



## CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620  
512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

Date: September 10, 2021

Bill Couch  
Carlson, Brigance and Doering, Inc  
5501 W William Cannon Dr.  
Austin TX 78749  
[bill@cbdeng.com](mailto:bill@cbdeng.com)

Permit Number: SUB2021-0012  
Project Name: Caliterra Phase 4 Section 12 Final Plat  
Project Address: Premier Park Loop, Dripping Springs, TX, TX  
78640

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.

### 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).

**Comment 01:** 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.

**Response 01:** Clarification requested – the plat cannot be approved or cannot be recorded?

**Comment 02:** Staff will not recommend approval to P&Z until fiscal is posted.

**Response 02** – Surety will be posted to allow the Final Plat to be Recorded. A Surety Estimate prepared by the Engineer will be provided for your approval. Is the Estimate and Surety Administratively approved by City Staff, or by P&Z Commission or/and City Council?

**Comment 03:** Please provide Surety for review. Surety is reviewed and recommended for approval by staff and formally approved by City Council.

### 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).

4. Provide County 1445 Approval Letter

All resubmittals must be transmitted to the Planning Department at the City of Dripping Springs or uploaded to [www.mygovernmentonline.org](http://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](http://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.