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August 21, 2024

Laura Mueller  
City Attorney  
City of Dripping Springs, Texas

*Via Email: [lmueller@cityofdrippingsprings.com](mailto:lmueller@cityofdrippingsprings.com)*

Re: Variances for Hardy Driveway (VAR2024-005) and Hardy Subdivision (VAR2024-006)

Dear Ms. Mueller,

Please accept the information below and attached as supplements to the Variance Requests (VAR 2024-005, and VAR2024-006) for filing with such applications.

1. **Trees:**

- a) **Exhibit 1:** This is a schematic for trees impacted by sidewalk construction within the Subdivision
- b) **Exhibits 2-7:** These are photos of trees impacted along the Hardy Driveway by the City's current position requiring the construction of a sidewalk along one side of the drive. The developer estimates that approximately 75 trees over 12" would have to be removed for construction of a 24' road with a sidewalk on the one side currently required by the City. The impacted trees are approximately 70% Oak trees (Live and Red Oak) and the remaining trees are Hardwood Trees (Cedar Elm).

2. **Cost of Sidewalks:**

- a) **Exhibit 8:** This is a cost estimate for the Hardy Driveway. The developer estimates that approximately 40% of the total cost (or just over \$2,000,000), excluding the sidewalk fee in lieu on one side, stems from the requirement for construction of a sidewalk on one side of the Hardy Driveway. Thus, the total cost for the Hardy Driveway relating to the City's sidewalks requirements (including the fee in lieu on one side) is estimated to be more than \$2,500,000.00.

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Please let us know if you require further information or wish to discuss in advance of the Planning & Zoning meeting.

Best regards,

*/s/ Jamie Rose*

Jamie A. Rose  
Shareholder

















**HARDY ROAD****Civil Improvements**

Item	Unit	QTY	PRICE	TOTAL
Mobilization	EA	1	\$ 50,000.00	\$ 7,500
Surveying and Layout	EA	1	\$ 45,000.00	\$ 45,000
Clearing	EA	1	\$ 13,000.00	\$ 13,000
Silt Fence	LF	5000	\$ 3.75	\$ 18,750
Rock Berm	LF	150	\$ 30.00	\$ 4,500
*Revegetation	EA	1	\$ 35,000.00	\$ 35,000
<b>SUB_TOTAL</b>				<b>\$ 123,750</b>

**Street Improvements**

Item	Unit	QTY	PRICE	TOTAL
Street Embankment Material	CT	20388	\$18	\$ 366,978
Site Equipment	EA	1	\$375,000	\$ 375,000
Subgrade Preperation	CT	20388	\$ 5.00	\$ 101,938
Street Signs	EA	1	\$ 5,000.00	\$ 5,000
Limestone Butterstick Blocks	ea	5155	\$ 150.00	\$ 773,190
Footing Allowance	ea		\$ 175,000.00	\$ 175,000
Handrail Allowance	lf	1400	\$ 95.00	\$ 133,000
Testing Allowance		1	\$ 55,000.00	\$ 55,000
Haul Off Allowance	EA	1	\$ 50,000.00	\$ 50,000
Tree Disposal	EA	1	\$ 25,000.00	\$ 25,000
<b>SUB-TOTAL</b>				<b>\$ 2,060,106</b>

**Concrete**

6" Concrete Allowance	SF	81900	\$ 11.00	\$ 900,900
Sidewalk Allowance	SF	15750	\$ 5.00	\$ 78,750
Retaining Wall Allowance				\$ 300,000
<b>SUB-TOTAL</b>				<b>\$ 1,279,650</b>

**Drainage Improvements**

Item	Unit	QTY	PRICE	TOTAL
HDPE	EA	1	\$ 135,777	\$ 135,777
6x4 Grate Inlet	EA	5	\$ 13,000	\$ 65,000
5x5 grate inlets	EA	3	\$ 9,500	\$ 28,500
4x4 Grate Inlets	EA	2	\$ 5,600	\$ 11,200
3x3 grate inlets	EA	10	\$ 3,250	\$ 32,500
2.5x2.5 grate inlets	EA	9	\$ 2,400	\$ 21,600
2x2 Grate Inlets	EA	1	\$ 1,600	\$ 1,600
Misc Parts		1	\$ 35,000	\$ 35,000
5' Curb Inlet	EA	2	\$ 8,250	\$ 16,500
DRAINAGE GRADING	EA	1	\$ 75,000	\$ 75,000
Pond Allowance	EA	4	\$ 50,000	\$ 200,000
Underground Detention System	EA	1	\$ 275,000	\$ 275,000
<b>SUB-TOTAL</b>				<b>\$ 897,677</b>

**Supervision**

Project Manager				\$ 75,000
Superintendent				\$ 125,000
Overhead				\$ 75,000
GC Fee				\$ 500,000
Onsite Engineer				\$ 150,000
<b>SUB-TOTAL</b>				<b>\$ 925,000</b>

Sidewalk Fee in Lue \$ 450,000

**TOTAL**

**ROAD ESTIMATE \$ 5,736,183**



Dannew Company

Dripping Springs Country Club

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Google Earth

Imagery Date: 6/23/2023 30°12'15.81" N 98°07'46.84" W elev 0 ft eye alt 2546 ft

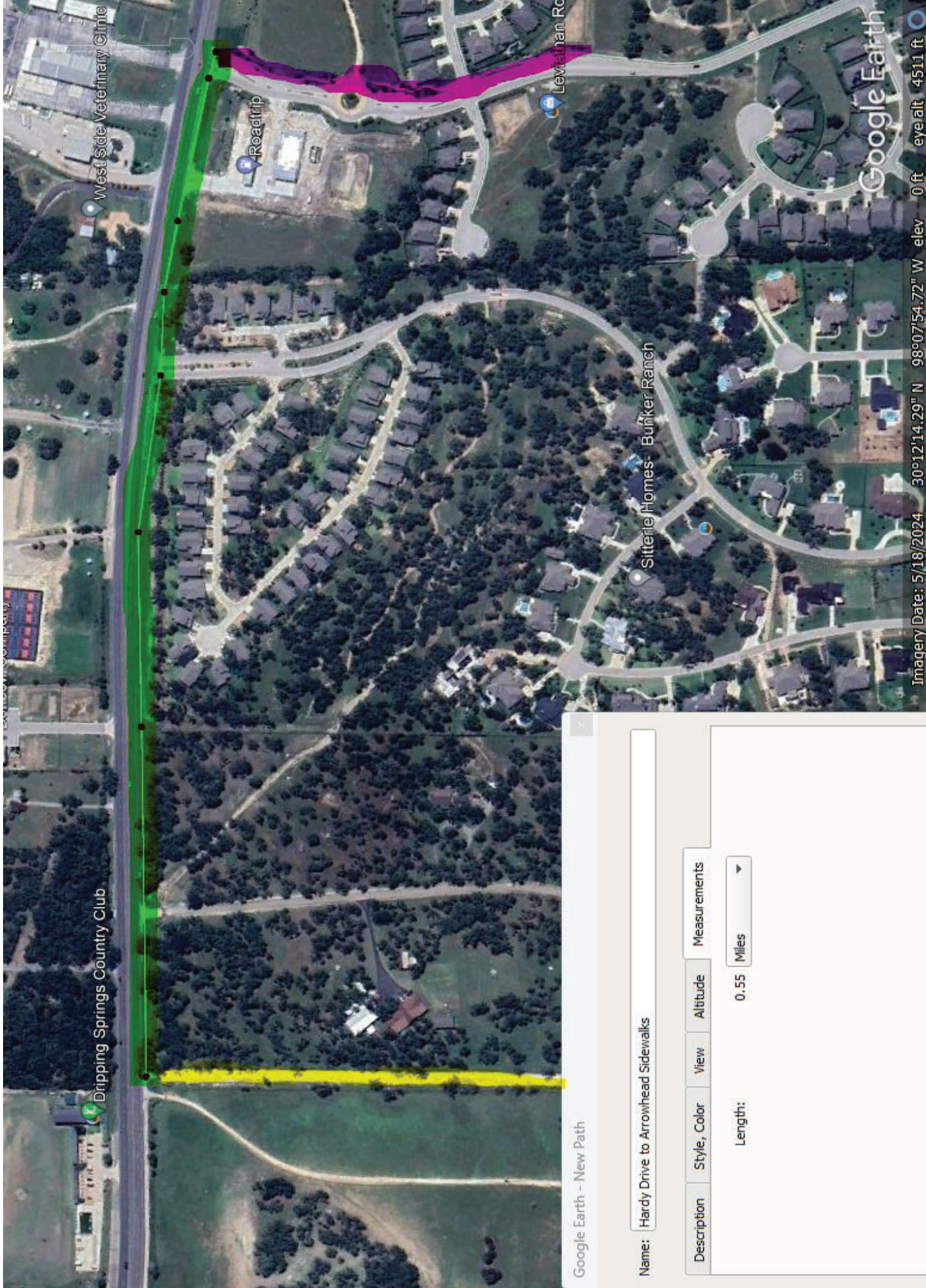
Google Earth - New Path

Name: Hardy Drive to Bunker Ranch Trail

Description	Style, Color	View	Altitude	Measurements
			0.56 Miles	Miles

Length: 0.56 Miles

1985

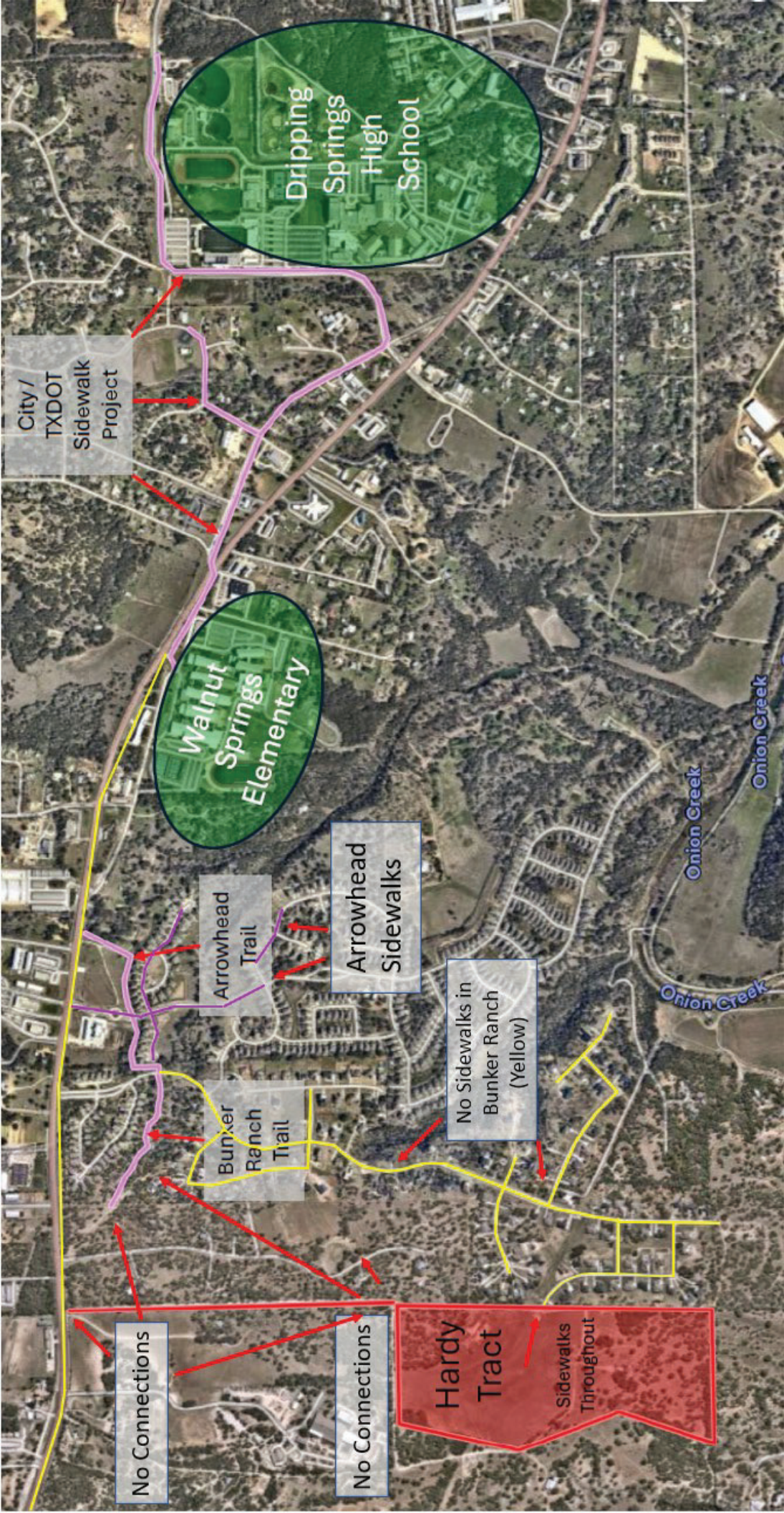


Google Earth - New Path

Name: Hardy Drive to Arrowhead Sidewalks

Description Style, Color View Altitude Measurements

Length: 0.55 Miles



Dripping Springs High School

City / TXDOT Sidewalk Project

Walnut Springs Elementary

Arrowhead Trail

Arrowhead Sidewalks

Bunker Ranch Trail

No Sidewalks in Bunker Ranch (Yellow)

No Connections

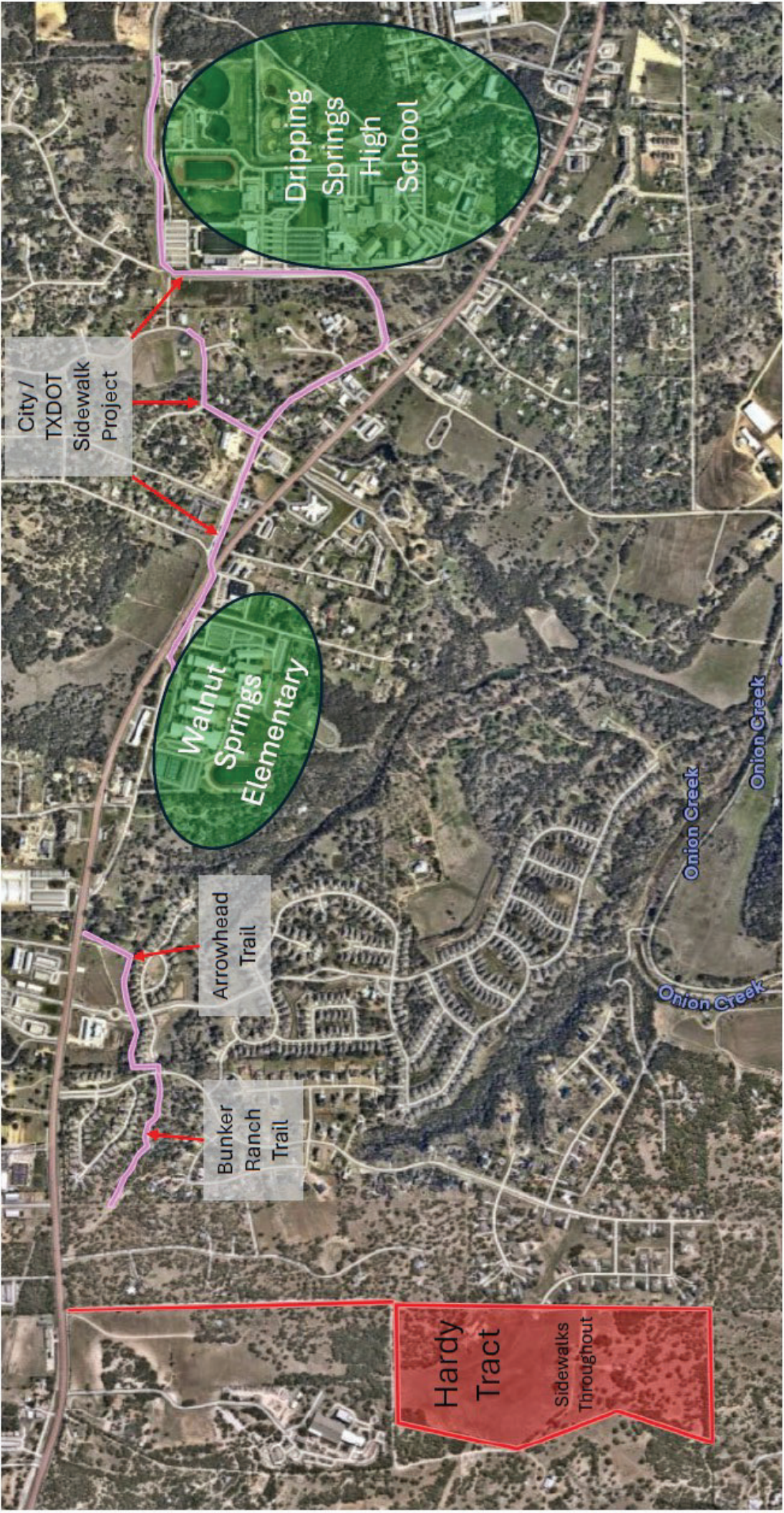
No Connections

Hardy Tract  
Sidewalks Throughout

Onion Creek

Onion Creek

Onion Creek



Dripping Springs High School

City / TXDOT Sidewalk Project

Walnut Springs Elementary

Arrowhead Trail

Bunker Ranch Trail

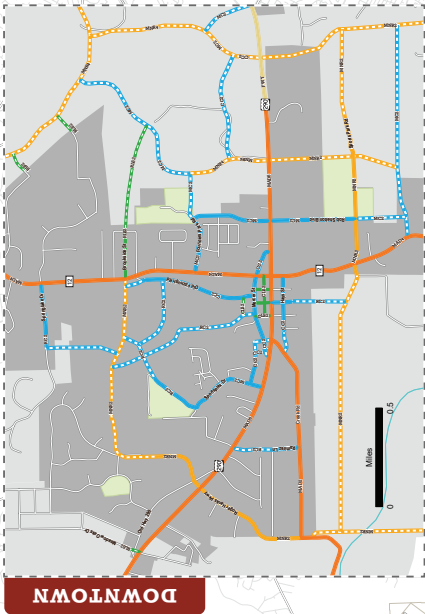
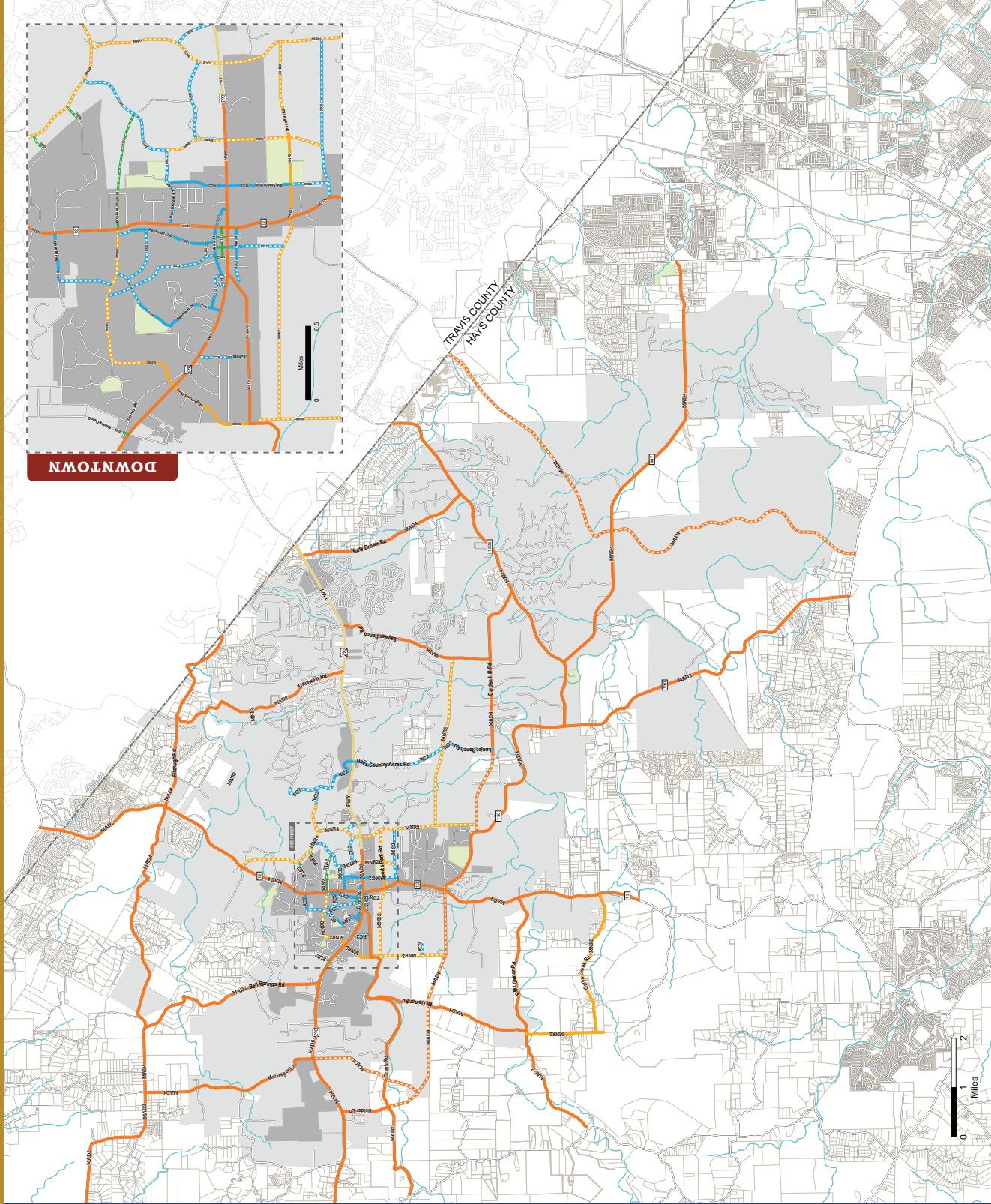
Hardy Tract Sidewalks Throughout

Onion Creek  
Onion Creek  
Onion Creek

# THOROUGHFARE PLAN



**DRIPPING SPRINGS**  
Texas



**LEGEND**

**THOROUGHFARE PLAN**

MAJOR ARTERIAL  
 Enhanced (Solid Orange)  
 Proposed (Dashed Orange)

MINOR ARTERIAL  
 Enhanced (Solid Yellow)  
 Proposed (Dashed Yellow)

COLLECTOR  
 Enhanced (Solid Green)  
 Proposed (Dashed Green)

STREET  
 Enhanced (Solid Blue)  
 Proposed (Dashed Blue)

FREEWAY  
 Enhanced\* (Solid Yellow)

**ROADWAY CLASSIFICATIONS**

MAD6 - 6 Lane Major Divided Arterial  
 MAD4 - 4 Lane Major Divided Arterial  
 MAD2 - 2 Lane Major Divided Arterial  
 MIN4 - 4 Lane Minor Divided Arterial  
 MIN2 - 2 Lane Minor Divided Arterial  
 MC2 - 2 Lane Major Collector  
 CC2 - 2 Lane Commercial Collector  
 RC2 - 2 Lane Residential Collector  
 RS2 - 2 Lane Residential Collector  
 CLS2 - 2 Lane Commercial Local Street  
 RLS2 - 2 Lane Residential Local Street

**OTHER**

CITY LIMITS (Grey outline)  
 EXTRAJURISDICTIONAL JURISDICTION (E.T.) (Light Grey outline)  
 PARKS (Green fill)  
 CREEKS & RIVERS (Blue lines)  
 COUNTY BOUNDARY (Dashed line)

North Arrow

October 2021

This Thoroughfare Plan depicts proposed enhancements to existing roadways and proposed roadways.

Final alignments of proposed roadways will be determined in cooperation with TxDOT, Hays County and its Long Range Transportation Plan, and the subdivision platting process.

\* US 290 classification and roadway cross-section to be determined by TxDOT as part of US 290 Corridor Study.

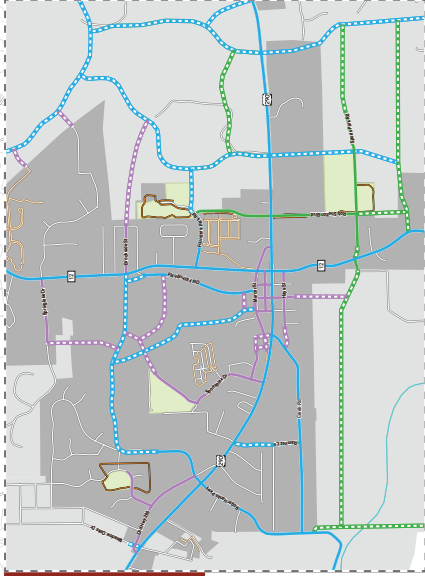
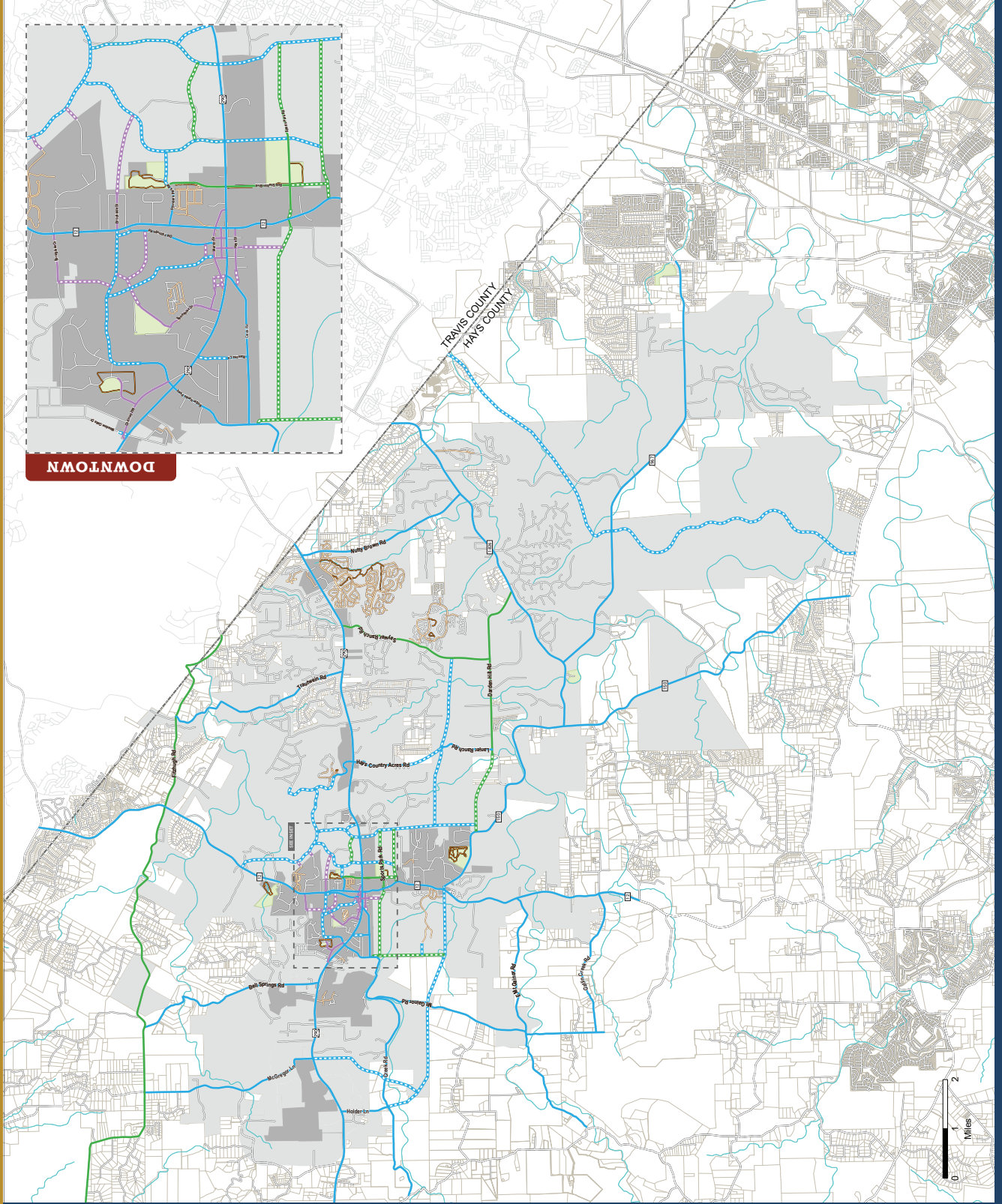


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# MULTIMODAL PLAN



**DRIPPING SPRINGS**  
Texas



**DOWNTOWN**

**LEGEND**

**MULTIMODAL PLAN**

**SHARED-USE PATH**

- Enhanced (Blue dashed line)
- Proposed (Blue solid line)

**SIDEWALK**

- Enhanced (Purple dashed line)
- Proposed (Purple solid line)

**SIDEWALK WITH RAISED BICYCLE LANE**

- Enhanced (Green dashed line)
- Proposed (Green solid line)

**EXISTING SIDEWALKS**

- Existing (Orange solid line)

**EXISTING TRAILS**

- Existing (Brown solid line)

**OTHER**

- CITY LIMITS (Grey shaded area)
- EXTRATERRITORIAL JURISDICTION (EJ) (Light grey shaded area)
- PARKS (Light green shaded area)
- CREEKS & RIVERS (Blue wavy lines)
- COUNTY BOUNDARY (Dashed line)

North arrow pointing up.

October 2021

This Multimodal Plan depicts proposed multimodal enhancements to existing roadways and proposed roadways. This Multimodal Plan does not preclude pedestrian and/or bicycle enhancements not indicated on this map. Final alignments of proposed roadways will be determined in cooperation with TxDOT, Hays County and its Long Range Transportation Plan, and the subdivision platting process.



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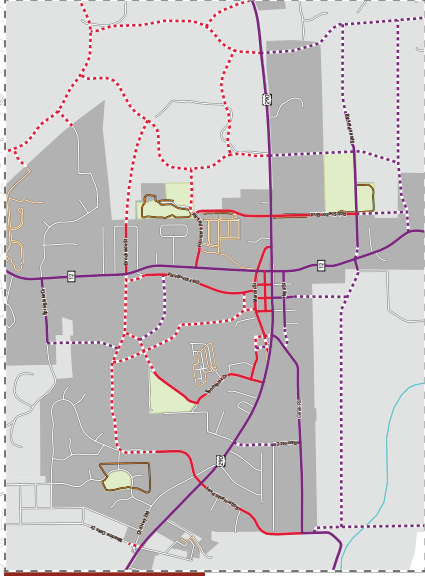
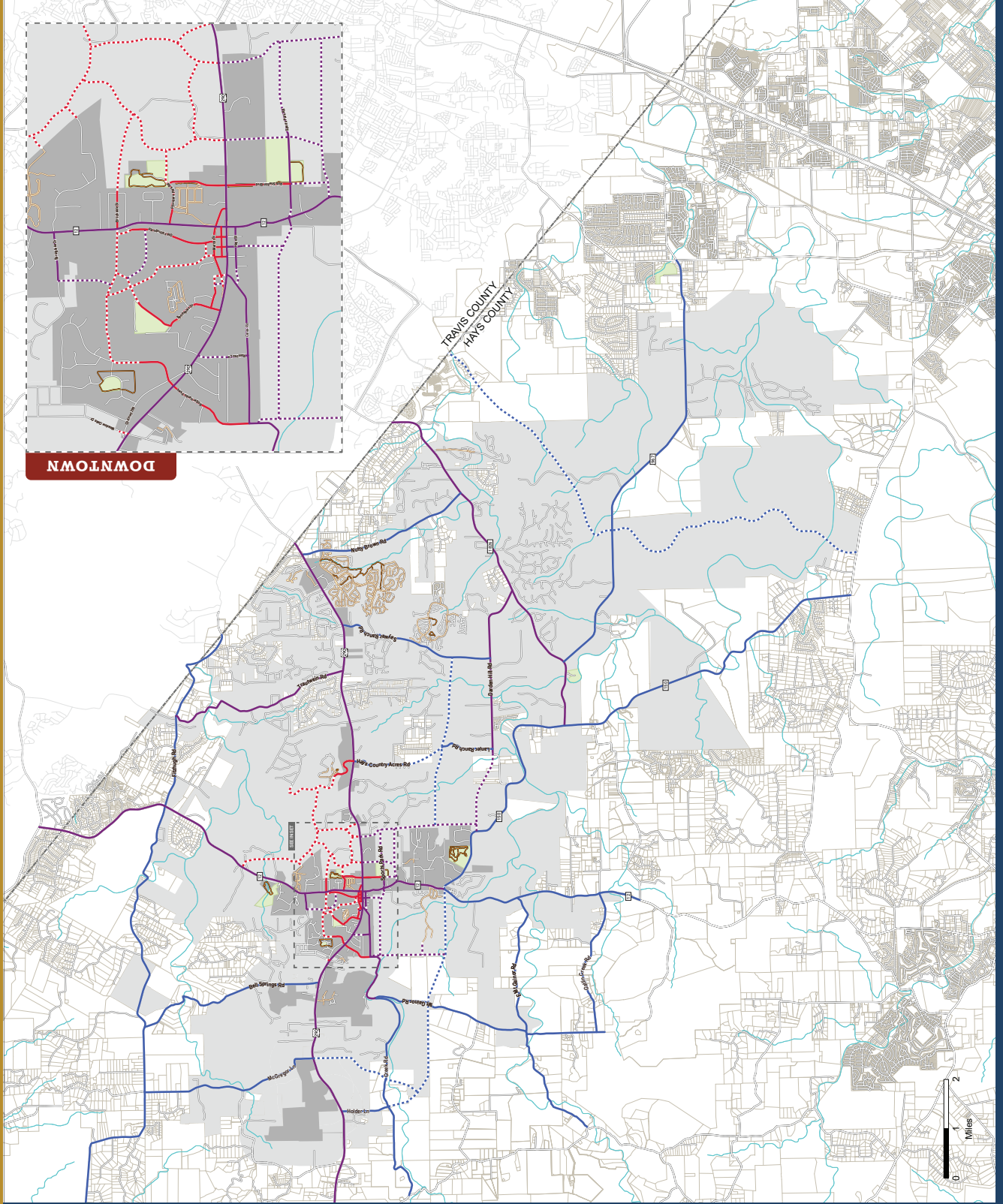




# PRIORITIZATION PLAN



**DRIPPING SPRINGS**  
Texas



**LEGEND**

**PRIORITIZATION PLAN**

**SHORT-TERM**

- Enhanced (Red solid line)
- Proposed (Red dashed line)

**MID-TERM**

- Enhanced (Purple solid line)
- Proposed (Purple dashed line)

**LONG-TERM**

- Enhanced (Blue solid line)
- Proposed (Blue dashed line)

**OTHER**

- EXISTING SIDEWALKS (Orange line)
- EXISTING TRAILS (Yellow line)
- CITY LIMITS (Grey shaded area)
- EXTRATERRITORIAL JURISDICTION (EJ) (Light grey shaded area)
- PARKS (Green shaded area)
- CREEKS & RIVERS (Blue line)
- COUNTY BOUNDARY (Dotted line)

North arrow pointing up.

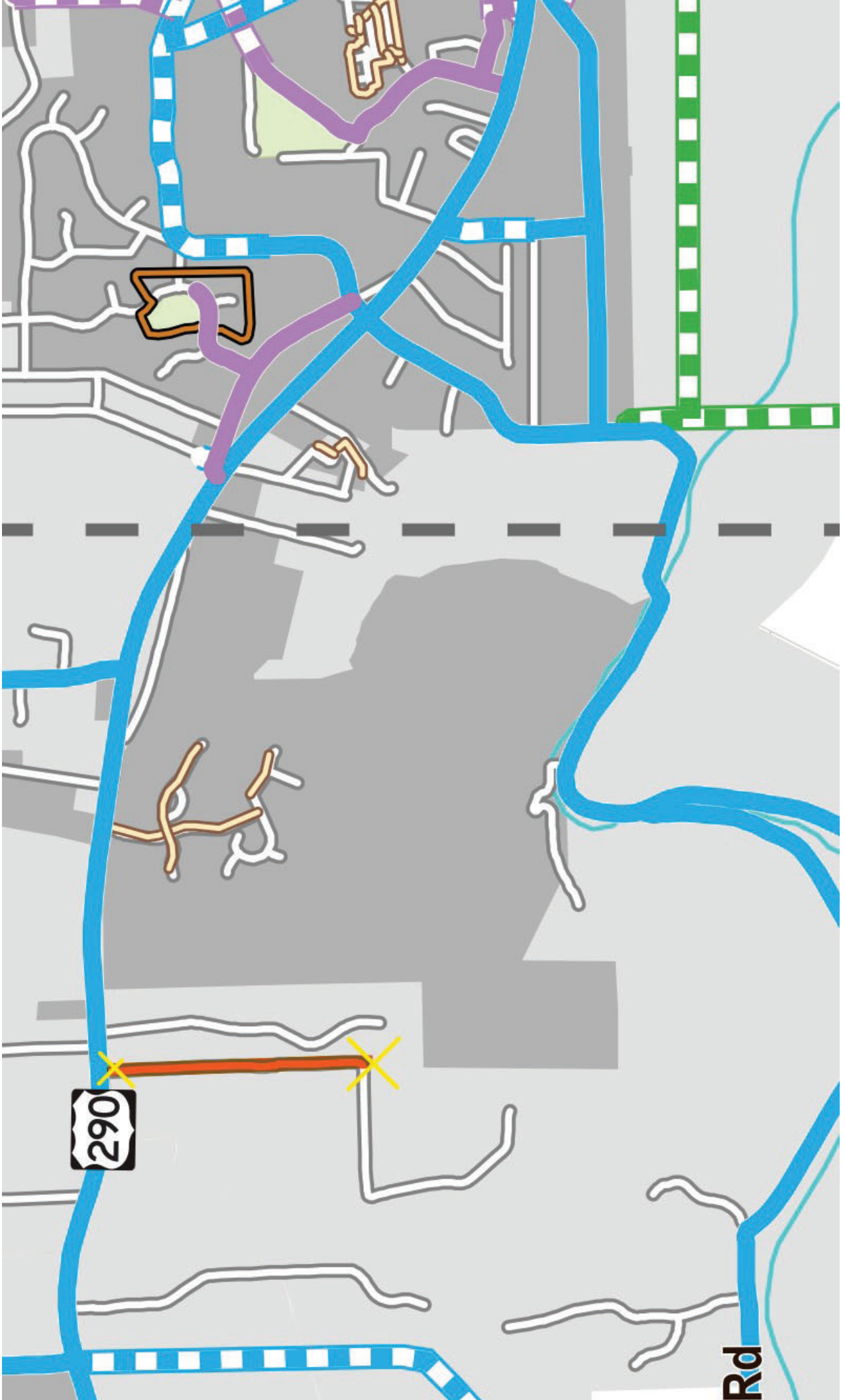
October 2021

This Prioritization Plan depicts the recommended project priority for enhancements to existing roadways and proposed roadways.

Final alignments of proposed roadways will be determined in cooperation with TxDOT, Hays County and its Long Range Transportation Plan, and the subdivision platting process.



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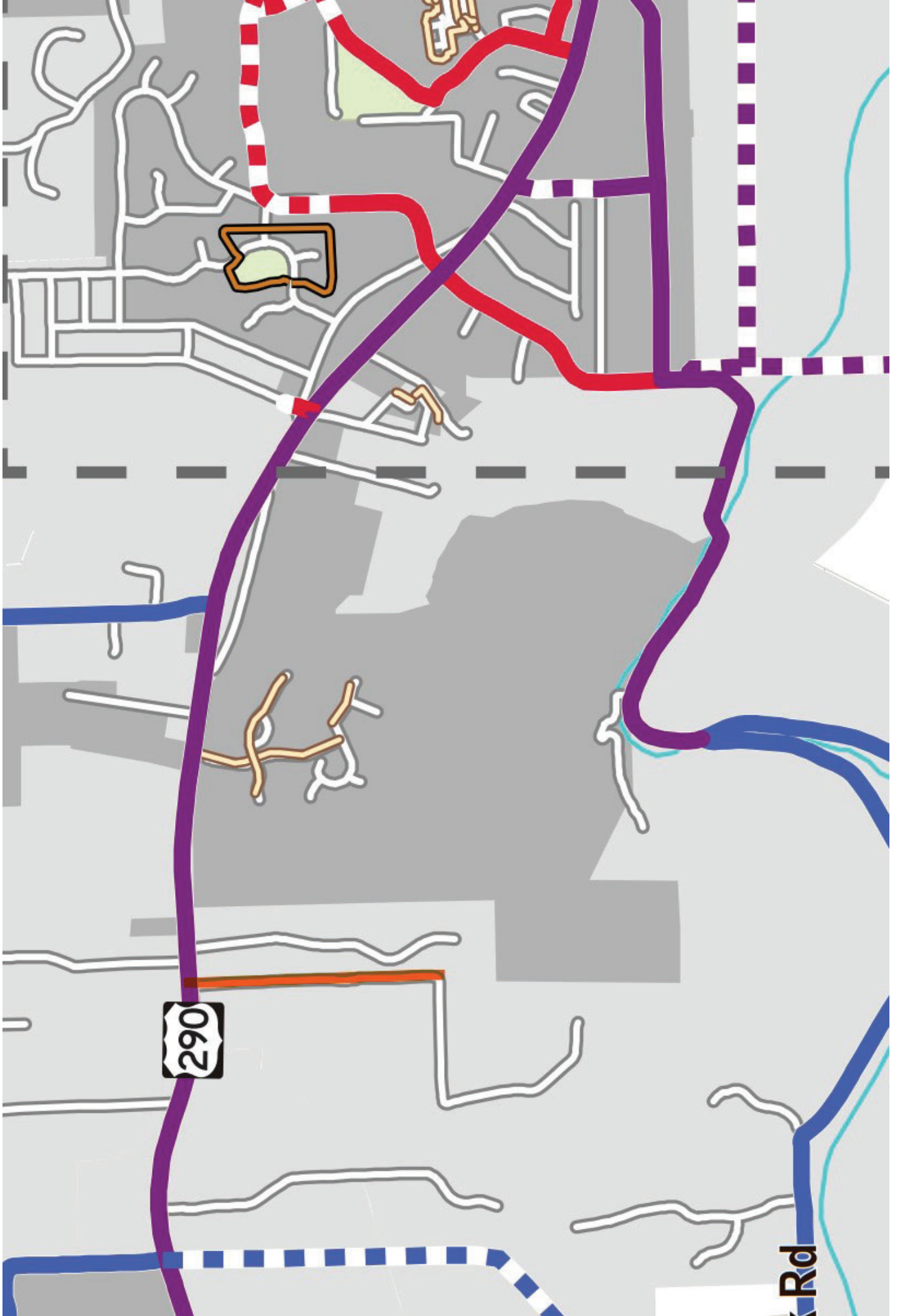
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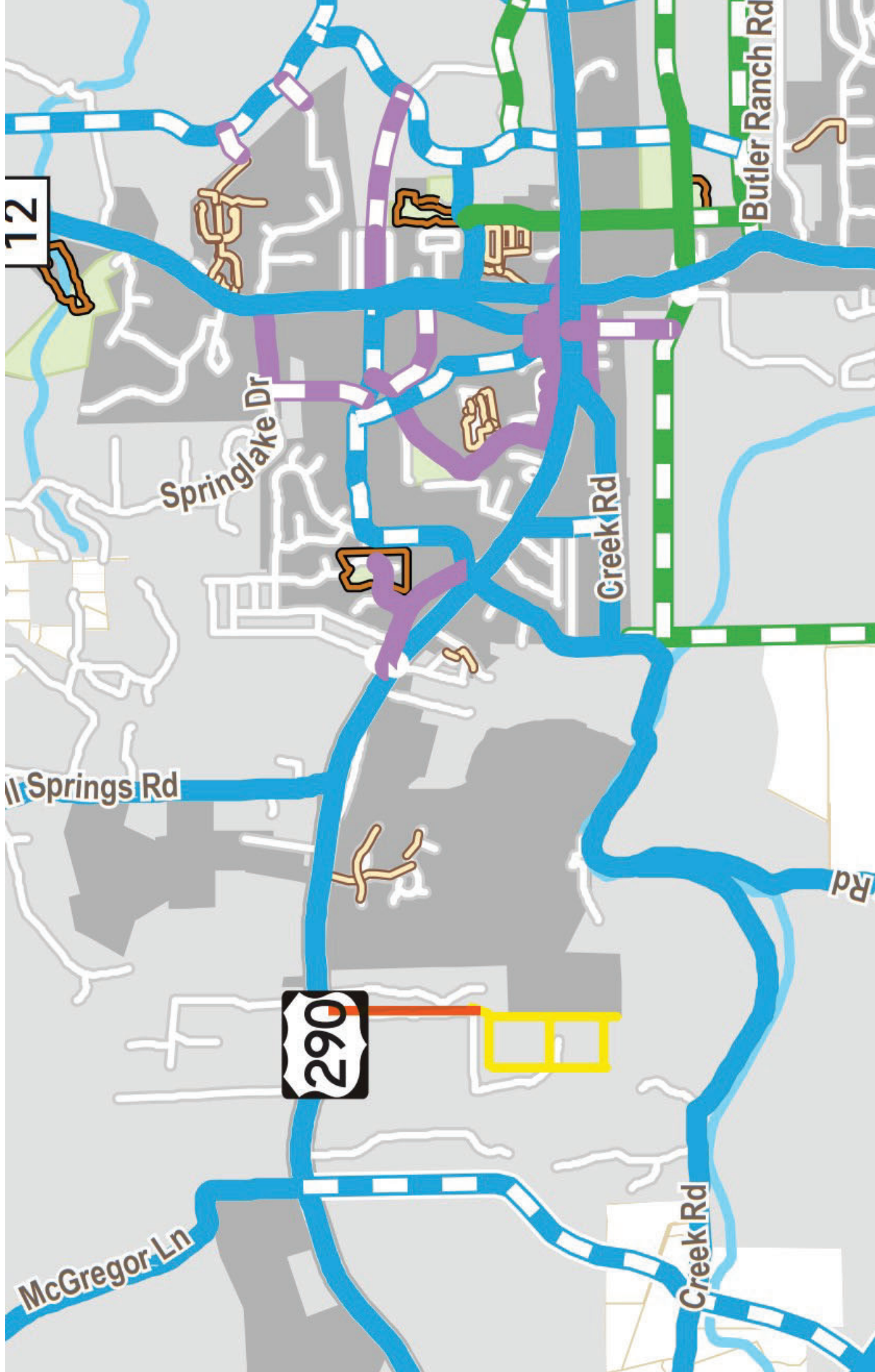
290

Creek Rd



290

Rd



12

Springlake Dr

Butler Ranch Rd

Creek Rd

Springs Rd

290

McGregor Ln

Creek Rd

Rd