



CITY OF DRIPPING SPRINGS

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Date: September 10, 2021

John Blake
Murfee Engineering Company
1101 Capital of Texas Highway South
Austin TX 78746
jblake@murfee.com

Permit Number: SUB2021-0046
Project Name: Driftwood Golf and Ranch Club Phase Three,
Final Plat
Project Address: Driftwood Ranch Dr., Buda, TX 78610

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

1. 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.
2. The preliminary plat included a 0.18 acre open space on Stoker Court which is not shown on the final plat. Please address this omission.
3. Remove all building setback lines (B.L) from the plat.
4. Provide parkland dedication fee or show that parkland dedication has been satisfied.

Engineer/Public Works Comments

5. 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.
6. Provide updated phasing plan. The Pre-Plat depicts much of the land included in this Phase 3 Plat as future phases while also excluding some of the land depicted as Phase 3 on the Pre-Plat.
7. Please clarify what portion of the 490.6 acre "Site Total" is excluded from the 405.2 "Platted Total" on your IC chart.
8. Fill in the document number for the Driftwood Minor Plat.
9. Provide the easement documents for the Temporary Fire Turn Around easement shown.

10. Update the City signature block for P&Z chairman as this plat will be approved by P&Z not City Administrator.
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.
12. Fiscal Surety cannot be posted until Phase 3 Construction Plans are approved.

All resubmittals must be transmitted to the Planning Department at the City of Dripping Springs or uploaded to www.mygovernmentonline.org**.

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.

Note regarding plats subject to Planning and Zoning Commission review: Resubmittals of corrected plats and associated plans must be received no later than seven (7) calendar days prior to the scheduled P&Z meeting for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].

Note regarding Site Development Plans: Revisions must be submitted within 60 days of the date of this letter or a new application will be required [Sec. 28.04.011].

Regards,

Tory Carpenter,

****If you are wanting to resubmit on My Government Online, go to www.mygovernmentonline.org and login using your customer portal account. After login, click the My Account link located at the top right section of the screen to open the My Account Dashboard. Scroll down to the "My Permits" section and locate the project. Click "View Permit" to open the project. Scroll down to the section of your project labeled "Customer Documents." Click the "Add New File" link located to the far right to upload your files. The jurisdiction will be notified automatically after you've uploaded the files. If you are new to the MyGovernmentOnline customer portal, please note that instructions are available on the portal by clicking the "HELP" link or you may call the technical support line at 1-866-957-3764, option 1 for assistance using the online portal.