



Permit Number: SUB2022-0033
Project Name: The Ranch at Caliterra
Project Address: HC Carter 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. Planning has no comments

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.

2. You need to bring back your actual ROW cross-sections. The intent of the comment was for you to update your ROW cross sections to include the City's standard utility assignments.
3. Hays County Criteria Carter, Whiskey Barrel, Hickory and Dream Catcher should be designated as Minor Collectors. Soaring Hill Should be designated as a Major Collector.
4. Please modify your "linear footage of ROW" table on sheet 1 of the preliminary plat to include all the information in the Roadway Design Report and re- title it as "Roadway Summary Table"
5. The 2014 environmental assessment produced by SWCA identifies several CEFs and recommends setbacks be applied. Please clarify the discrepancies between this report and the 2022 report also produced by SWCA that indicates there are no CEFs present. In addition, the 2014 assessment states that 6 endangered species have the potential to occur in the project area but offers no recommendation on how to deal with that potential. Please clarify.
6. Provide a note on the plat cover sheet stating the following:
"Prior to approval of construction plans for this project the developer will complete the following based on the recommendations the TIA dated October 2017 produced by RPS Klotz Associates."
 1. Developer shall submit construction plans approved by TxDOT for the traffic signal at Caliterra Parkway and RR12. Developer agrees to pay 100% of construction cost for the signal as stipulated by the TIA.
 2. Developer shall place pro rata share of \$47,195.60 for the RM12/US290 improvements in escrow.
 3. Developer shall place the pro rate share of \$98,640 for the Mt Gainor Rd improvements in escrow.
7. Provide executed easements required for the future wastewater interceptor that will serve this property [Sub Ord 18.2.3]

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.

8. Approve per revisions submitted.

Open spaces, friendly faces.