



Date: August 18, 2023

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City staff has completed its review of project **SUB2023-0034 Lunaroya Subdivision Final Plat**. 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.

1. Copy the WQBZ Waiver note from the cover of the Construction Plans over to the Plat.
2. Show the "Native Buffer" on the plat as required by Waiver VAR2021-0023
3. Provide a Graphic Scale and North Arrow on each plat sheet. [Plat Application Checklist]
4. Provide documentation of OSSF Facility Plan approval from the County when received. [Site Dev Ord 28.04.009(a)(12)]
5. Provide documentation of water well approval from HTGWA approval from the County when received. [Site Dev Ord 28.04.009(a)(12)]
6. Provide documentation of TCEQ Public Water Supply approval when received. [Site Dev Ord 28.04.009(a)(12)]
7. Update the floodplain note. Portions of this tract are within the 100-yr floodplain. [Plat Information Requirements Checklist]
8. Provide a statement on cover sheet regarding the location of the project in reference to Edwards Aquifer jurisdictional boundaries. [Plat Information Requirements Checklist]
9. Note water service provider. Add a signature block for the Water Service Provider. [Sub Ord 4.7(t)]
10. Note wastewater service provider as "OSSF permitted by Hays County"
11. Label the WQBZ also as a drainage easement as it contains the 100 yr floodplain. [Sub Ord 12.2.2]
12. Label widths of all WQBZs [WQO 22.05.017].

13. Turn off building setback lines. Those can be detailed in plat notes.
14. Show dimension for turn around ROW at end of Skyward Lane [Subdivision Ordinance 11.22]
15. The Final Plat cannot be approved until either;
 - Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
 - Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure

City Planner Comments

The following comments have been provided by Warlan Rivera. Should you have any questions or require additional information, please contact Warlan Rivera by email Wriviera@cityofdrippingsprings.com.

16. Please include a graphic scale and a numerical scale. [Sub. Ord. 4.7.g]
17. Please include a north arrow. [Sub. Ord. 4.7.g]
18. Provide Hays County 1445 Approval letter. [Sub. Ord. 5.3.2]
19. Fill in what the water source is for plat note #2. [Sub. Ord. 4.7.u]
20. Pay Park Development Fee of \$18,144. [Sec. 28.03.010] [Fee Schedule 4.23]
21. Pay the parkland fee-in-lieu. [Sec. 28.03.011]
 - If private parkland credit is granted by the City Council, pay \$65,287.04.
 - If private parkland credit is not granted, pay \$87,527.68.
22. Pay the sidewalk fee-in-lieu and include an exhibit and calculations for achieving those numbers. [Sub. Ord. 15.4]
23. Pay the Agricultural facility fee. [Sub. Ord. 28.03.016.b]

Open spaces, friendly faces.