



Date: May 20, 2022

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Permit Number: SUB2022-0008
Project Name: Wild Ridge Preliminary Plat
Project Address: E 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. Planning approval pending Parks Master Plan approval. (PDD 2.5)

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.

2. Please note the following:
 - i. 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.
 - ii. 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.

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. **Comment 01: Provide schematic roundabout design layouts to determine adequacy of ROW**

dedication. [Preliminary Plat Information Requirements]

Response 01: Roundabout schematic is provided on the Preliminary Plat.

Comment 02: Roundabout geometry are under review by City Engineering and Transportation.

4. Comment 01: Show utility assignments on the roadway sections. [Preliminary Plat Information Requirements]

Response 01: Utility assignments are provided on the Typical Street Sections exhibit.

Comment 02: City standard utility assignments are attached. Please review and update your utility assignments.

5. Comment 01: Preliminary Plat – Schematically show left turn lane bays at all median cuts. [Preliminary Plat Information Requirements]

Response 01: Left turn bay schematics are shown on each applicable sheet of the Preliminary Plat.

Comment 02: Provide a left turn bay for the Northbound turn into Kane Road.

6. Comment 01: Delineate all local floodplains [Hays County Development Regulations 3.07(B)]

Response 01: The 100-yr floodplain is provided with a hatch and callout on each applicable sheet of the Preliminary Plat.

Comment 02: In addition to the FEMA floodplain delineate all local floodplains [Hays County Development Regulations 3.07(B)]

7. Comment 01: 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]

Response 01: A variance is requested as part of this submittal.

Comment 02: Variance is under review

8. Comment 01: 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]

Response 01: A variance is requested as part of this submittal.

Comment 02: Variance is under review