



Date: August 19, 2022

Permit Number: SUB2022-0038

Project Name: Re-Plat of Lot 11A, Hanelius & Peterson Subd.

Project Address: 449 Twin Oaks Trl., 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. Delineate the boundaries of the city limits and ETJ on the vicinity map [4.7.a]
2. Show recording information of 300 Twin oaks trl, R14157. [4.7.c]
3. Show acreage of tract 11A on the existing lot configuration [4.7.f]
4. Include a graphic scale [4.7.i]
5. Hays County 1445 Approval Letter [4.7.o]
6. This is a replat and needs to be approved by the Planning and Zoning Commission. Please change the City's signature block to include the Planning and Zoning Commission chair and the City Secretary instead of the City Administrator. [4.7.r.4]
7. The 50ft drainage easement along the northern edge of the property from the original plat is missing [7.2.3]
8. Provide a recorded copy of the access easement and show the recording information on the plat.

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.

9. Show and label the Water Quality Buffer Zones on the plat document that is to be approved and recorded.[Plat requirements checklist]
10. Delineate the Local 100-yr floodplain and provide drainage easement to contain the 100-yr flow on the plat document that is to be approved and recorded. [Plat requirements checklist]
11. Provide OSSF facility planning report or approved OSSF permit [Plat Checklist]

12. Show a graphic scale bar [Plat requirements checklist]

13. Provide documentation to the city establishing that the applicant has notified the following entities of the applicant's plans for the project: Hays-Trinity Groundwater Conservation District. [Sub Ord 4.7(u)]

14. Show the existing water well on the plat. Per [TAC Title 16, Part 4, Chapter 76, Rule 76.1(a)(1)], a water well must be 50 ft from property line. Annotate 50 ft offset.

15. Provide a 20 ft PUE along the frontage of Twin Oaks Trail Road [Sub Ord 12.2.4]