



Date: May 19, 2023

Jacob Harris

Permit Number: SUB2023-0018
Project Name: Cannon Ranch Phase 2 Final Plat
Project Address: Rushmore Dr at Lone Peak Way,
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) Fill in all blank easement information [4.7e].
- 2) On the vicinity map, clearly label city limits and update boundary to reflect the current city limits. [4.7a]

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.

- 3) Complete review of the Final Plat is pending completion of review for the Phase 2 Construction Plans that is currently in process.
- 4) Update Sidewalk Note 27 per the PDD. Arterials (Lone Peak Way) shall have a 10 ft shared use path on one side and 5 ft sidewalk on the other. Collectors (Berkley) shall have a 10 ft shared use path on the north side and the developer to the south will build a 10-foot shared use path on the south side.
- 5) Submit a summary chart showing Water and Wastewater LUE allocations. Show LUEs required for the entire Land, the LUEs associated with prior platted areas and the LUEs associated with the area subject to such plat. Summarize the capacity triggers from the water and wastewater agreements in or below the chart.
- 6) 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.
- 7) Update the City Engineers signature block to a City of Dripping Springs block not Hays County.
- 8) Fill in all of the Document Numbers for the separate instrument easements.

- 9) In the street summary table add roadway classification per City TMP and include sidewalk width required summary.
- 10) Construction Plans show storm, water and WW stubbed into future un-platted phases. Provide temporary easements for these stubs or extend ROW to contain the stub.
- 11) 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.