



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620
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Date: April 13, 2021

Cristina Cordoba
Civil & Environmental Consultants, Inc.
ccordoba@cecinc.com

Permit Number: SUB2021-0020
Project Name: Overlook at Bunker Ranch Preliminary Plat
Project Address: 2004 Creek Road, 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. Provide documentation demonstrating that an additional access will be established to US 290 through the Hardy Tract with this development.
2. Revise Note 7 on the cover sheet. The entirety of this project lies within the Contributing Zone of the Edwards Aquifer.
3. Label the ROW width. [Plat Application Checklist]
4. Provide 10 ft PUE along the frontage of all lots. [Sub Ord 12.2.4]
5. The ponds appear to be on residential lots. Ponds need to be in drainage lots owned and maintained by the HOA.
6. Developed flow from PR-3 exceeds existing flow. Provide detention facilities for drainage area PR-3.
7. It appears that there is a hilltop on the west portion of the property and some portion of the storm flow will drain to the west. Please account for this western flow in your drainage areas and calculations.
8. Proposed drainage map should list resultant flows as "Proposed". Currently there is a typo listing proposed flows as existing on the proposed drainage area map.
9. Provide digital copy of HEC-HMS model.
10. List the Atlas 14 rainfall data used in the report. Please note that precipitation depths used for drainage calculations in Dripping Springs differ from Austin. Use Atlas 14 24-hour storm rainfall data for Drippings Springs:

24-hr (2yr, 4.08 in) (10yr, 6.77 in) (25yr, 8.87 in) (100yr, 13.0 in)

This data can be found at the following link:

https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ne

11. Rainfall Intensity Duration Frequency Coefficients for Dripping Springs differ from Austin. Use Atlas 14 data for Hays County Zone 1 per the attached spreadsheet.
12. The addition of this tract to the Bunker Ranch Development triggers the threshold for a TIA. Please submit at TIA. [Plat Application Checklist]
13. Note who will be responsible for operation and maintenance of Stormwater Utilities and Ponds on the cover. [Plat Application Checklist]
14. Add the following note to the cover sheet: "Street Trees shall be planted in each lot prior to the issuance of a certificate of occupancy per the quantity, size and location requirements of Subdivision Ordinance 28.06.051."
15. Clarify the downstream path that storm discharge from the Ponds takes to reach an existing drainage easement, drainage way or public R.O.W. [Plat Application Checklist]
16. It appears Pond A may be over 6ft in height. *Per [COA DCM 8.3.3(B)] Dam Certification. Any hydraulic structure designed to impound storm water that has a height greater than or equal to six (6) feet at any point along the perimeter of the SWM pond is a dam and must be designed to safely pass the minimum design flood hydrograph expressed as a percentage of the probable maximum flood (PMF) as described in DCM 8.3.3.B.3 and as evidenced by certification using the statement provided in DCM 8.3.3.B.3 by an engineer licensed in the State of Texas. The certification statement may be divided into the four disciplines of hydrology, hydraulics, structural and geotechnical and independently certified.*
17. Demonstrate that there is maintenance access to the pond compliant with [COA DCM 1.2.4.E.1]
18. Demonstrate how you intend to comply with the City's water quality ordinance [22.05.015]
19. Add a note that Vaquero Drive shall be extended from Bunker Ranch Boulevard as a condition of this Preliminary Plat approval.
20. Review of the Facility Planning Report requires profile holes with soil evaluations be completed on each proposed lot. Once you have completed the profile holes and soil evaluations schedule an appointment with the City Environmental Health Inspector to go to the lots and review the soil profiles. [Plat Application Checklist]
21. Per [Sub Ord 4.7] provide an *Outline of major wooded areas or the location of major or important individual trees (excluding Cedar Trees) with trunk diameters exceeding twelve inches (12") measured four feet (4') above the ground, and other features pertinent to subdivision; as defined in the City's Technical Construction Standards and Specifications, and the City's Landscape Ordinance.*

City Planner Comments

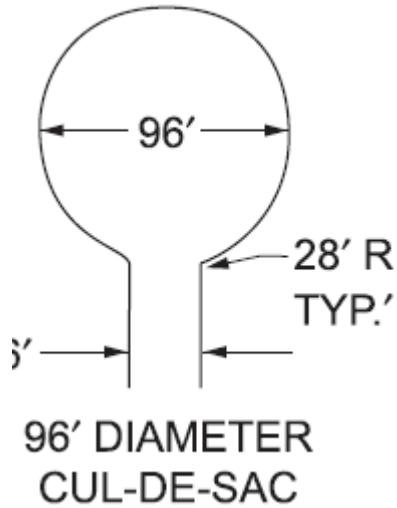
The following comments have been provided by Amanda Padilla. Should you have any questions or require additional information, please contact Amanda Padilla by email apadilla@cityofdrippingsprings.com.

22. Please replace all City Signatures with a signature block for plat approval signature of the Chair (or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by the Planning and Zoning Commission. [4.7]
23. Provide access easement documents for the Hardy Tract and the Florio Tract.
24. Show zoning of property and adjacent property [4.7]
25. Provide a Vicinity Map that shows the CI/ETJ [4.7]
26. Parkland Dedication needs to be approved [28.03]
27. Provide a scale (including a graphic scale) [4.7]
28. Provide a statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. [4.7]
29. Provide HOA or POA documents to show maintenance of roads [11.9]. The association documents shall be reviewed and approved by the City Administrator and the City's Attorney to ensure that they conform to these and other applicable City rules and regulations. [11.9.5]
30. Provide a lot table that shows the sqft and the acres, as well as block and Lot [SF-2 Zoning 3.4]
31. Provide the Street lengths and sqft. [11 street designs] show block lengths.
32. Provide 5' sidewalks [Ord 2020-39, sec 15]
33. Street names shall be approved by the Hays County [23.1]

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.

34. Cul-de-sac radius must be 48ft. See attached detail.



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 April 20th for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].

Regards,

Amanda Padilla