



Date: August 19, 2022

Meranda Perkins  
Doucet  
mperkins@doucetengineers.com

Permit Number: SUB2022-0039  
Project Name: Village Grove Preliminary Plat  
Project Address: Sports Park Rd., Dripping Springs, TX 78620

### **Engineer/Public Works Comments**

The following comments have been provided by Lauren Barzilla. Should you have any questions or require additional information, please contact Lauren Barzilla by email [lauren.barzilla@burgessniple.com](mailto:lauren.barzilla@burgessniple.com).

1. Sheet 13 – The City of Dripping Springs has standard street sections and utility alignments that can be obtained by contacting Trevor Lawrence at [trevor.lawrence@burgessniple.com](mailto:trevor.lawrence@burgessniple.com) adjust alignments as necessary to comply with the standards.
2. Please elaborate in your geologic assessment or engineering report on the requirements for abandoning water wells and when that will be completed by the development. [Sub Ord 4.8(l)(4)]
3. Show all adjacent property owner information. [Sub. Ord. 4.7(c)]
4. Provide documentation showing approval of TxDOT driveway locations. [Plat Application Checklist]
5. Add a note naming who will be responsible for operation and maintenance of Stormwater Detention and Water Quality Ponds. [Plat Information Requirements]
6. [Hays County Development Regulations 3.07(B)] A drainage area of sixty-four (64) acres or greater within a contributing watershed for which a Regulatory floodplain has not previously been identified shall require the identification of a local flood plain. For areas of flow with less than sixty-four (64) acres of contributing area, the identification of a local flood plain is not required; however, any concentrated flow necessitates the dedication of a drainage easement.
7. Show and label the spread of the 100-yr flow for existing drainage ways within the tract. [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.
8. Add a roadway classification column to the Public Roadway Table. Classifications names shall match those in the City's Transportation Master Plan.

9. Public Roadway Table - Update the sidewalk for the 50ft ROW to 5ft each side to match submitted cross sections.
10. Provide a sidewalk and trails plan. Show the various types and sizes of sidewalks and trails with different hatches to satisfy the sidewalk and trails plan requirement. [Preliminary Plat Information Requirements].
11. Some cul-de-sacs show 50ft pavement radius and some show 49ft. Please review and update.
12. Disconnect the intersections of Derby Lane and Ryder Lane with Village Grove Parkway as previously requested.
13. Some of the lotting plan is turned off in the keymap. Please update.
14. For clarity. Show left turn lane arrows in plan view at all locations where left turn lanes are proposed.
15. Update label for the "114' Future ROW" to "114' ROW dedicated to City for future improvements"
16. Address the conversion of Sports Park Rd to one-way on the preliminary plat to address 3.1(a)(iii)(E) of the Roadway Agreement.
17. Label the potential Preserve Driveway [RA3.1(a)(v)(A)]
18. Label the potential Foster Driveway [RA 3.1(a)(v)(B)]
19. Show the phasing of the wastewater system on the schematic wastewater layout. Identify the location of the temporary package plat and show how it will receive flows.

### **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).

20. Show updated City Limits on the vicinity map to include the annexation of Village Grove [4.7.a]
21. Provide a note stating that "This subdivision is regulated by the Village Grove Planned Development district, City Ordinance 2022-19."
22. Show recording information of 300 Twin oaks trl, R14157. [4.7.c]
23. Show acreage of tract 11A on the existing lot configuration [4.7.f]
24. Include a graphic scale and ratio scale on each sheet [4.7.i]
25. Please change the City's approval statement to read, "...Has been submitted to and considered by the Planning & Zoning Commission and is hereby approved.". [4.7.r.4]
26. Show width of the townhouse units. This can be done as a separate exhibit if necessary.
27. Provide Hays County street name approval letter. [4.7.d]
28. Note that approval of the preliminary plat first requires approval of the submitted parks plan. [4.7.h]
29. Show average lot size of each phase on the lot summary chart [PDD 2.2]
30. Replate "Multifamily" with "Townhome" throughout the plat. [PDD2.4.2]
31. Provide owner authorization for all properties included in this preliminary plat. [Application checklist]

**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](mailto:dpolk@northhaysfire.com).

32. Fire Approves