



Permit Number: SUB2022-0042
Project Name: Silver Creek Subdivision
Project Address: 12970 Silver Creek Road, 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. Show the boundaries of Dripping Springs City Limits and ETJ on the location map [4.7.a]
2. Delineate or label all areas that are to be dedicated as parkland. Alternatively, request a fee in lieu of parkland dedication [4.7.h]
3. Include proposed phase(s) of the development [4.7.n]
4. Provide Hays County 1445 approval letter once received [4.7.o]
5. -Provide documentation that the street names have been approved by Hays County.

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.

6. Add a note naming who will be responsible for operation and maintenance of Stormwater and Water Quality facilities. [Plat Information Requirements]
7. Confirm that the 15 ft PUE is fronting all lots along Blue Sky Court. Update note 6 to 15 ft PUE to match plan. [Sub Ord 12.2.4]
8. Provide a drainage easement to contain the 100-yr floodplain. [Subdivision Ordinance 12.2.2] Where a subdivision is traversed by a watercourse, drainageway or channel, there shall be provided a storm drainage easement conforming substantially with the 100-year floodplain of such course and of such additional width as may be designated by the City Engineer, subject to determination according to proper engineering considerations.

9. Label widths of all WQBZs [WQO 22.05.017].
10. If the development is intended to be constructed in multiple phases, provide a phasing plan. [Subdivision Ordinance 4.3 & 11.8]
11. Provide a roadway classification summary table for all streets within the development. Include required pavement width and right-of-way width in the table.
12. Provide typical roadway sections including typical utility assignments.
13. Provide a sidewalk and trails plan [Preliminary Plat Information Requirements].
14. Exhibits G Utility Plan, H Ex Drg Map, I Prop Drg Map and J Drg Report are missing from the Engineering report. Please provide with resubmittal.
15. Include schematic drainage infrastructure plan (Culverts, roadside ditches, ponds, etc.) showing paths of conveyance. [Preliminary Plat Information Requirements].
16. Detention facilities are required to demonstrate that proposed flows are required to be less than or equal to existing flows leaving the property. To waive the requirement for detention you will need to show that it is in fact a detriment to provide detention. [Hays County Development Regs, Chapter 725, Section 3.02] Your engineering report provided a generic pre and post development compounded flow curve. Provide actual curve data for this project.
17. In ETJ - Provide documentation of County Fire Marshall approval when received. [Sub Ord 18.7]
18. The Plat appears to have 2 different front property setback lines as well as side property setback lines. Please label for clarity.
19. Label the linework that extends south out the end of the Silver Creek cul-de-sac into lot 28. It looks like possibly an easement?