



Permit Number: SUB2022-0041
Project Name: Hays Street Preliminary Plat
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. The City's signature line references the Village Grove subdivision. Please update.
2. Remove building setback lines.

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.

3. Add a statement of proximity to the Edwards Aquifer Contributing Zone and/or Recharge Zone. [Site Development Info Requirements Checklist]
4. Note who will be responsible for operation and maintenance of Stormwater Utilities and Ponds on the cover. [Site Development Info Requirements Checklist]
5. Provide a 20 ft PUE along the frontage of Hays St., Bluff St. and US 290. [Sub Ord 12.2.4]
6. Provide a sidewalk/trails plan. Plans shall show the location of all proposed sidewalks/trails and shall state at what stage of the project they will be constructed. [Subdivision Ord. 15.2.2]
7. Provide documentation of allocation of additional LUEs when approved.
8. The west end of Hays Street currently only serves one or two residences. It is not in good enough condition to adequately serve an additional 3 residences. Some improvements to the existing Hays Street will be required and are currently being considered by City Staff.

9. Show all adjacent property owner information including properties on the other side of Hays St.. [Sub. Ord. 4.7(c)]
10. If the development is intended to be constructed in multiple phases, provide a phasing plan. [Subdivision Ordinance 4.3 & 11.8]

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.

11. Fire Approves.

Open spaces, friendly faces.