



DRIPPING SPRINGS
Texas

City of Dripping Springs

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cityofdrippingsprings.com

Open spaces, friendly faces.

Date: **November 19, 2021**

Brian Estes
Civil & Environmental Consultants, Inc.
ccordoba@cecinc.com

Permit Number: **SUB2021-0051**
Project Name: **Hardy T One Preliminary Plat**
Project Address: **2901 W US 290, Dripping Springs, TX 78620**

City staff has completed its review of the above-named project. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. Applicants are encouraged to contact reviewers directly with questions.

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.

1. Comment 01: Clarify how water quality requirements will be achieved for stormwater discharges to POA B and POA C. [WQO 22.05]

Response 01: The water quality requirements will be achieved for storm water discharges to PoA C using vegetative filter strips along the sides of the road to pick up the drainage from the proposed roadway. Please refer to the vegetative filter strips shown on the Proposed Drainage Area Map at approximately Grid G3. The calculations for the minimum 80% TSS removal of this area have been provided in the table at Grid B5. The storm water discharge at PoA B consists of sheet flow over grassy areas and there is no runoff from proposed impervious cover going to this point of analysis in the proposed conditions. Please refer to the Pr-DA2 column in the Proposed Site Conditions Table at Grid C7 which shows that Pr-DA2 has 0% impervious cover.

Comment 02: Outside the City Limits required water quality load removal is 90%. Please update calculations. [WQO 22.05.015(c)]

2. Comment 01: Provide a sheet showing the existing and proposed roadway layout. Show location, width and names of all streets. [Preliminary Plat Information Requirements].

Response 01: The existing and proposed roadway layout has been provided on Sheet 4, Proposed Drainage Area Map. Refer to Grid G5 for the width of the road. The names of all right-of-way streets

have been provided.

Comment 02: The improvements required for the access easement to US 290 shall be documented on the preliminary plat. At a minimum the access easement will need to meet width, horizontal clearance, load bearing and gating requirements of the County Fire Marshall.

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.

3. Provide Hays County 1445 approval letter (4.7(o)).

All resubmittals must be transmitted to the Planning Department at the City of Dripping Springs or uploaded to www.mygovernmentonline.org**.

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.** Resubmittals that do not include a cover letter will be considered incomplete and returned.

Note regarding plats subject to Planning and Zoning Commission review: Resubmittals of corrected plats and associated plans must be received no later than seven (7) calendar days prior to the scheduled P&Z meeting for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].

Note regarding Site Development Plans: Revisions must be submitted within 60 days of the date of this letter or a new application will be required [Sec. 28.04.011].

Regards,

Warlan Rivera,

****If you are wanting to resubmit on My Government Online, go to www.mygovernmentonline.org and login using your customer portal account. After login, click the My Account link located at the top right section of the screen to open the My Account Dashboard. Scroll down to the "My Permits" section and locate the project. Click "View Permit" to open the project. Scroll down to the section of your project labeled "Customer Documents." Click the "Add New File" link located to the far right to upload your files. The jurisdiction will be notified automatically after you've uploaded the files. If you are new to the MyGovernmentOnline customer portal, please note that instructions are available on the portal by clicking the "HELP" link or you may call the technical support line at 1-866-957-3764, option 1 for assistance using the online portal.