ETJ is 35% [WQO 22.05.016]
34. What is the status of your Public Water System permit with TCEQ for the rainwater systems. If you have determined the potable rainwater systems for this project do not require a TCEQ permit provide a statement on the cover certified by an Engineer that states:  
"I Name of Engineer, Texas Registered PE License #, have reviewed TAC Chapter 290, Public Water Systems, and have determined that the rainwater harvesting potable water supply systems proposed for this project do not require a TCEQ permit"
35. Label Lot 57 "Open Space & Drainage"
36. Label Lot 22 "Drainage Lot"