



City of Dripping Springs

511 Mercer Street • PO Box 384 • Dripping Springs, TX 78620 • 512.858.4725
cityofdrippingsprings.com

Open spaces, friendly faces.

Date: January 21, 2022

Comments:

SUB2021-0072 Caliterra Phase 5 Section 14 Prelim

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. Replace "preliminary plan" with "preliminary plat" on all title pages (4.7g)
2. To show compliance with section 3.2.3 of the development agreement, please provide a separate table showing the number of residential lots in all previous phases of the development.
3. Replace "Mayor or Mayor Pre-tem" with "Planning & Zoning Commission Chair or Vice Chair." (4.7r4)
4. Provide 1445 approval letter from Hays County.
5. Lots 35, 36, 38, and 39 appear to encroach on an area designated as open space on the approved parks plan. Please adjust lots or illustrate how you are meeting the requirements of the approved parks plan. (4.7h)
6. Add a note stating "Building height is limited to forty feet (40')." (3.2.8 of the DA)

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. Provide a Graphic Scale Bar per [Preliminary Plat Info Requirements Checklist]
8. Provide a sidewalks plan sheet. [Subdivision Ord. 15.2.2]
9. 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.

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.

10. Fire Marshall Approves