



City of Dripping Springs

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Date: January 21, 2022

Comments:

SUB2021-0020 Overlook at Bunker Ranch Preliminary Plat

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. Comment 01: Provide documentation demonstrating that an additional access will be established to US 290 through the Hardy Tract with this development.

Response 01: A draft of the access easement has been provided in this update submittal. Easement will be recorded after approval of this preliminary plat and the subsequent approval of the Hardy tract preliminary plat.

Comment 02: Submit the recorded access easement through the Hardy Tract to US290.

Response 02: Refer to note #13 on the cover sheet at approximately Grid C5.

Comment 03: Update note 13 to state "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 Overlook at Bunker Ranch can be approved. Secondary access shall meet width, horizontal clearance, load bearing requirements, and gating requirements of the Hays County Fire Marshall."

2. Comment 01: Demonstrate how you intend to comply with the City's water quality ordinance [22.05.015]

Response 01: The impervious cover has been revised to assume 7,000 square feet of impervious cover per lot for lots between 1-3 acres and 5,000 sqft of IC per lot for lots less than 1 acre. Previously, the assumption used was overly conservative, assuming 10,000 square feet per lot. However, the TCEQ RG-348, Appendix A Table 4-1 (provided below) states that lots between 1 acre -3 acres in size are assumed to have 7,000 square feet of impervious cover and lots between 15,000 square feet to 1 acre in size are assumed to have 5,000 square feet of impervious cover. As a result, the impervious cover for the site is 14.7% and water quality controls are not required for this site. A summary of the impervious cover breakdown has been provided below.

Comment 02: Per your design concept stated above, place a note on the plat stating the Overlook at Bunker Ranch will be limited to 15% impervious cover total and Lots between 1-3 acres will be limited to 7,000 sf Impervious cover and lots less than 1 acre will be limited to 5,000 sf impervious cover. This note will get carried over to the final plat. Please note that discharges from PR-1 and PR-2 are discharging into Water Quality Buffer Zones and the following will have to be shown in the construction plans per *[WQO 22.05.017(f)] All water quality control discharges and stormwater discharges into a WQBZ shall only be in the form of diffused, overland sheet flow and shall have peak velocities of less than five (5) feet per second at the 2-year, 3-hour design rainfall event, unless demonstration is provided that this is not achievable with the proposed BMPs for managing stormwater runoff and quality, or that other means of diffusing the velocity of the runoff are provided that will protect the affected stream's morphology.*

Response 02: The following note has been added to the cover sheet as Note #12: "Builders must comply with the assumed impervious cover limit indicated on this Plat. If the impervious cover exceeds its assumption, then the lot builder must provide Water Quality controls for said lot prior to release of CO."

Comment 03: Update note 12 as previously requested: "Overlook at Bunker Ranch Ranch will be limited to 15% impervious cover total and Lots between 1-3 acres will be limited to 7,000 sf Impervious cover and lots less than 1 acre will be limited to 5,000 sf impervious cover." This note will get carried over to the final plat. Please note that discharges from PR-1 and PR-2 are discharging into Water Quality Buffer Zones and the following will have to be shown in the construction plans per *[WQO 22.05.017(f)] All water quality control discharges and stormwater discharges into a WQBZ shall only be in the form of diffused, overland sheet flow and shall have peak velocities of less than five (5) feet per second at the 2-year, 3-hour design rainfall event, unless demonstration is provided that this is not achievable with the proposed BMPs for managing stormwater runoff and quality, or that other means of diffusing the velocity of the runoff are provided that will protect the affected stream's morphology.*