



Permit Number: **SUB2021-0073**

Project Name: **Hardy South Preliminary Plat**

Project Address: **2901 W US 290, 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. To meet block perimeter requirements, a stub street to the west of the Hardy Tract will be required
Comment previously not addressed. (11.12)
2. Provide a note stating that the final plat shall not be recorded until a secondary means of egress is constructed and accepted by the City. (D107.2)

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. Update cover sheet note 1 & 2 to clarify compliance with the Fire Code. Including language that "no vertical construction of buildings may occur without completed fire access roads and water supply". Fire Marshall may provide more specific language in his review. Relevant Fire Code Section is copied below for your reference:

Section 501.4 Timing of Installation is amended to provide as follows: When fire apparatus access roads or a water supply for fire protection is required to be installed for any structure or development. they shall be installed, tested. and approved prior to the time of which construction has progressed beyond completion of the foundation of any structure.

4. Delineate the WQBZ and local floodplain associated with the creek at the southwest corner of the property. [Preliminary Plat Information Requirements][WQO 22.05.017] [Hays County Development Regulations 3.07(B)]
5. It looks like lots in drainage area PR-4 and southern portion of PR-5 are being released west to the adjacent property without water quality requirements being met. Clarify how water quality requirements will be achieved for stormwater discharges. [WQO 22.05]

6. Show lot numbers on the proposed drainage plan. [Preliminary Plat Information Requirements]
7. Show sidewalks on both sides of street typical section. Show sidewalks in Plan view. [Preliminary Plat Information Requirements].
8. With the requested street stub to the west stub out the public water main to the west. [Sub Ord 18.2.3]
9. Provide a construction traffic plan showing [proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction. [Preliminary Plat Information Requirements]
10. Label ROW width on Preliminary Plat [Preliminary Plat Information Requirements].
11. Provide a sheet showing the proposed extension of Ross Street to US290. Sheet should include ROW or easement width, pavement width, schematic drainage infrastructure and required sidewalks. [Preliminary Plat Information Requirements].

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.

12. We approve the plat with the following conditions no structure my progress above a foundation with out acceptance of secondary means of egress to meet remoteness requirements
13. Section 501.4 Timing of Installation is amended to provide as follows: When fire apparatus access roads or a water supply for fire protection is required to be installed before any structure or development, they shall be installed, tested, and approved prior to the time of which construction has progressed beyond completion of the foundation of any structure.
14. 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.

Open spaces, friendly faces.