



Permit Number: **SUB2022-0033**
Project Name: **The Ranch at Caliterra**
Project Address: **HC Carter Way, Dripping Springs, TX 78620**

Engineer/Public Works Comments

1. Sheet 2 - Replace the right of way cross sections with the current City of Dripping Springs standard utility assignments. Contact Trevor Lawrence at trevor.lawrence@burgessniple.com
2. Additional comments will follow with the submission of a construction plan set with water and wastewater utility sheets.
3. Developed Drainage Area Map - Drainage analysis point 4 shows an increase in storm flow for the proposed 100-yr storm conditions. Update design to achieve proposed flows less than or equal to existing flows.
4. Per the DA section 3.13 it appears that ROW dedication is required from the Caliterra entrance north along the project's eastern boundary towards Roger Hanks/Creek Rd. Please show ROW dedication.
5. The City's adopted Transportation Master Plan shows north south roadway along this tract's eastern property line as a 2 Lane Minor Divided Arterial requiring 100 ft of ROW. Please provide 100 ft of ROW. Hays County Development Regulations also show a Minor Arterial requires 100 ft ROW.
6. Roadway Summary Table – Based on the ADT Barnett and Dreamcatcher Drive should be listed as Minor Collector.
7. Roadway Summary Table - Include pavement width in the roadway classification summary table for all streets within the development.
8. The Geologic assessment provided does not appear to be for this tract. Please provide Geologic Assessment for this tract.
9. Show and label the 100-yr floodplain. [Preliminary Plat Information Requirements]
10. Label the width of all WQBZs [Preliminary Plat Information Requirements].

11. Update Note 21 on sheet 2 of 5. ROW will be County ROW.
12. Provide documentation on compliance with 2.5.4 of the DA Endangered Species.
13. Provide a copy of the complete TIA. Only a summary has been submitted.
14. 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.
15. Add a note naming who will be responsible for operation and maintenance of Stormwater Detention and Water Quality Ponds.
16. Provide Documentation showing County approval of driveway locations on Mt Gainor Rd.
17. If the development is intended to be constructed in multiple phases, provide a phasing plan. [Subdivision Ordinance 4.3 & 11.8]
18. Provide a sidewalk and trails plan [Preliminary Plat Information Requirements].
19. 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].

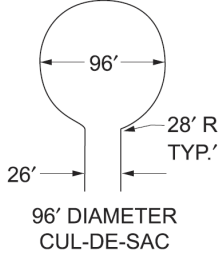
City Planner Comments

20. Move City signatures to the cover sheet.
21. Provide Hays County street name approvals.(4.7d)
22. Provide Hays County 1445 approval letter.
23. Provide a phasing plat if this development will consist of multiple final plats (4.7n).
24. Provide, at minimum, right of way dedication to eventually connect this development to creek road as shown on the development agreement concept plan and the City's thoroughfare plan. (4.7n)
- 25.

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.

- Note: Cul-de-sac required to have 96ft



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