



## CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620  
512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

Permit Number: SUB2022-0008  
Project Name: Wild Ridge Preliminary Plat  
Project Address: E US 290, Dripping Springs, TX 78620

### Comments

#### **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).

1. Change "Mayor or Mayor Pro Tem" to "P&Z Chair or Vice Char" on the City approval block. (4.7r40)
2. Show street names and provide documentation that street names have been approved. (4.7d)
3. Parkland:
  - a. The parkland plan shows a narrow open space connecting "Street A" to a greenbelt behind the properties on block 2. Include the connection and greenbelt. (PDD Exhibit C).
  - b. Submit a master parks plan. Note that this plan must be approved before approval of this preliminary plat. (PDD 2.5)

#### **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](mailto:cgilpin@cityofdrippingsprings.com).

4. Show the Jurisdictional Waters identified by the ACI report on the Preliminary Plat. [Preliminary Plat Information Requirements]
5. Schematically show and note the improvements proposed at the intersection of Wild Ridge and US290. Provide documentation that TxDOT has approved the intersection location and scope of improvements at US290. [Preliminary Plat Application Checklist]
6. Provide a sidewalk and trails plansheet.
7. Preliminary Utility Plan – Turn of topo so utilities are easier to see. Provide larger scale drawings so utilities are

easier to see. [Preliminary Plat Information Requirements]

8. Provide Roadway typical sections for each roadway classification. [Preliminary Plat Information Requirements]
9. Provide schematic roundabout design layouts to determine adequacy of ROW dedication. [Preliminary Plat Information Requirements]
10. Show utility assignments on the roadway sections. [Preliminary Plat Information Requirements]
11. Preliminary Plat – Label ROW widths and Cul-de Sac Radii. [Preliminary Plat Information Requirements]
12. Preliminary Plat – Dimension all pavement widths and cul-de-sac [Preliminary Plat Information Requirements]
13. Preliminary Plat – Dimension pavement widths and cul-de-sac pavement radii [Preliminary Plat Information Requirements]
14. Preliminary Plat – Schematically show left turn lane bays at all median cuts. [Preliminary Plat Information Requirements]
15. Delineate all local floodplains [Hays County Development Regulations 3.07(B)]
16. Preliminary Plat Sheet 2 & 3 – It appears that Wildridge Blvd encroaches on a WQBZ. Please realign or apply for a variance. [WQO 22.05.017]
17. Preliminary Plat Sheet 5 – It appears that the east/west arterial encroaches on a WQBZ. Please realign or apply for a variance. [WQO 22.05.017]

### **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).

Please note the following:

18. D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.
19. D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.