



Date: May 20, 2022

Permit Number: SUB2022-0019

Project Name: Ladera, Lot 2 Replat

Project Address: 4630 Hwy 290 W, 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. Add in the recording information for all surrounding lots, including all parts of lot 3. [4.7.c] Add in the adjacent lots across US Highway 290 and include recording information. [4.7.c]
2. Show easements in the surrounding lots [4.7.d]
3. Lot 1 of this replat needs to change to another number because Lot 1 of the original Ladera subdivision already exists. [4.7.f]
4. Instead of the City Administrator's Signature block include the Planning and Zoning Commission Chair's signature block along with the City Secretary. [47.r.4]
5. In the City approval statement, update to read ..." Considered by the City of Dripping Springs and is Hereby approved by the Planning & Zoning Commission..." [47.r.4]
6. Provide Hays County 1445 approval letter.

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.

7. Show current city limits on general location map. [Subdivision Ordinance 4.7(a)]
8. The delineation of the drainage basin to establish the WQBZ should start at the downstream point of the creek as it leaves the property to the east. Please update drainage basin and add WQBZ delineations. A WQBZ will be required 50 feet from the either side if the centerline of the stream (total 100 feet buffer zone) [WQO 22.05.017]
9. Provide inset showing original configuration of platted lots [Sec 7.3 Sub Ord]

10. Show all adjacent property owner information including properties on the other side of US290. [Sub. Ord. 4.7(c)]
11. Show any existing wells onsite? 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.
12. Delineate the spread of the 100-yr flow in the existing creek and contain within a drainage easement. [Hays County Development Regulations 3.07(B)] A drainage area of sixty-four (64) acres or greater within a contributing watershed for which a Regulatory floodplain has not previously been identified shall require the identification of a local flood plain. For areas of flow with less than sixty-four (64) acres of contributing area, the identification of a local flood plain is not required; however, any concentrated flow necessitates the dedication of a drainage easement.
13. Per the City's adopted Transportation Master Plan showing the need for 120 ft ROW on US 290 provide a minimum 10 ft ROW reserve along the frontage of US290.