



Date: February 18, 2022

Permit Number: SUB2022-0002

Project Name: Hays Street Subdivision

Project Address: 102 S Bluff St, 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. Remove building setback lines (B.S.L).
2. This subdivision is subject to a Conditional Overlay as described in City of Dripping Springs Ordinance 2021-42.
3. Remove notes 11 thru 14 regarding setbacks.
4. Remove note 22 regarding a private park.
5. If no parkland dedication is proposed, fee in lieu of parkland dedication and parkland development is required prior to final plat approval. (Sec 28.03.010)
6. Provide standard P&Z approval statement and signature lines for the P&Z Chair, City Secretary, and City Engineer.

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.

7. Show current city limits on general location map. [Subdivision Ordinance 4.7(a)]
8. Provide a note clarifying the source of the 100 yr floodplain. Is it per the FEMA preliminary maps or per developers delineation of a "Local Floodplain" per Hays County regs.

9. Why do the front building setback lines vary across each lot (20ft, 25 ft and 30ft)?
10. Add a note naming who will be responsible for operation and maintenance of Stormwater Detention and Water Quality Ponds.
11. Update the street tree note as follows:
"Street Trees shall be planted in each lot prior to the issuance of a certificate of occupancy per the quantity, size and location requirements of Subdivision Ordinance 28.06.051."
12. Update the water supplier in the lower left-hand corner to "Dripping Springs Water Supply Corporation".
13. 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.
14. This project includes improvements to public infrastructure. Please provide a preliminary plat per [Sub Ord 3.3.2]
15. Schematic engineering plans should show proposed improvements to existing Hays Street in addition to the added pavement to facilitate access to lots 4, 5 and 6. [Sub Ord. 4.7(m)]
16. Provide schematic water and wastewater plans showing how the lots are served [Sub Ord 4.7(m)]
17. Provide schematic water quality and drainage plans for the subdivision [Sub Ord 4.7(m)]
18. If the development is intended to be constructed in multiple phases, clearly identify those phases and provide a proposed schedule of development [Subdivision Ordinance 4.7(n)]
19. Provide a construction traffic plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction; temporary construction easement approvals if needed, this shall be sealed by a registered engineer; [Sub Ord 4.7(q)]
20. Submit a Trip Generation Report [Preliminary Plat Requirements 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.

21. Fire Approves