



City of Dripping Springs

511 Mercer Street • PO Box 384 • Dripping Springs, TX 78620 • 512.858.4725
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Open spaces, friendly faces.

Date: January 21, 2022

Comments:

SUB2021-0073 Hardy South Preliminary Plat

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. (11.12)
2. Adjust the lot boundaries so that lot 9 is not a flag lot. (14.3)
3. Include street names on all sheets.
4. Provide documentation of approved street names. (4.7c)
5. Note that sidewalk and parkland fee in lieu will be required prior to final approval.

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.

6. Provide 10 ft PUE along the frontage of all lots. [Sub Ord 12.2.4]
7. 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)]
8. It looks like lots 1 through 9 are being released west to the adjacent property without water quality or detention requirements being met. Provide a drainage area for these lots and provide a comparison of existing vs developed flows. Provide detention as necessary so that proposed flows are less than or equal to existing. [Hays County Development Regs, Chapter 725, Section 3.02]

9. Clarify how water quality requirements will be achieved for stormwater discharges. [WQO 22.05]
10. Show location names of all streets. [Preliminary Plat Information Requirements].
11. Label lot 41 as a drainage easement or drainage lot. [Preliminary Plat Information Requirements]
12. Provide an easement for the water line through lot 17. [Preliminary Plat Information Requirements].
13. Show the drainage easement containing the diversion channel (Lots 15 to 22) on the Preliminary Plat Sheet SV01. [Preliminary Plat Information Requirements]
14. 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]
15. 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.
16. Add note: "Establishment of secondary ingress/egress via Bunker Ranch Boulevard and proposed Ross Street through the Hardy Tact and north to US 290 is required before a Final Plat for the Hardy South can be approved. Secondary access shall meet width, horizontal clearance, load bearing requirements, and gating requirements of the Hays County Fire Marshall.
17. Add note: "Connection to the existing Bunker Ranch Boulevard stub at Bunker Ranch Phase 4 must be completed prior to approval of the Final Plat for Hardy South."
18. Add note: "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."
19. Show radius ROW at the southwest corner of Bunker Ranch Blvd and Ross Street to be consistent with other ROW dedication.

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.

20. Show secondary emergency access