City Council Regular Meeting

Dripping Springs ISD Center for Learning and Leadership

Live Oak Room, 300 Sportsplex Drive – Dripping Springs, Texas

Tuesday, January 21, 2025, at 6:00 PM

AGENDA

CALL TO ORDER & ROLL CALL

City Council Members
Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian
Council Member Place 2 Wade King
Council Member Place 3 Geoffrey Tahuahua
Council Member Place 4 Travis Crow
Council Member Place 5 Sherrie Parks

Staff, Consultants & Appointed/Elected Officials
City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
Deputy City Administrator Shawn Cox
City Attorney Laura Mueller
City Secretary Diana Boone
IT Director Jason Weinstock
Deputy City Attorney Aniz Alani
Parks & Community Service Director Andy Binz
People & Communications Director Lisa Sullivan

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

A member of the public that wishes to address the City Council on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the City Council that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation

of Citizens; however, the Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

CONSENT AGENDA

The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the City Council or City staff.

1. **Consider approval of the January 7, 2025 City Council & Board of Adjustment regular meeting minutes.**

2. **Approval of the Sports and Recreation Park Adult Softball Field Use Agreement between the City of Dripping Springs and Logan Lilly for the Men's Adult Softball League.** *Sponsor: Mayor Pro Tem Taline Manassian.*

3. **Approval of a Use Agreement for the Sports & Recreation Park Adult Softball Fields between the City of Dripping Springs and Hillary Armstrong for the Women's Adult Softball League.** *Sponsor: Mayor Pro Tem Taline Manassian.*

4. **Approval of the Co-Sponsorship Agreement between the City of Dripping Springs and the Texas Hill Country Barrel Racing Association.** *Sponsor: Council Member Sherrie Parks.*

5. **Approval of a Joint Election Agreement between the City of Dripping Springs and the Dripping Springs Independent School District for the May 3, 2025, Municipal General Election.**

6. **Approval of an Election Agreement and Contract for Election Services between the City of Dripping Springs and the Elections Administrator, Hays County, Texas to conduct and administer the May 3, 2025 Dripping Springs Municipal General Election.**

7. **Approval of the December 2024 Treasurer's Report.**

8. **Approval of an Agreement for the Temporary Closure of State Right of Way Multi-Year Agreement between the City of Dripping Springs and the Texas Department of Transportation for the Founders Day Festival and Parade.** *Sponsor: Councilmember Sherrie Parks.*

BUSINESS AGENDA

9. **Discuss and consider Appeal of the Takings Assessment related to the Hardy Tract project.** *Appellant: Jamie Rose, Greenberg Traurig*

    a. Staff Report
    b. Appellant Presentation
    c. Public Hearing
    d. Rebuttal
    e. Appeal

10. **Discuss and consider approval of an ordinance amending Article 16.02 Parks and Recreation in the City of Dripping Springs Code of Ordinances regarding electric bicycles in parks.** *Sponsor: Mayor Pro Tem Taline Manassian.*

11. **Public hearing, discussion, and consideration of approval of a Resolution Authorizing the Publication of Notice of Intention to Issue City of Dripping Springs, Texas Combination Tax and Limited Revenue Certificates of Obligation, and other Matters Related Thereto.** *Sponsor: Mayor Bill Foulds, Jr.*

    a. Staff Report
    b. Public Hearing
    c. Ordinance

12. **Public Hearing and consideration of approval of an Ordinance Ordering the City of Dripping Springs 2025 Municipal General Election.**

    a. Staff Report
    b. Public Hearing
    c. Ordinance

13. **Agreement between the City of Dripping Springs and the Dripping Springs Water Supply Corporation regarding the Provision of Retail Water Service to the Anarene West Property and the Cannon Retail Property *Sponsor:*** *Mayor Bill Foulds, Jr.*

14. **Discuss and consider approval of a License Agreement between the City of Dripping Springs and Meritage Homes as it relates to installation of utility infrastructure on city property.** *Applicant: Meritage Homes*

15. **Discuss and consider selection of a bidder and approval of the proposal from the selected bidder, and authorize staff to negotiate an Agreement for the installation of Audio Visual Equipment City Hall with selected bidder.** *Sponsor: Mayor Bill Foulds, Jr.*

CLOSED SESSION

The City Council has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

16. **Consultation with City Attorney related to legal issues regarding land use and infrastructure requirements and rough proportionality.** *(551.071, Consultation with Attorney*).

17. **Consultation with Attorney regarding legal issues related to the South Regional Water Reclamation Project, Wastewater, and Amendment 2 Permits, Wastewater Service Area and Agreements, Water Service and Agreements, Wastewater Fees, Wastewater Infrastructure Agreements, facility liability coverage, and related items.** (*Consultation with Attorney, 551.071)*

18. **Consultation with Attorney and Deliberation Regarding Real Property related to TIRZ Priority Projects and Other Potential Strategic Real Property Acquisitions.** (*Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072)*

19. **Consultation with City Attorney related to legal issues regarding federal regulatory changes affecting City park programs.** *(551.071, Consultation with Attorney*).

UPCOMING MEETINGS

City Council & Board of Adjustment Meetings
February 4, 2025, at 6:00 p.m.
February 18, 2025, at 6:00 p.m.

Board, Commission & Committee Meetings
January 27, 2025, Transportation Committee, at 3:30 p.m.
January 27, 2025, Founders Day Commission, at 6:30 p.m.
January 28, 2025, Planning & Zoning Commission, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on ***January 17, 2025 at 5:30 p.m.***

Diana Boone, City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Request for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.

City Council & Board of Adjustment Regular Meeting

Dripping Springs ISD Center for Learning and Leadership

Board Room, 300 Sportsplex Drive – Dripping Springs, Texas

Tuesday, January 07, 2025, at 6:00 PM

MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of City Council members present, Mayor Foulds called the meeting to order at 6:01 PM.

City Council Members Present:
Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian
Council Member Place 2 Wade King
Council Member Place 3 Geoffrey Tahuahua
Council Member Place 5 Sherrie Parks

City Council Members Absent:
Council Member Place 4 Travis Crow

Staff, Consultants, & Appointed/Elected Officials
City Engineer Chad Gilpin
Deputy City Administrator Ginger Faught
Deputy City Administrator Shawn Cox
City Attorney Laura Mueller
Deputy City Attorney Aniz Alani
City Secretary Diana Boone
Emergency Management Coordinator Roman Baligad
Building Official Shane Pevehouse
Utilities Director Dane Sorensen
Planning Director Tory Carpenter
Parks & Community Service Director Andy Binz
People & Communications Director Lisa Sullivan
Planning & Zoning Commission Chair Mim James
TIRZ No.1 & No.2 Board Chair Craig Starcher
TIRZ No.1 & No.2 Board Member Dave Edwards
TIRZ No.1 & No.2 Board Member Ryan Thomas
TIRZ No.1 & No.2 Advisory Board Member Bob Richardson

PLEDGE OF ALLEGIANCE

BOARD OF ADJUSTMENT

CALL TO ORDER & ROLL CALL

Board Members

Chair Bill Foulds, Jr.
Taline Manassian
Wade King
Geoffrey Tahuahua
Travis Crow (*absent*)
Sherrie Parks

BOARD OF ADJUSTMENT AGENDA

1. **Public hearing and consideration of approval of VAR2024-009: a variance request to allow a single-family residence building within the side setback at 406 Sue Peaks.** *Applicant: Travis Schirpik, Meritage Homes*

a. Applicant Presentation

Applicant Travis Schirpik spoke in request of variance.

b. Staff Report

Planning Director Tory Carpenter presented the staff report and recommended approval with the condition that all necessary improvements be made prior to the issuance of a Certificate of Occupancy.

c. Planning & Zoning Commission Report

Planning & Zoning Commission Chair Mim James presented and recommended approval.

d. Public Hearing

No one spoke during the Public Hearing.

e. Recommendation

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to return to this item after the award presentation. The motion carried unanimously 4 to 0.

After the award presentation a motion was made by Council Member Tahuahua and seconded by Mayor Pro Tem Manassian, to move this item into Closed Session, under Section 551.071, Consultation with Attorney. The motion carried unanimously 4 to 0.

Board of Adjustment met in Closed Session from 6:46 PM to 7:02 PM.

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to approve with staff recommendations and additional conditions: to require applicant to extend fire resistant improvements to adjacent property and remove grass with the consent of adjoining property.

CITY COUNCIL

PRESENTATION OF CITIZENS

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No one spoke during the Presentation of Citizens.

PROCLAMATIONS & PRESENTATIONS

Proclamations and Presentations are for discussion purposes only and no action shall be taken.

2. **Recognition of Dave Edwards for his service on the TIRZ No. 1 and No. 2 Board.** *Sponsor: Mayor Pro Tem Taline Manassian*

Mayor Pro Tem Manassian and TIRZ No.1 & No.2 Board Chair Craig Starcher presented Dave Edwards with an award for his years of service and dedication to the TIRZ No.1 & No.2 Board.

CONSENT AGENDA

The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the City Council or City staff.

3. **Consider approval of the December 3, 2024 City Council meeting minutes.**
4. **Consider approval of the appointment of Ryan Thomas and the reappointment of Missy Atwood and Taline Manassian to the TIRZ No. 1 & No. 2 Board of Directors for a term ending December 31, 2026.**
5. **Consider approval of the CERT recommendation to appoint Sandra Barber to the Emergency Management Committee for a term ending January 1, 2027.**
6. **Approval of a Resolution Accepting Improvements and Approving a Maintenance Bond for the Driftwood Club Core Phase V- Waterline, Forcemain and Street Improvements.** *Applicant: Jimmy Evans Company, LTD*

7. **Approval of a Resolution Accepting Improvements and Approving a Maintenance Bond for the Heritage Offsite Effluent Line Stage ll Improvements.** *Applicant: Cash Construction Company, INC.*

8. **Consider approval of the November 2024 Treasurer's Report.**

9. **Consider approval of an easement for the Dripping Springs Independent School District related to the installation of fiber line in the City's right of way.** *Applicant: Dripping Springs Independent School District*

10. **Consider approval of a Facility Use and Training Agreement between the City of Dripping Springs and South Central Planning and Development Commission for use of the Dripping Springs Ranch Park event room**. *Sponsor: Councilmember Sherrie Parks*

11. **Contract with Atlas Utility for the purchase of water meters.** *Sponsor:* Mayor *Bill Foulds, Jr*

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to approve items 3 to 11 on the Consent Agenda. The motion to approve carried unanimously 4 to 0.

BUSINESS AGENDA

12. **Discuss and consider adoption of Flood Damage Prevention Ordinance as required by TCEQ for continued compliance with National Flood Insurance Program (NFIP).** *Sponsor: Mayor Bill Foulds*

This item was presented by the City Engineer Chad Gilpin. The presentation is on file.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve the Flood Damage Prevention Ordinance. The motion to approve passed unanimously 4 to 0.

13. **Discuss and consider approval of a Memorandum of Understanding between the Texas Emergency Management Assistance Teams (TEMAT) and the City of Dripping Springs and an Ordinance Establishing a Program Response and Recovery Phases of Comprehensive Emergency Management.** *Sponsor: Councilmember Geoffrey Tahuahua*

Emergency Management Coordinator Roman Baligad presented this item. The presentation is on file.

A motion was made by Council Member Tahuahua and seconded by Mayor Pro Tem Manassian, to approve the Memorandum of Understanding and the Ordinance establishing a program response and recovery phases of Comprehensive Emergency Management. The motion to approve carried unanimously 4 to 0.

14. **Discuss and consider approval of a Resolution Establishing Priorities for the 88th Legislative Session in Texas, and Authorizing Representation of the Municipality in Advocating Certain Positions.** *Sponsor: Councilmember Tahuahua*

City Attorney Laura Mueller presented this item. The presentation is on file.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member King, to approve the resolution. The motion to approve carried with 3 ayes, 0 nays, and 1 abstention, with Council Member Tahuahua abstaining.

15. Update on City Hall Remodel. Shawn Cox, Deputy City Administrator. *Sponsor: Mayor Bill Foulds, Jr.*

Deputy City Administrator Shawn Cox gave an update on the City Hall remodel. No action was taken.

Council Member Tahuahua had a question concerning security which will be addressed in Closed Session.

16. Mercer Street Public Restroom Project: Construction Progress Update. *Chad Gilpin, City Engineer*

City Engineer Chad Gilpin gave an update on the Downtown Restroom Project. No action was taken.

REPORTS

Reports listed are on file and available for review upon request. The City Council may provide staff direction; however, no action shall be taken.

17. Legislative Report. *Laura Mueller, City Attorney*

Report is on file.

18. Planning Department Report. *Tory Carpenter, Planning Director*

Report is on file.

CLOSED SESSION

The City Council has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to move items 15 and 19-21 to Closed Session, under sections 551.071 and551.072. The motion carried unanimously 4 to 0.

Closed Session started at 7:43 p.m. and ended at 8:53 p.m.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to move items 19 and 21 out of Closed Session. The motion carried unanimously 4 to 0.

19. Consultation with City Attorney related to legal issues regarding land use and infrastructure requirements and rough proportionality. *(551.071, Consultation with Attorney*).

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve the Taking Assessment Procedures as presented by staff. The motion to approve carried unanimously 4 to 0.

20. Consultation with Attorney regarding legal issues related to the South Regional Water Reclamation Project, Wastewater, and Amendment 2 Permits, Wastewater Service Area and Agreements, Water Service and Agreements, Wastewater Fees, Wastewater Infrastructure Agreements, facility liability coverage, and related items. (*Consultation with Attorney, 551.071)*

21. Consultation with Attorney and Deliberation Regarding Real Property related to TIRZ Priority Projects and Other Potential Strategic Real Property Acquisitions. (*Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072)*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve the terms presented and authorize the Mayor to finalize terms and send them to property owner. The motion carried unanimously 4 to 0.

ADJOURN

A motion was made by Council Member King and seconded by Council Member Parks, to adjourn the meeting. The motion to adjourn carried unanimously 4 to 0.

The meeting adjourned at 8:56 p.m.

APPROVED ON: Month, XX, 202X

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary

STAFF REPORT

City of Dripping Springs

PO Box 384

511 Mercer Street

Dripping Springs, TX 78620

Submitted By: Andrew Binz – Director of Parks and Community Services

Council Meeting Date: January 21, 2025

Agenda Item Wording: Discuss and consider approval of the Men's Adult Softball Field Use Agreement between the City of Dripping Springs and Logan Lilly.

Agenda Item Requestor:

Summary/Background: The Men's Adult Softball league has traditionally used the fields at the Sports & Recreation Park for their Spring league. Their 2025 Spring league will run on Thursday nights starting on March 6th through May 29th.

The agreement includes use of the two adult softball fields and lights between the hours or 6:00 pm and 10:00 pm.

Fees Include:
Field Use = $1,800
Electricity Use = $1,800
Total = $3,600

Staff Recommendations: Approval of agreement as presented.

Attachments: 2025 Men's Adult Softball Field Use Agreement

Map showing location of the adult softball fields at Sports & Recreation Park

Next Steps/Schedule: Execute the Agreement

USE AGREEMENT

Sports and Recreation Park Adult Softball Fields

This Use Agreement (the "Agreement") is entered into on this ___day of _____, 2025, by and between the City of Dripping Springs, Texas, a Type-A General Law Municipality (the "City"), and Logan Lilly, an Individual (the "User").

WHEREAS, the User is an individual who wishes to provide for a Men's softball league at Sports and Recreation Park;

WHEREAS, the City agrees to allow the User and the Men's softball teams to use the adult softball fields for their games;

WHEREAS, the City and the User wish to set forth the terms of the User's use of the adult softball fields in this Use Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the City and User agree as follows:

1. Grant of Use

The City grants User the right to use the designated portions of Sports and Recreation Park as set out in this Agreement, specifically the Adult Softball Fields.

2. Access to Facilities

(a) User shall have access to two fields from 6 p.m. to 10 p.m. every Thursday Night from March 6th – May 8th (no games the week of Spring Break).

(b) If there is an emergency such as inclement weather, public health emergency, or an unforeseen circumstance, the City may decide to close the fields or limit access to the Park on impacted days. If the fields or Park are closed, the City will work with the user to reschedule the canceled game during the season.

3. Insurance

The User must maintain commercial general liability insurance coverage of at least $3,000,000 per occurrence and at least $5,000,000 per team aggregate, listing the City as an additional insured. The User shall provide proof of such insurance to the City and ensure that the policy includes a provision requiring thirty (30) days' notice to the City prior to any cancellation or change in terms of the policy.

4. Payments by User

The User is responsible for ensuring payment of field rental fees, including electricity, prior to league play at the cost of field fees and electricity.

5. League Resources

The User will provide all equipment needed for the games as well as providing for and compensating, as needed, scorekeepers and umpires.

6. Waivers

The User will collect signed waivers substantially in the form set out in Attachment "A" for each participant in field use to the City prior to the person's participation in the league. Electronic copies of the waivers will be accepted, as well as hard copies, so long as hard copies are provided within seven (7) business days of signature. Copies can be provided electronically to the Director of Parks and Community Services at abinz@cityofdrippingsprings.com and in hard copy at Dripping Springs Ranch Park, 1042 Event Center Drive, Dripping Springs, Texas 78620. Any participant without a signed waiver cannot use the fields.

7. Compliance with Rules

The User will ensure compliance with all park rules, all Men's Softball League rules, and all direction from City Staff and officials, shall ensure that no one will park on the grass adjacent to the fields, but shall use marked parking places. Any parking outside marked parking places shall incur the cost of damage to the grass up to $100 per night. Any deviation from compliance with these rules, including unauthorized parking, can result in immediate suspension or termination of the use agreement without refund other than the deposit if not needed for damages or cleanup.

8. City Responsibilities

(c) City shall not collect individual fees, hire scorekeepers or umpires, or create schedules for games.

(d) City will collect trash in city cans. Any trash outside of city cans will be the responsibility of user and will result in damages charge or deduction in deposit if left behind after field use.

(e) City will ensure fields and lights are usable for each night of play.

9. Rental Fees and Payment

(a) Total Rental Fees per Season will be as follows:

(i) Field Fees: (2 fields x $75/day x 9 days) = $1,350

(ii) Electricity Fees: (use of lighting and scoreboard): (2 fields x $75/day x 9 days) = $1,350

Total Fees Per Season due to the City of Dripping Springs = $2,700

(b) Deposit: (to be used for damage to grass for unauthorized parking, additional cleanup after field use, or any damages): $200/season

(c) Payment of up to $100 per game if excessive cleaning is needed after use of field. Documentation of need for excessive cleaning will be provided to user prior to charge of fee.

(d) Additional use of fields shall be subject to City's fee schedule.

10. No Property Rights Conveyed

It is specifically agreed that nothing herein is intended to convey any real property rights of the fields to the User.

11. Release of Liability

The City assumes no responsibility for any property placed by the User or any User member, agent, participant, or guest, at the fields or in the Park or any part thereof, and THE CITY IS HEREBY EXPRESSLY RELEASED AND DISCHARGED FROM ANY AND ALL LIABILITY FOR ANY LOSS, INJURY, OR DAMAGE TO PERSONS OR PROPERTY THAT MAY BE SUSTAINED BY REASON OF THE USE OF THE FIELDS, PARK, AND RELATED FACILITIES UNDER THIS AGREEMENT.

12. Assumption of Liability

The User accepts full responsibility for protecting property and equipment and assume any and all liability for repairs or replacement necessitated by any damage done to fields, equipment, or other property used by the User.

13. As-Is Premises

The User accepts the premises as-is. User may not change any part of the fields or layout of its related facilities unless it receives prior written approval from the Parks and Community Services Director for the proposed changes.

14. Termination

(a) Either party may terminate this Agreement without cause upon the terminating party giving the non-terminating party fourteen (14) day written notice.

(b) This Agreement may be immediately suspended or terminated by the City if any rules, ordinances, or directions are violated by the User, or the User's participants, guests, agents, or members.

15. Indemnification

USER AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS AGENTS, SERVANTS, AND EMPLOYERS, FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES OR INJURIES TO PERSONS OR PROPERTY ARISING OUT OF OR INCIDENT TO THEIR USE OF, OR THE USE AND OCCUPANCY OF THE FIELDS BY THE USER OR PARTICIPANTS, AND THE USER DOES HEREBYASSUME ALL LIABILITY AND RESPONSIBILITY FOR INJURIES, CLAIMS OR SUITS FOR DAMAGES TO PERSONS OR PROPERTY WHATSOEVER KIND OR CHARACTER, WHETHER REAL OR ASSERTED, OCCURRING DURING THE TERM OF THIS AGREEMENT IN CONNECTION WITH THE USE OR OCCUPANCY OF THE FIELDS BY USER OR ITS AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS OR SUBCONTRACTORS, MEMBERS, GUESTS, PARTICIPANTS.

16. Limitation of Liability

The User's liability for any claims, damages, or losses arising under this Agreement shall not exceed the insurance coverage limits required by Section 3. This provision supersedes conflicting liability terms elsewhere in this Agreement.

17. Assignment

The User shall not assign this Agreement, or any rights, obligations dates, discounts, or entitlements created under this Agreement to any other person or entity.

18. Notice

All notice required or permitted under this Agreement shall be in writing and shall be delivered either in person or deposited in the United States mail, postage prepaid, addressed as follows:

For the City:

Attention: City Administrator
City of Dripping Springs City
P.O. Box 384
Dripping Springs, TX 78620

For the User:

Logan Lilly
252 Lost Mine Peak Lane
Dripping Springs, Texas 78620
Loganlilly33@gmail.com
512-750-7380

Either party may change such address from time to time by providing written notice to the other in the manner set forth above. Notice is deemed to have been received three (3) days after deposit in U.S. mail.

19. Miscellaneous

(a) **Entire Agreement.** This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof and supersedes all prior negotiations, representations, or agreements, whether written or oral.

(b) **Amendment.** This Agreement may only be amended in writing signed by both parties.

(c) **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

(d) **Severability.** If any provision of this Agreement is held to be invalid, illegal, or unenforceable, the remaining provisions shall continue in full force and effect.

(e) **Waiver.** No waiver of any provision of this Agreement shall be effective unless in writing and signed by the party against whom enforcement is sought. No waiver of any breach of any provision of this Agreement shall constitute a waiver of any subsequent breach of the same or any other provision hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

THE CITY: ***City of Dripping Springs***	**THE USER:**
_____ Michelle Fischer City Administrator	_____ Logan Lilly
_____ Date	_____ Date

ATTACHMENT "A":
Participant Waiver and Release of Liability Agreement

Participant's Name _____ Address _____

Date of Birth _____ City, State, ZIP _____

Email Address _____ Phone Number _____

Acknowledgment and Assumption of Risk

I, the undersigned participant, understand that participation in the Dripping Springs Men's Softball League, including but not limited to training, practice sessions, competitions, and related volunteer work (the "Activities") involves inherent risks of injury, including but not limited to personal injury, property damage, and death. I acknowledge that participation in the Activities is voluntary and that I assume all risks associated with the Activities.

Waiver and Release

In consideration of being allowed to participate in the Activities, I AGREE TO INDEMNIFY AND HOLD HARMLESS LOGAN LILLY, THE DRIPPING SPRINGS MEN'S SOFTBALL LEAGUE, AND THE CITY OF DRIPPING SPRINGS, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES (THE "CITY") AGAINST AND FROM ANY AND ALL CLAIMS, LIABILITIES, DEMANDS, ACTIONS, OR CAUSES OF ACTION, INCLUDING BUT NOT LIMITED TO CLAIMS OF NEGLIGENCE, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, WHICH MAY ARISE FROM MY PARTICIPATION IN THE ACTIVITIES.

Participant's Signature _____

Date _____

STAFF REPORT

City of Dripping Springs

PO Box 384

511 Mercer Street

Dripping Springs, TX 78620

Submitted By: Andrew Binz – Director of Parks and Community Services

Council Meeting Date: January 21, 2025

Agenda Item Wording: Discuss and consider approval of the Women's Adult Softball Field Use Agreement between the City of Dripping Springs and Hillary Armstrong.

Agenda Item Requestor:

Summary/Background: The Women's Adult Softball league has traditionally used the fields at the Sports & Recreation Park for their Spring league. Their 2025 Spring league will run on Wednesday nights starting on March 5th through May 28th.

The agreement includes use of the one adult softball fields and lights between the hours or 6:00 pm and 10:00 pm.

Fees Include:
Field Use = $900
Electricity Use = $900
Total = $1,800

Staff Recommendations: Approval of agreement as presented.

Attachments: 2025 Women's Adult Softball Field Use Agreement

Map showing location of the adult softball fields at Sports & Recreation Park

Next Steps/Schedule: Execute the Agreement

USE AGREEMENT

Sports and Recreation Park Adult Softball Fields

This Use Agreement (the "Agreement") is entered into on this ___day of _____, 2025, by and between the City of Dripping Springs, Texas, a Type-A General Law Municipality (the "City"), and Hillary Armstrong, an Individual (the "User").

WHEREAS, the User is an individual who wishes to provide for a women's softball league at Sports and Recreation Park;

WHEREAS, the City agrees to allow the User and the women's softball teams to use the adult softball fields for their games;

WHEREAS, the City and the User wish to set forth the terms of the User's use of the adult softball fields in this Use Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the City and User agree as follows:

1. Grant of Use

The City grants User the right to use the designated portions of Sports and Recreation Park as set out in this Agreement, specifically the Adult Softball Field.

2. Access to Facilities

(a) User shall have access to one field from 6 p.m. to 10 p.m. every Wednesday Night from March 5th – May 28th.

(b) If there is an emergency such as inclement weather, public health emergency, or an unforeseen circumstance, the City may decide to close the fields or limit access to the Park on impacted days. If the fields or Park are closed, the City will work with the user to reschedule the canceled game during the season.

3. Insurance

The User must maintain commercial general liability insurance coverage of at least $3,000,000 per occurrence and at least $5,000,000 per team aggregate, listing the City as an additional insured. The User shall provide proof of such insurance to the City and ensure that the policy includes a provision requiring thirty (30) days' notice to the City prior to any cancellation or change in terms of the policy.

4. Payments by User

The User is responsible for ensuring payment of field rental fees, including electricity, prior to league play at the cost of field fees and electricity.

5. League Resources

The User will provide all equipment needed for the games as well as providing for and compensating, as needed, scorekeepers and umpires.

6. Waivers

The User will collect signed waivers substantially in the form set out in Attachment "A" for each participant in field use to the City prior to the person's participation in the league. Electronic copies of the waivers will be accepted, as well as hard copies, so long as hard copies are provided within seven (7) business days of signature. Copies can be provided electronically to the Director of Parks and Community Services at abinz@cityofdrippingsprings.com and in hard copy at Dripping Springs Ranch Park, 1042 Event Center Drive, Dripping Springs, Texas 78620. Any participant without a signed waiver cannot use the fields.

7. Compliance with Rules

The User will ensure compliance with all park rules, all Women's Softball League rules, and all direction from City Staff and officials, shall ensure that no one will park on the grass adjacent to the fields, but shall use marked parking places. Any parking outside marked parking places shall incur the cost of damage to the grass up to $100 per night. Any deviation from compliance with these rules, including unauthorized parking, can result in immediate suspension or termination of the use agreement without refund other than the deposit if not needed for damages or cleanup.

8. City Responsibilities

(c) City shall not collect individual fees, hire scorekeepers or umpires, or create schedules for games.

(d) City will collect trash in city cans. Any trash outside of city cans will be the responsibility of user and will result in damages charge or deduction in deposit if left behind after field use.

(e) City will ensure field and lights are usable for each night of play.

9. Rental Fees and Payment

(a) Total Rental Fees per Season will be as follows:

(i) Field Fees: (1 field x $75/day x 12 days) = $900

(ii) Electricity Fees: (use of lighting and scoreboard): (1 field x $75/day x 12 days) = $900

Total Fees Per Season due to the City of Dripping Springs = $1,800

(b) Deposit: (to be used for damage to grass for unauthorized parking, additional cleanup after field use, or any damages): $200/season

(c) Payment of up to $100 per game if excessive cleaning is needed after use of field. Documentation of need for excessive cleaning will be provided to user prior to charge of fee.

(d) Additional use of fields shall be subject to City's fee schedule.

10. No Property Rights Conveyed

It is specifically agreed that nothing herein is intended to convey any real property rights of the fields to the User.

11. Release of Liability

The City assumes no responsibility for any property placed by the User or any User member, agent, participant, or guest, at the fields or in the Park or any part thereof, and THE CITY IS HEREBY EXPRESSLY RELEASED AND DISCHARGED FROM ANY AND ALL LIABILITY FOR ANY LOSS, INJURY, OR DAMAGE TO PERSONS OR PROPERTY THAT MAY BE SUSTAINED BY REASON OF THE USE OF THE FIELDS, PARK, AND RELATED FACILITIES UNDER THIS AGREEMENT.

12. Assumption of Liability

The User accepts full responsibility for protecting property and equipment and assume any and all liability for repairs or replacement necessitated by any damage done to fields, equipment, or other property used by the User.

13. As-Is Premises

The User accepts the premises as-is. User may not change any part of the fields or layout of its related facilities unless it receives prior written approval from the Parks and Community Services Director for the proposed changes.

14. Termination

(a) Either party may terminate this Agreement without cause upon the terminating party giving the non-terminating party fourteen (14) day written notice.

(b) This Agreement may be immediately suspended or terminated by the City if any rules, ordinances, or directions are violated by the User, or the User's participants, guests, agents, or members.

15. Indemnification

USER AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS AGENTS, SERVANTS, AND EMPLOYERS, FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES OR INJURIES TO PERSONS OR PROPERTY ARISING OUT OF OR INCIDENT TO THEIR USE OF, OR THE USE AND OCCUPANCY OF THE FIELDS BY THE USER OR PARTICIPANTS, AND THE USER DOES HEREBYASSUME ALL LIABILITY AND RESPONSIBILITY FOR INJURIES, CLAIMS OR SUITS FOR DAMAGES TO PERSONS OR PROPERTY WHATSOEVER KIND OR CHARACTER, WHETHER REAL OR ASSERTED, OCCURRING DURING THE TERM OF THIS AGREEMENT IN CONNECTION WITH THE USE OR OCCUPANCY OF THE FIELDS BY USER OR ITS AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS OR SUBCONTRACTORS, MEMBERS, GUESTS, PARTICIPANTS.

16. Limitation of Liability

The User's liability for any claims, damages, or losses arising under this Agreement shall not exceed the insurance coverage limits required by Section 3. This provision supersedes conflicting liability terms elsewhere in this Agreement.

17. Assignment

The User shall not assign this Agreement, or any rights, obligations dates, discounts, or entitlements created under this Agreement to any other person or entity.

18. Notice

All notice required or permitted under this Agreement shall be in writing and shall be delivered either in person or deposited in the United States mail, postage prepaid, addressed as follows:

For the City:	**For the User:**
Attention: City Administrator City of Dripping Springs City P.O. Box 384 Dripping Springs, TX 78620	Hillary Armstrong 553 Dayridge Drive Dripping Springs, Texas 78620 281-798-3491

Either party may change such address from time to time by providing written notice to the other in the manner set forth above. Notice is deemed to have been received three (3) days after deposit in U.S. mail.

19. Miscellaneous

(a) **Entire Agreement.** This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof and supersedes all prior negotiations, representations, or agreements, whether written or oral.

(b) **Amendment.** This Agreement may only be amended in writing signed by both parties.

(c) **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

(d) **Severability.** If any provision of this Agreement is held to be invalid, illegal, or unenforceable, the remaining provisions shall continue in full force and effect.

(e) **Waiver.** No waiver of any provision of this Agreement shall be effective unless in writing and signed by the party against whom enforcement is sought. No waiver of any breach of any provision of this Agreement shall constitute a waiver of any subsequent breach of the same or any other provision hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

THE CITY:
City of Dripping Springs

_____
Michelle Fischer
City Administrator

_____
Date

THE USER:

_____
Hillary Armstrong

_____
Date

ATTACHMENT "A":
Participant Waiver and Release of Liability Agreement

Participant's Name _____ Address _____

Date of Birth _____ City, State, ZIP _____

Email Address _____ Phone Number _____

Acknowledgment and Assumption of Risk

I, the undersigned participant, understand that participation in the Dripping Springs Women's Softball League, including but not limited to training, practice sessions, competitions, and related volunteer work (the "Activities") involves inherent risks of injury, including but not limited to personal injury, property damage, and death. I acknowledge that participation in the Activities is voluntary and that I assume all risks associated with the Activities.

Waiver and Release

In consideration of being allowed to participate in the Activities, I AGREE TO INDEMNIFY AND HOLD HARMLESS HILLARY ARMSTRONG, THE DRIPPING SPRINGS WOMEN'S SOFTBALL LEAGUE, AND THE CITY OF DRIPPING SPRINGS, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES (THE "CITY") AGAINST AND FROM ANY AND ALL CLAIMS, LIABILITIES, DEMANDS, ACTIONS, OR CAUSES OF ACTION, INCLUDING BUT NOT LIMITED TO CLAIMS OF NEGLIGENCE, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, WHICH MAY ARISE FROM MY PARTICIPATION IN THE ACTIVITIES.

Participant's Signature _____

Date _____

CO-SPONSORSHIP AGREEMENT

This *Dripping Springs Ranch Park Co-Sponsorship Agreement* ("Agreement") is for the performance of certain goods and/or services, as specified below:

1. **PARTIES:** This Agreement is hereby executed by and between the City of Dripping Springs, Texas, and the Texas Hill Country Barrel Racing Association ("Co-Sponsor").

2. **PURPOSE:** This Agreement serves as a statement or exchange of promises between the City and Co-Sponsor. It is enacted to provide clear responsibilities and duties for the use of the Dripping Springs Ranch (Park) by Co-Sponsor.

3. **DEFINITIONS:**

   (a) ***City:*** The City of Dripping Springs, a General Law, Type-A municipality located in Hays County, Texas.

   (b) ***City Administrator:*** the chief administrative officer of the City, or the officer's designee.

   (c) ***City Council:*** The governing body of the City of Dripping Springs.

   (d) ***Dripping Springs Ranch Park:*** The premises located at: 1042 Event Center Drive, Dripping Springs, TX, 78620.

   (e) ***Person:*** a human individual, sole proprietorship, partnership, corporation, nonprofit corporation, foundation or unincorporated association, or agency.

   (f) ***Texas Hill Country Barrel Racing Association:*** A Central Texas Non-Profit Barrel Racing Association open to all.

4. **DESCRIPTION**: Co-Sponsor is hereby engaged to organize and hold the following events: 2 – 6 week Buckle Series and weekly exhibitions at DSRP Event Center.

5. **SCOPE:** This Agreement applies to Co-Sponsor's use of the Park for the reasons stated above, which shall be conducted beginning January 2025. If for any reason Co-Sponsor's events must be moved to another date, or other events added, such changes or events added would be covered under the fee arrangement of this agreement and the availability of the rescheduled dates agreed upon by both parties in writing subject to the DSRP schedule.

6. **LOCATION:** This Agreement is fully performable in Dripping Springs, Texas and performance shall take place at the Park.

7. **OBLIGATIONS OF THE PARTIES:**

   7.1 The City agrees to allow Co-Sponsor to use the DSRP Event Center Arena for the purpose of a barrel racing series at a discounted rate of $75 per day plus other fees related

to a series (i.e. fuel, custodial, staffing) and standard weekly exhibition nights at the discounted rate of $75 per Tuesday Night. Event Rental Agreement is due at least sixty (60) days prior to first use.

7.2 THCBRA will provide quarterly payments to DSRP for their practices and Events.

7.3 The City will have audit privileges of all accounting done at events.

7.4 The City confirms that it has obtained liability coverage through the Texas Municipal League Intergovernmental Risk Pool (TML-IRP) that covers its city facilities and public areas.

7.5 THCBRA agrees to provide all volunteer labor needed to operate/oversee all aspects of the Event.

7.6 **Supplies:** Co-Sponsor agrees to provide all supplies, tools, and equipment necessary for performance under this Agreement.

7.7 **Utilities:** City agrees to provide Co-Sponsor with access to the following utilities for the limited purpose of Co-Sponsor's performance under this Agreement.

(a) Electricity

(b) Water

7.8 **Independent Contractor:** The Parties agree that Co-Sponsor is an independent contractor and is neither an agent nor an employee of the City. Co-Sponsor is solely responsible for directing and controlling Co-Sponsor's resources and staff in order to achieve the goals of this Agreement.

7.9 **Safety:**

(a) Co-Sponsor agrees to abide by all state, federal, and local rules and regulations.

(b) Co-Sponsor agrees to take all reasonable steps to ensure public safety and protection from fire damage.

(c) Co-Sponsor shall coordinate the attendance of Emergency Services personnel and Fire Department personnel if necessary for the period of time that Co-Sponsor is occupying the Park under the terms of this Agreement.

(d) Co-Sponsor shall coordinate the attendance of trained security guards to monitor the Park if necessary for the period of time that Co-Sponsor is occupying the Park under the terms of this Agreement.

(e) The Co-Sponsor shall require and be responsible for obtaining liability waivers (to be provided to the City) to be signed by all arena event participants. Such waiver will be provided by the City and is required to be executed by all rodeo participants. All executed waivers must be returned to the City within seven (7) calendar days after the event.

7.10 Site Maintenance:

(a) Co-Sponsor agrees not to leave waste or damage the Park.

(b) City shall provide trash cans for the event, for the collection and disposal of solid waste generated at the event.

(c) Co-Sponsor shall ensure that all trash is placed in the City-provided trash cans.

(d) Co-Sponsor shall exercise reasonable care and due diligence to avoid harming the Park.

7.11 Marketing and Use of City Logo:

(a) Event producers may design flyers and social media posts including a city logo, but designs must be approved by the City of Dripping Springs Communications Department and must follow the City of Dripping Springs Brand Guidelines. Event producers must give the City at least seven business days to approve before release date of flyer distribution or social media posts.

(b) If flyers and social media are designed by the City of Dripping Springs Communications Department, event producer must supply needed graphics/logos/photos in high-resolution format and any content needed for the flyer at least three weeks before proposed release date. Once design is created, event producer will have one opportunity for proofing and corrections.

8. DURATION: This Agreement shall be enforceable when signed by both parties and shall be deemed terminated January 31, 2026, or as outlined below.

9. TERMINATION:

9.1 This Agreement may be terminated by mutual consent of the parties.

9.2 This Agreement may be terminated by either party without prejudice upon written notice to the other party via certified mail, return receipt requested, thirty (30) days prior to commencement of the use of the Park.

9.3 Termination shall release each party from all obligations of this Agreement, except as specified below.

9.4 Termination of this Agreement, as provided above, shall not prohibit or impair any claim by either party based upon any breach of this Agreement.

9.5 The City shall determine if Co-Sponsor shall be relieved of Co-Sponsor's obligation to participate at the Park due to inclement weather.

9.6 *Force Majeure*: In situations in which Co-Sponsor's participation at the Park is delayed, cancelled or suspended due to Acts of God, severe weather, natural disaster, state of public emergency, or strike, the terms of this Agreement are waived.

10. **MANDATORY DISCLOSURES:** Texas law requires that vendors make certain disclosures. Prior to the effective date of this Contract, the Contractor has submitted to the City a copy of the Conflict-of-Interest Questionnaire form (CIQ Form) approved by the Texas Ethics Commission (Texas Local Government Code Chapter 176). The Contractor shall submit a Form 1295 to the Texas Ethics Commission. The Contractor also confirms it is in compliance with all Texas requirements related to government contracts including: (1) no boycott of Israel; (2) not listed as a foreign terrorist organization by the Texas Comptroller of Public Accounts; (3) Contractor does not have a policy or practice of discriminating against firearm entities or firearm trade associations; (4) Contractor does not boycott energy companies; and Contractor is compliant with all other Texas laws including any additional disclosure requirements).

11. **INDEMNIFICATION:** CO-SPONSOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY AND ITS AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE CITY'S ASSOCIATION WITH CO-SPONSOR UNDER THIS AGREEMENT, PROVIDED THAT ANY SUCH CLAIMS, DAMAGE, LOSS, OR EXPENSE IS/ARE ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY, INCLUDING THE LOSS OF USE RESULTING THEREFROM, AND IS/ARE CAUSED BY ANY NEGLIGENT OR WILLFUL ACT OR OMISSION OF CO-SPONSOR, AND ANYONE ACTING UNDER THE DIRECT EMPLOYMENT OF THE CITY.

12. **CONTROLLING LAW & VENUE:** Any and all disputes that may arise in relation to this Agreement shall be subject to the laws of the State of Texas. Venue for any disputes arising under this Agreement shall be in *Hays County, Texas*.
13. **NOTICES:** Any notice provided for by this Agreement and any other notice, demand or communication which either party may wish to send to the other, shall be in writing and given by (a) hand delivery, (b) express overnight delivery service, or (c) registered or certified United States mail, return receipt requested. Notices shall be addressed to the party for whom such notice, demand or communication is intended at such party's address as set forth below.

To the City:
City of Dripping Springs
Attention: City Administrator
Post Office Box 384
Dripping Springs, Texas 78620

Co-Sponsor:
Texas Hill Country Barrel Association
Attention: Molly Azopardi
PO Box 1380
Dripping Springs, TX 78620

14. **HEADINGS:** The headings and titles to the Articles, Paragraphs and Subparagraphs of this Agreement are inserted for convenience only and shall not be deemed a part hereof nor affect the construction or interpretation of any provision hereof.

15. **ASSIGNMENT:** Neither Party shall assign, sublet, or transfer any interest in this Agreement without written consent of the other Party. Nothing herein shall be construed as giving any rights or benefits hereunder to anyone other than the City and Co-Sponsor.

16. **BINDING ON SUCCESSORS:** This Agreement shall be binding upon, and shall inure to the benefit of, the parties hereto and their respective successors and permitted assigns.

17. **SEVERABILITY:** Any provisions of this Agreement prohibited or unenforceable by law shall be ineffective without affecting any other provision of this Agreement or shall be deemed to be severed or modified to conform to such law, and the remaining provisions of this Agreement shall remain in force, provided that the purpose of this Agreement can be achieved. To the full extent, however, that the provisions of such applicable law may be waived, they are hereby waived to the end that this Agreement be deemed to be a valid and binding agreement enforceable in accordance with its terms.

18. **MERGER:** This instrument, and all Attachments affixed hereto, constitutes the entire Agreement between the City and Co-Sponsor. To the extent there are any conflicts between this Agreement and the attachments, this Agreement shall govern. This Agreement supersedes all other agreements, oral or written, made with respect to the participation at the Park.

19. **MODIFICATIONS:** All amendments or modifications to the Agreement must be in writing. No modification shall be effective until approved by both parties.

20. **COUNTERPARTS:** This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original, and all of such counterparts together shall constitute but one and the same instrument.

BE IT HEREBY AGREED & APPROVED, for good & valuable consideration, as described herein, the sufficiency of which is hereby acknowledged.

[signature page follows]

CITY OF DRIPPING SPRINGS:

_____
Michelle Fischer
City Administrator

_____
Date

TEXAS HILL COUNTRY BARREL RACING ASSOCIATION:

_____
Name:
Title:

_____
Date

STAFF REPORT

City of Dripping Springs

PO Box 384

511 Mercer Street

Dripping Springs, TX 78620

Submitted By: Lily Sellers, Dripping Springs Ranch Park Manager

Council Meeting Date: January 21st, 2025

Agenda Item Wording: **Discuss and consider approval of the Co-Sponsorship Agreement with the Texas Hill Country Barrel Racing Association.** *Sponsor: Council Member Sherrie Parks*

Agenda Item Requestor: Lily Sellers

Summary/Background: THCBRA currently hosts weekly barrel exhibitions on Tuesday nights. The barrel exhibitions are a great success weekly. It attracts all ages of racers and even citizens to watch on Tuesday nights. This renewal repeats the same contract from 2024.

Commission Recommendations: Dripping Springs Ranch Park Board voted unanimously to approve.

Recommended Council Actions: Staff recommends approving the Co-Sponsorship Agreement with Texas Hill Country Barrel Racing Association. We recommend it being an annual agreement so that we can renew annually

Attachments: 2025 - Texas Hill Country Barrel Racing Association Co-Sponsorship Agreement

Next Steps/Schedule: Upon City Council approval, execute agreement.

JOINT ELECTION AGREEMENT BETWEEN HAYS COUNTY AND THE LPS

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This Joint Election Agreement ("Agreement") is entered into on January 16, 2024, between the ~~Local Political Subdivision~~City of Dripping Springs, (the "LPS") PO Box 384, Dripping Springs, Texas 78620 ~~Address of LPS~~ and Hays County (the "County"), 120 Stagecoach Trail, San Marcos, Texas 78666, collectively referred to as the Parties.

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This Agreement is authorized by Chapter 31 of the Texas Election Code, Chapter 791 of the Texas Government Code and Section 271.002 and 271.003 of the Texas Election Code. The Parties to the Agreement agree as follows:

Section 1. ***Scope of Agreement.*** The LPS enters into this Agreement for the conduct of the elections to be held from January 16, 2025 to January 15, 2026.

Section 2. ***Appointment of Election Officer.*** The LPS appoints the Hays County Elections Administrator to serve as the Election Officer (the "Officer") in order to perform and supervise the duties and responsibilities of the Election Officer for any election from January 2024 through December 2024.

Section 3. ***Early Voting Polling Locations.*** To facilitate the administration of elections, and as a convenience to the voters, during the early voting period established by statute, the LPS agrees to designate the Hays County Election Administrator's Office, 120 Stagecoach Trail, San Marcos, Texas 78666 as the main early voting polling place for the LPS. Furthermore, the LPS agrees to designate temporary branch early polling places in accordance with Section 85.062, Election Code, V.T.C.A. as called out in the latest Election Orders.

Section 4. ***Voting by Mail Ballot.*** The LPS and County agree that early voting by mail ballot shall be conducted in accordance with the applicable provisions of the Texas Election Code and that 120 Stagecoach Trail, San Marcos, Texas 78666 is the early voting clerk's mailing address to which ballot applications and ballots voted by mail shall be sent for the LPS.

Section 5. ***Election Day Polling Locations.*** Election Day voting shall be held in approved vote centers where appropriate at the dates, times, and locations recommended by the Election Officer and authorized and ordered by the governing body of the LPS.

Section 6. ***Election Day.*** On Election Day, all forms used in the conduct of the election, including but not limited to the poll list, signature roster, ballot registers, expense accounts, and all oaths and certificates will be used jointly by the two agencies. All forms will be returned to the Hays County Election Administrator who shall keep them in her custody for the period of time prescribed by the Texas Election Code. The County agrees to furnish the LPS with copies of any election documents upon the LPS's request at no charge.

Section 7. ***Use of Common Ballot.*** It is agreed by the parties to this Agreement that a common ballot will be used for joint elections. The USB ("USB") containing the voted ballots for an election will be delivered by the Election Judges to the Hays ~~Cow1ty~~ County Election Administrator's office at 120 Stagecoach Trail, San Marcos, Texas and the ~~USB'S~~ USBs will remain in the Hays County Election Administrator's custody, except that the County agrees to provide the LPS with the necessary documentation, if requested, for canvass of an election or in the event the voted ballots are required for a recount or any ~~coU1t~~ court proceedings in which the LPS may be a party. The County agrees to maintain custody of the ~~USB'S~~ USBs containing the voted ballots for the period of time prescribed by the Texas Election Code. All ~~USB'S~~ USBs that are not placed in active voting equipment will remain locked in the Officers' office. ~~USBS~~ USBs will not be replaced without being logged out and checked out by the Officer at any time during an election. An audit shall be conducted to ensure that all ~~USBS~~ USBs are present and ~~accow1ted~~ accounted for. A spreadsheet shall be completed at the end of Early Voting and Election Day returns that will identify the number of signatures on the Combination Log and the ~~Nun1ber~~ Number of Cancelled booths, for a representation of voter totals. All replaced equipment will remain secured until after tabulation to ensure that all checks and balances have been satisfied.

Section 8. ***Reporting of Returns.*** The Officer shall prepare the unofficial and official tabulation of precinct results under Section 66.056(a) of the Texas Election Code. The unofficial tabulation of Early Voting precinct results and Election Day precinct results shall be made available to the LPS via email as soon as they are prepared and may be released under law, but no earlier than 7:00 p.m. on Election Day. The Officer or their designee will use their best efforts to post all reports for public review on the Hays County Elections website at www.co.hays.tx.us/elections as soon as reasonably possible.

Section 9. ***Cost Sharing.*** The LPS agrees to the cost sharing provisions below. This includes Hays County, the school districts of the county, the cities of the county, and the water districts and all other entities contracting for election services. The costs incurred with Early Voting locations and Early Voting Clerks will be shared only by entities utilizing the polling location for their individual election contest.

The formula is as follows:

Example:

Registered Voters in County -	135,000	135,000/255,000=	52.94% of total cost
Registered Voters in Joint Entity A -	100,000	100,000/255,000=	39.23% of total cost
Registered Voters in Joint Entity B -	20,000	20,000/255,000=	7.84% of total cost
Aggregate Registered Voters -	255,000		

$1,000 dollar minimum cost for elections that don't exceed that total. Since programming and supplies would exceed the cost of elections with very small voter registration populations. Equipment Rental Fees allocated separately.

Section 10. ***Amendments.*** This Agreement may not be amended or modified except in writing and executed by both the LPS and the County. Neither party may assign this Agreement without the written consent of the other party. However, the Officer may assign deputies to perform any of the contracted services and may contract with third persons for election services and supplies.

Section 11. ***Effective Date.*** This Agreement contains the entire agreement between the parties and supersedes all prior understandings and agreements between the parties regarding such matters. The term of this Agreement will commence on _____ __, 2025 and end on July 15, 2026.

Section 12. ***Force Majeure.*** Either of the parties to this Agreement shall be excused from any delays and/or failures in the performance of the terms and conditions of this Contract, to the extent that such delays and/or failures result from causes beyond the delaying/failing party's reasonable control, including but not limited to war (whether declared or not), armed conflict or the serious threat of the same (including but not limited to hostile attack, blockade, military embargo), hostilities, invasion, act of a foreign enemy, extensive military mobilization, civil war, riot, rebellion, revolution, military or usurped power, insurrection, civil commotion or disorder, mob violence, act of civil disobedience, act of terrorism, sabotage or piracy; plague, epidemic, pandemic, outbreaks of infectious disease or any other public health crisis, including quarantine, social distancing, isolation or other behavioral restrictions; act of authority whether lawful or unlawful, compliance with any law or governmental order, rule, regulation or direction, curfew restriction, expropriation, compulsory acquisition, seizure of works, requisition, nationalization; act of God or natural disaster such as but not limited to violent storm, cyclone, typhoon, hurricane, tornado, earthquake, landslide, flood, damage or destruction by lightning, drought; explosion, fire, destruction of machines, equipment and of any kind of installation, prolonged breakdown of transport, telecommunication or electric current; shortage or inability to obtain critical material or supplies to the extent not subject to the reasonable control of the subject party ("force majeure event ") whether foreseeable or unforeseeable by the parties at the time of the execution of this Agreement. Any delaying/failing party shall, with all reasonable diligence, attempt to remedy the cause of delay and/or failure and shall recommence all remaining duties under this Agreement within a reasonable time of such remedy, or, when applicable, on the next available dates under the Texas Election Code.

Section 13. Should any provision in this Agreement be found or deemed to be invalid, this Agreement will be construed as not containing the provision and all other provisions which are otherwise lawful will remain in full force and effect, and to this end the provisions of this Agreement are declared to be severable. In case any one or more of the provisions contained in this Agreement are for any reason held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision thereof, and this

Agreement will be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

Section 14. Any notice provided for under this Agreement will be forwarded to the following addresses:

Hays County Elections Administrator
Government Center
120 Stagecoach Trail
San Marcos, Texas 78666

~~LPS Name~~City Secretary
City of Dripping Springs~~LPS Title~~
~~LPS Address:~~PO Box 384
Dripping Springs, TX 78620

Section 15. Nothing contained in this Agreement will authorize or permit a change in the office with whom or the place at which any document or record relating to the Election(s) is to be filed, or place at which any function of the canvass of the election returns is to be performed or the officer to serve as custodian of voted ballots or other election records.

Section 16. This Agreement shall take effect immediately upon execution by both parties hereof and shall inure to the benefit and be binding upon the administrators, successors and assigns of the Parties hereto.

WITNESS OUR HANDS this 16th day of January 2025

Hays County Elections Administrator

~~Name of LPS~~City of Dripping Springs

_____
Jennifer Doinoff
~~Elections~~ Elections Administrator

_____
~~Name~~Michelle Fischer
City Administrator~~Title~~

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CONTRACT FOR ELECTION SERVICES

This **Contract for Election Services ("Contract")** is made and entered into by and between the **Elections Administrator of Hays County, Texas ("Contracting Officer")** and the **City of Dripping Springs ("LPS")** pursuant to the authority under Section 31.092(a) of the Texas Election Code.

RECITALS

GENERAL PROVISIONS.

A. The purpose of this Contract is to maintain consistency and accessibility in voting practices, polling places, and election procedures to best assist the voters of the LPS. For purposes of this Contract the term "Election" will include any resulting recount or election contest. It will also apply to any election to resolve a tie.

B. The Contracting Officer is hereby appointed to serve as the LPS's Election Day Officer and Early Voting Clerk to conduct the Election for those areas of the LPS located within the contracting jurisdiction. As Election Officer and Early Voting Clerk, the Contracting Officer will coordinate, supervise and conduct all aspects of administering voting in connection with the Election in compliance with all applicable laws.

C. The LPS agrees to commit the funds necessary to pay for Election-related expenses for the LPS's Election in accordance with Chapter 173 of the Texas Election Code.

D. The Contracting Officer has the right to enter into agreements with other entities at any time and may require that authorities of LPS's holding elections on the same day in all or part of the same territory to enter into a joint election agreement as authorized in Chapter 271 of the Texas Election Code. The LPS agrees to enter into a joint election agreement required by Hays County.

I. **RESPONSIBILITIES OF CONTRACTING OFFICER.** The Contracting Officer shall be responsible for performing the following services and furnishing

the following material and equipment in connection with the Election:

A. Nomination of Presiding Judges and Alternate Judges. The Contracting Officer shall recommend appointment of Election Day presiding and alternate judges, central accumulation station judges, and the Early Voting Ballot Board (EVBB) presiding judge, all of whom shall meet the eligibility requirements in Subchapter C of Chapter 32 of the Texas Election Code.

B. Notification to LPS. The Contracting Officer shall provide the LPS with the most up-to-date list of presiding and alternate judges at least three weeks before the statutory deadline to order the Election.

C. Notification to Presiding and Alternate Judges; Appointment of Clerks.

1. The Contracting Officer shall notify each presiding and alternate judge of his or her appointment. The notification will also include the assigned polling station, the date of the election training(s), the date and time of the Election, the rate of compensation, the number of clerks the judge may appoint, the eligibility requirements for Election workers, and the name of the presiding or alternate judge as appropriate.

2. The election judge will make the clerk appointments in consultation with the Contracting Officer. If a presiding judge or the alternate judge does not speak both English and Spanish, and the election precinct is one subject to Section 272.002 and 272.009 of the Texas Election Code, the Contracting Officer shall ensure that a bilingual election clerk is appointed. The Contracting Officer shall notify the clerks of the same information that the judges receive under this section.

D. Election Training. The Contracting Officer shall be responsible for conducting Election training for the presiding judges, alternate judges, clerks, and early voting deputies in the operation and troubleshooting of the Verity Duo Hybrid voting system and the conduct of elections, including qualifying voters, issuing ballot style codes, maintaining order at the polling location, and conducting provisional voting.

E. Logic and Accuracy Testing. In advance of Early Voting (including the sending of any mail ballots), the Contracting Officer, the tabulation supervisor, and the other members the Contracting Officer designates for the testing board shall

conduct all logic and accuracy testing in accordance with the procedures set forth by the Texas Election Code and under guidelines provided by the Secretary of State's office. The Contracting Officer shall also be responsible for the publication of the required notice of such testing.

F. Election Supplies. The Contracting Officer shall procure, prepare, and distribute to the presiding judges for use at the polling locations on Election Day (and to the Early Voting clerks during Early Voting) the following Election supplies: election and early voting kits (including the appropriate envelopes, lists, forms, name tags, posters, and signage described in Chapters 51, 61, and 62, and subchapter B of chapter 66 of the Texas Election Code) seals, sample ballots, thermal paper rolls for use in the Verity Controllers, batteries for use in the voting system equipment, supplies for the electronic poll books, and all consumable type office supplies necessary to hold an Election.

G. Registered Voters List. The Contracting Officer shall provide lists of registered voters required by law for use on Election Day and for the Early Voting period.

H. Notice of Previous Polling Place. The Contracting Officer shall post notices of a change in a polling place at the entrance to the previous polling location. Section 43.062 of the Texas Election Code provides that the notice shall state the location has changed and give the location of the new polling place. The LPS Secretary will ensure that Public Notice is also provided via published notice, on the LPS's website and on all LPS social media outlets.

I. Election Equipment. The Contracting Officer shall prepare and distribute the Verity Duo Hybrid Voting System components from Hart Intercivic, Inc. ("Hart") for the Election. This voting System includes the equipment referred to as "Duo" and Verity Controllers". Each polling location will have at least one voting machine that is accessible to disabled voters to provide a practical and effective means for voters with disabilities to cast a secret ballot.

J. Ballots. The Contracting Officer or designee shall be responsible for the preparation, printing, programming and distribution of English and Spanish ballots and sample ballots, including the mail ballots, based on the information provided by the LPS, including the names of the candidates, names of the offices sought, order of names on the ballot, propositions on the ballot, and the Spanish translation of the offices and any propositions. The ballot will be prepared in these formats: Verity Duo Hybrid Voting System, paper, and auditory.

K. Applications for Mail Ballots. The LPS and Contracting Officer agree that early voting by mail ballots shall be processed in accordance with the applicable provisions of the Texas Election Code and that 120 Stagecoach Trail, San Marcos, Texas 78666 is the early voting clerk's mailing address to which ballot applications and ballots voted by mail shall be sent for the LPS.

L. Early Voting. In accordance with Sections 31.096 and 32.097(b) of the Texas Election Code, the Contracting Officer shall serve as the Early Voting Clerk for the Election.

1. The Contracting Officer shall supervise and conduct the early voting by mail and by personal appearance and shall secure personnel to serve as Early Voting Deputies.

2. The Contracting Officer shall receive mail ballot applications on behalf of the LPS. All applications for mail ballots shall be processed in accordance with Title 7 of the Texas Election Code by the Contracting Officer or deputies at the Records Building located at the Hays County Government Center at 120 Stagecoach Trail, San Marcos, Texas 78666. Applications for mail ballots sent to the LPS shall be promptly faxed to the Contracting Officer at (512) 878-6699 or emailed to elections@co.hays.tx.us for timely processing and then the original sent application forwarded to the Contracting Officer for proper retention.

3. Early voting ballots shall be secured and maintained at the Records Office at 120 Stagecoach Trail, San Marcos, Texas 78666. In accordance with Chapter 87 of the Texas Election Code. The Early Voting Ballot Board shall meet at the same location unless posted differently.

4. Early Voting by personal appearance for the Election shall be conducted during the hours and time period and at the locations as determined by the Contracting Officer in consultation with the LPS and in accordance with the Texas Election Code.

M. Election Day Activities.

1. The Contracting Officer and staff shall be available from 6:00 am until the completion of the vote counting on Election Day to render technical support and assistance to voters and Election workers.

2. The Contracting Officer and staff shall prepare and conduct Election Night intake of election equipment, supplies, and records.
3. The Contacting Officer and designee shall serve as central counting station manager and tabulation supervisor, counting the votes in

conjunction with the Early Voting Ballot Board and the Central Counting Station judges.

4. Election Day polling locations are determined by the Contracting Officer in consultation with the LPS and in accordance with the Texas Election Code. The Contracting Officer shall arrange for the use of all polling places and shall arrange for the setting up of the polling location including tables, chairs and voting booths.

N. Election Night Reports. The Contracting Officer shall prepare the unofficial and official tabulation of precinct results under Section 66.056(a) of the Texas Election Code. The unofficial tabulation of Early Voting precinct results and Election Day precinct results shall be made available to the LPS via email as soon as they are prepared and may be released under law, but no earlier than 7:00 pm on Election Day. The tabulation reports may also be provided to other counties as necessary for the Election. As soon as reasonably possible, the Contracting Officer will post all reports for public review on the Hays County Elections website at www.co.hays.tx.us/elections.

~~O~~O. **Provisional Votes/ Determination of Mail Ballots Timely Received under Section 86.007(d) of the Texas Election Code.** The Contracting Officer, serving as the Voter Registrar, shall retain the provisional voting affidavits and shall provide the factual information on each of the voters' status. The Contracting Officer shall reconvene the EVBB after the Election within the time set forth in Section 65.051 of the Texas Election Code for the purpose of determining the disposition of the provisional votes. At the same time, the EVBB will review mail ballots timely received under Section 86.007(d) of the Texas Election Code to determine whether such will be counted and to resolve any issues with such ballots.

P. **Canvass Material Preparation.** Promptly after determination of the provisional votes and resolution of any mail ballots, the Contracting Officer shall work with the EVBB and tabulation supervisor to tally the accepted provisional votes and resolved mail ballots, amend the unofficial tabulations, and submit new official tabulations to the LPS. These reports will serve as the canvass materials for the LPS.

Q. **Custodian of Election Records.** The Election records will be submitted to the LPS except for those records that must be maintained by the Contracting Officer as Voter Registrar in accordance with Section 66.051 of the Texas Election Code. The Contracting Officer is hereby appointed the custodian of voted ballots (which in the case of the ballots cast on the Verity Duo Hybrid voting system consist of the paper backup) and shall preserve them in accordance with Chapter 66 of the Texas Election Code and other applicable law. The Contracting Officer shall also maintain custody of the records pertaining to the operation of the Verity Controllers and Duo.

R. **Recount.**

1. The LPS shall advise the Contracting Officer if a recount is required by law or requested and the Contracting Officer and the LPS shall discuss how such recount is to be conducted. The LPS shall reimburse the Contracting Officer for the cost of such recount which is not included in the original cost estimate.

S. **Schedule for Performance of Services.** The Contracting Officer shall perform all Election services in accordance with and in compliance with the time requirements set out in the Texas Election Code.

T. **Contracting with Third Parties.** In accordance with Section 31.098 of the Texas Election Code, the Contracting Officer is authorized to contract with third parties for Election services and supplies. The cost of such third-party services and supplies will be paid by the Contracting Officer and reimbursed by the LPS.

U. **Department of Justice Preclearance for General Elections.** If required by law, any changes to the general conduct of voting in Hays County will be precleared through the United States Department of Justice by the Contracting Officer with copies of the submission and response e-mailed to the LPS.

II. **RESPONSIBILITIES OF THE LPS.** The LPS shall perform the following responsibilities:

A. Election Orders, Election Notices, and Canvass. The LPS shall be responsible for the preparing, adopting, publishing, and posting of all required election orders, resolutions, notices and other documents, including bilingual materials, evidencing action by the LPS of all actions necessary to call the Election. The LPS shall be responsible for conducting the official canvass of the Election.

B. Map/Annexations. The LPS shall provide the Contracting Officer with an updated map and street index (including address numbers) of its jurisdiction in and electronic or printed format and shall advise the Contracting Officer in writing of any new developments, annexations or de-annexations and any other changes to the master voter registration list within the jurisdiction.

C. Department of Justice Preclearance for Special Elections. If required by law, the LPS shall be individually responsible for obtaining appropriate preclearance from the United States Department of Justice for any special elections.

D. Ballot Information. The LPS shall prepare the text for the LPS's official ballot in English and Spanish and provide to the Contracting Officer as soon as

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possible at the end of the period for ordering the Election or filing for candidacy. The ballot information shall include a list of propositions showing the order and the exact manner in which the candidates' name shall appear on the ballot. The LPS shall promptly review for correctness the ballot when requested by the Contracting Officer to do so prior to the finalization and shall approve by e-mail or by signature in person.

E. Precinct Reports to the Texas Secretary of State. Based on information provided by the Contracting Officer, the LPS shall prepare and file all required precinct reports with the Texas Secretary of State.

F. Annual Voting Report. The LPS shall be responsible for filing its annual voting system report to the Texas Secretary of State as required under Chapter 123 et seq. of the Texas Election Code.

III. SPECIAL PROVISIONS RELATED TO ELECTION WORKERS

A. Number of Election Workers at Election Day Polling Locations. It is agreed by the Contracting Officer and the LPS that there will be at least three Election workers at each Election Day polling location: the presiding judge, the alternate judge, and at least one election clerk appointed by the presiding judge. The number of necessary clerks is derived from the number of Elections at the poll and the number of registered voters at the poll.

B. Compensation for Election Workers. The Contracting Officer shall compensate all Election workers in accordance with the Contracting Officer's established compensation policies, in accordance with the Texas Election Code and using the rates set by the Hays County Commissioners Court for county elections. The Contracting Officer shall pay the workers and be reimbursed by the entities sharing the polling locations.

IV. PAYMENT

A. Charges and Distribution of Costs. In consideration of the joint election services provided by the Contracting Officer, the LPS will be charged a share of the Election costs and an administrative fee. The costs distribution is set forth in the Joint Election Agreement. The costs to be paid by the LPS are set forth in the Cost Estimate.

B. Administrative Fee. The Contracting Officer shall charge a fee equal to 10% of the LPS's share of the cost of the Election or a minimum of $75.00.

C. Equipment Rental Fee. Per Section 123.032(d) of the Texas Election Code, the Hays County Commissioners Court has set the equipment rental fee at $175 each per controller, per Verity Duo, per scanner, per Tenex touchpad component. If the County acquires additional equipment during the term of the Contract, the

charge for the use of the equipment may be reset by the Hays County Commissioners Court.

D. Payment. The Contracting Officer's invoice shall be due and payable to the address set forth in the invoice within 30 days from the date of receipt by the LPS.

V. TERM AND TERMINATION

A. Initial Term. The initial term of the contract shall commence upon the last party's execution hereof and shall continue thereafter in full force and effect for one year, subject to the termination rights set forth herein.

B. Renewal. Subject to the termination rights set forth herein, this Contract shall be renewed annually.

C. Termination. If either party wishes to terminate this Contract for convenience or for cause, the party must provide not less than ninety (90) days' written notice to the other party and allow for discussion of the desired outcome and options to reach the desired outcome. In the event of termination, it is understood and agreed that only the amounts due to the Contracting Officer for services provided and expenses incurred will be due and payable.

VI. MISCELLANEOUS PROVISIONS

A. Nontransferable Functions. In accordance with Section 31.096 of the Texas Election Code, nothing in this Contract shall authorize or permit a change in:

1. The authority with whom or the place at which any document or record relating to the Election is to be filed;

2. The officers who conduct the official canvass of the Election returns;

3. The authority to serve as custodian of voted ballots or other Election records; or

4. Any other nontransferable function specified under Section 31.096 or other provisions of law.

B. Cancellation of Election. If the LPS cancels its Election pursuant to Section 2.053 of the Texas Election Code, the Contracting Officer shall be entitled to receive an administrative fee of $75. The Contracting Officer shall submit an

invoice for the administrative fee as soon as reasonably possible after the cancellation, and the LPS shall pay the fee.

C. Contract Copies to Treasure and Auditor. In accordance with Section 31.099 of the Texas Election Code, the Contracting Officer agrees to file copies of the Contract with the County Treasurer and the County Auditor of Hays County, Texas.

D. Election to Resolve a Tie. In the event that an Election is necessary to resolve a tie vote, the terms of the Contract shall extend to the second Election, except:

1. The LPS and the Contracting Officer will agree upon the date of the Election and the early voting schedule subject to provisions of the Election Code and with regard to other elections being conducted by the Contracting Officer.

2. The LPS will be responsible for any Department of Justice preclearance submission under Section 5 of the Federal Voting Rights Act.

3. An attempt will be made to use the Election workers that worked in the first Election; those poll workers will not have additional training provided by the Contracting Officer.

4. The cost of the Election will be borne by the LPS; the Contracting Officer will work with the LPS on cost management.

E. Amendment/Modification. Except as otherwise provided, this Contract may not be amended, modified, or changed in any respect except in writing, duly executed by the parties hereto. Both the Contracting Officer and the LPS may propose necessary amendments or modifications to this Contract in writing in order to conduct the Election smoothly and efficiently, except that any such proposals must be approved by the Contracting Officer and the governing body of the LPS or its authorized agent, respectively.

F. Severability. If any provision of the Contract is found to be invalid, illegal, or unenforceable by a court of competent jurisdiction, such invalidity, illegality, or unenforceability shall not affect the remaining provisions of this Contract and parties to this Contract shall perform their obligations under this Contract in accordance with the intent of the parties to this Contract as expressed in the terms and provisions.

G. Force Majeure. Either of the parties to this Agreement shall be excused from any

delays and/or failures in the performance of the terms and conditions of this Contract, to the extent that such delays and/or failures result from causes beyond the delaying/failing party's reasonable control, including but not limited to war (whether declared or not), armed conflict or the serious threat of the same (including but not limited to hostile attack, blockade, military embargo), hostilities, invasion, act of a foreign enemy, extensive military mobilization, civil war, riot, rebellion, revolution, military or usurped power, insurrection, civil commotion or disorder, mob violence, act of civil disobedience, act of terrorism, sabotage or piracy; plague, epidemic, pandemic, outbreaks of infectious disease or any other public health crisis, including quarantine, social distancing, isolation or other behavioral restrictions; act of authority whether lawful or unlawful, compliance with any law or governmental order, rule, regulation or direction, curfew restriction, expropriation, compulsory acquisition, seizure of works, requisition, nationalization; act of God or natural disaster such as but not limited to violent storm, cyclone, typhoon, hurricane, tornado, earthquake, landslide, flood, damage or destruction by lightning, drought; explosion, fire, destruction of machines, equipment and of any kind of installation, prolonged breakdown of transport, telecommunication or electric current; shortage or inability to obtain critical material or supplies to the extent not subject to the reasonable control of the subject party ("force majeure event ") whether foreseeable or unforeseeable by the parties at the time of the execution of this Agreement. Any delaying/failing party shall, with all reasonable diligence, attempt to remedy the cause of delay and/or failure and shall recommence all remaining duties under this Agreement within a reasonable time of such remedy, or, when applicable, on the next available dates under the Texas Election Code.

H. Representatives. For the purposes of implementing this Contract and coordinating activities, the Contracting Officer and the LPS designate the following individuals for submission of information, documents and notice:

For the Contracting Officer:

Jennifer Doinoff
Elections Administrator - Hays County
120 Stagecoach Trail
San Marcos, Texas 78666
Tel: (512) 393-7310
Fax: (512) 878-6699
Email: janderson@co.hays.tx.us

For the LPS:

~~Name:~~City of Dripping Springs
Attn: ~~LPS Secretary - LPS~~City Secretary
~~Address:~~PO Box 384
Dripping Springs, TX 78620 ~~Tel:~~
Tel: (512) 858-4725~~Fax:~~
Email: dboone@cityofdrippingsprings.com

Witness by my hand this 16th day of January, 2025

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Contracting Officer:

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Jennifer Doinoff, Elections Administrator
Hays County, Texas

Witness by my hand this the 16th day of January 2025.

Local Political Subdivision:

Name of Entity: ~~LPS~~ City of Dripping Springs
Printed Name: Michelle Fischer
Official Capacity LPS: ~~LPS~~ City ~~Secretary~~Administrator

_____

~~LPS Secretary/Election Coordinator~~Signature

DRIPPING SPRINGS
Texas

To: Mayor Bill Foulds, Jr. and City Council, City of Dripping Springs

From: Shawn Cox, Deputy City Administrator

Date: January 21, 2025

RE: December 2024 City Treasurer's Report

General Fund:

The General Fund received **$805,544.22** in revenues for December.

General Fund revenues are in line with the adopted budget. Line items of note include:

- 100-000-40001: Sales Tax Revenue – $409,113.68 was received in December, of which $312,943.06 is considered City Revenues and is not allocated to either the Utility Fund or through agreements. This is an 11.45% increase over December 2023 collections.
- 100-201-43031: Building Code Fees – The City received $126,202.64 in Building Code Fees in November.

General Fund expenditures are in line with the adopted budget. Line items of note include:

- 100-500-68000: Emergency Management Equipment – In December $28,249.86 was spent on traffic safety equipment for our events. $30,000.00 was budget in FY 2025 for these purchases.

Utility Fund:

The Utility Fund received **$507,906.12** in revenues for December.

Utility Fund revenues are in line with the adopted budget. Line items of note include:

- 400-320-47009: Sales Tax – For December, the Utility Fund earned $81,822.74 in Sales Tax Revenues. The transfer from the General Fund was not made before the end of the month, but will be shown in the January Treasurer's Report.
- 400-300-43018: Wastewater Service Fee – The Utility fund collected $146,348.02 in Wastewater Fees in December.
- 400-.01-46041: Water Usage – $41,618.13 was collected in Water Fees in November.

Utility Fund expenditures are in line with the adopted budget.

Dripping Springs Ranch Park (DSRP):

The Ranch Park received **$62,997.10** in December.

DSRP revenues are in line with the amended budget. Line items of note include:

- 200-401-43012: Facility Rental Fees – Through December, the DSRP collected $8,825.00 in Facility Rental Fees.
- 200-401-44005: Coyote Camp – The DSRP Collected $11,550.00 in camp registration fees in December.

DRIPPING SPRINGS
Texas

DSRP expenditures are in line with the amended budget. Line items of note include:

- 200-401-65005: Water – Through December, the DSRP has spent $9,306.91 on facility water. This is $2,306.91 more than budgeted. In previous years these high water costs have been attributed to leaks and /or theft. DSRP staff is checking the facility for leaks and reviewing security for any unauthorized use. This line item may need to be increased in a future budget amendment, if no issues are uncovered.

Banking:

On November 30th, the City's cash balance was **$25,29 Million**. This is a 6.0% decrease from the previous month's cash balances. A primary driver in this reduction is due to payment of invoices related to the construction of the East Interceptor Line ($594,832.16). While the City paid the invoice, Village Grove and Gateway Village will provide reimbursement (received in January). A total of **$67,777.43** was collected in interest revenues in December.

City of Dripping Springs, TX

Budget Report
Account Summary

For Fiscal: FY 2024-2025 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund							
Revenue							
Department: 000 - Undesignated							
100-000-40000	Ad Valorem Tax	3,707,356.54	3,707,356.54	63,815.62	86,337.83	-3,621,018.71	97.67 %
100-000-40001	Sales Tax Revenue	4,500,000.00	4,500,000.00	409,113.68	1,188,625.45	-3,311,374.55	73.59 %
100-000-40002	Mixed Beverage	100,000.00	100,000.00	9,063.55	26,976.63	-73,023.37	73.02 %
100-000-40006	Ad Valorem Tax Penalty/Interest	4,000.00	4,000.00	-1,060.56	1,228.79	-2,771.21	69.28 %
100-000-41000	Solid Waste Franchise Fee	55,000.00	55,000.00	20,258.61	20,258.61	-34,741.39	63.17 %
100-000-42000	Alcohol Permit Fees	6,500.00	6,500.00	0.00	0.00	-6,500.00	100.00 %
100-000-46001	Other Revenues	40,000.00	40,000.00	136,970.22	492,168.83	452,168.83	1,230.42 %
100-000-46002	Interest	150,000.00	150,000.00	18,609.06	58,259.33	-91,740.67	61.16 %
100-000-46014	Transportation Improvements Reim	1,010,000.00	1,010,000.00	0.00	0.00	-1,010,000.00	100.00 %
100-000-47005	Transfer from HOT Fund	55,000.00	255,000.00	0.00	0.00	-255,000.00	100.00 %
100-000-47013	Transfer From TIRZ	0.00	100,000.00	0.00	0.00	-100,000.00	100.00 %
100-000-47016	Transfer from Sidewalk Fund	29,000.00	29,000.00	0.00	0.00	-29,000.00	100.00 %
	Department: 000 - Undesignated Total:	**9,656,856.54**	**9,956,856.54**	**656,770.18**	**1,873,855.47**	**-8,083,001.07**	**81.18%**
Department: 105 - Communications							
100-105-46006	Merchandise	0.00	0.00	0.00	-239.83	-239.83	0.00 %
	Department: 105 - Communications Total:	**0.00**	**0.00**	**0.00**	**-239.83**	**-239.83**	**0.00%**
Department: 200 - Planning & Development							
100-200-42001	Health Permits/Inspections	75,000.00	75,000.00	0.00	5,445.00	-69,555.00	92.74 %
100-200-43000	Site Development Fees	400,000.00	400,000.00	4,784.00	19,309.03	-380,690.97	95.17 %
100-200-43002	Zoning Fees	65,000.00	65,000.00	500.00	3,920.00	-61,080.00	93.97 %
100-200-43030	Subdivision Fees	295,100.00	295,100.00	8,425.00	57,307.60	-237,792.40	80.58 %
	Department: 200 - Planning & Development Total:	**835,100.00**	**835,100.00**	**13,709.00**	**85,981.63**	**-749,118.37**	**89.70%**
Department: 201 - Building							
100-201-42007	Sign Permits	0.00	0.00	2,715.00	9,720.00	9,720.00	0.00 %
100-201-43029	Fire Inspections	50,000.00	50,000.00	2,460.00	8,674.00	-41,326.00	82.65 %
100-201-43031	Building Code Fees	1,500,000.00	1,500,000.00	126,202.64	426,758.69	-1,073,241.31	71.55 %
	Department: 201 - Building Total:	**1,550,000.00**	**1,550,000.00**	**131,377.64**	**445,152.69**	**-1,104,847.31**	**71.28%**
Department: 400 - Parks & Recreation							
100-400-44000	Sponsorships & Donations	5,500.00	5,500.00	0.00	0.00	-5,500.00	100.00 %
100-400-44001	Community Service Fees	1,800.00	1,800.00	35.00	230.00	-1,570.00	87.22 %
100-400-44002	Program & Event Fees	9,500.00	9,500.00	0.00	20.00	-9,480.00	99.79 %
100-400-44004	Park Rental Income	6,000.00	6,000.00	0.00	585.00	-5,415.00	90.25 %
100-400-47002	Transfer from Parkland Dedication	8,500.00	8,500.00	0.00	0.00	-8,500.00	100.00 %
100-400-47003	Transfer from Landscaping Fund	60,000.00	60,000.00	0.00	0.00	-60,000.00	100.00 %
100-400-47005	Transfer from HOT Fund	16,500.00	16,500.00	0.00	0.00	-16,500.00	100.00 %
	Department: 400 - Parks & Recreation Total:	**107,800.00**	**107,800.00**	**35.00**	**835.00**	**-106,965.00**	**99.23%**
Department: 402 - Aquatics							
100-402-44003	Aquatic Fees	41,750.00	41,750.00	2.40	2.40	-41,747.60	99.99 %
100-402-44004	Park Rental Income	21,235.00	21,235.00	0.00	0.00	-21,235.00	100.00 %
	Department: 402 - Aquatics Total:	**62,985.00**	**62,985.00**	**2.40**	**2.40**	**-62,982.60**	**100.00%**
Department: 404 - Founders Day							
100-404-45000	FD Craft/Business Booths	7,540.00	7,540.00	150.00	150.00	-7,390.00	98.01 %
100-404-45001	FD Food Booths	1,500.00	1,500.00	0.00	0.00	-1,500.00	100.00 %
100-404-45002	FD BBQ Cooker Registration Fees	5,115.00	5,115.00	0.00	0.00	-5,115.00	100.00 %
100-404-45003	FD Carnival	15,000.00	15,000.00	0.00	0.00	-15,000.00	100.00 %
100-404-45004	FD Parade Registration Fees	4,675.00	4,675.00	0.00	0.00	-4,675.00	100.00 %
100-404-45005	FD Sponsorships	100,000.00	100,000.00	3,500.00	3,500.00	-96,500.00	96.50 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-404-45006	FD Parking Fees	500.00	500.00	0.00	0.00	-500.00	100.00 %
100-404-45007	FD Electric Fees	3,000.00	3,000.00	0.00	0.00	-3,000.00	100.00 %
	Department: 404 - Founders Day Total:	**137,330.00**	**137,330.00**	**3,650.00**	**3,650.00**	**-133,680.00**	**97.34%**
	Revenue Total:	**12,350,071.54**	**12,650,071.54**	**805,544.22**	**2,409,237.36**	**-10,240,834.18**	**80.95%**
Expense							
Department: 000 - Undesignated							
100-000-60000	Salaries	3,936,374.84	3,936,374.84	0.00	0.00	3,936,374.84	100.00 %
100-000-61000	Health Insurance	315,432.63	315,432.63	5,513.89	15,706.08	299,726.55	95.02 %
100-000-61001	Dental Insurance	0.00	0.00	1.13	1.13	-1.13	0.00 %
100-000-61002	Medicare	0.00	0.00	2.15	2.15	-2.15	0.00 %
100-000-61003	Social Security	0.00	0.00	9.21	9.21	-9.21	0.00 %
100-000-61005	Federal Withholding	309,012.18	309,012.18	0.00	0.00	309,012.18	100.00 %
100-000-61006	TMRS	214,341.87	214,341.87	8.85	8.85	214,333.02	100.00 %
100-000-62009	Human Resources Consultant	38,200.00	38,200.00	5,076.66	13,335.99	24,864.01	65.09 %
100-000-63004	Dues, Fees & Subscriptions	74,462.85	74,462.85	6,748.54	17,472.78	56,990.07	76.53 %
100-000-63005	Training/Continuing Education	100,000.00	100,000.00	4,971.07	6,265.75	93,734.25	93.73 %
100-000-64000	Office Supplies	37,000.00	37,000.00	3,823.12	4,761.86	32,238.14	87.13 %
100-000-64004	Office Furniture and Equipment	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
100-000-66002	Postage & Shipping	4,500.00	4,500.00	423.81	423.81	4,076.19	90.58 %
100-000-68004	Animal Control	3,400.00	3,400.00	0.00	0.00	3,400.00	100.00 %
100-000-69002	Economic Development	5,000.00	5,000.00	5,000.00	5,000.00	0.00	0.00 %
100-000-70001	Mileage	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
100-000-70002	Contingencies/Emergency Fund	62,000.00	62,000.00	0.00	0.00	62,000.00	100.00 %
100-000-70003	Other Expenses	10,000.00	10,000.00	-81,868.16	71,464.79	-61,464.79	-614.65 %
100-000-90000	Transfer to Reserve Fund	500,000.00	500,000.00	0.00	0.00	500,000.00	100.00 %
100-000-90002	Transfer to TIRZ	575,566.14	575,566.14	0.00	0.00	575,566.14	100.00 %
100-000-90013	Transfer to Vehicle Replacement Fu	115,083.55	115,083.55	0.00	0.00	115,083.55	100.00 %
100-000-90015	Transfer to Farmers Marke	16,542.01	16,542.01	0.00	0.00	16,542.01	100.00 %
	Department: 000 - Undesignated Total:	**6,328,916.07**	**6,328,916.07**	**-50,289.73**	**134,452.40**	**6,194,463.67**	**97.88%**
Department: 100 - City Council/Boards & Commissions							
100-100-69000	Family Violence Center	7,000.00	7,000.00	0.00	0.00	7,000.00	100.00 %
100-100-69008	Land Acquisition	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
	Department: 100 - City Council/Boards & Commissions Total:	**17,000.00**	**17,000.00**	**0.00**	**0.00**	**17,000.00**	**100.00%**
Department: 101 - City Administrators Office							
100-101-60000	Regular Employees	0.00	0.00	55,363.82	158,652.15	-158,652.15	0.00 %
100-101-60002	Overtime	0.00	0.00	0.00	15.85	-15.85	0.00 %
100-101-61000	Health Insurance	0.00	0.00	1,833.40	5,742.36	-5,742.36	0.00 %
100-101-61001	Dental Insurance	0.00	0.00	134.80	471.80	-471.80	0.00 %
100-101-61002	Medicare	0.00	0.00	771.23	2,190.29	-2,190.29	0.00 %
100-101-61003	Social Security	0.00	0.00	1,121.40	6,118.91	-6,118.91	0.00 %
100-101-61004	Unemployment	0.00	0.00	129.23	144.00	-144.00	0.00 %
100-101-61006	TMRS	0.00	0.00	3,266.46	9,361.38	-9,361.38	0.00 %
	Department: 101 - City Administrators Office Total:	**0.00**	**0.00**	**62,620.34**	**182,696.74**	**-182,696.74**	**0.00%**
Department: 102 - City Secretary							
100-102-60000	Regular Employees	0.00	0.00	10,775.52	36,201.91	-36,201.91	0.00 %
100-102-60001	Part-time Employees	0.00	0.00	1,620.00	5,062.00	-5,062.00	0.00 %
100-102-60002	Overtime	0.00	0.00	9.88	177.25	-177.25	0.00 %
100-102-61000	Health Insurance	0.00	0.00	1,023.92	3,582.71	-3,582.71	0.00 %
100-102-61001	Dental Insurance	0.00	0.00	67.40	235.90	-235.90	0.00 %
100-102-61002	Medicare	0.00	0.00	177.39	592.21	-592.21	0.00 %
100-102-61003	Social Security	0.00	0.00	758.51	2,532.14	-2,532.14	0.00 %
100-102-61004	Unemployment	0.00	0.00	25.92	80.99	-80.99	0.00 %
100-102-61006	TMRS	0.00	0.00	636.34	2,146.38	-2,146.38	0.00 %
100-102-62000	Municipal Election	8,000.00	8,000.00	0.00	0.00	8,000.00	100.00 %
100-102-62018	Code Publication	6,461.47	6,461.47	0.00	0.00	6,461.47	100.00 %
100-102-64032	Meeting Supplies	3,120.00	3,120.00	979.12	1,479.12	1,640.88	52.59 %
100-102-66003	Public Notices	2,600.00	2,600.00	0.00	0.00	2,600.00	100.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-102-69003	Records Management	720.00	720.00	320.00	320.00	400.00	55.56 %
	Department: 102 - City Secretary Total:	**20,901.47**	**20,901.47**	**16,394.00**	**52,410.61**	**-31,509.14**	**-150.75%**
Department: 103 - Courts							
100-103-62003	Muni Court Attorney/ Judge	15,500.00	15,500.00	0.00	0.00	15,500.00	100.00 %
	Department: 103 - Courts Total:	**15,500.00**	**15,500.00**	**0.00**	**0.00**	**15,500.00**	**100.00%**
Department: 104 - City Attorney							
100-104-60000	Regular Employees	0.00	0.00	22,604.57	76,631.69	-76,631.69	0.00 %
100-104-61000	Health Insurance	0.00	0.00	1,039.34	3,636.02	-3,636.02	0.00 %
100-104-61001	Dental Insurance	0.00	0.00	67.40	235.90	-235.90	0.00 %
100-104-61002	Medicare	0.00	0.00	323.32	1,095.59	-1,095.59	0.00 %
100-104-61003	Social Security	0.00	0.00	1,254.09	4,556.08	-4,556.08	0.00 %
100-104-61006	TMRS	0.00	0.00	1,333.68	4,521.30	-4,521.30	0.00 %
100-104-62003	Special Counsel and Consultants	16,000.00	16,000.00	0.00	750.00	15,250.00	95.31 %
100-104-69004	Government Affairs	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
	Department: 104 - City Attorney Total:	**66,000.00**	**66,000.00**	**26,622.40**	**91,426.58**	**-25,426.58**	**-38.53%**
Department: 105 - Communications							
100-105-60000	Regular Employees	0.00	0.00	15,318.06	53,597.56	-53,597.56	0.00 %
100-105-61000	Health Insurance	0.00	0.00	1,051.64	3,679.58	-3,679.58	0.00 %
100-105-61001	Dental Insurance	0.00	0.00	67.40	235.90	-235.90	0.00 %
100-105-61002	Medicare	0.00	0.00	221.08	773.55	-773.55	0.00 %
100-105-61003	Social Security	0.00	0.00	945.26	3,307.43	-3,307.43	0.00 %
100-105-61006	TMRS	0.00	0.00	903.76	3,162.23	-3,162.23	0.00 %
100-105-63039	Employee Engagement	20,000.00	20,000.00	2,317.38	2,609.48	17,390.52	86.95 %
100-105-66000	Website	7,000.00	7,000.00	0.00	0.00	7,000.00	100.00 %
100-105-66005	Public Relations	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
	Department: 105 - Communications Total:	**42,000.00**	**42,000.00**	**20,824.58**	**67,365.73**	**-25,365.73**	**-60.39%**
Department: 106 - IT							
100-106-60000	Regular Employees	0.00	0.00	7,030.77	23,427.85	-23,427.85	0.00 %
100-106-61000	Health Insurance	0.00	0.00	530.74	1,856.39	-1,856.39	0.00 %
100-106-61001	Dental Insurance	0.00	0.00	33.70	117.95	-117.95	0.00 %
100-106-61002	Medicare	0.00	0.00	101.77	339.09	-339.09	0.00 %
100-106-61003	Social Security	0.00	0.00	435.14	1,449.84	-1,449.84	0.00 %
100-106-61006	TMRS	0.00	0.00	414.82	1,382.26	-1,382.26	0.00 %
100-106-64001	Office IT Equipment & Support	117,329.00	117,329.00	29,149.07	29,259.07	88,069.93	75.06 %
100-106-64002	Software	301,251.76	301,251.76	5,527.83	37,596.64	263,655.12	87.52 %
100-106-65000	Network/Phone	85,221.64	85,221.64	10,002.38	19,434.54	65,787.10	77.20 %
	Department: 106 - IT Total:	**503,802.40**	**503,802.40**	**53,226.22**	**114,863.63**	**388,938.77**	**77.20%**
Department: 107 - Finance							
100-107-60000	Regular Employees	0.00	0.00	26,617.10	78,619.28	-78,619.28	0.00 %
100-107-60002	Overtime	0.00	0.00	0.00	57.71	-57.71	0.00 %
100-107-61000	Health Insurance	0.00	0.00	2,069.36	6,201.46	-6,201.46	0.00 %
100-107-61001	Dental Insurance	0.00	0.00	134.80	404.40	-404.40	0.00 %
100-107-61002	Medicare	0.00	0.00	358.46	1,046.50	-1,046.50	0.00 %
100-107-61003	Social Security	0.00	0.00	1,532.69	4,474.59	-4,474.59	0.00 %
100-107-61006	TMRS	0.00	0.00	1,570.40	4,641.91	-4,641.91	0.00 %
100-107-62001	Financial Services	37,500.00	37,500.00	0.00	0.00	37,500.00	100.00 %
100-107-67000	TML Liability Insurance	33,908.00	33,908.00	0.00	6,692.75	27,215.25	80.26 %
100-107-67001	TML Property Insurance	67,191.00	67,191.00	0.00	29,510.50	37,680.50	56.08 %
100-107-67002	TML Workmen's Comp Insurance	42,497.00	42,497.00	0.00	10,624.25	31,872.75	75.00 %
100-107-70001	Mileage	0.00	0.00	0.00	46.05	-46.05	0.00 %
100-107-80004	Series 2024	486,041.67	486,041.67	75,541.66	75,541.66	410,500.01	84.46 %
100-107-80005	Series 2025	865,000.00	865,000.00	0.00	0.00	865,000.00	100.00 %
100-107-90003	Transfer to Wastewater Utility Fund	900,000.00	900,000.00	81,868.16	235,431.75	664,568.25	73.84 %
100-107-90004	SPA & ECO D Transfers	259,200.00	259,200.00	0.00	34,353.85	224,846.15	86.75 %
	Department: 107 - Finance Total:	**2,691,337.67**	**2,691,337.67**	**189,692.63**	**487,646.66**	**2,203,691.01**	**81.88%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 200 - Planning & Development							
100-200-60000	Regular Employees	0.00	0.00	13,320.69	44,882.10	-44,882.10	0.00 %
100-200-60002	Overtime	0.00	0.00	0.00	152.05	-152.05	0.00 %
100-200-61000	Health Insurance	0.00	0.00	1,049.12	3,671.08	-3,671.08	0.00 %
100-200-61001	Dental Insurance	0.00	0.00	67.40	235.90	-235.90	0.00 %
100-200-61002	Medicare	0.00	0.00	186.34	629.16	-629.16	0.00 %
100-200-61003	Social Security	0.00	0.00	796.78	2,690.25	-2,690.25	0.00 %
100-200-61006	TMRS	0.00	0.00	785.92	2,657.01	-2,657.01	0.00 %
100-200-62002	Engineering & Surveying	70,000.00	70,000.00	1,729.00	1,729.00	68,271.00	97.53 %
100-200-62006	Architectural & Landscape Consulta	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
100-200-62007	Historic District Consultant	29,500.00	29,500.00	600.00	600.00	28,900.00	97.97 %
100-200-62010	Miscellaneous Consultant	30,000.00	30,000.00	223.65	223.65	29,776.35	99.25 %
Department: 200 - Planning & Development Total:		**134,500.00**	**134,500.00**	**18,758.90**	**57,470.20**	**77,029.80**	**57.27%**
Department: 201 - Building							
100-201-60000	Regular Employees	0.00	0.00	43,931.64	141,801.18	-141,801.18	0.00 %
100-201-60002	Overtime	0.00	0.00	463.98	3,684.11	-3,684.11	0.00 %
100-201-61000	Health Insurance	0.00	0.00	4,339.38	14,825.35	-14,825.35	0.00 %
100-201-61001	Dental Insurance	0.00	0.00	285.32	976.17	-976.17	0.00 %
100-201-61002	Medicare	0.00	0.00	616.17	2,018.44	-2,018.44	0.00 %
100-201-61003	Social Security	0.00	0.00	2,634.63	8,630.60	-8,630.60	0.00 %
100-201-61004	Unemployment	0.00	0.00	110.24	175.31	-175.31	0.00 %
100-201-61006	TMRS	0.00	0.00	2,619.33	8,583.61	-8,583.61	0.00 %
100-201-62004	Bldg. Inspector	750,000.00	750,000.00	91,720.00	91,720.00	658,280.00	87.77 %
100-201-62008	Lighting Consultant	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
100-201-62014	FireInspector	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
100-201-64003	Uniforms	0.00	0.00	349.95	349.95	-349.95	0.00 %
Department: 201 - Building Total:		**792,000.00**	**792,000.00**	**147,070.64**	**272,764.72**	**519,235.28**	**65.56%**
Department: 300 - Wastewater							
100-300-71001	Transportation Improvement Proje	790,000.00	790,000.00	17,498.00	8,787.71	781,212.29	98.89 %
Department: 300 - Wastewater Total:		**790,000.00**	**790,000.00**	**17,498.00**	**8,787.71**	**781,212.29**	**98.89%**
Department: 304 - Maintenance							
100-304-60000	Regular Employees	0.00	0.00	45,901.85	148,865.51	-148,865.51	0.00 %
100-304-60002	Overtime	0.00	0.00	803.94	2,893.29	-2,893.29	0.00 %
100-304-60003	On Call Pay	0.00	0.00	1,000.00	3,200.00	-3,200.00	0.00 %
100-304-61000	Health Insurance	0.00	0.00	5,064.10	17,233.53	-17,233.53	0.00 %
100-304-61001	Dental Insurance	0.00	0.00	337.00	1,145.80	-1,145.80	0.00 %
100-304-61002	Medicare	0.00	0.00	680.61	2,208.15	-2,208.15	0.00 %
100-304-61003	Social Security	0.00	0.00	2,910.17	9,441.66	-9,441.66	0.00 %
100-304-61004	Unemployment	0.00	0.00	58.32	136.91	-136.91	0.00 %
100-304-61006	TMRS	0.00	0.00	2,814.63	9,142.55	-9,142.55	0.00 %
100-304-63000	Office Maintenance/Repairs	36,880.00	36,880.00	1,900.02	3,700.02	33,179.98	89.97 %
100-304-63001	Equipment Maintenance	17,750.00	17,750.00	517.72	517.72	17,232.28	97.08 %
100-304-63002	Fleet Maintenance	103,675.00	103,675.00	6,782.77	7,112.47	96,562.53	93.14 %
100-304-63008	Stephenson Building & Lawn Maint	2,500.00	2,500.00	6.97	6.97	2,493.03	99.72 %
100-304-63009	Street/ROW Maintenance	215,075.00	215,075.00	2,013.80	3,409.80	211,665.20	98.41 %
100-304-64003	Uniforms	17,500.00	17,500.00	620.97	620.97	16,879.03	96.45 %
100-304-64006	Fleet Acquisition	50,000.00	50,000.00	0.00	44,667.00	5,333.00	10.67 %
100-304-64009	Maintenance Equipment	115,500.00	115,500.00	121.00	121.00	115,379.00	99.90 %
100-304-64010	Maintenance Supplies	6,500.00	6,500.00	267.87	345.02	6,154.98	94.69 %
100-304-65001	Street Electricty	20,000.00	20,000.00	1,587.19	2,742.05	17,257.95	86.29 %
100-304-65002	City Streets Water	4,000.00	4,000.00	1,159.89	1,446.04	2,553.96	63.85 %
100-304-65003	Office Electricty	8,000.00	8,000.00	862.12	1,764.69	6,235.31	77.94 %
100-304-65004	Office Water	750.00	750.00	957.75	1,179.89	-429.89	-57.32 %
100-304-65005	Stephenson Bldg Electric	1,500.00	1,500.00	76.60	153.31	1,346.69	89.78 %
100-304-65006	Stephenson Water	800.00	800.00	213.18	277.24	522.76	65.35 %
100-304-65009	Triangle Electric	0.00	0.00	38.25	76.50	-76.50	0.00 %
100-304-65015	Downtown Restroom Electric	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-304-65021	Downtown Restroom Water	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
100-304-69001	Lighting Compliance	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
100-304-69010	Downtown Bathroom	0.00	360,000.00	0.00	0.00	360,000.00	100.00 %
100-304-71002	Street Improvements	0.00	439,269.14	0.00	473,627.76	-34,358.62	-7.82 %
100-304-71003	City Hall Improvements	1,100,000.00	1,100,000.00	67,960.74	236,656.44	863,343.56	78.49 %
	Department: 304 - Maintenance Total:	**1,706,430.00**	**2,505,699.14**	**144,657.46**	**972,692.29**	**1,533,006.85**	**61.18%**
Department: 400 - Parks & Recreation							
100-400-60000	Regular Employees	0.00	0.00	43,590.40	124,489.40	-124,489.40	0.00 %
100-400-60001	Part-time Employees	16,840.00	16,840.00	0.00	0.00	16,840.00	100.00 %
100-400-60002	Overtime	0.00	0.00	582.27	1,065.30	-1,065.30	0.00 %
100-400-60003	On Call Pay	0.00	0.00	600.00	1,400.00	-1,400.00	0.00 %
100-400-60005	Camp Staff	0.00	0.00	9,878.94	13,578.35	-13,578.35	0.00 %
100-400-61000	Health Insurance	0.00	0.00	1,626.15	5,111.08	-5,111.08	0.00 %
100-400-61001	Dental Insurance	0.00	0.00	136.03	440.37	-440.37	0.00 %
100-400-61002	Medicare	0.00	0.00	783.38	2,014.05	-2,014.05	0.00 %
100-400-61003	Social Security	0.00	0.00	3,349.69	8,611.96	-8,611.96	0.00 %
100-400-61004	Unemployment	0.00	0.00	198.45	303.35	-303.35	0.00 %
100-400-61006	TMRS	0.00	0.00	2,380.56	6,618.89	-6,618.89	0.00 %
100-400-62011	Park Consultant	0.00	0.00	1,245.00	1,245.00	-1,245.00	0.00 %
100-400-63004	Dues, Fees & Subscriptions	2,725.00	2,725.00	0.00	0.00	2,725.00	100.00 %
100-400-63010	Sports & Rec Park Lawn Mainten	0.00	0.00	610.00	2,700.00	-2,700.00	0.00 %
100-400-63011	Founders Park Lawn Maintenance	0.00	0.00	20.00	520.00	-520.00	0.00 %
100-400-63012	Charro Ranch Landscaping	0.00	0.00	345.00	365.00	-365.00	0.00 %
100-400-63013	General Parks Maintenance	25,000.00	25,000.00	0.00	1,537.00	23,463.00	93.85 %
100-400-63015	Founders Park/Pool Maintenance	26,000.00	26,000.00	42.92	42.92	25,957.08	99.83 %
100-400-63016	Sports & Rec Park Maintenance	43,500.00	43,500.00	1,625.00	1,625.00	41,875.00	96.26 %
100-400-63017	Charro Ranch Park Maintenance	26,150.00	26,150.00	0.00	0.00	26,150.00	100.00 %
100-400-63018	Triangle/Veterans Park Maintenanc	5,700.00	5,700.00	0.00	0.00	5,700.00	100.00 %
100-400-63036	Skate Park Maintenance	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
100-400-64003	Uniforms	0.00	0.00	254.37	254.37	-254.37	0.00 %
100-400-64005	Equipment Rental	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
100-400-64011	Park Supplies	19,600.00	19,600.00	3,298.11	3,298.11	16,301.89	83.17 %
100-400-64012	Charro Ranch Supplies	1,050.00	1,050.00	26.09	26.09	1,023.91	97.52 %
100-400-64013	Founders Park/Pool Supplies	0.00	0.00	52.18	52.18	-52.18	0.00 %
100-400-64014	Sports & Rec Park Supplies	400.00	400.00	0.00	0.00	400.00	100.00 %
100-400-64015	Park Program & Event Supplies	10,950.00	10,950.00	2,360.00	2,360.00	8,590.00	78.45 %
100-400-64033	Rathgeber Supplies	1,504.00	1,504.00	0.00	0.00	1,504.00	100.00 %
100-400-65000	Network/Phone	8,568.00	8,568.00	0.00	0.00	8,568.00	100.00 %
100-400-65007	Portable Toilets	10,000.00	10,000.00	0.00	350.00	9,650.00	96.50 %
100-400-65009	Triangle Electric	500.00	500.00	0.00	0.00	500.00	100.00 %
100-400-65010	Triangle Water	500.00	500.00	144.24	179.42	320.58	64.12 %
100-400-65011	Sports & Rec Park Water	13,000.00	13,000.00	9,650.23	12,001.27	998.73	7.68 %
100-400-65012	Sports & Rec Park Electricty	2,500.00	2,500.00	1,144.31	1,867.22	632.78	25.31 %
100-400-65014	Founders Park/Pool Electricty	0.00	0.00	572.67	1,150.11	-1,150.11	0.00 %
100-400-66001	Advertising	15,500.00	15,500.00	2,261.15	2,261.15	13,238.85	85.41 %
100-400-70003	Other Expenses	6,500.00	6,500.00	786.80	786.80	5,713.20	87.90 %
100-400-70007	Sponsored Events	0.00	0.00	1,601.11	1,601.11	-1,601.11	0.00 %
100-400-71004	All Parks Improvements	247,000.00	247,000.00	18,113.84	18,113.84	228,886.16	92.67 %
100-400-71005	Founders Park/Pool Improvmts	175,000.00	175,000.00	0.00	0.00	175,000.00	100.00 %
100-400-71006	Sports & Rec Park Improvements	70,000.00	70,000.00	0.00	0.00	70,000.00	100.00 %
100-400-71009	Triangle Improvements	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
100-400-71012	Skate Park Improvements	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
	Department: 400 - Parks & Recreation Total:	**765,987.00**	**765,987.00**	**107,278.89**	**215,969.34**	**550,017.66**	**71.81%**
Department: 401 - DSRP							
100-401-60000	Regular Employees	293,829.00	293,829.00	33,800.08	124,309.56	169,519.44	57.69 %
100-401-60002	Overtime	0.00	0.00	89.54	1,122.51	-1,122.51	0.00 %
100-401-60003	On Call Pay	0.00	0.00	200.00	1,400.00	-1,400.00	0.00 %
100-401-61000	Health Insurance	35,267.45	35,267.45	3,062.85	12,998.91	22,268.54	63.14 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-401-61001	Dental Insurance	0.00	0.00	200.97	857.08	-857.08	0.00 %
100-401-61002	Medicare	0.00	0.00	474.77	1,762.55	-1,762.55	0.00 %
100-401-61003	Social Security	0.00	0.00	2,030.20	7,536.65	-7,536.65	0.00 %
100-401-61004	Unemployment	0.00	0.00	19.52	24.60	-24.60	0.00 %
100-401-61005	Federal Withholding	17,049.43	17,049.43	0.00	0.00	17,049.43	100.00 %
100-401-61006	TMRS	23,737.92	23,737.92	1,939.29	7,392.37	16,345.55	68.86 %
100-401-63023	General Maintenance	17,000.00	17,000.00	0.00	0.00	17,000.00	100.00 %
	Department: 401 - DSRP Total:	**386,883.80**	**386,883.80**	**41,817.22**	**157,404.23**	**229,479.57**	**59.31%**
Department: 402 - Aquatics							
100-402-60000	Regular Employees	0.00	0.00	5,400.00	18,500.00	-18,500.00	0.00 %
100-402-60007	Aquatic Staff	126,813.64	126,813.64	3,265.45	3,265.45	123,548.19	97.43 %
100-402-61000	Health Insurance	0.00	0.00	512.36	1,792.84	-1,792.84	0.00 %
100-402-61001	Dental Insurance	0.00	0.00	33.70	117.95	-117.95	0.00 %
100-402-61002	Medicare	0.00	0.00	125.09	313.66	-313.66	0.00 %
100-402-61003	Social Security	0.00	0.00	534.85	1,341.05	-1,341.05	0.00 %
100-402-61004	Unemployment	0.00	0.00	50.98	50.98	-50.98	0.00 %
100-402-61006	TMRS	0.00	0.00	318.60	1,091.50	-1,091.50	0.00 %
100-402-63015	Founders Park/Pool Maintenance	21,000.00	21,000.00	0.00	0.00	21,000.00	100.00 %
100-402-64013	Pool Supplies	26,200.00	26,200.00	0.00	0.00	26,200.00	100.00 %
100-402-65000	Network/Phone	2,500.00	2,500.00	341.74	512.61	1,987.39	79.50 %
100-402-65013	FMP Pool/Pavilion Water	5,300.00	5,300.00	2,164.27	2,582.38	2,717.62	51.28 %
100-402-65014	FMP Pool/Pavilion Electric	4,500.00	4,500.00	0.00	0.00	4,500.00	100.00 %
100-402-65019	Propane/Natural Gas	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
100-402-71011	Founders Pool Improvements	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
	Department: 402 - Aquatics Total:	**206,313.64**	**206,313.64**	**12,747.04**	**29,568.42**	**176,745.22**	**85.67%**
Department: 404 - Founders Day							
100-404-63019	FD Clean Up	18,500.00	18,500.00	0.00	0.00	18,500.00	100.00 %
100-404-63038	FD Transportation	10,500.00	10,500.00	0.00	0.00	10,500.00	100.00 %
100-404-64016	FD Event Supplies	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
100-404-64017	FD Event Tent, Table, & Chairs	7,000.00	7,000.00	0.00	0.00	7,000.00	100.00 %
100-404-64018	FD Barricades	21,500.00	21,500.00	0.00	0.00	21,500.00	100.00 %
100-404-65007	Portable Toilets	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
100-404-65016	FD Electricity	2,225.00	2,225.00	0.00	0.00	2,225.00	100.00 %
100-404-66008	FD Parade	500.00	500.00	0.00	0.00	500.00	100.00 %
100-404-66009	FD Publicity	1,400.00	1,400.00	0.00	0.00	1,400.00	100.00 %
100-404-66010	Events, Entertainment & Activities	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
100-404-66012	FD Sponsorship	3,500.00	3,500.00	0.00	0.00	3,500.00	100.00 %
100-404-68005	FD Security	38,000.00	38,000.00	0.00	0.00	38,000.00	100.00 %
100-404-68006	FD Health, Safety & Lighting	17,500.00	17,500.00	0.00	0.00	17,500.00	100.00 %
	Department: 404 - Founders Day Total:	**156,625.00**	**156,625.00**	**0.00**	**0.00**	**156,625.00**	**100.00%**
Department: 500 - Emergency Management							
100-500-60000	Regular Employees	0.00	0.00	7,138.78	23,053.48	-23,053.48	0.00 %
100-500-61000	Health Insurance	0.00	0.00	18.08	62.77	-62.77	0.00 %
100-500-61001	Dental Insurance	0.00	0.00	33.70	117.95	-117.95	0.00 %
100-500-61002	Medicare	0.00	0.00	102.75	331.61	-331.61	0.00 %
100-500-61003	Social Security	0.00	0.00	439.32	1,417.83	-1,417.83	0.00 %
100-500-61006	TMRS	0.00	0.00	421.18	1,360.13	-1,360.13	0.00 %
100-500-68000	Emergency Management Equip	67,500.00	67,500.00	28,249.86	28,249.86	39,250.14	58.15 %
100-500-68001	Emergency Fire& Safety	611.00	611.00	0.00	166.00	445.00	72.83 %
100-500-68002	Emergency Management PR	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
100-500-68003	Emergency Equipment Maint	12,299.00	12,299.00	397.30	1,357.30	10,941.70	88.96 %
	Department: 500 - Emergency Management Total:	**83,410.00**	**83,410.00**	**36,800.97**	**56,116.93**	**27,293.07**	**32.72%**
	Expense Total:	**14,707,607.05**	**15,506,876.19**	**845,719.56**	**2,901,636.19**	**12,605,240.00**	**81.29%**
	Fund: 100 - General Fund Surplus (Deficit):	**-2,357,535.51**	**-2,856,804.65**	**-40,175.34**	**-492,398.83**	**2,364,405.82**	**82.76%**

Budget Report **For Fiscal: FY 2024-2025 Period Ending: 4**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 200 - Dripping Springs Ranch Park							
Revenue							
Department: 401 - DSRP							
200-401-42008	Riding Permit Fees	8,000.00	8,000.00	3,725.00	5,345.00	-2,655.00	33.19 %
200-401-43010	Stall Rental Fees	40,000.00	40,000.00	7,681.50	10,445.50	-29,554.50	73.89 %
200-401-43011	RV Site Rental Fees	21,000.00	21,000.00	2,585.00	3,260.00	-17,740.00	84.48 %
200-401-43012	Facility Rental Fees	125,000.00	125,000.00	8,825.00	31,050.00	-93,950.00	75.16 %
200-401-43013	Equipment Rental Fees	8,000.00	8,000.00	600.00	3,265.00	-4,735.00	59.19 %
200-401-43014	Staff & Miscellaneous Fees	4,000.00	4,000.00	100.00	1,100.00	-2,900.00	72.50 %
200-401-43015	Cleaning Fees	25,000.00	25,000.00	2,350.00	7,190.00	-17,810.00	71.24 %
200-401-44000	Sponsorships & Donations	52,275.00	52,275.00	0.00	304.00	-51,971.00	99.42 %
200-401-44005	Coyote Camp	137,100.00	137,100.00	11,550.00	12,605.00	-124,495.00	90.81 %
200-401-44006	Riding Series	35,000.00	35,000.00	5,720.00	10,295.00	-24,705.00	70.59 %
200-401-44007	Miscellaneous Events	12,000.00	12,000.00	8,863.00	21,767.00	9,767.00	181.39 %
200-401-44008	Program Fees	53,000.00	53,000.00	6,351.00	5,951.00	-47,049.00	88.77 %
200-401-44009	Ice Rink	229,169.00	229,169.00	785.00	2,535.00	-226,634.00	98.89 %
200-401-44012	Rink Merchandise	500.00	500.00	0.00	0.00	-500.00	100.00 %
200-401-46001	Other Revenues	500.00	500.00	0.00	1,462.44	962.44	292.49 %
200-401-46002	Interest	4,500.00	4,500.00	204.60	1,003.80	-3,496.20	77.69 %
200-401-46006	Merchandise Sales	22,065.20	22,065.20	3,657.00	4,349.75	-17,715.45	80.29 %
200-401-46015	Concessions	0.00	0.00	0.00	-533.48	-533.48	0.00 %
200-401-47005	Transfer from HOT Fund	330,000.00	330,000.00	0.00	0.00	-330,000.00	100.00 %
	Department: 401 - DSRP Total:	**1,107,109.20**	**1,107,109.20**	**62,997.10**	**121,395.01**	**-985,714.19**	**89.03%**
	Revenue Total:	**1,107,109.20**	**1,107,109.20**	**62,997.10**	**121,395.01**	**-985,714.19**	**89.03%**
Expense							
Department: 400 - Parks & Recreation							
200-400-63035	Ranch House Maintenance	5,000.00	5,000.00	360.00	720.00	4,280.00	85.60 %
200-400-64024	Ranch House Supplies	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
	Department: 400 - Parks & Recreation Total:	**6,000.00**	**6,000.00**	**360.00**	**720.00**	**5,280.00**	**88.00%**
Department: 401 - DSRP							
200-401-60005	Camp Staff	154,246.48	154,246.48	0.00	0.00	154,246.48	100.00 %
200-401-63000	Building/Office Maintenance	0.00	0.00	7,866.26	9,462.51	-9,462.51	0.00 %
200-401-63001	Equipment Maintenance	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
200-401-63002	Fleet Maintenance	3,000.00	3,000.00	885.33	885.33	2,114.67	70.49 %
200-401-63004	Dues, Fees & Subscriptions	5,127.50	5,127.50	228.80	313.19	4,814.31	93.89 %
200-401-63005	Training/Continuing Education	0.00	0.00	760.23	760.23	-760.23	0.00 %
200-401-63023	General Maintenance	170,730.00	170,730.00	1,295.00	2,585.00	168,145.00	98.49 %
200-401-63024	Stall Cleaning & Repair	4,000.00	4,000.00	0.00	2,600.00	1,400.00	35.00 %
200-401-63028	Lift Station Maintenance	12,000.00	12,000.00	0.00	0.00	12,000.00	100.00 %
200-401-64000	Office Supplies	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
200-401-64001	IT Equipment	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
200-401-64003	Uniforms	1,000.00	1,000.00	629.29	629.29	370.71	37.07 %
200-401-64005	Equipment Rental	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
200-401-64021	Merchandise	17,065.20	17,065.20	0.00	0.00	17,065.20	100.00 %
200-401-64023	Equipment	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
200-401-64026	Sponsorship Expenses	2,100.00	2,100.00	188.17	188.17	1,911.83	91.04 %
200-401-64027	Coyote Camp	12,000.00	12,000.00	558.76	558.76	11,441.24	95.34 %
200-401-64028	Riding Series	28,000.00	28,000.00	1,700.00	9,550.00	18,450.00	65.89 %
200-401-64029	Miscellaneous Events	700.00	700.00	0.00	25,069.46	-24,369.46	-3,481.35 %
200-401-64030	Programing	8,000.00	8,000.00	626.19	14,962.86	-6,962.86	-87.04 %
200-401-64031	Concert Series	229,169.00	0.00	0.00	57,292.25	-57,292.25	0.00 %
200-401-64038	Ice Rink	0.00	229,169.00	125,476.44	125,476.44	103,692.56	45.25 %
200-401-65000	Network/Phone	9,414.00	9,414.00	1,104.80	3,417.10	5,996.90	63.70 %
200-401-65005	Water	7,000.00	7,000.00	7,775.62	9,306.91	-2,306.91	-32.96 %
200-401-65007	Portable Toilets	960.00	960.00	0.00	80.00	880.00	91.67 %
200-401-65008	Alarm	13,317.24	13,317.24	509.42	979.97	12,337.27	92.64 %
200-401-65017	Electricity	60,000.00	60,000.00	7,023.80	13,253.80	46,746.20	77.91 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
200-401-65018	Septic	750.00	750.00	0.00	0.00	750.00	100.00 %
200-401-65019	Propane/Natural Gas	2,500.00	2,500.00	673.95	673.95	1,826.05	73.04 %
200-401-66001	Advertising	15,000.00	15,000.00	46.51	46.51	14,953.49	99.69 %
200-401-70001	Mileage	500.00	500.00	0.00	0.00	500.00	100.00 %
200-401-70002	Contingencies/Emergency Fund	30,000.00	30,000.00	0.00	1,520.00	28,480.00	94.93 %
200-401-70003	Other Expenses	10,000.00	10,000.00	6,775.14	17,003.37	-7,003.37	-70.03 %
200-401-70004	Hays County Livestock Board Agree	13,200.00	13,200.00	0.00	0.00	13,200.00	100.00 %
200-401-70007	Sponsored Events	7,900.00	7,900.00	0.00	0.00	7,900.00	100.00 %
200-401-71008	DSRP Improvements	320,000.00	320,000.00	0.00	0.00	320,000.00	100.00 %
200-401-90013	Transfer to Vehicle Replacement Fu	31,906.08	31,906.08	0.00	0.00	31,906.08	100.00 %
	Department: 401 - DSRP Total:	**1,215,585.50**	**1,215,585.50**	**164,123.71**	**296,615.10**	**918,970.40**	**75.60%**
	Expense Total:	**1,221,585.50**	**1,221,585.50**	**164,483.71**	**297,335.10**	**924,250.40**	**75.66%**
	Fund: 200 - Dripping Springs Ranch Park Surplus (Deficit):	**-114,476.30**	**-114,476.30**	**-101,486.61**	**-175,940.09**	**-61,463.79**	**-53.69%**
Fund: 400 - Utilities							
Revenue							
Department: 000 - Undesignated							
400-000-46001	Other Revenues	0.00	0.00	279,717.75	299,976.36	299,976.36	0.00 %
	Department: 000 - Undesignated Total:	**0.00**	**0.00**	**279,717.75**	**299,976.36**	**299,976.36**	**0.00%**
Department: 300 - Wastewater							
400-300-41000	Solid Waste	0.00	0.00	-20,258.61	-20,258.61	-20,258.61	0.00 %
400-300-43018	Wastewater Service Fees	1,672,883.25	1,672,883.25	146,348.02	442,414.39	-1,230,468.86	73.55 %
400-300-43020	Late Fees	9,000.00	9,000.00	1,278.75	2,428.56	-6,571.44	73.02 %
400-300-43021	Delayed Connection Fees	5,000.00	5,000.00	0.00	3,500.00	-1,500.00	30.00 %
400-300-43024	Over Use Fees	0.00	0.00	13,367.49	26,374.61	26,374.61	0.00 %
400-300-43025	Reuse Fees	0.00	0.00	3,437.91	-858.84	-858.84	0.00 %
400-300-43047	Temporary Wastewater Service - Ca	0.00	0.00	812.60	2,297.60	2,297.60	0.00 %
400-300-43048	Reclaimed Water Use Fee	0.00	0.00	0.00	123.50	123.50	0.00 %
400-300-47009	Sales Tax	0.00	0.00	0.00	161,397.56	161,397.56	0.00 %
	Department: 300 - Wastewater Total:	**1,686,883.25**	**1,686,883.25**	**144,986.16**	**617,418.77**	**-1,069,464.48**	**63.40%**
Department: 301 - Water							
400-301-43020	Late Fees	0.00	0.00	2,548.09	2,927.73	2,927.73	0.00 %
400-301-43038	Meter Set Fees	3,000.00	3,000.00	1,000.00	1,800.00	-1,200.00	40.00 %
400-301-43040	Water Base Rate	40,000.00	40,000.00	9,711.78	25,086.63	-14,913.37	37.28 %
400-301-43041	Water Usage	200,000.00	200,000.00	41,618.13	121,954.13	-78,045.87	39.02 %
400-301-43043	Equipment Fee	8,000.00	8,000.00	6,260.00	11,053.00	3,053.00	138.16 %
400-301-43044	Inspection Fees	1,000.00	1,000.00	1,000.00	1,700.00	700.00	170.00 %
	Department: 301 - Water Total:	**252,000.00**	**252,000.00**	**62,138.00**	**164,521.49**	**-87,478.51**	**34.71%**
Department: 320 - Development/Capital							
400-320-41001	PEC	130,000.00	130,000.00	0.00	65,710.27	-64,289.73	49.45 %
400-320-41002	ROW Fees	3,500.00	3,500.00	0.00	993.33	-2,506.67	71.62 %
400-320-41003	Cable Franchise Fee	130,000.00	130,000.00	0.00	35,481.77	-94,518.23	72.71 %
400-320-41004	Texas Gas Franchise Fee	4,250.00	4,250.00	0.00	0.00	-4,250.00	100.00 %
400-320-43024	Overuse Fees	221,841.43	221,841.43	0.00	0.00	-221,841.43	100.00 %
400-320-46001	Other Revenues	80,000.00	80,000.00	0.00	0.00	-80,000.00	100.00 %
400-320-46002	Interest	180,000.00	180,000.00	21,064.21	60,513.00	-119,487.00	66.38 %
400-320-47009	Sales Tax	900,000.00	900,000.00	0.00	74,034.19	-825,965.81	91.77 %
	Department: 320 - Development/Capital Total:	**1,649,591.43**	**1,649,591.43**	**21,064.21**	**236,732.56**	**-1,412,858.87**	**85.65%**
Department: 330 - TWDB Project							
400-330-47008	Transfer from TWDB	21,005,000.00	21,005,000.00	0.00	0.00	-21,005,000.00	100.00 %
	Department: 330 - TWDB Project Total:	**21,005,000.00**	**21,005,000.00**	**0.00**	**0.00**	**-21,005,000.00**	**100.00%**
	Revenue Total:	**24,593,474.68**	**24,593,474.68**	**507,906.12**	**1,318,649.18**	**-23,274,825.50**	**94.64%**
Expense							
Department: 300 - Wastewater							
400-300-62019	Planning and Permitting	0.00	0.00	3,117.76	3,117.76	-3,117.76	0.00 %
400-300-63004	Dues, Fees & Subscriptions	0.00	0.00	63.25	178.18	-178.18	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
400-300-63025	Wastewater Treatment Plant Maint	108,100.00	108,100.00	3,218.72	4,156.22	103,943.78	96.16 %
400-300-63026	Routine Operations	95,700.00	95,700.00	7,964.23	8,414.23	87,285.77	91.21 %
400-300-63027	Operations Non Routine	94,400.00	94,400.00	3,056.03	3,056.03	91,343.97	96.76 %
400-300-63028	Lift Station Maintenance	81,000.00	81,000.00	4,918.00	4,918.00	76,082.00	93.93 %
400-300-63029	Sanitary Sewer Line Maintenance	80,000.00	80,000.00	8.98	8.98	79,991.02	99.99 %
400-300-63030	Drip Field Maintenance	41,000.00	41,000.00	10,372.05	10,372.05	30,627.95	74.70 %
400-300-63031	Sludge Hauling	165,000.00	165,000.00	22,139.80	22,139.80	142,860.20	86.58 %
400-300-63034	Utility Operations	0.00	0.00	11,497.50	11,497.50	-11,497.50	0.00 %
400-300-64003	Uniforms	0.00	0.00	1,746.00	1,808.50	-1,808.50	0.00 %
400-300-64022	Chemicals	16,500.00	16,500.00	1,563.96	1,563.96	14,936.04	90.52 %
400-300-65000	Network/Phone	0.00	0.00	1,445.58	2,168.37	-2,168.37	0.00 %
400-300-65017	Electric	88,000.00	88,000.00	6,266.56	13,111.99	74,888.01	85.10 %
400-300-70003	Other Expenses	0.00	0.00	516.37	17,787.79	-17,787.79	0.00 %
400-300-90013	Transfer to Vehicle Replacement Fu	50,545.02	50,545.02	0.00	0.00	50,545.02	100.00 %
	Department: 300 - Wastewater Total:	**820,245.02**	**820,245.02**	**77,894.79**	**104,299.36**	**715,945.66**	**87.28%**
Department: 301 - Water							
400-301-63026	Routine Operations	27,500.00	27,500.00	227.52	227.52	27,272.48	99.17 %
400-301-63027	Operations Non Routine	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
400-301-63032	Water Line Maintenance & Repair	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
400-301-64040	Water Meters	60,000.00	60,000.00	4,073.02	4,073.02	55,926.98	93.21 %
	Department: 301 - Water Total:	**127,500.00**	**127,500.00**	**4,300.54**	**4,300.54**	**123,199.46**	**96.63%**
Department: 310 - Utility Operations							
400-310-60000	Regular Employees	711,493.20	711,493.20	44,929.41	149,363.14	562,130.06	79.01 %
400-310-60002	Overtime	48,672.00	48,672.00	763.56	4,993.00	43,679.00	89.74 %
400-310-60003	On Call Pay	26,000.00	26,000.00	2,200.00	6,400.00	19,600.00	75.38 %
400-310-61000	Health Insurance	70,133.37	70,133.37	4,595.76	16,081.37	54,052.00	77.07 %
400-310-61001	Dental Insurance	0.00	0.00	303.30	1,061.55	-1,061.55	0.00 %
400-310-61002	Medicare	0.00	0.00	679.43	2,278.40	-2,278.40	0.00 %
400-310-61004	Unemployment	0.00	0.00	0.00	86.27	-86.27	0.00 %
400-310-61005	Federal Withholding	53,169.15	53,169.15	0.00	0.00	53,169.15	100.00 %
400-310-61006	TMRS	40,977.10	40,977.10	2,825.69	9,484.65	31,492.45	76.85 %
400-310-62001	Financial Services	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
400-310-62003	Special Coounsel and Consultants	55,000.00	55,000.00	0.00	0.00	55,000.00	100.00 %
400-310-62020	Lab Testing	45,000.00	45,000.00	5,486.00	5,486.00	39,514.00	87.81 %
400-310-63001	Equipment Maintenance	11,000.00	11,000.00	284.43	284.43	10,715.57	97.41 %
400-310-63002	Fleet Maintenance	14,000.00	14,000.00	440.03	440.03	13,559.97	96.86 %
400-310-63005	Training/Continuing Education	20,000.00	20,000.00	675.00	675.00	19,325.00	96.63 %
400-310-63034	Utility Operations	69,000.00	69,000.00	77.44	23,957.44	45,042.56	65.28 %
400-310-63041	SCADA	50,000.00	59,450.00	59,450.00	59,450.00	0.00	0.00 %
400-310-64001	IT Equipment & Support	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
400-310-64002	Software	7,000.00	7,000.00	0.00	68.25	6,931.75	99.03 %
400-310-64003	Uniforms	11,000.00	11,000.00	-53.20	-53.20	11,053.20	100.48 %
400-310-64006	Fleet Acquisition	50,000.00	50,000.00	0.00	42,217.00	7,783.00	15.57 %
400-310-64008	Fuel	22,000.00	22,000.00	150.00	150.00	21,850.00	99.32 %
400-310-64010	Supplies	59,500.00	59,500.00	1,574.50	1,574.50	57,925.50	97.35 %
400-310-64023	Equipment	320,000.00	320,000.00	0.00	0.00	320,000.00	100.00 %
400-310-65000	Network/Phone	18,000.00	18,000.00	83.04	351.06	17,648.94	98.05 %
	Department: 310 - Utility Operations Total:	**1,716,944.82**	**1,726,394.82**	**124,464.39**	**324,348.89**	**1,402,045.93**	**81.21%**
Department: 311 - Arrowhead Wastewater Plant							
400-311-63025	Arrowhead - Wastwater Treatment	21,250.00	21,250.00	2,724.30	2,724.30	18,525.70	87.18 %
400-311-63026	Arrowhead - Routine Operations	26,000.00	26,000.00	3,910.74	3,910.74	22,089.26	84.96 %
400-311-63027	Arrowhead - Non-Routine Operatio	24,000.00	24,000.00	0.00	0.00	24,000.00	100.00 %
400-311-63028	Arrowhead - Lift Station Maintenan	11,000.00	11,000.00	3,261.51	3,261.51	7,738.49	70.35 %
400-311-63030	Arrowhead - Drip Field Maintenanc	52,000.00	52,000.00	0.00	0.00	52,000.00	100.00 %
400-311-63031	Arrowhead - Sludge Hauling	50,000.00	50,000.00	6,141.52	6,141.52	43,858.48	87.72 %
400-311-64022	Arrowhead - Chemicals	14,300.00	14,300.00	3,055.20	3,055.20	11,244.80	78.63 %
400-311-65017	Arrowhead - Electricity	22,000.00	22,000.00	3,271.08	7,009.46	14,990.54	68.14 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
400-311-71000	Arrowhead - Capital Projects	0.00	0.00	0.00	1,338.12	-1,338.12	0.00 %
400-311-71013	Arrowhead Plant Lease	286,560.00	286,560.00	86,950.00	86,950.00	199,610.00	69.66 %
Department: 311 - Arrowhead Wastewater Plant Total:		**507,110.00**	**507,110.00**	**109,314.35**	**114,390.85**	**392,719.15**	**77.44%**
Department: 312 - Big Sky Wastewater Plant							
400-312-63025	Big Sky - Wastewater Treatment Pla	8,700.00	8,700.00	0.00	0.00	8,700.00	100.00 %
400-312-63026	Big Sky - Routine Operations	23,250.00	23,250.00	0.00	0.00	23,250.00	100.00 %
400-312-63027	Big Sky - Non-Routine Operations	21,450.00	21,450.00	0.00	0.00	21,450.00	100.00 %
400-312-63028	Big Sky - Lift Station Maintenance	6,500.00	6,500.00	0.00	0.00	6,500.00	100.00 %
400-312-63030	Big Sky - Drip Field Maintenance	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00 %
400-312-63031	Big Sky - Sludge Hauling	39,000.00	39,000.00	0.00	0.00	39,000.00	100.00 %
400-312-64022	Big Sky - Chemicals	13,000.00	13,000.00	0.00	0.00	13,000.00	100.00 %
400-312-65017	Big Sky - Electricity	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00 %
Department: 312 - Big Sky Wastewater Plant Total:		**139,400.00**	**139,400.00**	**0.00**	**0.00**	**139,400.00**	**100.00%**
Department: 320 - Development/Capital							
400-320-62002	Engineering and Surveying	762,500.00	762,500.00	0.00	0.00	762,500.00	100.00 %
400-320-71000	Capital Projects	2,600,000.00	2,600,000.00	0.00	0.00	2,600,000.00	100.00 %
Department: 320 - Development/Capital Total:		**3,362,500.00**	**3,362,500.00**	**0.00**	**0.00**	**3,362,500.00**	**100.00%**
Department: 330 - TWDB Project							
400-330-72001	TWDB Capital Projects	20,500,000.00	20,500,000.00	0.00	0.00	20,500,000.00	100.00 %
400-330-72002	TWDB Engineering and Surveying	405,000.00	405,000.00	0.00	0.00	405,000.00	100.00 %
400-330-72004	TWDB - Consultants and Legal	100,000.00	100,000.00	440.80	440.80	99,559.20	99.56 %
Department: 330 - TWDB Project Total:		**21,005,000.00**	**21,005,000.00**	**440.80**	**440.80**	**21,004,559.20**	**100.00%**
Expense Total:		**27,678,699.84**	**27,688,149.84**	**316,414.87**	**547,780.44**	**27,140,369.40**	**98.02%**
Fund: 400 - Utilities Surplus (Deficit):		**-3,085,225.16**	**-3,094,675.16**	**191,491.25**	**770,868.74**	**3,865,543.90**	**124.91%**
Report Surplus (Deficit):		**-5,557,236.97**	**-6,065,956.11**	**49,829.30**	**102,529.82**	**6,168,485.93**	**101.69%**

Group Summary

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund						
Revenue						
000 - Undesignated	9,656,856.54	9,956,856.54	656,770.18	1,873,855.47	-8,083,001.07	81.18%
105 - Communications	0.00	0.00	0.00	-239.83	-239.83	0.00%
200 - Planning & Development	835,100.00	835,100.00	13,709.00	85,981.63	-749,118.37	89.70%
201 - Building	1,550,000.00	1,550,000.00	131,377.64	445,152.69	-1,104,847.31	71.28%
400 - Parks & Recreation	107,800.00	107,800.00	35.00	835.00	-106,965.00	99.23%
402 - Aquatics	62,985.00	62,985.00	2.40	2.40	-62,982.60	100.00%
404 - Founders Day	137,330.00	137,330.00	3,650.00	3,650.00	-133,680.00	97.34%
Revenue Total:	**12,350,071.54**	**12,650,071.54**	**805,544.22**	**2,409,237.36**	**-10,240,834.18**	**80.95%**
Expense						
000 - Undesignated	6,328,916.07	6,328,916.07	-50,289.73	134,452.40	6,194,463.67	97.88%
100 - City Council/Boards & Commissions	17,000.00	17,000.00	0.00	0.00	17,000.00	100.00%
101 - City Administrators Office	0.00	0.00	62,620.34	182,696.74	-182,696.74	0.00%
102 - City Secretary	20,901.47	20,901.47	16,394.00	52,410.61	-31,509.14	-150.75%
103 - Courts	15,500.00	15,500.00	0.00	0.00	15,500.00	100.00%
104 - City Attorney	66,000.00	66,000.00	26,622.40	91,426.58	-25,426.58	-38.53%
105 - Communications	42,000.00	42,000.00	20,824.58	67,365.73	-25,365.73	-60.39%
106 - IT	503,802.40	503,802.40	53,226.22	114,863.63	388,938.77	77.20%
107 - Finance	2,691,337.67	2,691,337.67	189,692.63	487,646.66	2,203,691.01	81.88%
200 - Planning & Development	134,500.00	134,500.00	18,758.90	57,470.20	77,029.80	57.27%
201 - Building	792,000.00	792,000.00	147,070.64	272,764.72	519,235.28	65.56%
300 - Wastewater	790,000.00	790,000.00	17,498.00	8,787.71	781,212.29	98.89%
304 - Maintenance	1,706,430.00	2,505,699.14	144,657.46	972,692.29	1,533,006.85	61.18%
400 - Parks & Recreation	765,987.00	765,987.00	107,278.89	215,969.34	550,017.66	71.81%
401 - DSRP	386,883.80	386,883.80	41,817.22	157,404.23	229,479.57	59.31%
402 - Aquatics	206,313.64	206,313.64	12,747.04	29,568.42	176,745.22	85.67%
404 - Founders Day	156,625.00	156,625.00	0.00	0.00	156,625.00	100.00%
500 - Emergency Management	83,410.00	83,410.00	36,800.97	56,116.93	27,293.07	32.72%
Expense Total:	**14,707,607.05**	**15,506,876.19**	**845,719.56**	**2,901,636.19**	**12,605,240.00**	**81.29%**
Fund: 100 - General Fund Surplus (Deficit):	**-2,357,535.51**	**-2,856,804.65**	**-40,175.34**	**-492,398.83**	**2,364,405.82**	**82.76%**
Fund: 200 - Dripping Springs Ranch Park						
Revenue						
401 - DSRP	1,107,109.20	1,107,109.20	62,997.10	121,395.01	-985,714.19	89.03%
Revenue Total:	**1,107,109.20**	**1,107,109.20**	**62,997.10**	**121,395.01**	**-985,714.19**	**89.03%**
Expense						
400 - Parks & Recreation	6,000.00	6,000.00	360.00	720.00	5,280.00	88.00%
401 - DSRP	1,215,585.50	1,215,585.50	164,123.71	296,615.10	918,970.40	75.60%
Expense Total:	**1,221,585.50**	**1,221,585.50**	**164,483.71**	**297,335.10**	**924,250.40**	**75.66%**
Fund: 200 - Dripping Springs Ranch Park Surplus (Deficit):	**-114,476.30**	**-114,476.30**	**-101,486.61**	**-175,940.09**	**-61,463.79**	**-53.69%**
Fund: 400 - Utilities						
Revenue						
000 - Undesignated	0.00	0.00	279,717.75	299,976.36	299,976.36	0.00%
300 - Wastewater	1,686,883.25	1,686,883.25	144,986.16	617,418.77	-1,069,464.48	63.40%
301 - Water	252,000.00	252,000.00	62,138.00	164,521.49	-87,478.51	34.71%
320 - Development/Capital	1,649,591.43	1,649,591.43	21,064.21	236,732.56	-1,412,858.87	85.65%
330 - TWDB Project	21,005,000.00	21,005,000.00	0.00	0.00	-21,005,000.00	100.00%
Revenue Total:	**24,593,474.68**	**24,593,474.68**	**507,906.12**	**1,318,649.18**	**-23,274,825.50**	**94.64%**
Expense						
300 - Wastewater	820,245.02	820,245.02	77,894.79	104,299.36	715,945.66	87.28%
301 - Water	127,500.00	127,500.00	4,300.54	4,300.54	123,199.46	96.63%
310 - Utility Operations	1,716,944.82	1,726,394.82	124,464.39	324,348.89	1,402,045.93	81.21%
311 - Arrowhead Wastewater Plant	507,110.00	507,110.00	109,314.35	114,390.85	392,719.15	77.44%
312 - Big Sky Wastewater Plant	139,400.00	139,400.00	0.00	0.00	139,400.00	100.00%

Budget Report **For Fiscal: FY 2024-2025 Period Ending: 4**

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
320 - Development/Capital	3,362,500.00	3,362,500.00	0.00	0.00	3,362,500.00	100.00%
330 - TWDB Project	21,005,000.00	21,005,000.00	440.80	440.80	21,004,559.20	100.00%
Expense Total:	**27,678,699.84**	**27,688,149.84**	**316,414.87**	**547,780.44**	**27,140,369.40**	**98.02%**
Fund: 400 - Utilities Surplus (Deficit):	**-3,085,225.16**	**-3,094,675.16**	**191,491.25**	**770,868.74**	**3,865,543.90**	**124.91%**
Report Surplus (Deficit):	**-5,557,236.97**	**-6,065,956.11**	**49,829.30**	**102,529.82**	**6,168,485.93**	**101.69%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	-2,357,535.51	-2,856,804.65	-40,175.34	-492,398.83	2,364,405.82
200 - Dripping Springs Ranch Park	-114,476.30	-114,476.30	-101,486.61	-175,940.09	-61,463.79
400 - Utilities	-3,085,225.16	-3,094,675.16	191,491.25	770,868.74	3,865,543.90
Report Surplus (Deficit):	**-5,557,236.97**	**-6,065,956.11**	**49,829.30**	**102,529.82**	**6,168,485.93**

STAFF REPORT

City of Dripping Springs

PO Box 384

511 Mercer Street

Dripping Springs, TX 78620

Submitted By: Johnna Krantz, Community Events Coordinator

Council Meeting Date: January 21, 2025

Agenda Item Wording: **Discuss and consider approval of an Agreement for the Temporary Closure of State Right of Way Multi-Year Agreement between the City of Dripping Springs and the Texas Department of Transportation for the Founders Day Festival and Parade.** *Sponsor: Councilmember Sherrie Parks*

Agenda Item Requestor: Council Member Sherrie Parks

Summary/Background: Each year, the City of Dripping Springs closes one westbound lane of HWY 290 for two hours on the evening of the first day of the Founders Day Festival for the Founders Day Parade scheduled for Friday, April 25, 2025. This multi-year Agreement will allow City Staff and the Founders Day Commission to proceed with plans for the Founders Day Parade in 2025. The Agreement will extend through 2029, with any updates being provided to TXDoT annually.

The 2025 TCP and Parade Route are based on the safety and security plans used in prior years. An additional map has been created to improve public safety along Sportsplex Drive during parade set up on Friday, April 25, 2025.

Staff Recommendation: Staff recommends approval of the TEA20A Road Closure Multi-Year Agreement with TXDoT for lane closure during the Founders Day Parade.

Recommended Council Actions: Staff recommends approval of the Founders Day Parade Resolution and the 2025 Founders Day Festival Road Closure and TCP maps.

Attachments:

- TEA30A_Closure_MultiYr_Incorporated (DRAFT).pdf

Next Steps/Schedule:

1. Execute the Agreement.

DRIPPING SPRINGS
Texas

CONDUCT OF PUBLIC HEARING RELATED TO TAKINGS ASSESSMENT APPEAL.

(A) Appellant may submit its Notice of Appeal at any time after the Takings Assessment is submitted to the Appellant.

(B) Once placed on the City Council Meeting, the Appellant may submit any written information related to its appeal to the City Council. If received at least five (5) business days prior to the meeting, then the information will be provided to the City Council prior to the City Council meeting.

(C) Before opening the hearing, the city council may decide preliminary issues raised by the parties, including whether to postpone or continue the hearing and whether the appellant has standing to appeal.

(D) A public hearing on an appeal shall proceed in the following order:
- (1) a report from City staff including outline of the Takings Assessment;
- (2) a presentation by the appellant;
- (3) public hearing by persons supporting the appeal;
- (4) public hearing by persons opposing the appeal; and
- (5) a rebuttal by the appellant.

(E) After testimony and evidence, the appellant shall be given the opportunity to submit additional evidence within ten (10) days of the City Council meeting.

(F) City Council shall issue its decision within either: (1) thirty (30) days of the hearing; or (2) thirty (30) days after all evidence and testimony is submitted by the Appellant.

DRIPPING SPRINGS
Texas

To: Jamie Rose

From: Chad Gilpin, P.E., City Engineer; Laura Mueller, City Attorney

Date: May 2, 2024

RE: Takings Impact Assessment for Required Infrastructure for the Hardy Tract

INTRODUCTION

The City of Dripping Springs has required, due to site development and fire requirements, that the project commonly known as the Hardy Tract build a road as specified in Exhibit "A." The property owner has requested a Takings Impact Assessment related to this requirement. For the City to impose this requirement it must show that "the required dedication is related both in nature and extent to the project's anticipated impact, though a precise mathematical calculation is not required."[1] This assessment will show that the road requirement is roughly proportional to the impact of the Bunker Ranch/Hardy Tract project.

REQUIREMENTS

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DRIPPING SPRINGS
Texas

To: Jamie Rose

From: Chad Gilpin, P.E., City Engineer; Laura Mueller, City Attorney

Date: May 2, 2024

RE: Takings Impact Assessment for Required Infrastructure for the Hardy Tract

INTRODUCTION

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GT GreenbergTraurig

Jamie A Rose
Tel 512.320.7281
Fax 512.320.7210
Jamie.Rose@gtlaw.com

December 12, 2024

Planning@cityofdrippingsprings.com
c/o Laura Mueller
City Attorney
City of Dripping Springs, Texas
lmueller@cityofdrippingsprings.com

Re: Notice of Appeal – Takings/Rough Proportionality Assessment – Hardy Driveway and Hardy Subdivision.

Dear City of Dripping Springs, Texas,

On behalf of Hardy T. Land, LLC, and Bunker Ranch, LLC (collectively, "Appellants"), regarding the Hardy Driveway (Project No. SD2022-0025) and the Hardy Subdivision (Project No. SUB2023-0042), please consider this letter as a formal, written notice of appeal of the May 2, 2024 Takings Impact Assessment for Requested Infrastructure for the Hardy Tract, from Chad Gilpin, P.E., City Engineer, and Laura Mueller, City Attorney, attached hereto as Exhibit A (the "Assessment").

Appellants hereby request this appeal be placed on the agenda for the City of Dripping Spring's meeting to be held on January 21, 2025.

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

Best regards,

/s/ Jamie Rose

Jamie A. Rose
Shareholder

Exhibit A

DRIPPING SPRINGS
Texas

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From: Chad Gilpin, P.E., City Engineer; Laura Mueller, City Attorney

Date: May 2, 2024

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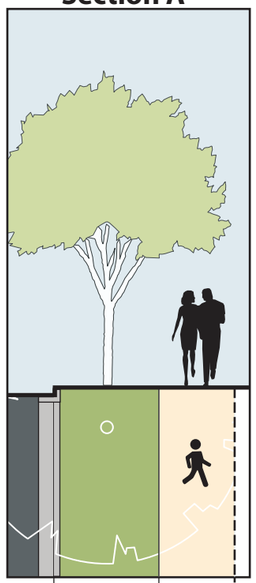
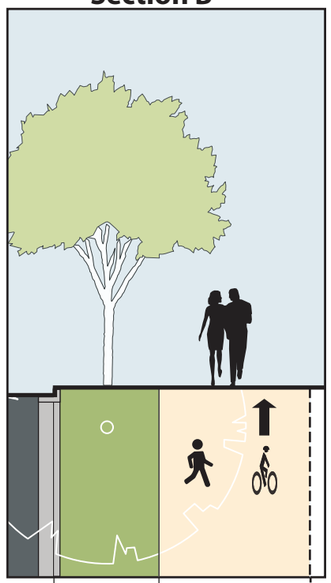
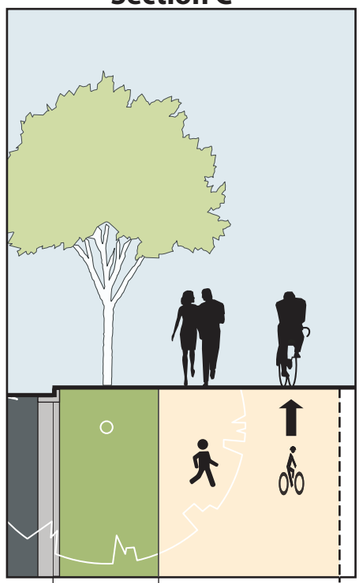


Section B



Section C



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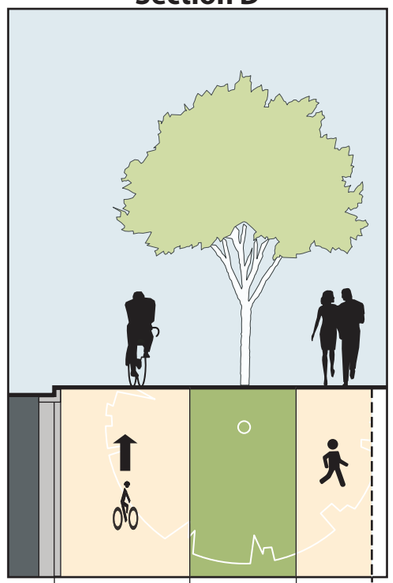
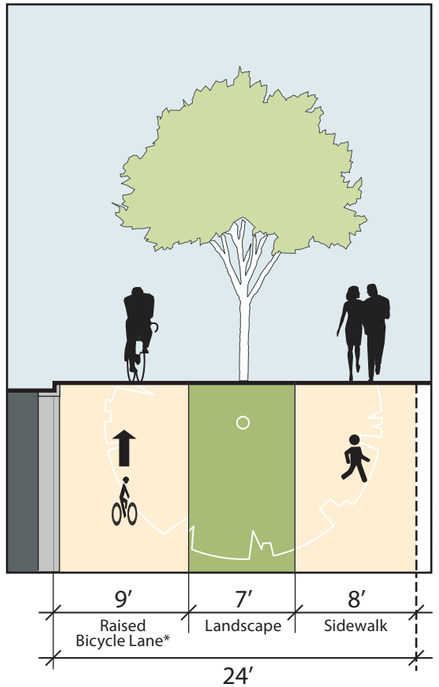


*Raised Bicycle Lane is dimensioned from the face-of-curb and includes a 2-foot buffer adjacent to the roadway.

Section E



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Section DT 1*

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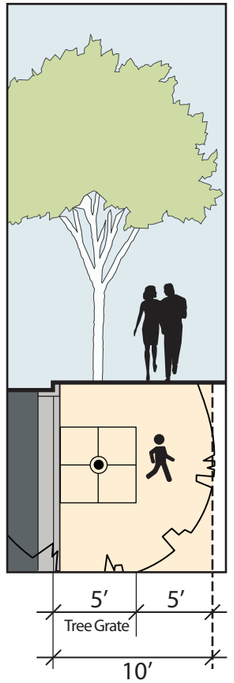
Section DT 2*



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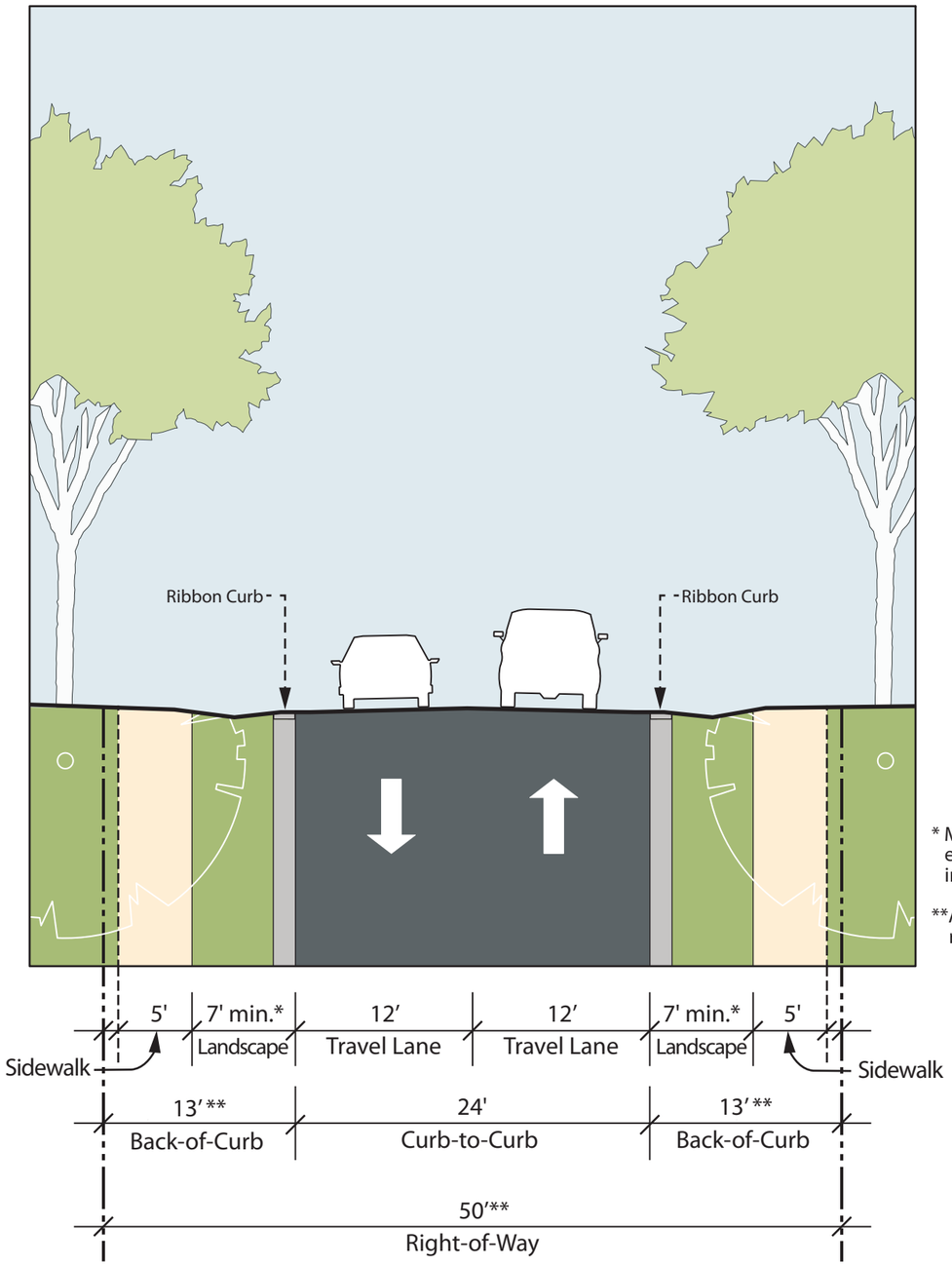
0′ 5′ 10 ft.

Back-of-Curb Options

City of Dripping Springs - Transportation Master Plan

October 19, 2021



* Minimum landscape clear space width between edge of pavement and sidewalk to be determined in coordination with the City of Dripping Springs.

**Accommodations for drainage may impact required Right-of-Way width.

0' 5' 10 ft.

2 Lane Rural Roadway

City of Dripping Springs - Transportation Master Plan

October 19, 2021

NOTES
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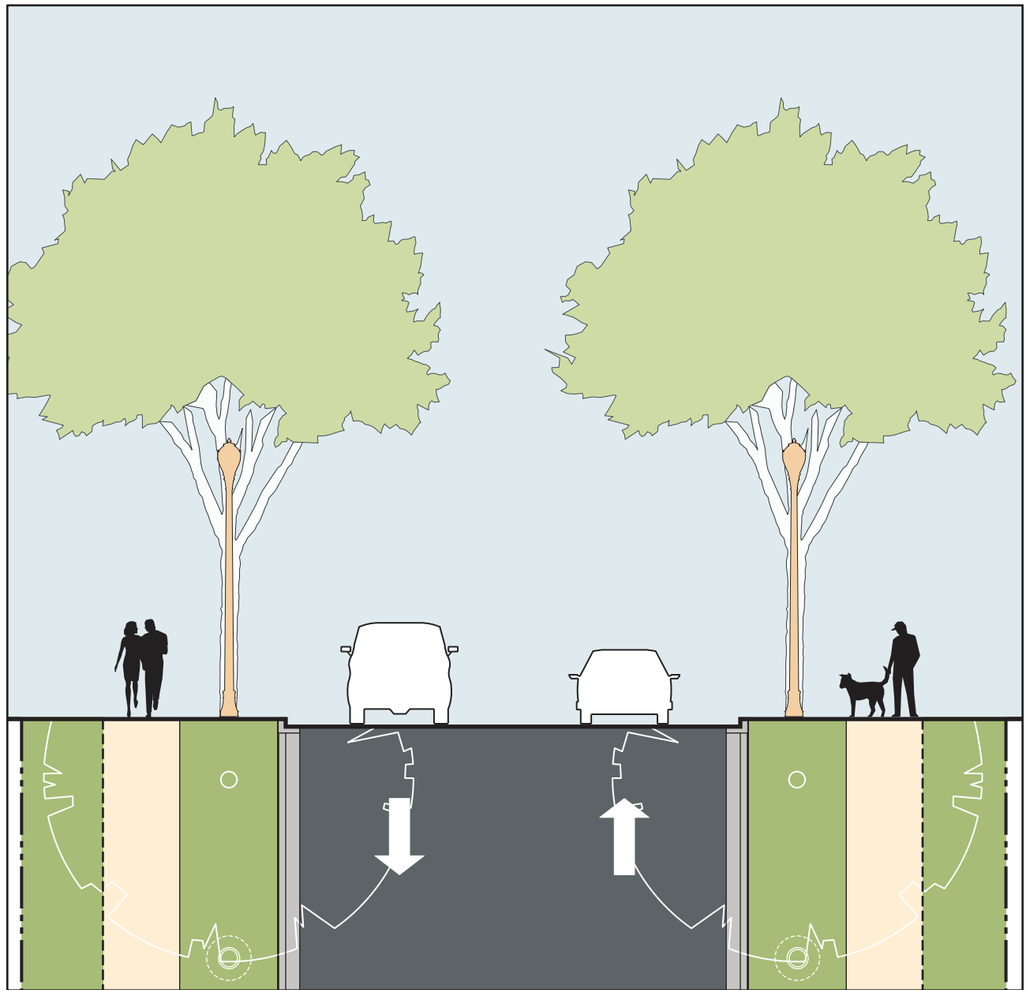

* *The travel lanes may be used for parallel parking with a single, queuing lane of traffic, as approved by the City of Dripping Springs. Additional off-street parking requirements are determined by the Zoning Code.*

0′ 5′ 10 ft.

2 Lane Residential Local Street

City of Dripping Springs - Transportation Master Plan

October 19, 2021

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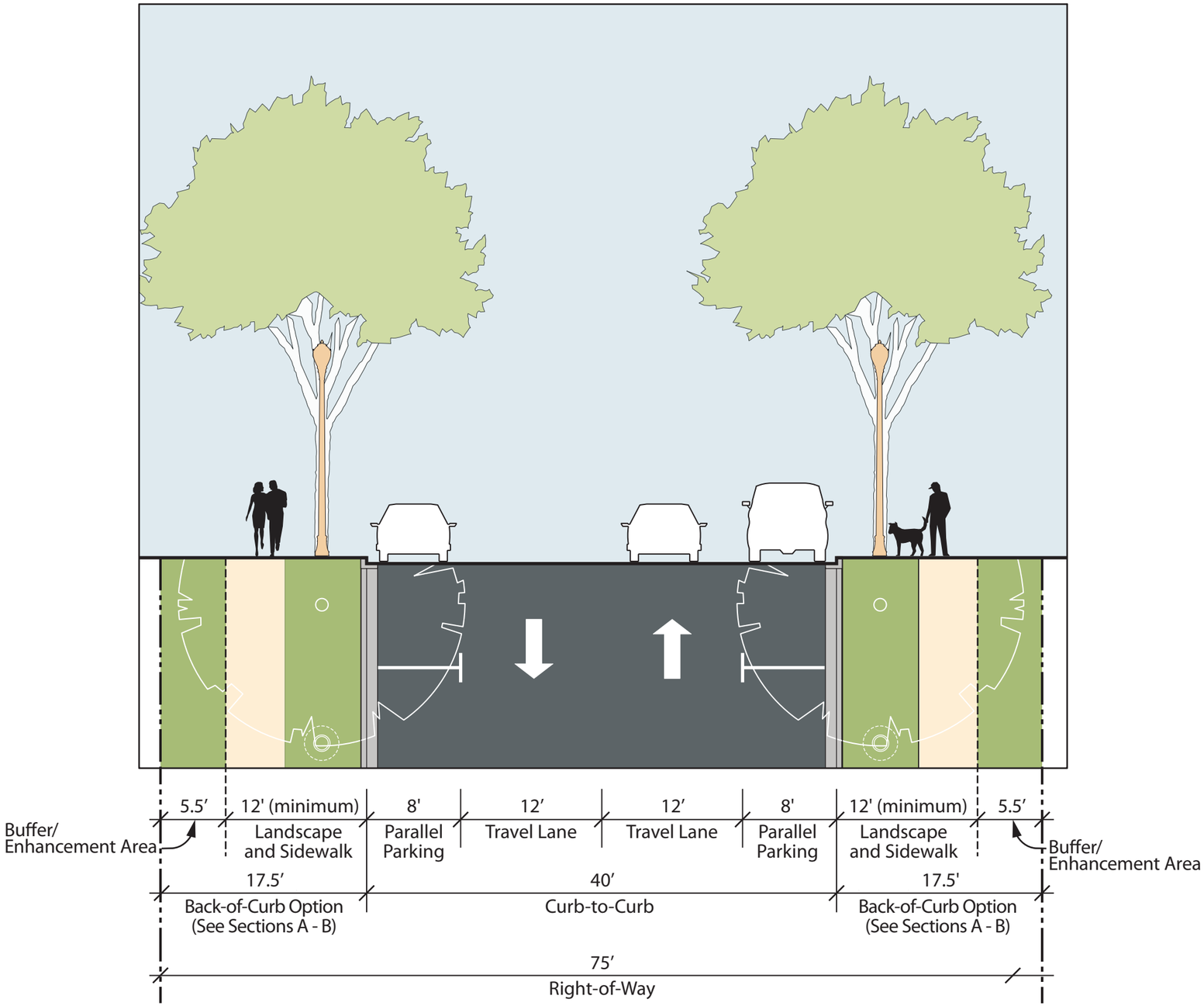

2 Lane Residential Collector/Local Street

City of Dripping Springs - Transportation Master Plan

October 19, 2021

0′ 5′ 10 ft.

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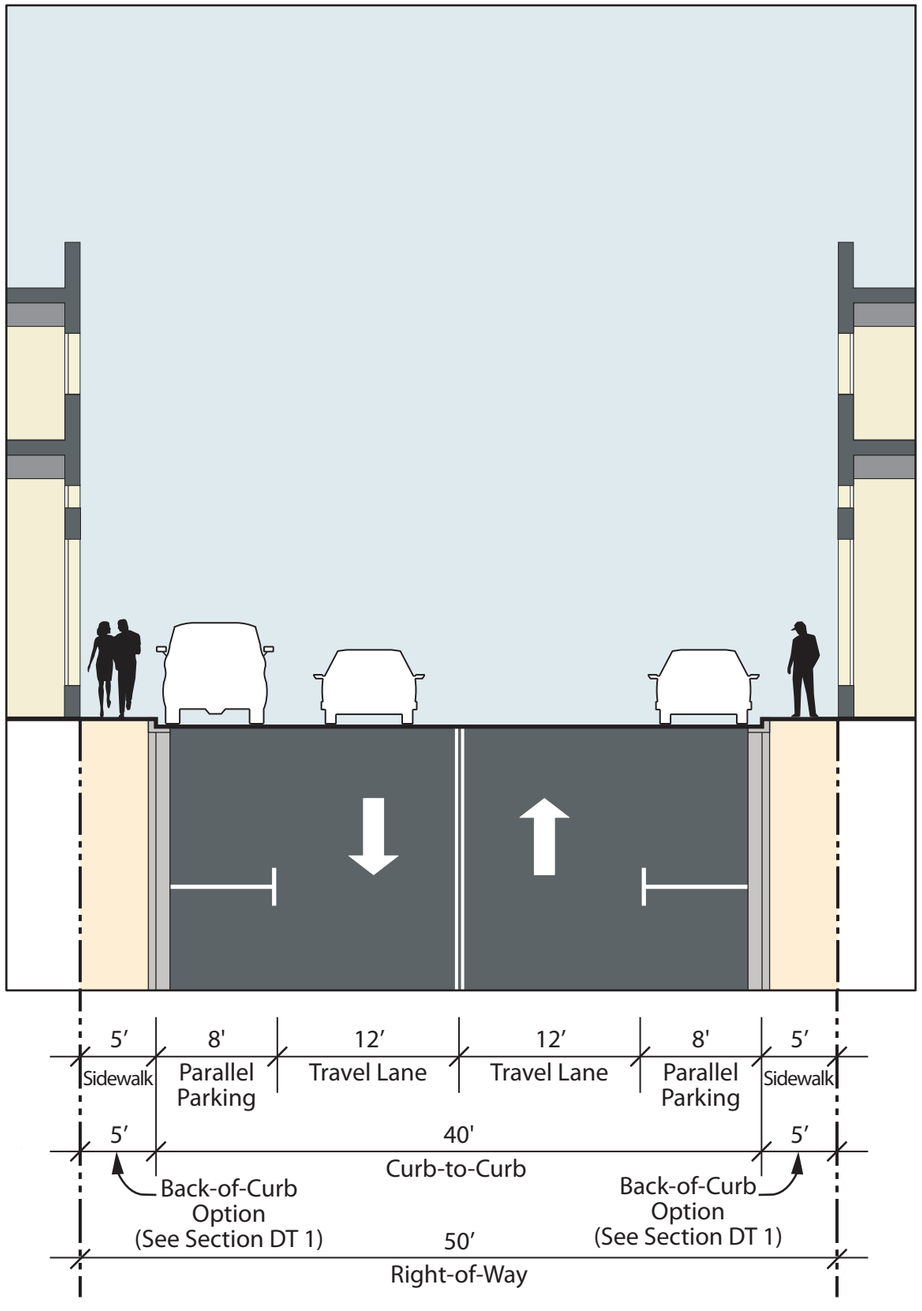

2 Lane Downtown Commercial Street with Parallel Parking

City of Dripping Springs - Transportation Master Plan

October 19, 2021

0′ 5′ 10 ft.

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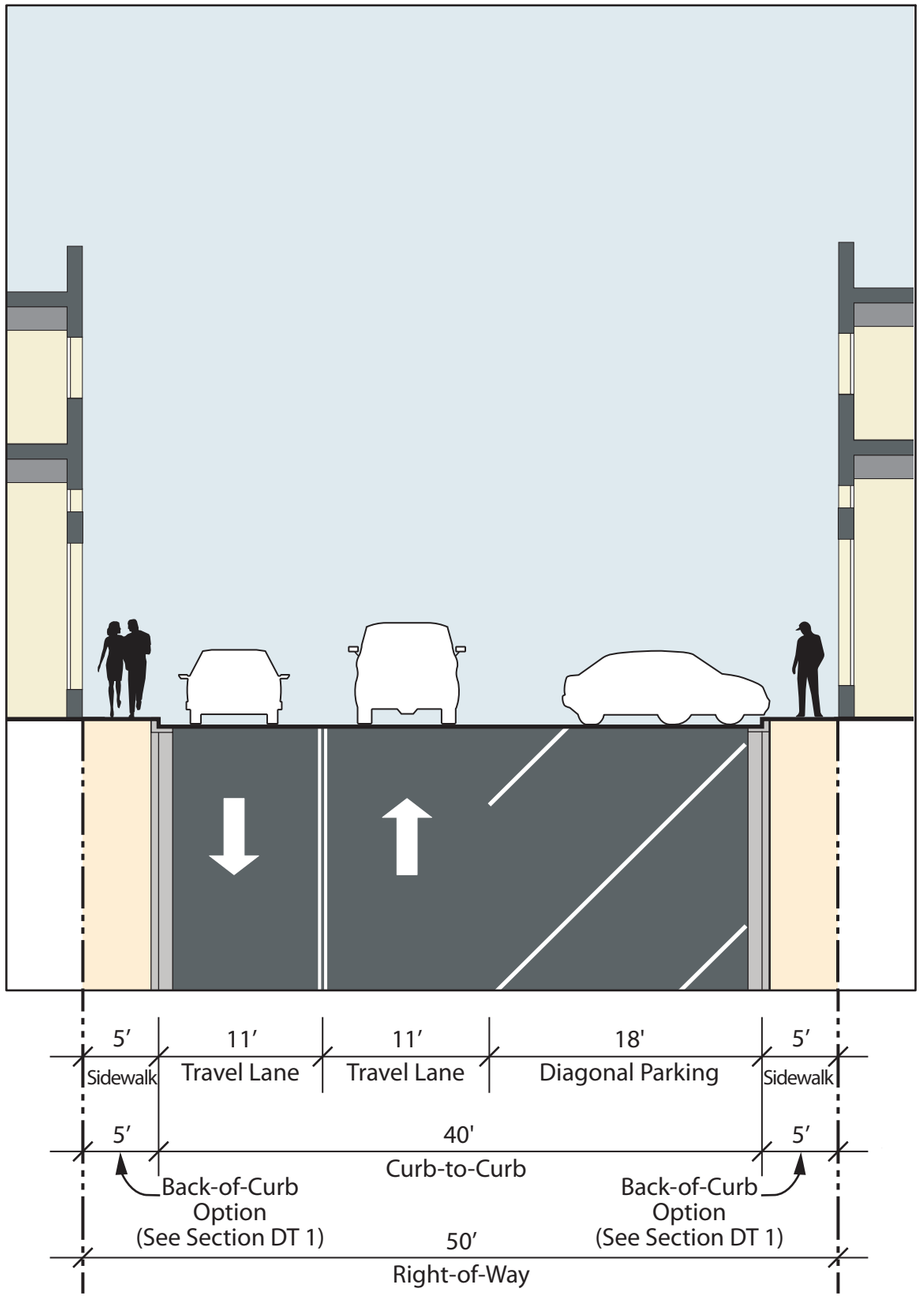

0′ 5′ 10 ft.

2 Lane Downtown Commercial Street with Diagonal Parking on One Side

City of Dripping Springs - Transportation Master Plan

October 19, 2021

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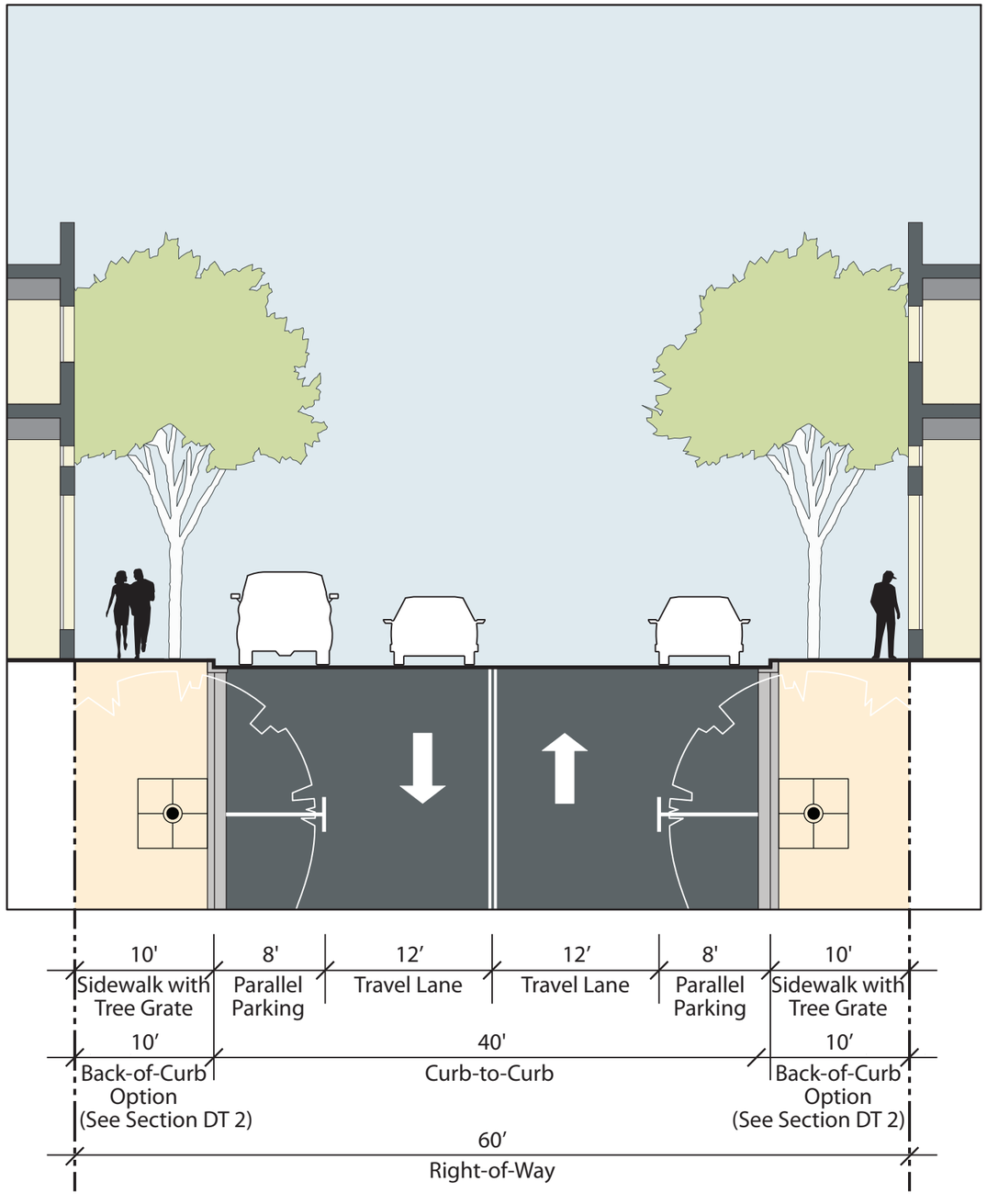

0' 5' 10 ft.

2 Lane Downtown Commercial Street with Parallel Parking at College St. only

City of Dripping Springs - Transportation Master Plan

October 19, 2021

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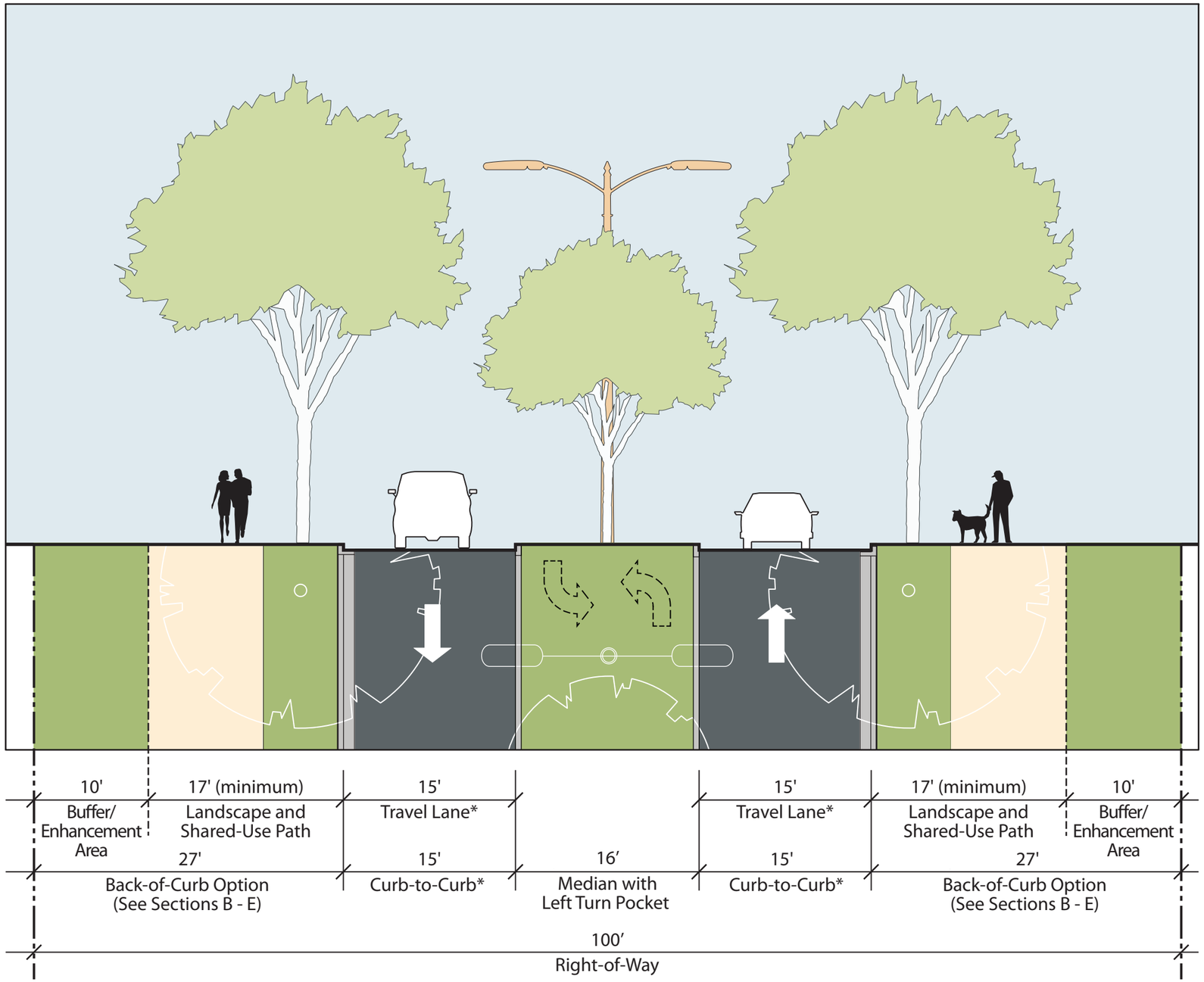

* *Parking is prohibited to allow for fire truck access.*

0' 5' 10 ft.

2 Lane Neighborhood Collector Divided

City of Dripping Springs - Transportation Master Plan

October 19, 2021

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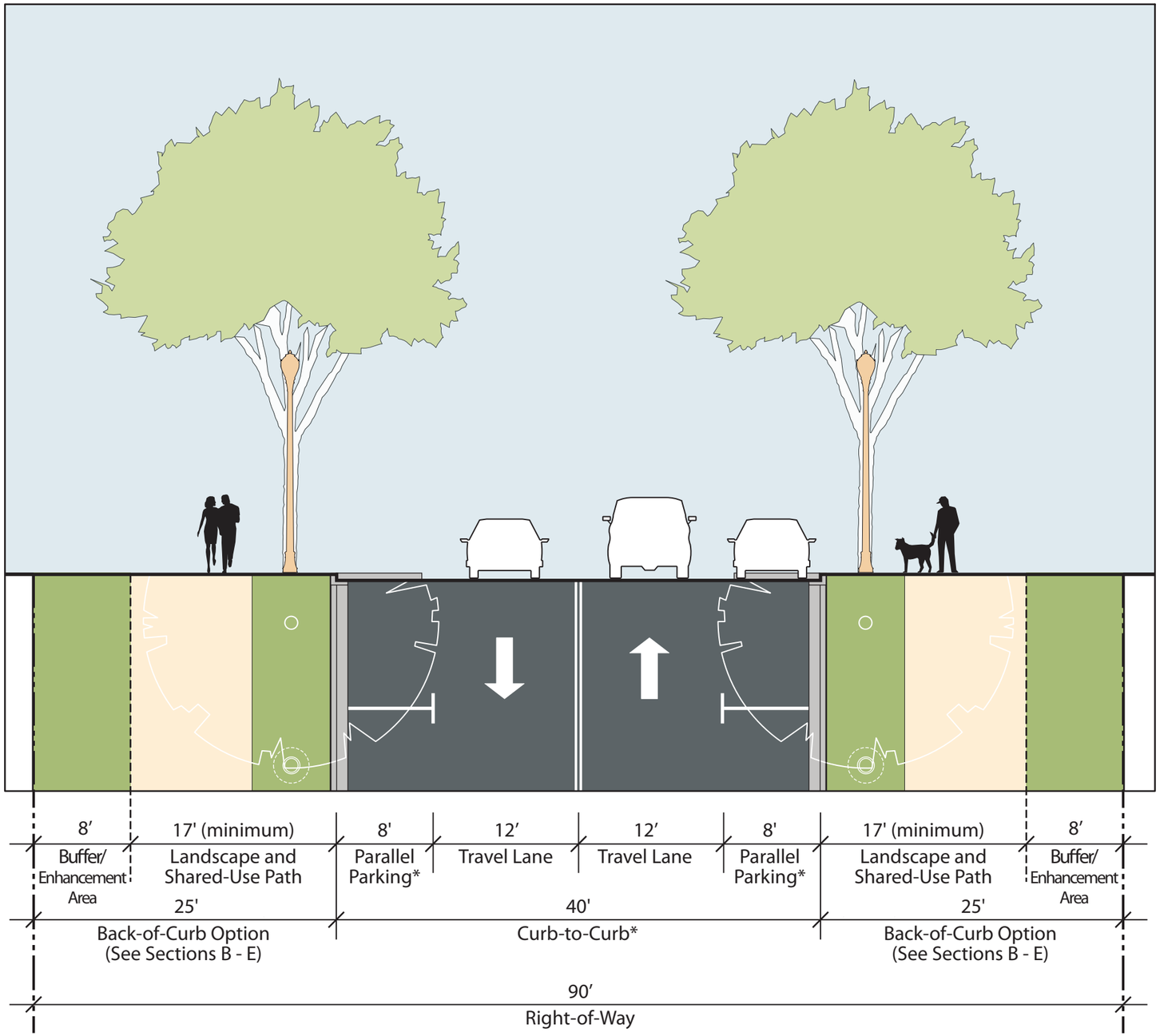

* *Provide 7-ft. bulb outs at intersections to reduce crosswalk distance.*

0′ 5′ 10 ft.

2 Lane Commercial Collector with Parallel Parking
City of Dripping Springs - Transportation Master Plan

October 19, 2021

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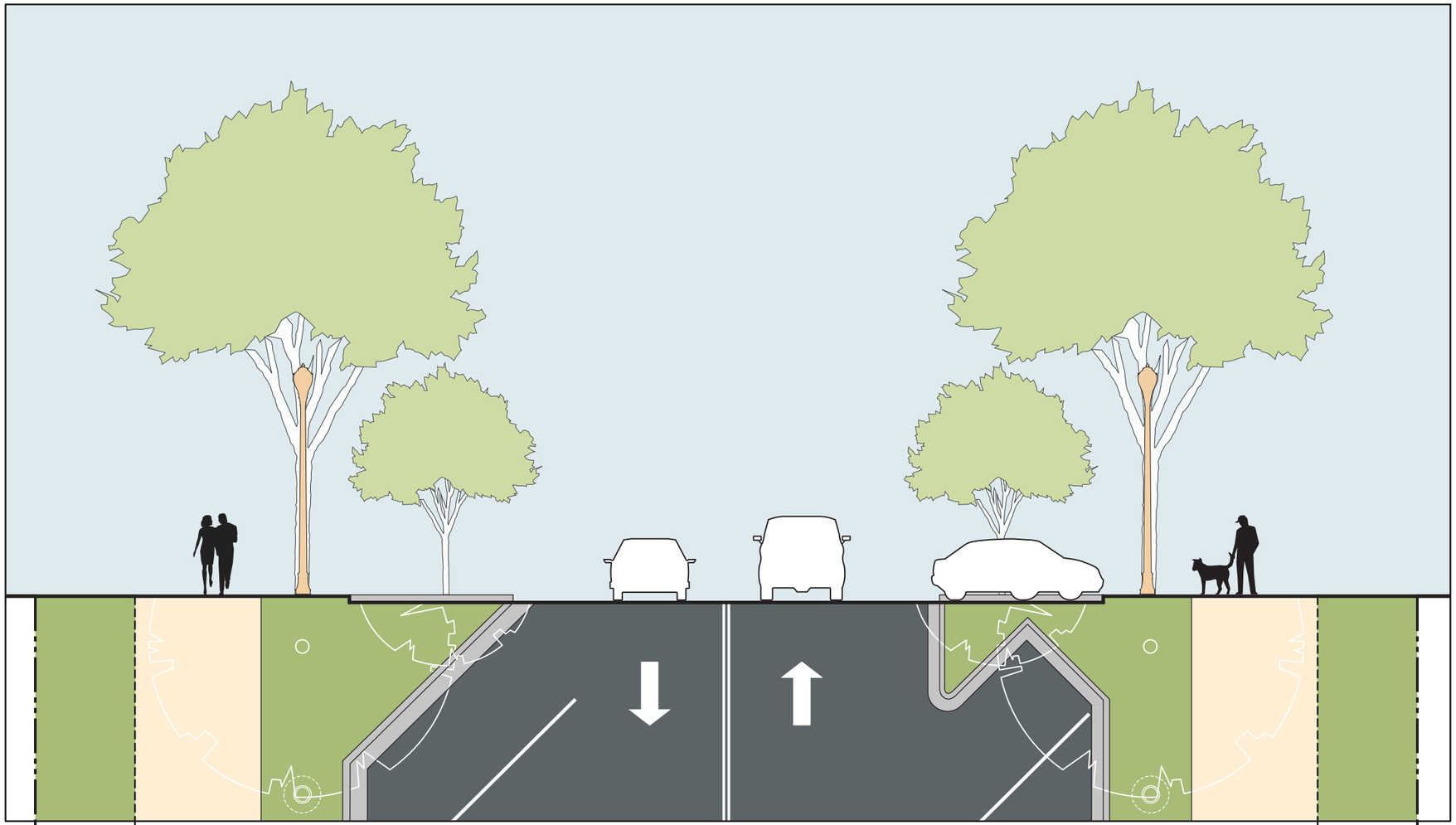

* *Provide 13-ft. bulb outs at intersections to reduce crosswalk distance.*

0′ 5′ 10 ft.

2 Lane Commercial Collector with Diagonal Parking

City of Dripping Springs - Transportation Master Plan

October 19, 2021

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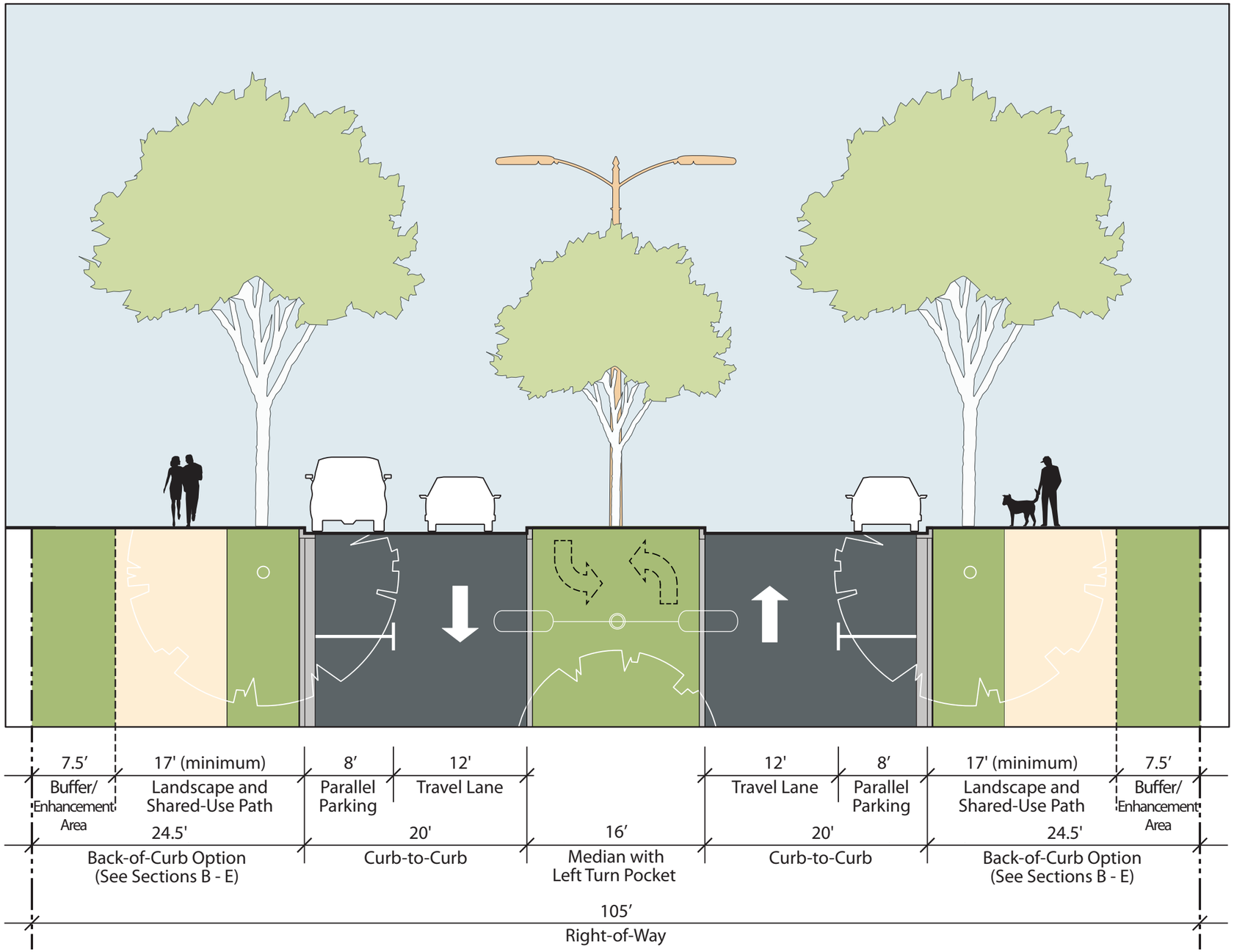

2 Lane Major Collector

City of Dripping Springs - Transportation Master Plan

October 19, 2021

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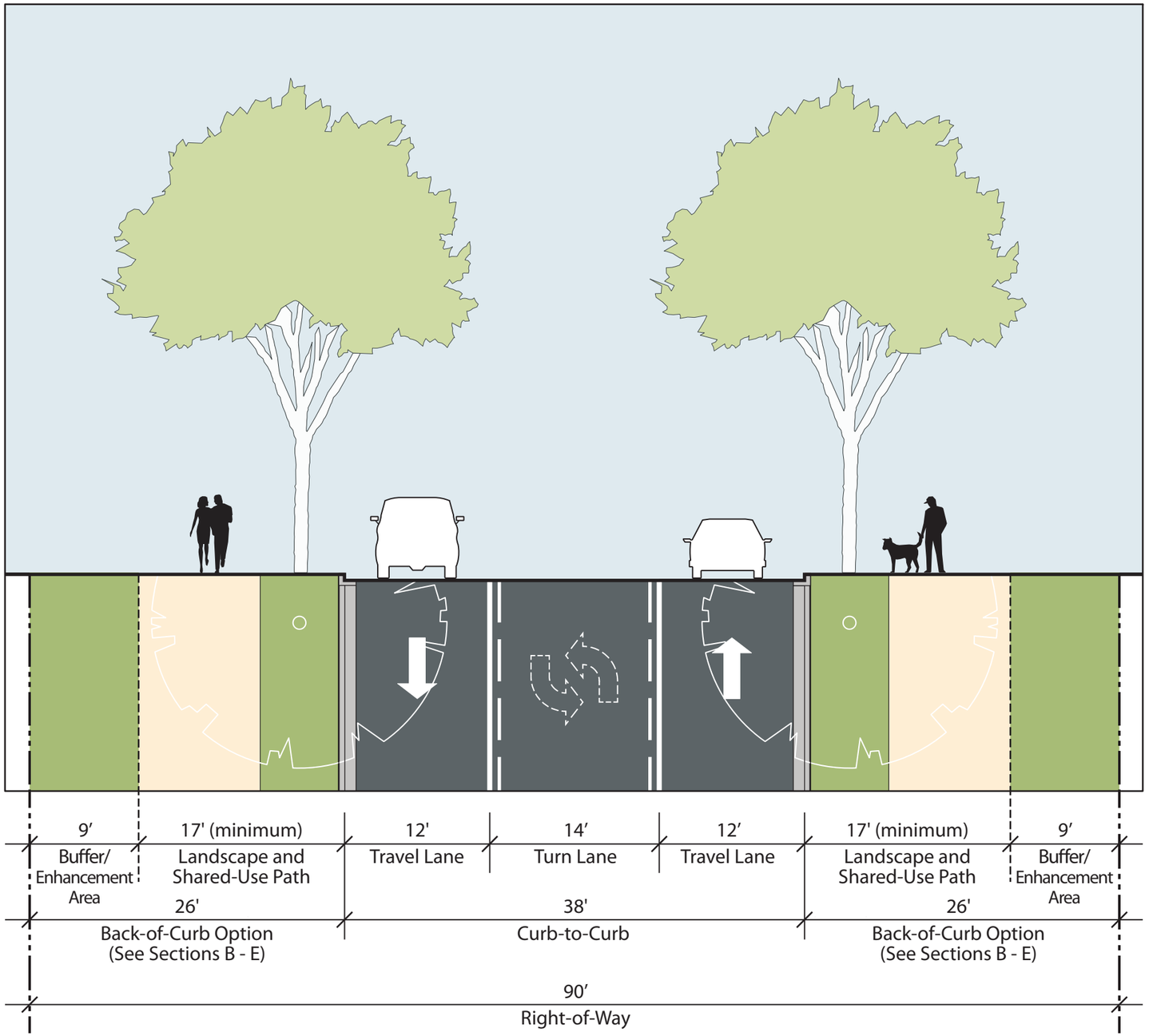

0′ 5′ 10 ft.

2 Lane Minor Arterial Divided with Center Turn Lane
City of Dripping Springs - Transportation Master Plan

October 19, 2021

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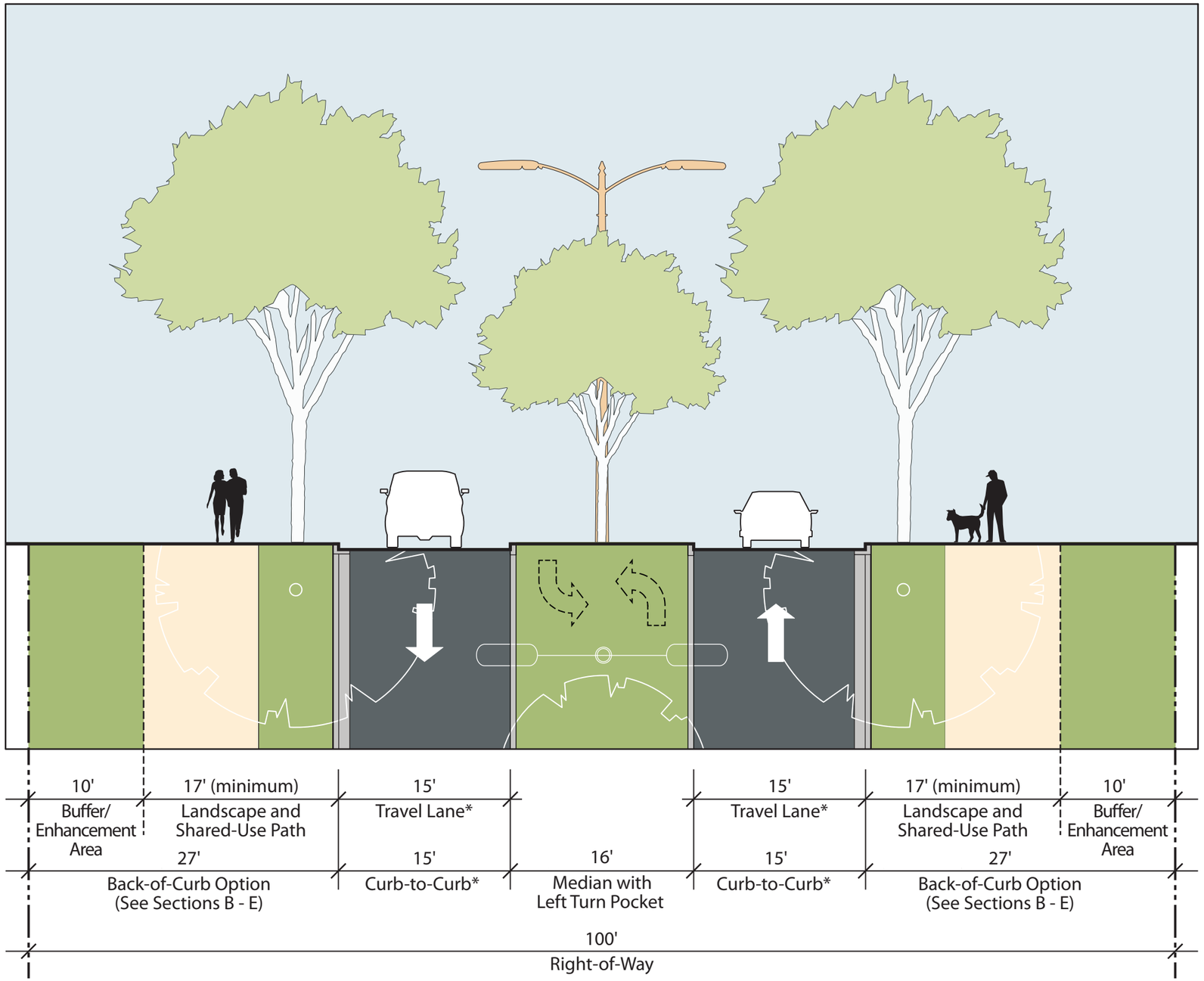

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2 Lane Minor/Major Arterial Divided

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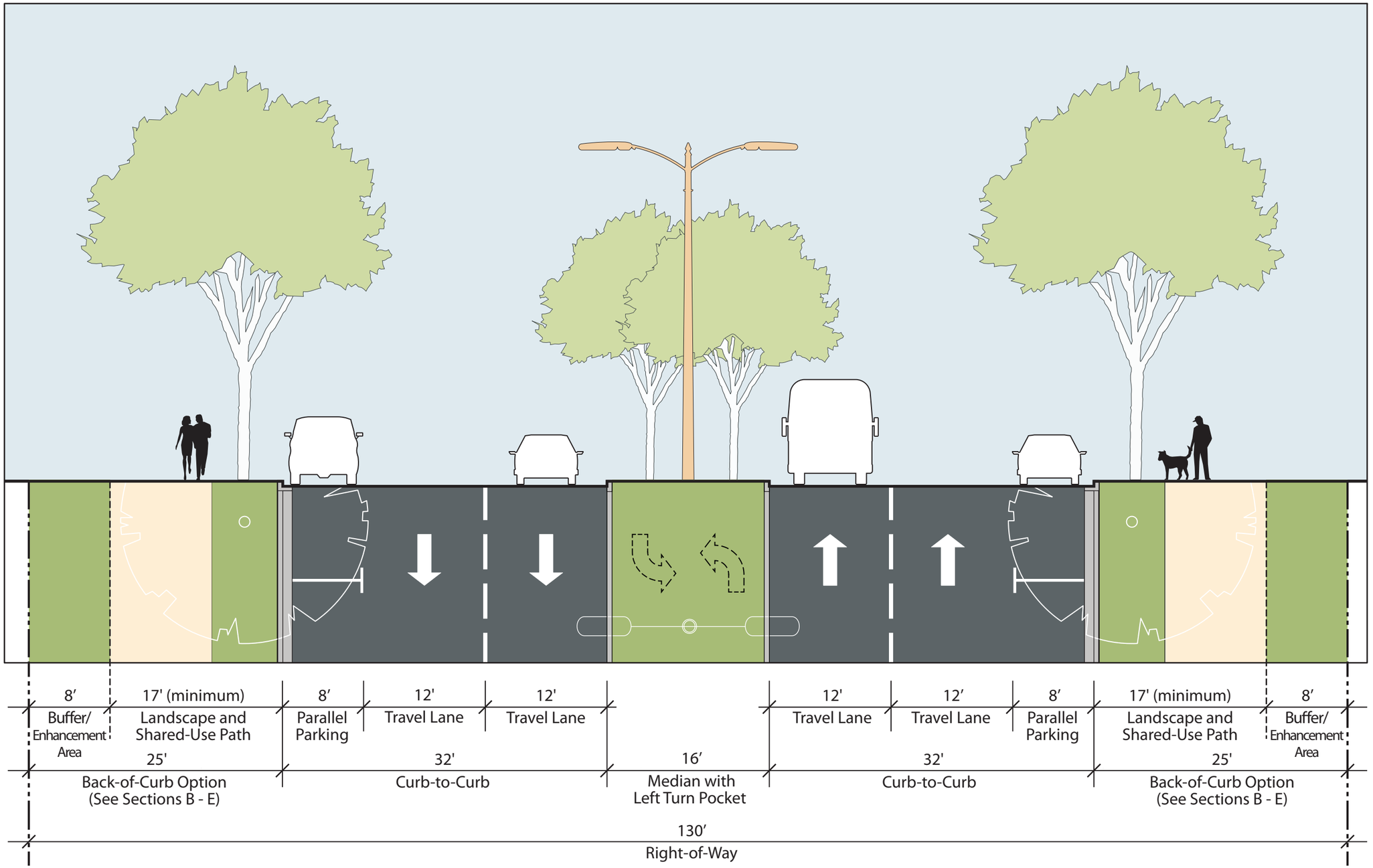

0′ 5′ 10 ft.

4 Lane Minor Arterial Divided
City of Dripping Springs - Transportation Master Plan

October 19, 2021

NOTES
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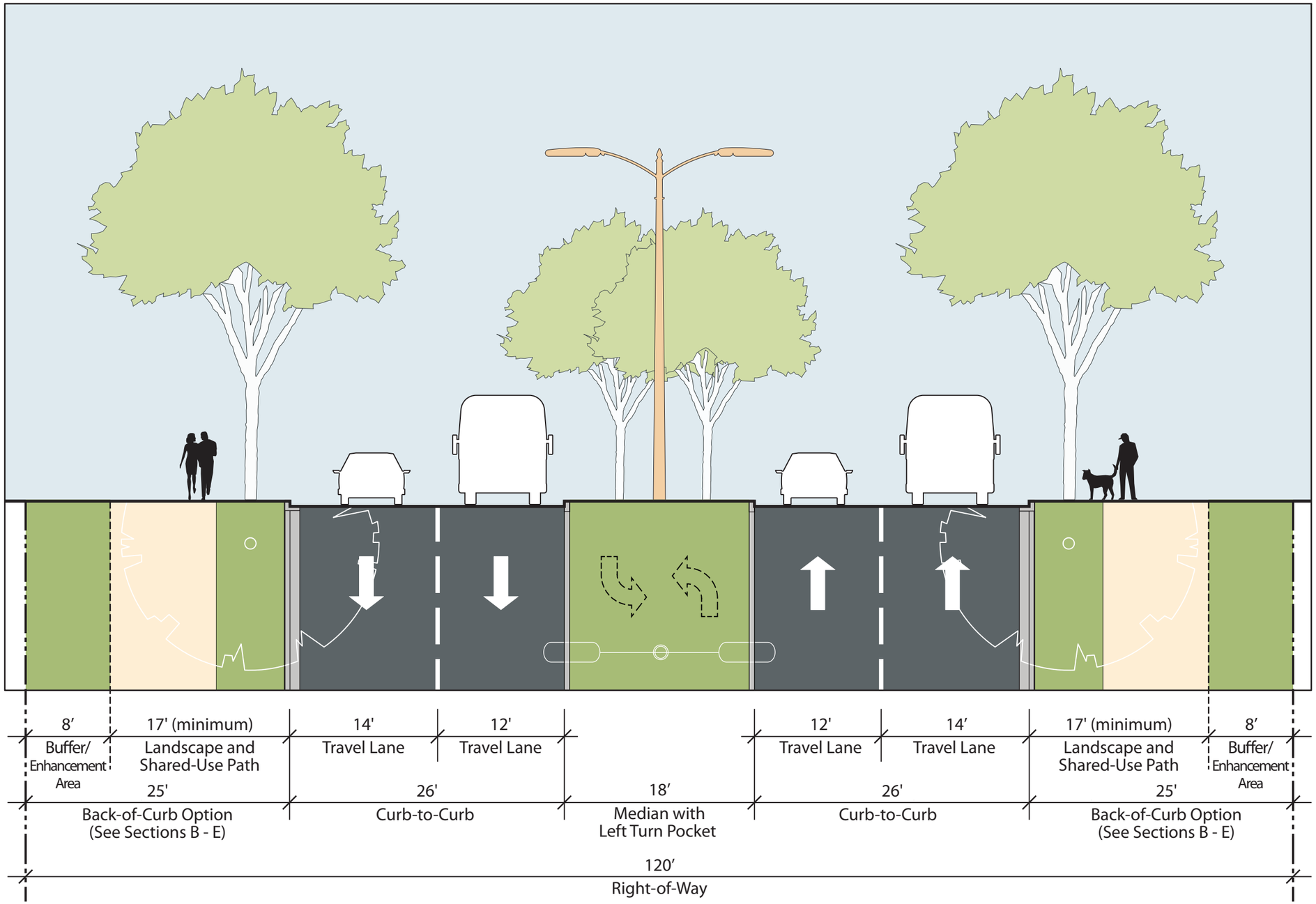
- For Back-of-Curb Options refer to the Sections supplement for alternate configurations and dimensions. Use of an alternate Section may encroach into the Buffer/Enhancement Area.



0′ 5′ 10 ft.

4 Lane Major Arterial Divided

City of Dripping Springs - Transportation Master Plan

October 19, 2021

NOTES
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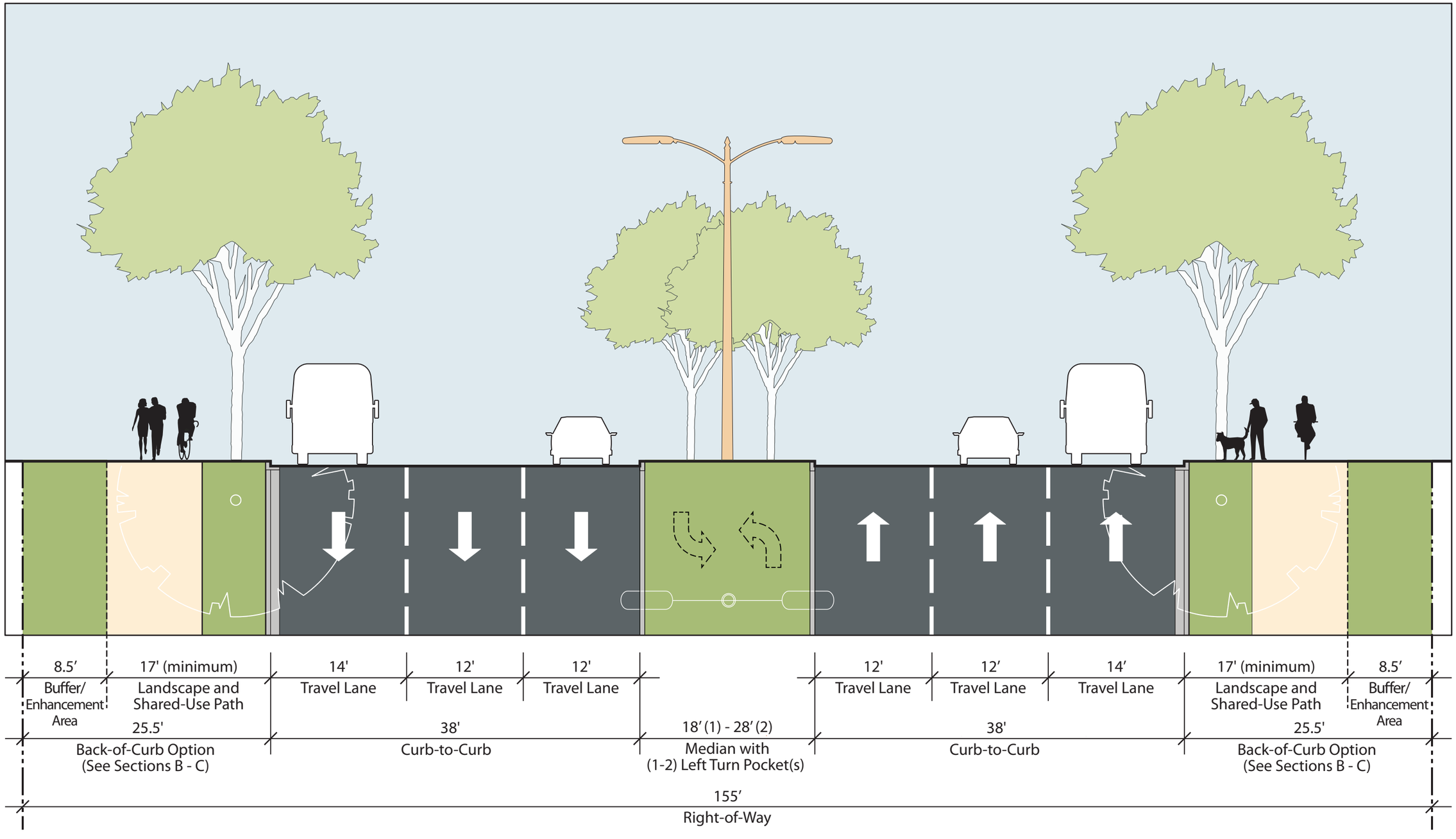
- For Back-of-Curb Options refer to the Sections supplement for alternate configurations and dimensions. Use of an alternate Section may encroach into the Buffer/Enhancement Area.



6 Lane Major Arterial Divided

City of Dripping Springs - Transportation Master Plan

October 19, 2021

NOTES
- Curb-to-curb dimensions are to face-of-curb.
- For Back-of-Curb Options refer to the Sections supplement for alternate configurations and dimensions. Use of an alternate Section may encroach into the Buffer/Enhancement Area.

11.3. Adequacy of streets and thoroughfares.

11.3.1.Responsibility for adequacy. The property owner shall assure that the subdivision is served by adequate streets and thoroughfares, and shall be responsible for the costs of rights-of-way and street improvements, in accordance with the following policies and standards, and subject to the city's cost participation policies on oversized facilities, and in accordance with the technical standards and transportation plan.

11.3.2.General adequacy policy. Every subdivision shall be served by improved streets and thoroughfares adequate to accommodate the vehicular traffic to be generated by the development. Proposed streets shall provide a safe, convenient and functional system for traffic circulation; shall be properly related to the city's transportation plan, road classification system, comprehensive plan and any amendments thereto; and shall be appropriate for the particular traffic characteristics of each development.

11.3.3.Road network. New subdivisions shall be supported by a road network having adequate capacity, ingress/egress, and safe and efficient traffic circulation. The adequacy of the road network for developments of 200 or more dwelling units, or for developments generating 2,000 or more "one-way" trips per day, or for developments involving collector or arterial streets not appearing on the city's adopted transportation plan, shall be demonstrated by preparation and submission, prior to the preliminary plat application, of a traffic impact analysis prepared, which takes into consideration the need to accommodate traffic generated by the development, land to be developed in common ownership and other developed property. In the event that the property to be developed is intended as a phase in a larger development project, or constitutes a portion of the land to be ultimately developed, the planning and zoning commission may require a demonstration of adequacy pursuant to this section for additional phases or portions of the property as a condition of approval for the proposed preliminary plat. In the event that the applicant submits a traffic impact analysis for an entire phased development project, the city may require an update of the study for each subsequent phase of the development which reflects any applicable changed conditions. If the preliminary plat is in conformance with the transportation plan and if the preliminary plat is for a development of less than 200 dwelling units or for a development generating less than 2,000 "one-way" trips per day, then a traffic impact analysis is not required.

11.3.4.Approach roads and access. All subdivisions with 50 or more lots or units must have at least two points of vehicular access and must be connected via improved roadways to the improved thoroughfare and street system (city, county and state, as may be applicable) by one or more approach roads of such dimensions and improved to such standards as are hereinafter set forth. Requirements for dedication of right-of-way and improvement of approach roads may be increased depending upon the size or density of the proposed development, or if such need is demonstrated by traffic impact analysis. This requirement shall be waived by the city upon demonstration by the applicant that the required access points are prohibited by TxDOT.

(a) "Two points of vehicular access" shall be construed to mean that the subdivision has at least two improved roads accessing the subdivision from the improved thoroughfare system, and the subdivision has at least two road entrances. The planning and zoning commission may, at its discretion and upon a finding that such will not compromise public safety or impede emergency access, accept a single median-divided entrance from the city's improved thoroughfare system provided that the median extends into the subdivision for an unbroken length of at least 200 feet to an intersecting internal street which provides at least two routes to the interior of the subdivision. For example, the entrance street is not a dead-end or cul-de-sac, and it does not create a "bottleneck" allowing only one emergency route into the interior of the subdivision.

(b) The subdivision shall be designed to provide adequate emergency access for public safety vehicles. Each residential lot in the subdivision shall have a minimum frontage on a dedicated public street as required by applicable zoning or 35 feet, whichever is greater, unless other provisions have been authorized through planned development district approval. Each nonresidential lot shall have a

minimum frontage on a dedicated public street as required by applicable zoning or 50 feet, whichever is greater, unless other provisions have been authorized through planned development approval.

(c) At the discretion of the city engineer, the second access point may take the form of an unimproved dedicated public right-of-way without requiring improvement. The city engineer may waive the requirement for a second access point if justified by the presence of a multiple-lane entrance and exit, the width of the single access point, and any geographical or topographical considerations.

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2021-40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS AMENDING ARTICLE 22.04 TRANSPORTATION MASTER PLAN, SECTION 22.04.001 ADOPTION, ADOPTING THE 2021 CITY OF DRIPPING SPRINGS TRANSPORTATION MASTER PLAN AND ASSOCIATED POLICIES.

WHEREAS, Chapter 213 of the Texas Local Government Code authorizes the City to adopt a comprehensive plan for the long-range development of the City; and

WHEREAS, the Transportation Master Plan, represents a single plan organized by subject matter and geographic area to be used to coordinate and guide the establishment of development regulations; and

WHEREAS, the City Council approved a Professional Services Agreement with HDR to conduct transportation master planning services on May 18, 2018; and

WHEREAS, the primary purposes of the Transportation Master Plan are as follows:

1. Update the Thoroughfare Plan
2. Complete traffic analysis supporting routes identified on the Thoroughfare Plan
3. Develop recommended cross-sections
4. Identify cross-section and right-of-way needs on new and existing roads
5. Prepare a Transportation Master Plan documenting analysis, recommendations, and best practices

WHEREAS, the City Council of the City of Dripping Springs conducted a transportation master planning open house in January 2019; draft Thoroughfare Plan and Multimodal Plan was presented online for public comment in November/December 2020; and a virtual Town Hall in February 2021; and

WHEREAS, the City staff conducted stakeholder meetings with key representatives from local agencies that included Dripping Springs Independent School District, Hays County Commissioners Court, Texas Department of Transportation, and Hays County Transportation Department to address specific concerns related to local and regional mobility; and

WHEREAS, the Transportation Committee of the City of Dripping Springs received multiple presentations related to the Transportation Master Plan and provided input related to the proposed Plan; and

WHEREAS, the City Council and Planning and Zoning Commission were invited to participate in the transportation master planning open house in January 2019; and

WHEREAS, the Planning & Zoning Commission of the City of Dripping Springs conducted a public hearing on October 12, 2021, to consider the draft Transportation Master Plan report and provide recommendations for City Council consideration; and

WHEREAS, the City has conducted all necessary public hearings regarding the need and desirability of amendments, revisions, deletions, and modifications to the proposed 2021 Transportation Master Plan; and

WHEREAS, the City finds it has satisfied all legal prerequisites and has determined that the adoption of this Ordinance is in the interest of promoting the general health, safety, morals, and welfare of the community; and

WHEREAS, this Ordinance was passed and approved at a meeting of the City Council of the City of Dripping Springs held in compliance with the Texas Open Meetings Act at which a quorum of the City Council Members was present and voting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS THAT:

SECTION 1: ADOPTION OF MASTER PLAN

That the City Council of the City of Dripping Springs does hereby adopt the attached 2021 Transportation Master Plan (the "Plan"), which supersedes previous existing Transportation Master Plans.

ARTICLE 22.04. TRANSPORTATION PLAN

Sec. 22.04.001. Adopted.

The transportation plan attached to Ordinance No. 2021-40 as exhibit A is adopted by reference.

SECTION 2: POLICIES STATEMENT

That the City Council of the City of Dripping Springs does hereby adopt the Plan subject to the following policies:

(a) It is the intent of the City Council to adopt a Plan that provides direction to enhance the development of a transportation network of roads, bicycle lanes, trails, sidewalks, and shared use paths that adequately supports existing and planned land uses, as well as to integrate and support interconnectivity among subdivisions, commercial areas, schools, and places of interest.

(b) It is the intent of the City Council that projects listed in the Plan will be constructed or developed within the general time frame outlined in the Plan.

(c) The City Council recognizes the need for annexation planning and transportation master planning to be coordinated activities.

(d) The Plan is designed to ensure compliance with applicable federal, state, and local regulatory programs. Projects identified within the Plan should be designed to ensure that transportation mobility within the City of Dripping Springs is managed in a comprehensive manner that minimizes project life-cycle costs and maximizes overall benefits for the citizens of Dripping Springs.

(e) The City Council acknowledges that circumstances may arise where adjustments or deviations from the Plan may be in the best interest of the City of Dripping Springs. If it is determined that an adjustment or deviation should be made, the Dripping Springs City Council may amend the Plan at any time to reflect the change.

SECTION 3. REPEALER

In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

SECTION 4. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

SECTION 6. EFFECTIVE DATE

The Ordinance shall be effective immediately upon passage and publication.

SECTION 7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the 19th day of October 2021, by a vote of 3 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

Bill Foulds, Jr., Mayor

ATTEST:

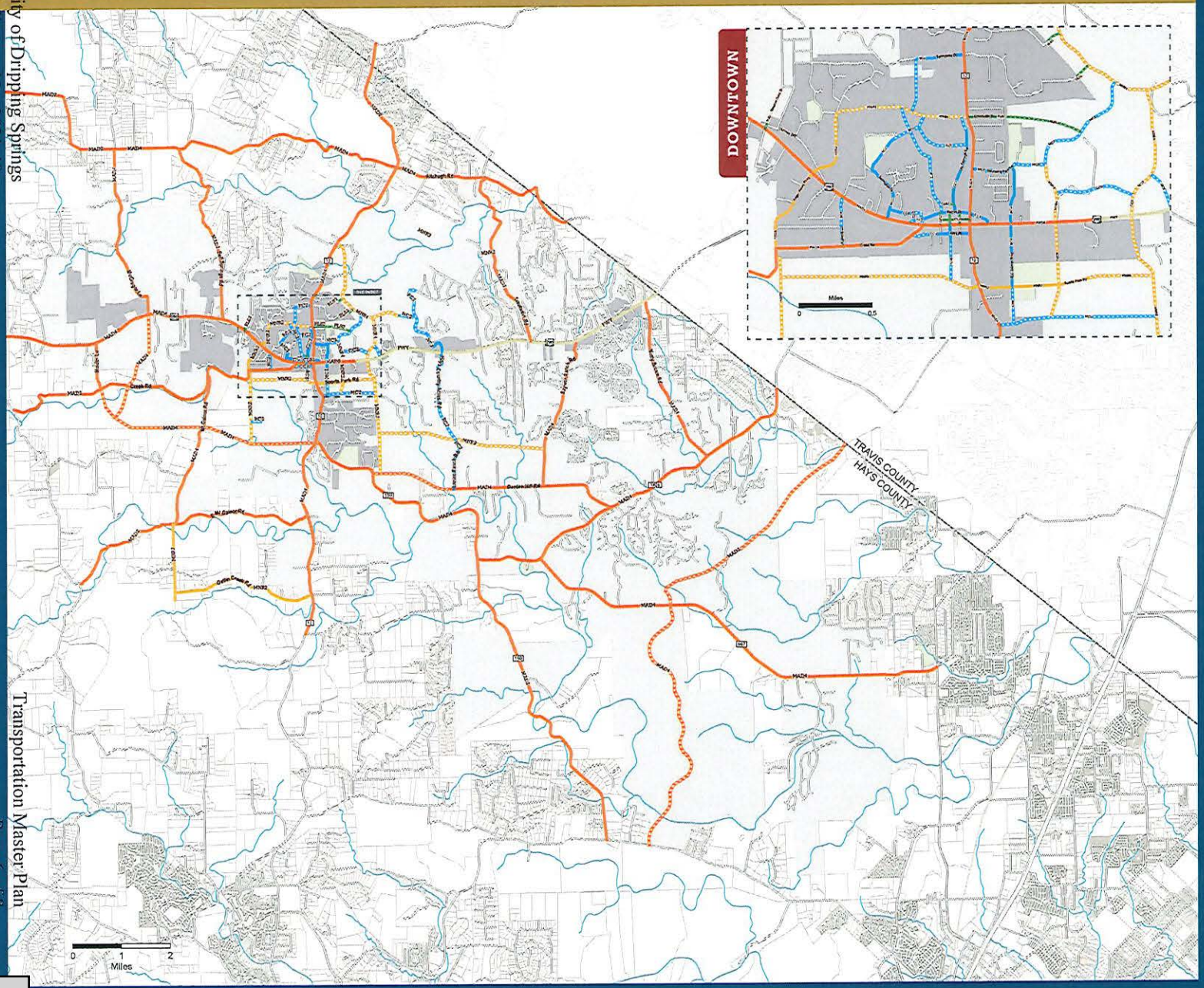
Andrea Cunningham

Andrea Cunningham, City Secretary

EXHIBIT "A"

Transportation Master Plan

THOROUGHFARE PLAN



DRIPPING SPRINGS
Texas

LEGEND

THOROUGHFARE PLAN

MAJOR ARTERIAL — Enhanced, Proposed
MINOR ARTERIAL — Enhanced, Proposed
COLLECTOR — Enhanced, Proposed
STREET — Enhanced, Proposed
FREEWAY — Enhanced*

ROADWAY CLASSIFICATIONS

MAD6 - 6 Lane Major Divided Arterial
MAD4 - 4 Lane Major Divided Arterial
MAD2 - 2 Lane Major Divided Arterial
MNR4 -4 Lane Minor Divided Arterial
MNR2 -2 Lane Minor Divided Arterial
MC2 - 2 Lane Major Collector
CC2 - 2 Lane Commercial Collector
NC2 - 2 Lane Neighborhood Collector
RC2 - 2 Lane Residential Collector
CLC2 - 2 Lane Commercial Local Street
RLC2 - 2 Lane Residential Local Street

OTHER

CITY LIMITS
EXTRATERRITORIAL JURISDICTION (ETJ)
PARKS
CREEKS & RIVERS
COUNTY BOUNDARY
N

October 2021

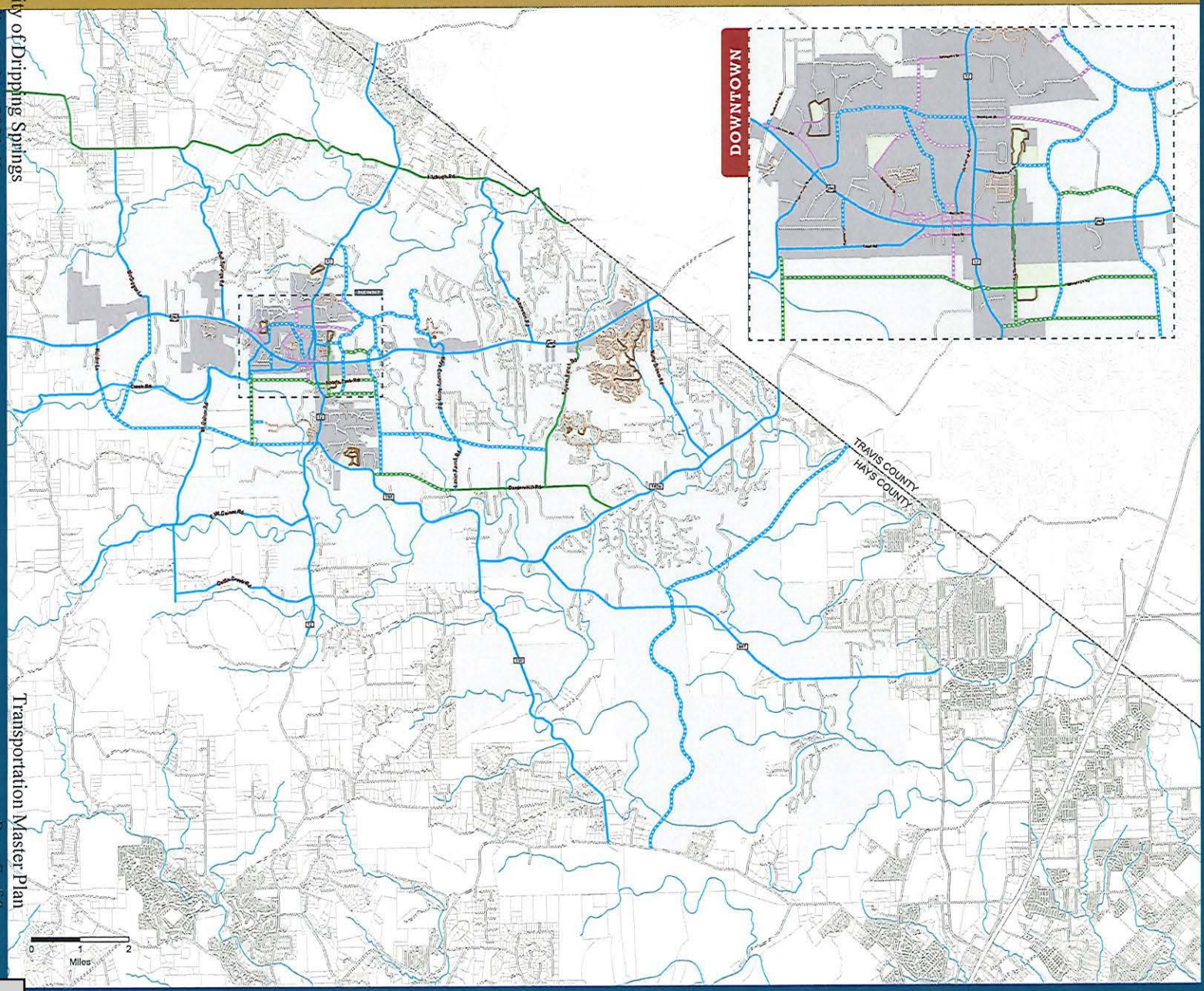
This Thoroughfare Plan depicts proposed enhancements to existing roadways and proposed roadways.

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.

HDR
504 Lavaca Street, Suite 900, Austin, TX 78701
512-904-3700 | www.hdrinc.com

MULTIMODAL PLAN



DRIPPING SPRINGS
Texas

LEGEND

MULTIMODAL PLAN

SHARED-USE PATH
- Enhanced
- Proposed

SIDEWALK
- Enhanced
- Proposed

SIDEWALK WITH RAISED BICYCLE LANE
- Enhanced
- Proposed

- EXISTING SIDEWALKS
- EXISTING TRAILS

OTHER
- CITY LIMITS
- EXTRATERRITORIAL JURISDICTION (ETJ)
- PARKS
- CREEKS & RIVERS
- COUNTY BOUNDARY

N

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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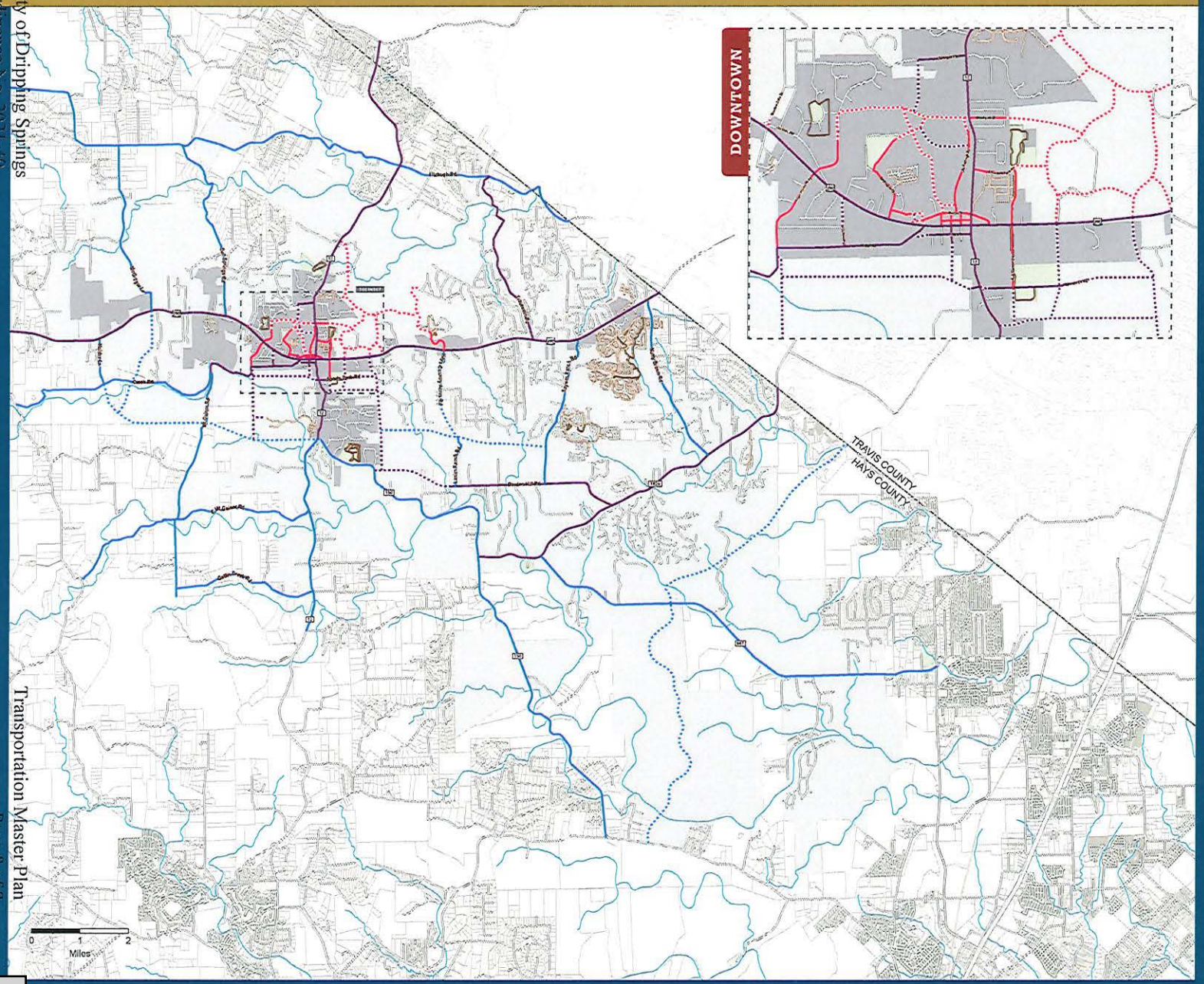
PRIORITIZATION PLAN



DRIPPING SPRINGS
Texas

LEGEND

PRIORITIZATION PLAN

SHORT-TERM
- Enhanced
- Proposed

MID-TERM
- Enhanced
- Proposed

LONG-TERM
- Enhanced
- Proposed

- EXISTING SIDEWALKS
- EXISTING TRAILS

OTHER
- CITY LIMITS
- EXTRATERRITORIAL JURISDICTION (ETJ)
- PARKS
- CREEKS & RIVERS
- COUNTY BOUNDARY

N

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.

HDR
504 Lavaca Street, Suite 900, Austin, TX 78701
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2021-40

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Received
OCT 28 2021
City of Dripping Springs

State of Texas
County of Hays

Before me, the undersigned authority, on this day personally appeared Dalton Sweat, who being by me here and now duly sworn, upon oath says:

My name is Dalton Sweat, and I am the General Manager, of the The Wimberley View & The Dripping Springs Century News, a newspaper of general circulation in Hays County, Texas, and a newspaper which has been regularly and continuously published in Wimberley, Hays County, Texas, for a period of more than one year immediately preceding the date of publications of the following, and that the said notice, a copy of which follows, was published in the regular edition of said newspaper for a period of 1 week on the following dates:

October 28, 2021

---------- 2021

----------_2021

---------- 2021

The said General Manager, Dalton Sweat further states that the rate charged for this publication is the lowest rate charged to commercial advertisers for the same class as advertising for a like amount of space.

Signature of Affiant

Subscribed and Sworn to me, by the said General Manager Dalton Sweat this 27th day of October, 2021 to certify which witness my hand and seal of office.

Mattatha Barker
NOTARY PUBLIC in and for Hays County, Texas

MATTATHA MARIE BARKER
Notary Public, State of Texas
Comm. Expires 11-04-2022
Notary ID 128436511

City of Dripping Springs
Public Notice of Ordinance 2021-40
Transportation Master Plan
Effective Date: October 28, 2021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS AMENDING ARTICLE 22.04 TRANSPORTATION MASTER PLAN, SECTION 22.04.001 ADOPTION, ADOPTING THE 2021 CITY OF DRIPPING SPRINGS TRANSPORTATION MASTER PLAN AND ASSOCIATED POLICIES.

APPENDIX D FIRE APPARATUS ACCESS ROADS

SECTION D104
COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height.

Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area.

Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m^2) shall be provided with two separate and *approved* fire apparatus access roads.

Exception: Projects having a gross *building area* of up to 124,000 square feet (11 520 m^2) that have a single *approved* fire apparatus access road where all buildings are equipped throughout with *approved automatic sprinkler system*s.

D104.3 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 lot or area to be served, measured in a straight line between accesses.

ARTICLE 22.05. WATER QUALITY PROTECTION[1]

Sec. 22.05.001. Title.

This article shall be commonly cited as the water quality protection ordinance.

(Ordinance 3500.11, § 1.1, adopted 2/20/07)

Sec. 22.05.002. Authority.

Section 26.177 of the Texas Water Code provides an opportunity for municipalities to regulate water protection, water pollution, and pollution abatement.

(Ordinance 3500.11, § 1.2, adopted 2/20/07)

Sec. 22.05.003. Purpose.

(a) This article provides standards and procedures for municipal determination of the nonpoint source pollution control management policies which govern the planning, design, construction, operation and maintenance of drainage, erosion, and water quality facilities within the city's jurisdiction.

(b) This article sets forth the minimum requirements necessary to provide and maintain a safe, efficient and effective nonpoint source pollution control system and to establish the various public and private responsibilities for the provision thereof. Further, it is the purpose of this article to:

(1) Protect human life, health and property;

(2) Prevent losses of endangered species and habitat of endangered species;

(3) Protect the integrity of local ecological systems;

(4) Minimize the expenditure of public money for building and maintaining nonpoint source pollution control projects and cleaning sediments out of storm drains, streets, sidewalks and watercourses;

(5) Help maintain a stable tax base and preserve land values;

(6) Preserve the natural beauty and aesthetics of the community;

(7) Control and manage the quality of stormwater runoff, and the sediment load in that runoff, from points and surfaces within subdivisions;

(8) Establish a reasonable standard of design and performance for development which prevents erosion and sediment damage and which reduces the pollutant loading to streams, ponds and other watercourses; and

[1]State law reference(s)—Water quality control, V.T.C.A., Water Code, § 26.001 et seq.; sanitary standards of drinking water and protection of public water supplies and bodies of water, V.T.C.A., Health and Safety Code, § 341.031 et seq.

(9) Prevent degradation and pollution of groundwater resources.

(Ordinance 3500.11, § 1.3, adopted 2/20/07)

Sec. 22.05.004. Program description.

The city's water quality protection program is comprehensive and practical. The regulations enacted to implement the program are found throughout the city's development code, and include but are not limited to:

Element of Program	Document	Code Citation
Rural vision	Comprehensive plan	
Public education	Water quality	Article 22.05
Land use	Zoning	Chapter 30, exhibit A
Lot size in city limits	Zoning	Chapter 30, exhibit A
Lot size in ETJ	Subdivision	Chapter 28, exhibit A
Impervious cover	Zoning (city)	Chapter 30, exhibit A
	Water quality (ETJ)	Article 22.05
Drainage	TCSS	
	Flood damage prevention	
	Site development	Article 28.04
	Water quality	Article 22.05
	Subdivision	Chapter 28, exhibit A
Vegetation	Landscaping	Article 28.06
Open space	Parkland dedication	Article 28.03
	Conservation design	Article 28.05
Water supply	Subdivision	Chapter 28, exhibit A
Water pollution	Water quality protection	Article 22.05
Wastewater	Subdivision	Chapter 28, exhibit A
	OSSF	Article 20.03
Preferred growth areas	Zoning	Chapter 30, exhibit A
Buffer zones	TCSS	
Development agreements	Development agreements	Article 22.02

(Ordinance 3500.11, § 1.4, adopted 2/20/07)

Sec. 22.05.005. Scope.

(a) This article applies to all property within the city limits and the ETJ.

(b) This article applies to projects when considered as a whole, even if comprised of more than one lot. These regulations may not be circumvented by aggregating small lots, when in fact the lots share a common development scheme as part of a joint project.

(Ordinance 3500.11, § 1.5, adopted 2/20/07)

Sec. 22.05.006. Exemptions.

(a) This article shall not apply to public school facilities.

(b) The city encourages all public school facilities.

(Ordinance 3500.11, § 1.6, adopted 2/20/07)

Sec. 22.05.007. TCSS manual.

The technical construction standards and specifications (TCSS) manual establishes uniform design practices; it neither replaces the need for engineering judgment nor precludes the use of any information relevant to the accomplishment of the purposes of this article. Other generally accepted or innovative and effective engineering procedures may be used in conjunction with, or instead of, those prescribed by the TCSS manual if approved by the city engineer. The TCSS manual is maintained and available for inspection at city hall.

(Ordinance 3500.11, § 1.7, adopted 2/20/07)

Sec. 22.05.008. Applicability; compliance.

(a) Any person proposing to develop real property within the jurisdiction of the city is subject to the provisions of this article.

(b) Requirements of this article shall be addressed in applications for subdivision plats, site development permits, rezoning, planned development districts (PDs), conditional use permits, development agreements, and construction permits.

(c) It shall be an offense for any person to develop or improve real property in violation of this article.

(Ordinance 3500.11, § 1.8, adopted 2/20/07)

Sec. 22.05.009. Preferred growth areas.

(a) Preferred growth areas (PGAs) are defined herein.

(b) Through the designation of PGAs, the city council finds it reasonable and prudent to encourage growth within the mostly-developed urban core of the municipality, and discourage heavy development in the ETJ.

(c) PGA status is attained by a tract of land upon the granting of zoning, not upon annexation.

(Ordinance 3500.11, § 1.9, adopted 2/20/07)

Sec. 22.05.010. Definitions.

(a) Rules of interpretation . Words and phrases used in this article shall have the meanings set forth in this section. Terms that are not defined below, but are defined elsewhere in the Code of Ordinances, shall be given the meanings set forth in the code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense, words in the plural number shall include the singular number (and vice versa), and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes only.

(b) Specific definitions .

Agricultural activities : Pasturing of livestock or use of the land for planting, growing, cultivating, and harvesting crops for human or animal consumption.

Agricultural stormwater runoff : Any stormwater runoff from orchards, cultivated crops, pastures, range land, and other nonpoint source agricultural activities, but not discharges from concentrated animal feeding operations as defined in 40 CFR section 122.23 or discharges from concentrated aquatic animal production facilities as defined in 40 CFR section 122.24.

Applicant : A person who submits an application for approval required by this article. The applicant shall be the owner of the property subject to this article, acting in person or by and through the owner's authorized representative. Documentation, in a form acceptable to the city, evidencing ownership of the property or the authority of the authorized agent must be submitted along with the application. For example, written power of attorney or letter of agency will be sufficient to prove agency. A deed or tax letter will be adequate to establish ownership of the property.

Application : A written request for an approval required by this article.

Background pollutant load : The amount of pollution in stormwater runoff that is discharged from a site before development. The method used for calculating background pollutant load is to be found in the TCSS (or the technical standards section of this article).

Best management practices (BMP) : Schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the nonpoint source pollution of waters in the state. The two basic types of BMPs for purposes of this article are "structural BMPs" (which include engineered and constructed systems that are designed to provide for water quantity and/or water quality control of stormwater runoff) and "nonstructural BMPs" (which include institutional and pollution-prevention type practices designed to prevent pollutants from entering stormwater runoff or to reduce the volume of stormwater requiring management). This term expressly includes both structural and nonstructural BMPs.

Board of adjustment : This term is the same as defined and applied in the zoning ordinance for the city.

City limits : The incorporated municipal boundaries of the city.

Contributing zone : The area or watershed where runoff from precipitation flows downgradient to the recharge zone of the Edwards Aquifer.

Critical environmental features (CEFs) : Geologic or manmade features that are critically important to assure protection of water quality in:

(1) The hydraulic interconnectedness between the ground surface and the Edwards Aquifer; and

(2) The rapid infiltration to the subsurface.

Features of critical importance to protect may include, but are not limited to, bluffs, springs, caves, solution cavities, solution-enlarged fractures and sinkholes.

Developer : A person who owns a tract of land and who is engaged in clearing, grubbing, filling, mining, excavating, grading, installing streets and utilities or otherwise preparing that tract of land for the eventual division into one or more lots on which building(s) or other structure(s) will be constructed or placed.

Development : All land modification activity, including the construction of buildings, roads, paved storage areas, and parking lots. "Development" also includes any land-disturbing construction activities or human-made change of the land surface, including clearing of vegetative cover, excavating, filling and grading, mining, and dredging, and the deposit of refuse, waste or fill. The following activities are excluded from the definition: care and maintenance of lawns, gardens, and trees; minimal clearing (maximum ten feet (10') wide) for surveying and testing; and agricultural activities.

Discharge : Any addition or introduction of any pollutant, stormwater, or any other substance in a harmful quantity into a stormwater drainage system or into waters in the state.

Discharge (hydraulics) : The rate of fluid flow, expressed as the volume of fluid passing a point per unit time, commonly expressed as cubic feet per second.

Domestic sewage : Human excrement, gray water from home clothes washing, bathing, showers, dishwashing, and food preparation, other wastewater from household and residential drains, and waterborne waste normally discharged from the sanitary conveniences of apartment houses, hotels, office buildings, factories, institutions and other dwellings, but excluding industrial waste.

Drainage area : The horizontal projection of the area contributing runoff to a single control or design point.

EPA : The federal Environmental Protection Agency, or a successor agency.

ETJ : The extraterritorial jurisdiction of the city.

Erosion : The detachment and movement of soil, sediment, or rock fragments by wind, water, ice or gravity.

Facility : Any building, structure, installation, process, or activity from which there is or may be discharge of a pollutant.

Fertilizer : A solid or non-solid substance or compound that contains an essential plant nutrient element in a form available to plants that is used primarily for its essential plant nutrient element content in promoting or stimulating growth of a plant or improving the quality of a crop, or a mixture of one or more fertilizers. The term does not include the excreta of an animal, plant remains, or a mixture of those substances, for which no claim of essential plant nutrients is made.

Fill : The man-made deposition and compaction of material to effect a rise in elevation.

Flood : A general and temporary condition of partial or complete inundation of normally dry land areas from:

(1) The overflow of inland or tidal waters; or

(2) The unusual and rapid accumulation or runoff of surface waters from any source.

Floodplain : For the purposes of water quality buffer zones, this term shall mean either of one or the other following definitions:

(1) A FEMA studied floodplain identified on the FIRM (flood insurance rate maps) as zone AE or equivalent; or

(2) A studied floodplain as provided through engineering data prepared and certified by a professional engineer.

Grade : The vertical location or elevation of a surface, or the degree of rise or descent of a slope.

Harmful quantity : The amount of any substance that will cause pollution of water in the state.

Hazardous household waste (HHW) : Any material generated in a household (including single and multiple residences, hotels, motels, bunkhouses, ranger stations, crew quarters, campgrounds, picnic grounds, and day use recreational areas) by a consumer which, except for the exclusion provided in 40 CFR section 261.4(b)(1), would be classified as a hazardous waste under 40 CFR part 261.

Hazardous substance : Any substance listed in table 302.4 of 40 CFR part 302.

Hazardous waste : Any substance identified or listed as a hazardous waste by the EPA pursuant to 40 CFR part 261.

Herbicide : A substance or mixture of substances used to destroy a plant or to inhibit plant growth.

Impervious cover : Buildings, parking areas, roads, and other impermeable man-made improvements covering the natural land surface that prevent infiltration. For purposes of compliance with this article, the term

expressly excludes storage tanks for rainwater collection systems, or the structure covering specifically the rainwater collection tanks.

Industrial waste : Any waterborne liquid or solid substance that results from any process of industry, manufacturing, mining, production, trade, or business.

Infiltration : The passage or movement of water into the subsurface of the natural land.

Island annexation : Any annexation of land that is not contiguous to the city's corporate limits as defined by the most current official city limits map.

Licensed professional engineer : A person who possesses an active license and is registered by the state board of registration for professional engineers to engage in the practice of engineering in the state. The term also includes a professional engineer (PE).

Local governmental agencies : Any department or agency related to the subdivision of the state in the form of the county or municipality.

Natural state : The condition of the land existing prior to any development activities.

Nonpoint source (NPS) pollution : Pollution that is caused by or attributable to diffuse sources. Such pollution results in the human-made or human-induced alteration of the chemical, physical, biological, or radiological integrity of water. Typically, NPS pollution results from land runoff, precipitation, atmospheric disposition, or percolation.

Oil : Any kind of petroleum substance, including but not limited to petroleum, fuel oil, crude oil or any fraction thereof which is liquid at standard conditions of temperature and pressure, sludge, oil refuse, and oil mixed with waste.

Owner : The person who owns a facility or part of a facility subject to the requirements of this article.

Person : Any individual, association, firm, corporation, governmental agency, political subdivision, or legal entity of any kind.

Pesticide : A substance or mixture of substances intended to prevent, destroy, repel, or mitigate any pest, or any substance or mixture of substances intended for use as a plant regulator, defoliant, or desiccant, as these terms are defined in Texas Agriculture Code section 76.001.

Petroleum storage tank (PST) : Any one or combination of aboveground or underground storage tanks that contain oil, petroleum products or petroleum substances, and any connecting underground pipes.

Pollutant : Eroded or displaced sediment, soil, silt or sand resulting from development activities; dredged spoil; solid waste; sewage; garbage; chemical waste; biological materials; radioactive materials; abandoned or discarded appliances or equipment; and industrial, municipal, and agricultural waste which is or may be discharged into waters in the state. This term shall be limited to those substances listed herein, or monitored or regulated by the TCEQ or EPA.

Pollution : The alteration of the physical, thermal, chemical, or biological quality of, or the contamination of, any water in the state that renders the water harmful, detrimental, or injurious to humans, animal life, vegetation, or property, or to the public health, safety, or welfare, or impairs the usefulness or the public enjoyment of the water for any lawful or reasonable purpose.

Preferred growth area (PGA) : That area as defined by the contiguous city limits as reflected in the most current official city limits map, and is affected by the current zoning ordinance defining areas of higher-density development (specifically zoning categories of MF, CS, LR, GR, I, O, and SF-5), as may be determined from time to time to be deemed as appropriate for higher-density development. This area allows for change through future contiguous annexations. This is not to reflect the areas of land annexed as "island annexations."

Recharge zone : That area where the stratigraphic units constituting the Edwards Aquifer crop out, including the outcrops of other geologic formations in proximity to the Edwards Aquifer where caves, sinkholes, faults, fractures or other permeable features create a potential for recharge of surface waters into the Edwards Aquifer.

Release : Any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into a stormwater drainage system or into waters in the state.

Residence : Any building, or portion thereof, which is designed for or used as living quarters for one or more families.

Riparian corridor : The ecological areas within and adjacent to a floodplain that are or can be comprised of the following plant species: Pecan, American Elm, Arizona Walnut, Bald Cypress, Black Walnut, Bur Oak, Cedar Elm, Little Walnut, Green Ash, Texas Sugarberry, American Sycamore, Eastern Cottonwood, Black Willow, and Live Oak.

Rubbish : Nonputrescible solid waste, excluding ashes, that consists of:

(1) Combustible waste materials, including paper, rags, cartons, wood, excelsior, furniture, rubber, plastics, yard trimmings, leaves, and similar materials; and

(2) Noncombustible waste materials, including glass, crockery, tin cans, aluminum cans, metal furniture, and similar materials that do not burn at ordinary incinerator temperatures (1,600 to 1,800 degrees Fahrenheit).

Runoff : That portion of precipitation or precipitation drainage that flows by force of gravity across the ground surface as sheet flow or in a stormwater drainage system towards water in the state.

Septic tank waste : Any domestic sewage from holding tanks such as vessels, chemical toilets, campers, trailers, and septic tanks.

Sewage (or sanitary sewage) : The domestic sewage and/or industrial waste that is discharged into a sanitary sewer system and passes through the sanitary sewer system to a sewage treatment plant for treatment.

Site development permit : The permit required by the city's Code of Ordinances.

Solid waste : Any garbage, rubbish, refuse, sludge from a waste treatment plant, water supply treatment plant, or air pollution control facility, and other discarded material, including, solid, liquid, semi-solid, or contained gaseous material resulting from industrial, municipal, commercial, mining, and agricultural operations, and from community and institutional activities.

Spring : A point or zone of natural groundwater discharge having measurable flow, or a pool, and characterized by the presence of a mesic plant community adapted to the moist conditions of the site.

Steep slope : Defined as a 400 percent grade, as defined for the purposes of setbacks.

Stormwater drainage system : A conveyance or system of conveyances including roads with drainage systems, catchbasins, curbs, gutters, ditches, man-made channels, or storm drains designed or used for collecting or conveying stormwater.

Streams : Perennial and intermittent watercourses identified through site inspection and USGS maps. Perennial streams are those which are depicted on a USGS map with a solid blue line. Intermittent streams are those which are depicted on a USGS map with a dotted blue line.

Subdivision : A division, or redivision, of any tract of land situated within the city's jurisdiction into two or more parts, lots or sites, for the purpose, whether immediate or in the future, of sale, division of ownership or building development. "Subdivision" includes resubdivisions of land or lots which are part of previously recorded subdivisions.

TCEQ : The state commission on environmental quality or its predecessor or successor agencies as defined by law.

Transferable development right (TDR) : Authorization to exceed the uniform intensity levels otherwise imposed under this article on a less environmentally sensitive tract of land resulting from voluntary relinquishment of development rights otherwise allowed under this article on a more environmentally sensitive tract of land (e.g., through dedicated conservation easement). A TDR can also result from voluntary retrofitting of existing development with water quality protection measures not otherwise required by this article.

Waiver : A grant of relief to a person from the requirements of this article when specific enforcement would result in unjustifiable or unnecessary hardship due to out-of-the-ordinary or extenuating circumstances.

Water in the state (or water) : Any groundwater, percolating or otherwise, lakes, bays, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, or canals inside the territorial limits of the state, and all other bodies of surface water, natural or artificial, navigable or non-navigable, and including the beds and banks of all watercourses and bodies of surface water, that are inside the jurisdiction of the state.

Watershed : The total area contributing runoff to a stream or drainage system.

Wetland : An area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, and conforms to the U.S. Army Corps of Engineers' definition. Wetlands generally include swamps, marshes, bogs, and similar areas.

Yard waste : Leaves, grass clippings, yard and garden debris, and brush that results from landscaping maintenance and land-clearing operations.

(Ordinance 3500.11, § 2, adopted 2/20/07; Ordinance 3500.12, adopted 2/17/09)

Sec. 22.05.011. Enforcement; penalties.

(a) Enforcement . The city shall have the power to administer and enforce the provisions of this article as may be required by governing law. Any person violating any provision of this article is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this article is hereby declared to be a nuisance.

(b) Criminal penalty . Any person violating any provision of this article shall, upon conviction, be fined a sum not exceeding $2,000.00. Each day that a provision of this article is violated shall constitute a separate offense. An offense under this article is a misdemeanor.

(c) Civil remedies . Nothing in this article shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this article and to seek remedies as allowed by law, including but not limited to the following:

(1) Injunctive relief to prevent specific conduct that violates this article or to require specific conduct that is necessary for compliance with this article;

(2) A civil penalty up to $1,000.00 a day when it is shown that the defendant was actually notified of the provisions of this article and after receiving notice committed acts in violation of this article or failed to take action necessary for compliance with this article; and

(3) Other available relief.

(d) Administrative actions .

(1) Stop work orders . When an appropriate authorized official of the city determines that there has been noncompliance with any material term, condition, requirement or agreement under this article, the person obtaining such approved plan shall be ordered by the city in writing to cease and desist from further development or construction material to the alleged noncompliance until corrected by compliance.

(2) Withholding authorizations . The city may refuse to grant development, construction, or occupancy approvals for improvements for a property that does not fully and completely comply with all terms and conditions of this article. Without limiting the type or number of approvals the city may withhold, the city is specifically authorized to refuse to grant site development permits, building permits, utility connections, and certificates of occupancy.

(Ordinance 3500.11, § 20, adopted 2/20/07)

Sec. 22.05.012. Waivers.

(a) Presumption . There shall be a presumption against waivers. However, if the applicant requests a waiver in writing, the board of adjustment may authorize a waiver from these regulations when, in its opinion, undue hardship will result from requiring strict compliance.

(b) Identification . All waivers requested for a project must be identified during the platting and/or site plan approval process (as may be applicable).

(c) Conditions . In granting a waiver, the board of adjustment shall prescribe upon the applicant only conditions that it deems necessary to or desirable in the public interest.

(d) Considerations . In making the findings required below, the board of adjustment shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed development, and the probable effect of such waiver on the public health, safety, convenience and welfare in the vicinity.

(e) Findings . No waiver shall be granted unless the board of adjustment finds that all of the following provisions are met, and the burden shall be on the developer to show that these provisions are satisfied:

(1) That there are special circumstances or conditions affecting the land involved, such that the strict application of the provisions of this article would deprive the applicant of the reasonable use of this land;

(2) That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;

(3) That the granting of the waiver will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and

(4) That the granting of the waiver will not have the effect of preventing the orderly development of other land in the area in accordance with the provisions of this article.

(f) Pecuniary hardship . Pecuniary hardship to the applicant, property owner or developer, standing alone, shall not be deemed sufficient to constitute undue hardship.

(g) Minimum departure . When the board of adjustment determines that a waiver is warranted, the waiver permitted shall be the minimum departure from the terms of this article necessary to avoid such deprivation of privileges enjoyed by such other property to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences.

(h) Adequate basis option 1 . It may be determined by the city to be an adequate basis for granting a waiver that doing so will enable the applicant to create additional open space, preserve trees, maintain critical environmental features, ensure more wildlife preservation, or bring nonconforming structures (including but not limited to signs) into compliance with current regulations. This section is designed to achieve a more favorable outcome for the general public than would be possible complying with the strict mandates of this article.

(i) Adequate basis option 2 . It may be determined by the city to be an adequate basis for granting a waiver that the applicant provides the city with a proposal pursuant to which the applicant presents a site exceeding the standard impervious cover rates with a mitigation plan that compensates for the additional impervious cover. Examples of potential mitigation include, but are not limited to, the applicant's acquisition of transferable development rights (TDRs) to offset the additional impervious cover.

(Ordinance 3500.11, § 19, adopted 2/20/07)

Sec. 22.05.013. Prohibitions.

(a) General prohibitions .

(1) Except as otherwise specifically authorized by this article, no person shall discharge, or cause, suffer or allow the discharge, of any wastes, substances or other materials into or adjacent to any water in the state which causes or will cause pollution of any water in the state, except where otherwise exempt or allowed through permit by the TCEQ.

(2) Except as otherwise specifically authorized by this article, no person shall introduce or cause to be introduced into a stormwater drainage system any pollutants or other discharge that is not composed entirely of stormwater, except where otherwise exempt or allowed through permit by the TCEQ.

(b) Specific prohibitions .

(1) No person shall introduce or cause to be introduced into a stormwater drainage system any discharge that causes or contributes to causing a violation of a water quality standard established by law.

(2) No person shall introduce, discharge, or cause, suffer or allow a release of any harmful quantity of the following substances into a stormwater drainage system:

(A) Used motor oil, antifreeze, or any other motor vehicle fluid;

(B) Industrial waste;

(C) Hazardous waste, including hazardous household waste;

(D) Domestic sewage or septic tank waste, grease trap waste, or grit trap waste;

(E) Garbage, rubbish, or yard waste beyond that which typically washes off a yard during by rain event;

(F) Wastewater from a commercial carwash facility; from any vehicle washing, cleaning, or maintenance operation at any new or used automobile or other vehicle dealership, rental agency, body shop, repair shop, or maintenance facility; or from any washing, cleaning, or maintenance of any business or commercial or public service vehicle, including a truck, bus, or heavy equipment, by a business or public entity that operates more than two such vehicles;

(G) Wastewater from the washing, cleaning, de-icing, or other maintenance of aircraft;

(H) Wastewater from a commercial mobile power washer or from the washing or other cleaning of a building exterior that contains any soap, detergent, degreaser, solvent, or any other harmful cleaning substance;

(I) Wastewater from commercial floor, rug, or carpet cleaning;

(J) Wastewater from the washdown or other cleaning of pavement that contains any harmful quantity of soap, detergent, solvent, degreaser, emulsifier, dispersant, or any other harmful cleaning substance as defined by the EPA or TCEQ; or any wastewater from the washdown or other cleaning of any pavement where any spill, leak, or other release of oil, motor fuel, or other

petroleum or hazardous substance has occurred, unless all harmful quantities of such released material have been previously removed;

(K) Effluent from a cooling tower, condenser, compressor, emissions scrubber, or emissions filter, or the blowdown from a boiler;

(L) Ready-mixed concrete, mortar, ceramic, or asphalt base material or hydromulch material, or from the cleaning of commercial vehicles or equipment containing, or used in transporting or applying, such material;

(M) Runoff or washdown water from any animal pen, kennel, or fowl or livestock containment area;

(N) Filter backwash from a swimming pool, or fountain, or spa;

(O) Swimming pool water containing any harmful quantity of chlorine, muriatic acid or other chemical used in the treatment or disinfection of the swimming pool water or in pool cleaning;

(P) Discharge from water line disinfection by superchlorination or other means if it contains any harmful quantity of chlorine or any other chemical used in line disinfection;

(Q) Fire protection water containing oil or hazardous substances or materials (except for discharges or flows from firefighting activities by a locally accredited fire department);

(R) Water from a water curtain in a spray room used for painting vehicles or equipment;

(S) Contaminated runoff from a vehicle wrecking yard;

(T) Substance or material that will damage, block, or clog the stormwater drainage system;

(U) Release from a petroleum storage tank (PST), or any leachate or runoff from soil contaminated by a leaking PST, or any discharge of pumped, confined, or treated wastewater from the remediation of any such PST release, unless the discharge satisfies all of the following criteria:

(i) The discharge complies with all state and federal standards and requirements;

(ii) The discharge does not contain a harmful quantity of any pollutant; and

(iii) The discharge does not contain more than 50 parts per billion of benzene; 500 parts per billion combined total quantities of benzene, toluene, ethylbenzene, and xylene (BTEX); or 15 mg/l of total petroleum hydrocarbons (TPH).

(3) No person shall introduce or cause to be introduced into a stormwater drainage system any harmful quantity of sediment, silt, dirt, soil, sand or other material associated with clearing, grading, excavation or other construction activities, or associated with landfilling or other placement or disposal of soil, rock, sand or other earth materials, in excess of what could be retained on-site or captured by employing sediment and erosion control measures to the minimum extent required by this article.

(4) No person shall connect a line conveying sanitary sewage, whether domestic or industrial, to a stormwater drainage system, nor allow such a connection to continue if discovered.

(5) No person shall cause or allow any pavement washwater from a service station to be discharged into a stormwater drainage system unless such washwater has first passed through a grease, oil, and sand interceptor which is properly functioning and maintained.

(Ordinance 3500.11, § 3, adopted 2/20/07)

Sec. 22.05.014. Restricted activities.

(a) Pesticides, herbicides and fertilizers .

(1) Any license, permit, registration, certification, or evidence of financial responsibility required by state or federal law for sale, distribution, application, manufacture, transportation, storage, or disposal of a pesticide, herbicide or fertilizer must be presented to an authorized city enforcement officer for examination upon request.

(2) No person shall use or cause to be used any pesticide or herbicide contrary to any directions for use on any labeling required by state or federal statute or regulation.

(3) No person shall use or cause to be used any pesticide, herbicide, or fertilizer in any manner that the person knows, or reasonably should know, is likely to cause, or does cause, a harmful quantity of the pesticide, herbicide, or fertilizer to enter a stormwater drainage system or waters of the United States.

(4) No person shall dispose of, discard, store, or transport a pesticide, herbicide, or fertilizer, or a pesticide, herbicide, or fertilizer container, in a manner that the person knows, or reasonably should know, is likely to cause, or does cause, a harmful quantity of the pesticide, herbicide, or fertilizer to enter a stormwater drainage system or waters in the state.

(b) Used oil .

(1) No person shall:

(A) Discharge used oil into a stormwater drainage system or a sewer, drainage system, septic tank, surface water, groundwater, or watercourse;

(B) Knowingly mix or commingle used oil with solid waste that is to be disposed of in a landfill or knowingly directly dispose of used oil on land or in a landfill.

The application of used oil shall be allowed for the uses of used oil as defined in 40 CFR 279.1.

(2) All businesses engaged in the changing of motor oil for the public, all municipal waste landfills, and all fire stations may serve as public used oil collection centers as provided by state law.

(3) A retail establishment which sells motor oil in containers directly to the public for use off-premises shall post in a prominent place a sign informing the public that improper disposal of used oil is prohibited by law. The sign shall prominently display the toll-free telephone number of the state used oil information center.

(c) Hazardous material traps (HMT) .

(1) Roadways capable of conveying at least 5,000 vehicles a day must include a hazardous material trap (HMT).

(A) These HMTs must be designed to retain a spill of 10,000 gallons of liquid hazardous material.

(B) These may be of a variety of designs, including that used previously by TxDOT.

(2) To eliminate the need for manual draining of a hazardous material trap after a rain event, the state department of transportation (TxDOT) has developed an automatic siphon system to drain the HMT when it fills with rainwater. See the city's TCSS for an illustration of a typical siphon detail from a set of TxDOT construction plans.

(A) The siphon device is designed to drain the trap after it becomes full from a rain event, but is installed at an elevation above the full capacity of the trap.

(B) Therefore, as long as a hazardous material spill does not occur during a rain event, the system should contain the spill.

(C) The siphon is provided with bypass and shutoff valves so that alert on-scene responders can shut off the automatic siphon and thereby maintain some containment even in the event of a concurrent rain/spill.

(D) Other options for spill containment are presented in the main section of TCEQ's Optional Enhanced Measures (OEM), RG-348.

(Ordinance 3500.11, § 4, adopted 2/20/07)

Sec. 22.05.015. Performance standards.

(a) Applicability .

(1) All development shall achieve the following pollutant removal standards through the design and implementation of structural and nonstructural BMPs and water quality controls.

(2) This article shall apply to an entire project for which a unified development scheme is intended by the applicant, without regard to whether the project is comprised of more than one lot. These regulations cannot be avoided by dividing a single project into several small lots.

(b) Performance standards within PGA . All development within the area defined as the PGA is subject to the following requirements:

(1) Five acres or less: Technical demonstration of pollutant load removal is not required; however, the applicant shall employ a combination of structural and nonstructural BMPs to remove the net increase in pollutants due to development to a level of not less than 80 percent TSS pollutant load removal and shall address the remaining pollutant loading constituents through nonstructural measures, in accordance with the TCSS.

(2) Greater than five acres: For each of the constituents below, the design shall demonstrate 85 percent removal of the net increase for the design storm event:

(A) Total suspended solids.

(B) Total phosphorus.

(C) Oil and grease.

(c) Performance standards outside PGA . All development that is not within the area defined as the PGA is subject to the following requirements:

(1) It is the desire of these regulations that there be no net increase of pollutant load.

(2) Plans shall be designed to achieve no net increase above base analysis.

(3) For each of the constituents below, the design shall demonstrate 90 percent removal of the net increase for the design storm event:

(A) Total suspended solids.

(B) Total phosphorus.

(C) Oil and grease.

(4) Background pollutant loads and pollution concentrations for developed sites:

(A) Background pollutant concentrations shall be as defined in the TCSS manual.

(B) Standard pollutant concentrations for developed sites shall be as defined in the TCSS manual.

(C) Calculation of annual pollutant loading shall comply with the criteria set forth in the TCSS manual.

(d) Incentive-based alternative standards . These standards shall apply throughout the city limits and the ETJ as they are to encourage the use of innovative strategies and opportunities for meeting water quality standards

and lessening demand on water for irrigation or other water uses that would otherwise use either surface water or groundwater resources.

(1) The gross impervious cover is 15 percent or less.

(2) The street and drainage network is designed to include the use of open roadway sections, ribbon curb, maintenance of sheet flow and vegetative buffer zones.

(3) Impervious cover credit by use of porous pavement, rainwater harvesting, and other methods can be used to gain compliance as they are demonstrated to the satisfaction of the city engineer to provide long-term water quality viability, and the long-term maintenance is ensured by the developer and subsequent owners through an approved method prescribed by the city council.

(e) Design storm event . The design storm event shall be the two-year, three-hour storm. The pollutant loadings for this storm event shall be calculated in accordance with the TCSS manual.

(Ordinance 3500.11, § 5, adopted 2/20/07)

Sec. 22.05.016. Impervious cover.

(a) Maximum limitations . Maximum limitations on impervious cover are established as follows on developments for which a site development plan is first filed after the effective date of this article:

(1) For areas within the Edwards Aquifer recharge zone: Ten percent.

(2) For areas within the Edwards Aquifer contributing zone in the ETJ: 35%.

(3) For areas within the city limits, refer to the zoning ordinance:

(A) Zoning . Impervious cover limits for tracts within PGAs are established in the city's zoning ordinance according to the particular zoning district the tract is designated.

(B) Reduction incentives . As an incentive to reduce impervious cover, all developments in the contributing zone with less than 15 fifteen percent impervious cover are not required to provide technical demonstration for removal of net increase in pollutants, but must still incorporate sufficient water quality control measures to comply with the other provisions of this section. Refer to section 22.05.015(b) and (c).

(C) Effective impervious cover . Through the incorporation of incentives (rainwater collection, pervious pavement, nonstructural BMPs), also known as "stormwater credits" for the purposes of water quality calculations, this allows for the reduction of impervious cover that is considered (taken into account) in the calculating of pollutant load removal for a specific site. (Refer to the LCRA or the city's TCSS manual for more explanation regarding the calculations and methods for attaining effective impervious cover.) There is a reduction in the impervious cover for purposes of calculation, and also a corresponding allowance for an increase in the physical impervious cover.

(b) Impervious cover limit calculations . Impervious cover limits in this section are expressed as a percentage of the gross site area of the subject tract. For purposes of calculation of impervious cover limits, the gross site area includes water quality buffer zone areas and critical environmental features setback areas.

(c) Items considered impervious cover . Impervious cover shall include all man-made improvements which prevent the infiltration of water into the natural soil, or prevent the migration of the infiltration as base flow. The following shall be considered as impervious cover, unless modified through the use of incentives (stormwater credit: rainwater collection, porous pavement, etc.):

(1) Roads, pavements, and driveways, except as provided in subsection (d) of this section;

(2) Parking areas;

(3) Buildings;

(4) Pedestrian walkways and sidewalks;

(5) Concrete, asphalt, masonry surfaced areas, and paving stone surfaced areas;

(6) Swimming pool water surface area;

(7) Densely compacted natural soils or fills which result in a coefficient of permeability less than 1×10^{-6} cm/sec;

(8) All existing man-made impervious surfaces prior to development;

(9) Water quality and stormwater detention basins lined with impermeable materials;

(10) Stormwater drainage conveyance structures lined with impermeable materials;

(11) Fifty percent of the horizontal surface area of an uncovered deck that has drainage spaces between the deck boards that is located over a pervious surface;

(12) Up to fifty percent of the horizontal surface of materials whose design has been prepared by a Texas licensed professional engineer and approved by the city to accommodate the capture and/or infiltration of stormwater, provided the design incorporates maintenance provisions sufficient to maintain the pervious nature of the material for its full service life.

(d) Items not considered impervious cover .

(1) Existing roads adjacent to the development and not constructed as part of the development at an earlier phase;

(2) Rock outcrops;

(3) Landscaped areas and areas remaining in their natural state;

(4) Water quality controls and stormwater detention basins not lined with impermeable materials;

(5) Stormwater drainage conveyance structures not lined with impermeable materials; and

(6) Interlocking or "permeable" pavers.

(e) Rainwater harvesting .

(1) Rainwater harvesting collection and containment structures functioning as a rainwater harvesting system are not considered impervious cover. Structures and/or improvements (e.g., building roofs, patios, awnings, etc.) from which stormwater is harvested are considered impervious cover. Only that portion of a structure covering a rainwater harvesting collection system may be credited with not being impervious cover.

(2) In order to qualify to receive credit for a rainwater system, the system must be designed to exceed normal draw (i.e., no credit will be given if the tank routinely stays full). Credit is not just for the tank cover, but for structures collected from. The applicant must demonstrate where water is going to qualify (how he is going to draw it down, e.g., use as nonpotable source rainwater, or irrigation).

(3) Credits can zero-out impervious cover for purposes of calculating runoff treatment. Applicants may also get 50 percent credit toward additional cover.

(f) Siting restrictions . Impervious cover shall not be constructed:

(1) Downstream of water quality controls;

(2) Within critical environmental feature setback areas; or

(3) Within the areas designated for on-site irrigation for treated wastewater effluent disposal.

(Ordinance 3500.11, § 6, adopted 2/20/07)

Sec. 22.05.017. Water quality buffer zones.

(a) Applicability . This section is applied at the time of platting (creation of newly subdivided lots). This section does not apply to legally platted lots that existed as of the effective date of this article.

(b) Water quality buffer zones (WQBZ) .

(1) Greater than 50 acres and up to 160 acres: The WQBZ shall extend a minimum of 50 feet from either side of the centerline of the stream (total of 100 feet of buffer zone).

(2) Greater than 160 acres and up to 320 acres: The WQBZ shall extend a minimum of 100 feet from either side of the centerline of the stream (total of 200 feet of buffer zone).

(3) Greater than 320 acres and up to 640 acres: The WQBZ shall extend a minimum of 200 feet from either side of the centerline of the stream (total of 400 feet of buffer zone).

(4) Greater than 640 acres and up to 1,280 acres: The WQBZ shall extend a minimum of 300 feet from either side of the centerline of the stream (total of 600 feet of buffer zone).

(5) Greater than 1,280 acres: The WQBZ shall extend a minimum of 400 feet from either side of the centerline of the stream (total of 800 feet of buffer zone).

(c) Special instructions regarding WQBZs .

(1) At the sole discretion of the city and based on special circumstances, minimum distances from the stream centerline may be adjusted if there are equivalent protection measures proposed that are found acceptable by the city engineer.

(2) Along steep slopes, as defined, the width of the WQBZ shall be 25 feet beyond the edge of the defined steep slope.

(3) Except as specifically provided for in this section, all development activities, including temporary construction activities, and landscaping activities, are prohibited in the buffer zone of a stream without the express written approval of the city engineer, who must be provided evidence of equivalent protection.

(d) Allowable development in WQBZ . The following development activities within a WQBZ may be allowed at the sole discretion of the city with the corresponding conditions:

(1) Critical utility crossings if the number of crossings of the WQBZ is limited to the maximum feasible extent;

(2) Critical roadway crossings if the number of crossings of the WQBZ is limited to the maximum feasible extent;

(3) Critical transportation crossings if the number of crossings of the WQBZ is limited to the maximum feasible extent;

(4) Hike-and-bike trails if provided for in an approved development plan;

(5) Maintenance and restoration of native, noninvasive vegetation;

(6) Water quality control monitoring devices;

(7) Removal of trash, debris, pollutants;

(8) Fences that do not obstruct flood flows;

(9) Public and private parks and open space, if human activities are limited to hiking, jogging, or walking trails, and excluding stables, corrals and other forms of animal housing;

(10) Typical private drives (acceptable to the city) to allow access to property not otherwise accessible; and/or

(11) The construction and use of BMPs for the express purpose of water quality and stormwater control provided that the natural drainage to the site is less than 128 acres.

(e) Limitations on allowed activities . Any development within a WQBZ allowed under subsection (d) of this section shall be designed and/or conducted in a manner which limits the alteration and pollution of the natural riparian corridor to the maximum extent feasible. In no case shall any wastewater line be located less than 100 feet from the centerline of a stream unless the applicant has demonstrated that installation of the wastewater line outside of this zone is physically prohibitive or environmentally unsound. Any wastewater lines located in a WQBZ shall meet design standards and construction specifications to ensure zero leakage.

(f) Requirements for discharges . 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 feet per second at the two-year, three-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.

(Ordinance 3500.11, § 7, adopted 2/20/07)

Sec. 22.05.018. CEF setbacks.

(a) Minimum setback . A minimum setback area of 150 feet is established around the outside periphery of all CEFs.

(b) CEFs in Edwards Aquifer recharge zone . For a CEF which is in direct communication with the Edwards Aquifer, the upstream setback area shall extend out to the upper catchment divide of the CEF or 300 feet, whichever is less, but in no circumstances less than 150 feet.

(c) Restrictions . No site development activities are allowed within the setback area.

(d) Hilltop CEFs . For CEFs which are discovered to lie in an area which does not receive stormwater runoff (e.g., situated at the top of a hill), the setback area is 25 feet to prevent inadvertent pollution of the CEF.

(Ordinance 3500.11, § 8, adopted 2/20/07)

Sec. 22.05.019. Erosive flow control.

(a) Prohibition . No untreated stormwater runoff from developed land shall be allowed to flow over critical environmental features.

(b) Downspouts for certain roofs . All roof runoff from nonresidential buildings shall have downspouts disconnected from the site stormwater drainage system. Special circumstances may be reviewed and approved by the city without a waiver to this requirement.

(c) Grass-lined swales or vegetated buffers . To the maximum extent practical, stormwater drainage shall be treated using overland flow methods to a grass-lined swale or other vegetated buffer. The vegetated buffer shall be designed in accordance with the TCSS manual. Special circumstances may be reviewed and approved by the city without a waiver to this requirement.

(d) Drainage patterns . Drainage patterns shall be designed to the maximum extent practical to prevent erosion, maintain the recharge of local seeps and springs, and attenuate the harm of contaminants collected and transported by stormwater. All discharge points from stormwater retention and detention ponds or other accumulation areas shall provide for energy dissipation prior to exiting the site. Overland sheet flow and natural drainage features and patterns shall be maintained, rather than concentrating flows in storm sewers and drainage ditches. Stormwater drainage structures shall be sized to maintain flood flow velocities below the velocity associated with the 25-year, three-hour rainfall event.

(e) Stormwater discharge into waterway . For site designs that provide for discharge of stormwater into a waterway, adequate retention and/or detention shall be incorporated into the site design to limit flows into the receiving waterway to the level consistent with the flow rate of the two-year, three-hour rainfall event evenly distributed over a 24-hour period.

(f) Enclosed storm sewers and impervious channel linings . Enclosed storm sewers and impervious channel linings may be considered and approved by the city if such storm sewers or impervious linings are considered to be protective of water quality.

(g) Overland flow facilities . Overland flow facilities for a stormwater drainage system shall be designed in accordance with criteria set forth in the TCSS manual.

(Ordinance 3500.11, § 9, adopted 2/20/07)

Sec. 22.05.020. Infiltration.

(a) Restoration of infiltration capacity . To the maximum extent practical, water quality controls shall be designed to restore the infiltration capacity to pre-development conditions. Infiltration BMPs shall be designed in accordance with the TCSS manual.

(b) Impact avoidance . Infiltration systems shall be designed and located to avoid impacts to existing springs and recharge structures.

(Ordinance 3500.11, § 10, adopted 2/20/07)

Sec. 22.05.021. Steep slopes.

(a) Nonresidential construction . To the maximum extent practical, nonresidential construction shall be limited to those areas with pre-development natural grades of less than 25 percent.

(b) BMP standards . Erosion control, terracing and water quality control BMPs shall be designed in accordance with the TCSS manual.

(c) Cut and fill . A cut or fill with a finished gradient steeper than 33 percent shall be stabilized with a permanent structure.

(Ordinance 3500.11, § 11, adopted 2/20/07)

Sec. 22.05.022. Vegetation.

(a) Construction plans . Construction plans must demonstrate the following:

(1) Landscape shall be restored to the maximum extent practical to its natural state after construction on the site is concluded (i.e., restoration of landscaping and vegetation is done at the time of post-construction final inspection).

(2) Xeriscape and low maintenance vegetation shall be included in all nonresidential development in accordance with specifications in the TCSS manual.

(3) Guidance shall be provided for the use of herbicides, pesticides and fertilizers.

(b) Pesticide and fertilizer management plan . An applicant for a site development permit shall submit a pesticide and fertilizer management plan providing information regarding proper use, storage, and disposal of pesticides and fertilizers. The plan shall indicate likely pesticides and fertilizers to be used. The plan shall include two lists of pesticides and fertilizers:

(1) Those which, due to their chemical characteristics, potentially contribute significantly to water quality degradation;

(2) Those which, due to the chemical characteristics, potentially would result in minimal water quality degradation.

(c) Integrated pest management plan . An applicant for a site development permit shall submit an integrated pest management (IPM) plan in accordance with criteria set forth in the TCSS manual.

(d) Nonstructural BMPs . For the purposes of achieving compliance with this article, integrated pest management, pesticide, fertilizer, and parking lot management plans are considered a valid nonstructural BMP.

(e) Vegetative BMPs . Vegetative BMPs, such as vegetative filter strips, shall be designed in accordance with the TCSS manual.

(Ordinance 3500.11, § 12, adopted 2/20/07)

Sec. 22.05.023. Structural controls.

(a) Water quality control sizing . Structural water quality controls (WQCs) shall be sized for the entire contributing drainage area for the following types of developments:

(1) New multifamily residential development, new nonresidential development, and new subdivision development.

(2) Redeveloped multifamily residential development, redeveloped nonresidential development, and all redeveloped subdivision development that increases total impervious cover to a level greater than the impervious cover limits described in section 22.05.016.

(3) New single-family residential development which is not part of a subdivision development if such development has impervious cover greater than the impervious cover limits described in section 22.05.016.

(b) Runoff volume . The volume of runoff required to be captured, isolated, and treated by each structural WQC, or series of WQCs operating in sequence as a treatment train, shall be as required in section 22.05.015(e) and based on the contributing drainage area for the WQC or series of WQCs.

(c) Limited exclusions . Stormwater runoff from the following areas shall not require structural WQCs nor be included in the calculation of the volume of stormwater runoff required to be captured, isolated, and treated by a structural WQC:

(1) The full area of existing natural areas or restored natural areas from which stormwater runoff is routed around a WQC structure and which is restricted from development and from pesticide, herbicide, or fertilizer application through a plat note or restrictive covenant. The drainage areas from which stormwater is not routed around a WQC structure and which blends with runoff from developed areas shall be included in the water quality volume calculations.

(2) Fifty percent of the area using landscaping that requires no irrigation and no pesticide, herbicide, or fertilizer applications.

(3) The area on which a WQC structure is situated.

(4) Swimming pools that do not discharge the filter backwash into a stormwater drainage system.

(5) Impervious surface areas used for stormwater collection and on-site irrigation.

(6) Drainage from off-site areas which is routed around a WQC structure. The drainage areas from which stormwater is not routed around a WQC structure and which blends with runoff from developed areas shall be included in the water quality volume calculations.

(d) Nature and volume of pollutant loads . In determining the required level of treatment, the nature and volume of pollutant loads from all developed areas shall be considered, including but not limited to the following:

(1) Areas of impervious cover;

(2) The potential for pollutant impacts from industrial, commercial and other nonresidential types of development;

(3) Lawns, landscaping, and gardens using pesticides, herbicides or fertilizers;

(4) Golf courses, play fields and other recreational or greenspace areas using pesticides, herbicides or fertilizers; and

(5) Areas receiving wastewater effluent through surface spray irrigation or subsurface infiltration.

(e) Engineer required . All WQCs utilized for any development or redevelopment project shall be designed by a licensed Texas professional engineer in accordance with the removal efficiencies and other technical criteria set forth in the TCSS manual. Alternative WQC technical criteria may be approved if it is determined in the sole discretion of the city that the alternative technical criteria will result in equal or greater water quality control performance as that required under this article.

(f) Direct infiltration and recharge from WQC prohibited . All structural WQCs utilized in the recharge zone shall be modified or augmented to prevent direct infiltration and recharge from the WQC. To meet this requirement, such WQCs shall utilize artificial linings, evapotranspiration beds, or other methods designed and operated to prevent infiltration into the Edwards Aquifer even during periods of extended rainfall.

(g) Erosion control . The erosion control requirements of this article shall apply to all related areas for a development project, including but not limited to off-site borrow areas, off-site spoil areas and off-site construction staging areas which are owned or controlled by the developer.

(h) Peak runoff rate . The peak runoff rate for developed conditions shall not exceed the peak runoff rate for pre-development conditions for the two-year storm event. Peak runoff rate calculations shall comply with the criteria set forth in the TCSS manual.

(i) Dedicatory instrument . To provide necessary access for maintenance and monitoring, water quality controls shall be located within an area dedicated to the public by easement, deed restriction, or recorded plat notation. The dedicatory instrument shall note that water quality restrictions exist on the property and that any alternative use or alteration of the property must be approved in writing by the city.

(Ordinance 3500.11, § 13, adopted 2/20/07)

Sec. 22.05.024. Roof runoff capture systems.

A roof rainfall runoff capture system or rainwater harvesting system approved under this article shall comply with the following minimum requirements:

(1) The entire system, including rainwater collection, conveyance and storage, shall be isolated from the site stormwater system.

(2) The collected rainwater shall be used for on-site irrigation or other purposes as approved by the city.

(3) The system shall comply with the pollution control performance standards of section 22.05.015(b) and (c).

(4) The on-site irrigation system shall be designed in accordance with standard irrigation practices considering such factors as soil type, slope, and vegetative uptake rates.

(Ordinance 3500.11, § 14, adopted 2/20/07)

Sec. 22.05.025. Erosion hazard setbacks.

(a) Generally . The city may require preservation of an existing channel or waterway for use as a natural floodplain through the establishment of erosion hazard setbacks in accordance with the TCSS manual. No building, fence, wall, deck, swimming pool or other structure shall be located, constructed or maintained within the area encompassing the setback.

(b) Alternative . As an alternative to the establishment of an erosion hazard setback, an existing channel or waterway may be preserved and protected through a bank stabilization and protection plan as approved by the city.

(Ordinance 3500.11, § 15, adopted 2/20/07)

Sec. 22.05.026. Operation and maintenance of water quality controls.

(a) Maintenance plan required . An applicant for a site development permit shall submit a WQC maintenance plan describing the specific measures proposed for operating, monitoring, and maintaining each water quality control proposed for a development project as required by this article. The measures described in the WQC maintenance plan shall be consistent with the guidelines set forth in the TCSS manual and shall comply with the financial assurance requirements as may be defined by the TCSS and as required by the city council based upon design criteria and needs. City approval of the WQC maintenance plan is required prior to issuance of a site development permit.

(b) Recording of plan; deed restriction . Upon city approval of the WQC maintenance plan, the project applicant shall record in the county deed records and on any recorded plat(s) for the development a notation stating that the property is subject to a water quality control maintenance plan on file at the city's administrative offices. Upon transferring title to the property, or any subdivided portion thereof, the applicant shall establish a deed restriction stating that the property is subject to a water quality control maintenance plan on file at the city's administrative offices.

(c) Operation, monitoring and maintenance of controls . All applicants shall operate, monitor, and maintain each water quality control required by this article in accordance with the WQC maintenance plan and this article.

(d) Transfer of responsibility .

(1) The WQC maintenance plan may provide for transfer of responsibility for WQC operation and maintenance activities to:

(A) A groundwater district, a municipal utility district, a public utility district, or any other special district created under state law;

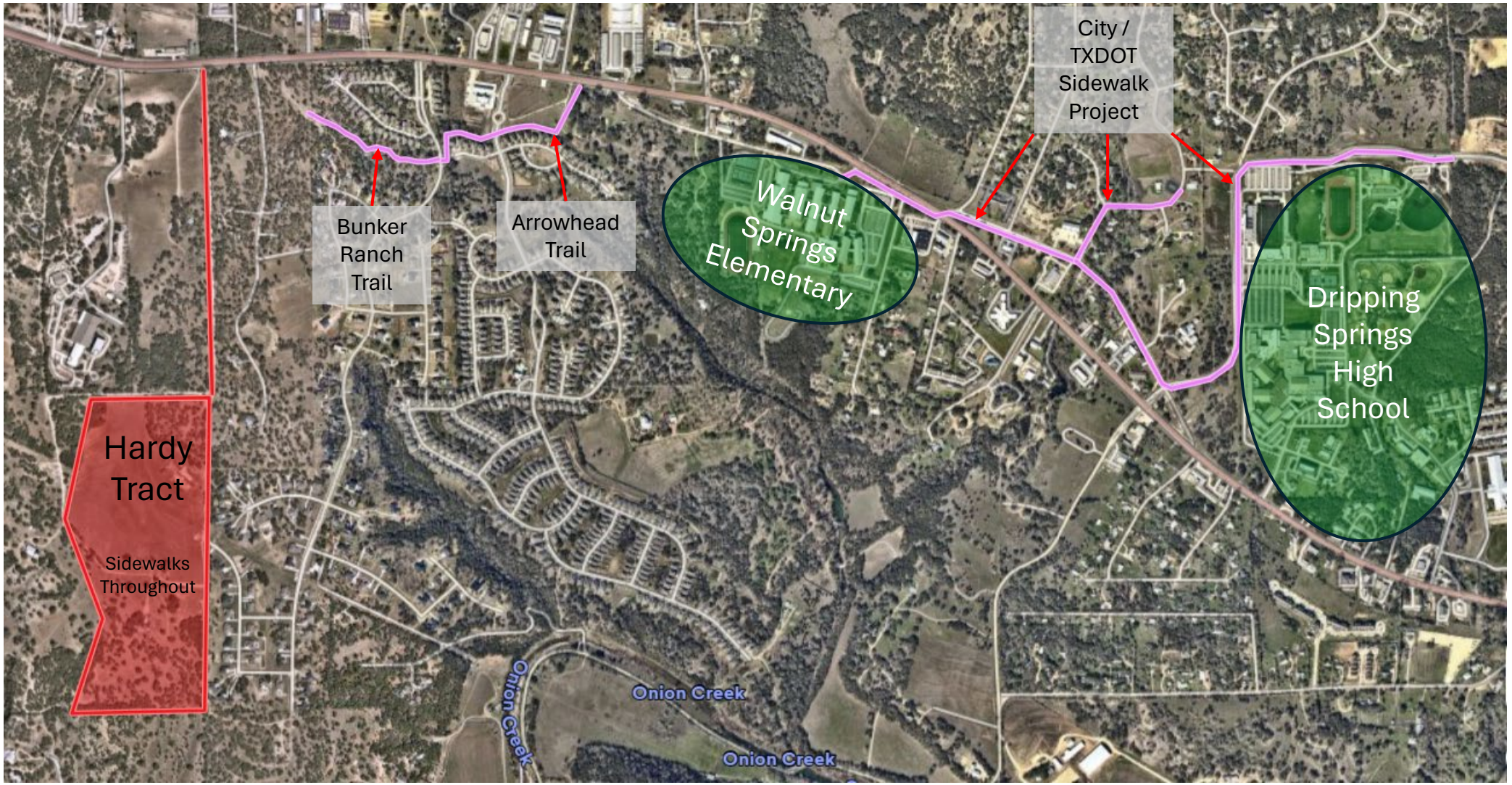
(B) A homeowners' or property owners' association;

(C) A natural resources conservation or other environmental interest group; or

(D) Any similar third party entity.

(2) Transfer of responsibility to any such entity requires the advance written consent of the city. Any entity assuming responsibility for WQC operation and maintenance shall also assume responsibility for the financial assurance as may be required by the TCSS or the city council.

(Ordinance 3500.11, § 16, adopted 2/20/07)


City / TXDOT Sidewalk Project
Bunker Ranch Trail
Arrowhead Trail
Walnut Springs Elementary
Dripping Springs High School
Hardy Tract
Sidewalks Throughout
Onion Creek
Onion Creek
Onion Creek

DRIPPING SPRINGS
Texas

April 4, 2022

Steve Harren
317 Grace Lane #240
Austin, TX 78746

Via e-mail: ***steveharren@aol.com***

Re: Site Development Permit for expansion of Driveway

Dear Mr. Harren,

This letter is regarding unpermitted construction and subsequent notice of violation which was issued by the City on March 3, 2022. After being informed of the requirement for a site development permit by City staff, we met with you and your team to discuss on April 1, 2022. This letter is in response to questions raised in that meeting.

This project requires a site development permit. Our analysis is based on the current project under Article 28.04 of our code which is an expansion of a driveway that serves two large residential lots. This requirement means that this application needs to be submitted and approved prior to continuing construction on this improvement. The tract does not need to be platted in order to receive a site development permit. I agree with Ms. Savage that for the improvement to the driveway and the related site development permit, only one of the owner's approval/signature is needed because a site development permit does not affect the legal status of the property. (Plats do require the signature of all owners).

Section 28.04.004 requires that all development within the City be subject to site development permits. The purpose of these permits is to inspect development to ensure that it is done correctly and does not impact water quality. Development, which is the trigger for a site development permit, is defined to include "includes construction, excavation, dredging, grading, filling, and clearing or removing vegetation." There are exceptions to this requirement, but this project does not fall under any exception. You point out that there is an exception for duplex residential developments, but this is not a duplex project. I understand your argument about the impact of a duplex project, but the building of a driveway at the width that is proposed is of significant impact. If it were a duplex project, you would also need a letter from the City Engineer that this project does not affect the waterways. This drainage analysis is one of the primary purposes of the site development process. Of further note, if this driveway does become an emergency access for the separate development, it will then become a public improvement as defined in our Subdivision Ordinance[1] and subject to requirements of a public construction plan

[1] Public improvements : Facilities, infrastructure and other appurtenances, typically owned and maintained by the city, which serve a public purpose in providing a needed service or commodity, such as wastewater collection and treatment and

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permit. At that point, the driveway would need to be approved as part of the platting process. However, once the site development permit is approved, this will meet any platting approval requirement.

I have attached the correspondence where the property owner was initially informed that any construction or widening of the driveway would require a permit. I am also attaching a preliminary plat that has been submitted to the City which shows the use of this driveway for emergency access (which makes it a future public improvement).

Moving forward, your next step is to file for the site development permit. We take these applications weekly. The application does not require a plat application and can be signed by one owner.

Respectfully,

Laura Mueller

Laura Mueller, City Attorney

CC: Tory Carpenter, Senior Planner
Susan Savage, Hurst Savage & Vanderburg, L.L.P.
Jennifer Garcia, PE, Land Development Consultant
Jim Boushka,
Ginger Faught, Deputy City Administrator

---

water storage and distribution, and which protect the general health, safety, welfare and convenience of the city's citizens, including efficiency in traffic circulation and **access for emergency services.** . . . .

Notice of Violation

DATE ISSUED: March 3rd, 2022

NAME & ADDRESS OF VIOLATOR: Steve Harren
317 Grace Lane #240
Austin, TX 78746

LOCATION OF SITE: 2901 US-290
Dripping Springs, Texas 78620
Property ID: R15122

NOTICE ISSUED BY: Shane Pevehouse
Code Enforcement & Construction Inspector
Phone: 512-858-4725

CEASE & DESIST: You are hereby ordered to ***cease and desist*** from the violation cited below, and to ***stop work*** on the above-described property until authorized by the City in writing to recommence and proceed with the work.

VIOLATIONS: No development shall be undertaken on any land, tract, parcel, or lot within the corporate limits or ETJ of the city until a site development permit for said development has been obtained from the city.

VIOLATION NOTICE: You are in violation of the City of Dripping Springs Code of Ordinances: Volume II, Chapter 28, Section 04.004 (Site development permit required).

ACTION REQUIRED: Stop any and all work on site. Contact the City to remedy the violation and obtain a permit. Feel free to contact my office at the City of Dripping Springs for assistance in this matter. By cooperating with the City, you can bring your property in compliance with the law and avoid your case being taken to court.

FAILURE TO ACT: Failure to remedy the violations stated in this notice shall result in the filing of criminal charges and/or the filing of a civil lawsuit.

From: Tory Carpenter
To: Laura Mueller
Subject: FW: Hardy Road Follow Up
Date: Friday, April 1, 2022 4:06:32 PM
Attachments: image001.png

FYI

From: Tory Carpenter
Sent: Wednesday, January 19, 2022 1:07 PM
To: Steve Harren <steveharren@aol.com>; Jennifer Garcia <jenn.royal@gmail.com>
Subject: Hardy Road Follow Up

Steve,

Thanks for the call regarding the road to the Hardy Tract. As we discussed, it's important that no one on your team do any work on the road unless you a.) have an approved permit; or b.) have written authorization from the City that you can proceed with the specific work without a permit.

I will keep an eye out for those cross sections from your team.

Regards,

Tory Carpenter
AICP, CNU-A
Senior Planner
tcarpenter@cityofdrippingsprings.com
512.858.4725 City Hall

511 Mercer Street • PO Box 384
Dripping Springs, TX 78620
cityofdrippingsprings.com

From: Tory Carpenter
To: Laura Mueller
Subject: FW: Unpermitted Work - Hardy Tract
Date: Friday, April 1, 2022 4:05:54 PM
Attachments: Bunker Ranch SWO 20220303 Steve Harren.doc
image001.png
image002.png

See Aaron's two emails below.

From: Aaron Reed <areed@cityofdrippingsprings.com>
Sent: Tuesday, March 8, 2022 11:14 AM
To: Tory Carpenter <tcarpenter@cityofdrippingsprings.com>; Shane Pevehouse <SPevehouse@cityofdrippingsprings.com>; Steve Harren <steveharren@aol.com>; Jim Boushka <jimb@jimick.com>; Brian Estes <bestes@cecinc.com>
Cc: Ginger Faught <GFaught@cityofdrippingsprings.com>; Dillon Polk (DPolk@NorthHaysFire.com) <dpolk@northhaysfire.com>; Chad Gilpin <CGilpin@cityofdrippingsprings.com>
Subject: RE: Unpermitted Work - Hardy Tract

Steve,

A stop work order was issued on March 3rd for the work being done on the access road to the Hardy track. At this time there has been a significant amount of material installed with little to no erosion controls in place. Your team needs to submit an erosion control plan ASAP so the City can review and approve. Once approved the controls will need to be installed by your contractor and inspected by the City. Failure to submit an erosion control plan will result in the City reporting the violation to the TCEQ.

Feel free to reach out with any questions.

Thankyou,

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Aaron Reed
Public Works Director
areed@cityofdrippingsprings.com
512.858.4725 City Hall
512.660.2011 Mobile
511 Mercer Street • PO Box 384
Dripping Springs, TX 78620
cityofdrippingsprings.com

From: Aaron Reed
Sent: Wednesday, January 19, 2022 1:09 PM
To: Tory Carpenter <tcarpenter@cityofdrippingsprings.com>; Shane Pevehouse <SPevehouse@cityofdrippingsprings.com>; Steve Harren <steveharren@aol.com>; Jim Boushka <jimb@jimick.com>; Brian Estes <bestes@cecinc.com>
Cc: Ginger Faught <GFaught@cityofdrippingsprings.com>; Dillon Polk (DPolk@NorthHaysFire.com) <dpolk@northhaysfire.com>
Subject: RE: Unpermitted Work - Hardy Tract

Steve,

We went by the site on Tuesday. From what I can see the work being done is maintenance to the existing driveway which would not require a permit. That being said, any widening of the driveway would require a permit. Any work

done to the road with a permit will require inspections by the City so any work done now without inspection will not be accepted in the event that a permit is required. If the intent is to maintain the existing drive without a permit for the purposes of fire access, you will still need to have a Geotech certify that the road will meet the requirements of the North Hays ESD.

I appreciate your concern about the Dreamland development and the City has been very active in keeping Dreamland in compliance with City ordinances. The City has stopped work at Dreamland several times for different reasons. The City, TxDOT and Dreamland will be meeting in February (the meeting was scheduled for today but had to be cancelled) to discuss access, drainage and the future of the development. The City took the complaints regarding flooding across 290 in the last major rainfall seriously and worked with TxDOT and the developer to have the culverts and drainage in front of the development cleaned.

The maintenance of the existing driveway does not require a permit. Clearing of cedar trees with rubber tired vehicles (without disturbing the ground) does not require a permit. If you have any other questions or concerns regarding permitting or drainage please feel free to contact me directly and we can discuss.

Thank you for your consideration.

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Aaron Reed
Public Works Director
areed@cityofdrippingsprings.com
512.858.4725 City Hall
512.660.2011 Mobile
511 Mercer Street • PO Box 384
Dripping Springs, TX 78620
cityofdrippingsprings.com

From: Steve Harren <steveharren@aol.com>
Sent: Saturday, January 15, 2022 7:07 AM
To: Jim Boushka <jimb@jimick.com>; Tory Carpenter <tcarpenter@cityofdrippingsprings.com>; Brian Estes <bestes@cecinc.com>; Michele Lynch <mlynch@mwswtexas.com>; Ginger Faught <GFaught@cityofdrippingsprings.com>
Subject: Re: Unpermitted Work - Hardy Tract

Tori

I am pulling down the previous email I sent. It was a frustrating week for me so I fired off an email I should have thought through better.
You have been very helpful, professional, and courteous with us since your arrival at DS which has not been the case with predecessors in the past - thank you.

I would be glad to discuss the temp dirt pile, tree pile, and machinery on our property Next week. Cell 512-970-7271.

Also we are very concerned about rains coming in the spring and the amount of water that floods over hwy 290 from Dreamland and would like to get you up to speed. We have video of cars loosing traction on 290 so it's not just flood damage to the residence in bunker but a real accident hazard.

Care and safe holiday.

Sent from my iPhone

On Jan 14, 2022, at 7:49 PM, Steve Harren <steveharren@aol.com> wrote:

Jim

Burn trees and make sure piles of dirt are not on our property. They can red tag road area if they want and we can address.

AND Dreamland flooding us and building without permits DS won't address but a ranch road DS desire would be to shut down…..

Michelle please address and move forward as appropriate.

Team Keep moving forward .

Care

Sent from my iPhone

Begin forwarded message:

> **From:** Tory Carpenter <tcarpenter@cityofdrippingsprings.com>
> **Date:** January 14, 2022 at 3:50:01 PM CST
> **To:** Brian Estes <estes_brian@mac.com>, Steve Harren <steveharren@aol.com>
> **Cc:** Ginger Faught <GFaught@cityofdrippingsprings.com>, Aaron Reed <areed@cityofdrippingsprings.com>
> **Subject: Unpermitted Work - Hardy Tract**
>
> Brian & Steve,
>
> Today city staff received complaints of work being done on the Hardy Tract. After a site inspection, staff found several large construction vehicles and a significant spoils pile on the site (see attached photo). You cannot continue work until a permit has been issued or until you receive written authorization that a permit is not required for the specific work. You can expect Code Enforcement to inspect the site shortly.
>
> Please let me know if you have any questions.
>
> Regards,

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Tory Carpenter
AICP, CNU-A
Senior Planner
tcarpenter@cityofdrippingsprings.com
512.858.4725 City Hall

511 Mercer Street • PO Box 384
Dripping Springs, TX 78620
cityofdrippingsprings.com

From: Tory Carpenter
To: Laura Mueller
Subject: FW: 2901 W US 290 - Stop Work Order Follow Up
Date: Friday, April 1, 2022 4:20:54 PM
Attachments: image001.png
Bunker Ranch SWO 20220303 Steve Harren.pdf

From: Tory Carpenter
Sent: Friday, March 25, 2022 9:14 AM
To: 'Jim Boushka' <jimb@jimick.com>; Steve Harren <steveharren@aol.com>
Cc: Jennifer Garcia <jenn.royal@gmail.com>; Jennifer Garcia <j.harreninterests@gmail.com>; pvpostcard@aol.com; Aaron Reed <areed@cityofdrippingsprings.com>; Shane Pevehouse <SPevehouse@cityofdrippingsprings.com>; Chad Gilpin <CGilpin@cityofdrippingsprings.com>; bryan@4genconcrete.com; Gib Watt <gib.watt@co.hays.tx.us>
Subject: 2901 W US 290 - Stop Work Order Follow Up

Jim & Team,

Please confirm receipt of this email. Thank you for meeting with us yesterday to discuss the unpermitted work for the street leading to the Hardy Tract. As we discussed, you must submit engineered roadway construction plans as a site development permit for the street. For reference, I have attached the notice of violation for the unpermitted work on the site.

Please let me know if you have any questions.

Regards,

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Tory Carpenter
AICP, CNU-A
Senior Planner
tcarpenter@cityofdrippingsprings.com
512.858.4725 City Hall

511 Mercer Street • PO Box 384
Dripping Springs, TX 78620
cityofdrippingsprings.com

EXISTING CREEK CREATES A LAND LOCK OF BUNKER RANCH SUBDIVISION

EXISTING ROAD

ONION CREEK

ONION CREEK

SCALE: 1" = 300'

3005'

EXISTING EMERGENCY ACCESS INGRESS/EGRESS #2 (ACCESS EASEMENT IS ON RECORDED PHASE 1 FINAL PLAT)

1497'

EXISTING EMERGENCY ACCESS INGRESS/EGRESS #3 (ACCESS EASEMENT IS ON RECORDED PHASE 1 FINAL PLAT)

7083'

EXISTING CLIFF CREATES A LAND LOCK OF BUNKER RANCH SUBDIVISION

EXISTING EMERGENCY ACCESS INGRESS/EGRESS #1

3609'

4945'

6402'

EXISTING 60' ACCESS EASEMENT

EMERGENCY ACCESS RESERVE

FLORIO TRACT

EXISTING BUNKER RANCH:
PH 1-4=165 LOTS
PH 5=2 COMMERCIAL CONDOMINIUM LOTS
(42 HOMES TOTAL)

EXISTING EMERGENCY ACCESS INGRESS/EGRESS #4 (ACCESS RESERVE ON RECORDED PH 1 FINAL PLAT)

R.O.W. RESERVE (PROPOSED ON BUNKER RANCH PHASE 3 FINAL PLAT)

100.9'

39.9'

A

EXISTING EMERGENCY ACCESS ROAD

ACCESS EASEMENT DOC. NO. 21002600

HARDY TRACT

6126'

US HWY 290

-2% -2%

20'

A-A ROAD CROSS SECTION
SCALE: N.T.S.

REVISION RECORD

NO	DESCRIPTION	DATE

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-58
3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

BUNKER RANCH, LLC
BUNKER RANCH
DRIPPING SPRINGS
HAYS COUNTY, TEXAS

BUNKER RANCH EXHIBIT

DATE:	FEB. 05, 2021
DRAWN BY:	AMR
CHECKED BY:	DRAFT
DWG SCALE:	1"=60'
PROJECT NO:	181-500
APPROVED BY:	DRAFT

DRAWING NO.:
EXHIBIT
SHEET 01 OF 01

K:\Projects\387 - Steve Herren\201 - Hudson\CAD\Exhibits\20211102 BUNKER RANCH HARDY TRIBLANE EXHIBIT.dwg[FIRE ACCESS] LS(11/3/2021 - Harp) - LP: 11/3/2021 3:26 PM

PRELIMINARY PLAT

FOR

HARDY T LAND

CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

VICINITY MAP
SCALE: 1"=1000'

OWNER/TEAM INFORMATION

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, BUILDING 1, SUITE 550
AUSTIN, TX 78746
PH: (512) 439-0400
CONTACT: BRIAN ESTES, PE

OWNER / DEVELOPER

HARDY T LAND, LLC
STEVE HARREN
6836 BEE CAVES ROAD
AUSTIN, TEXAS 78746

LAND SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, BUILDING 1, SUITE 550
AUSTIN, TX 78746
PH: (512) 439-0400
CONTACT: FRANK FUNK, RPLS

SUMMARY

AREAS

LOTS (7)	33.36 AC	86%
POND LOTS (1)	2.10 AC	06%
R.O.W.	3.23 AC.	08%
TOTAL =	38.69 AC.	

IMPERVIOUS COVER

IMPERVIOUS COVER 35% MAX

LOT COUNT

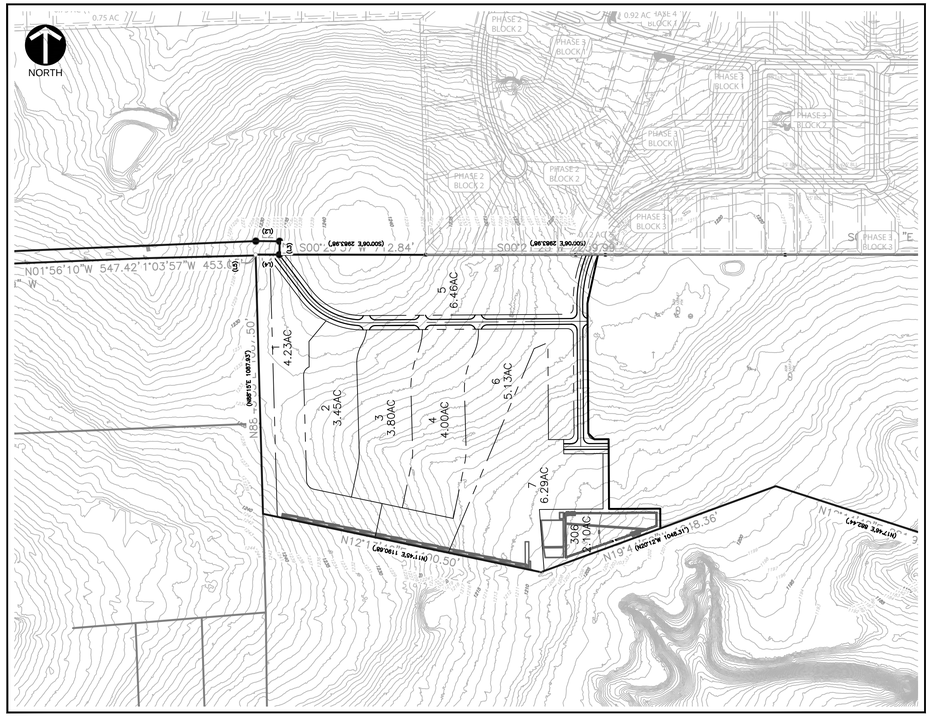
NUMBER OF RESIDENTIAL LOTS = 7
AVERAGE LOT = 4.77 AC
TOTAL = 33.36 AC

BUILDING SETBACKS

FRONT = 10'
BACK = 5'
SIDE = 5'

PLAT NOTES

1. ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST REPLY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. ASSIGNED CITY ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.
3. NO PORTION OF THIS TRACT FALLS WITHIN FEMA 1% ANNUAL CHANCE FLOOD HAZARD AREA PER FEMA PANEL 48209C0085F DATED 9/2/2005.
4. WATER PROVIDER: DRIPPING SPRINGS WATER SUPPLY CORP.
5. A PORTION OF THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
6. THE JURISDICTIONAL AUTHORITY FOR ONSITE SEWAGE FACILITIES (OSSF) FALLS UNDER THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY. THE AUTHORIZED AGENT IS THE CITY OF DRIPPING SPRINGS.
7. THE HOA SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER FACILITIES.
8. THE HOA SHALL BE THE OWNER AND OPERATOR OF WATER AND WASTEWATER UTILITIES.
9. THE HOA SHALL BE THE OWNER AND OPERATOR OF ROADWAY FACILITIES.



SITE MAP
SCALE: 1"=300'

SHEET LIST

SHEET #	DESCRIPTION
01	COVER SHEET
02	PRELIMINARY PLAT
03	EXISTING DRAINAGE AREA MAP
04	PROPOSED DRAINAGE AREA MAP
05	DETENTION POND PLAN

LEGAL DESCRIPTION

BEING A 38.680 ACRE TRACT OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 79.61 ACRE TRACT CONVEYED TO P & H FAMILY LIMITED PARTNERSHIP NO. 1 AS TRACT A BY DEED OF RECORD IN VOLUME 1733, PAGE 755, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.)

APPROVED BY:

CITY ADMINISTRATOR

CITY ENGINEER

PLANNING DIRECTOR

APPROVED BY:

DRIPPING SPRINGS WATER SUPPLY CORPORATION

HAYS COUNTY ESD #6

SITE PERMIT NUMBER

SUBMITTED BY : BRIAN ESTES, PE

08/19/21

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

811 !!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

STATE OF TEXAS
BRIAN ESTES
89270
LICENSED
PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-98
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Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND LLC
HARDY T LAND

DRIPPING SPRINGS, HAYS COUNTY, TX

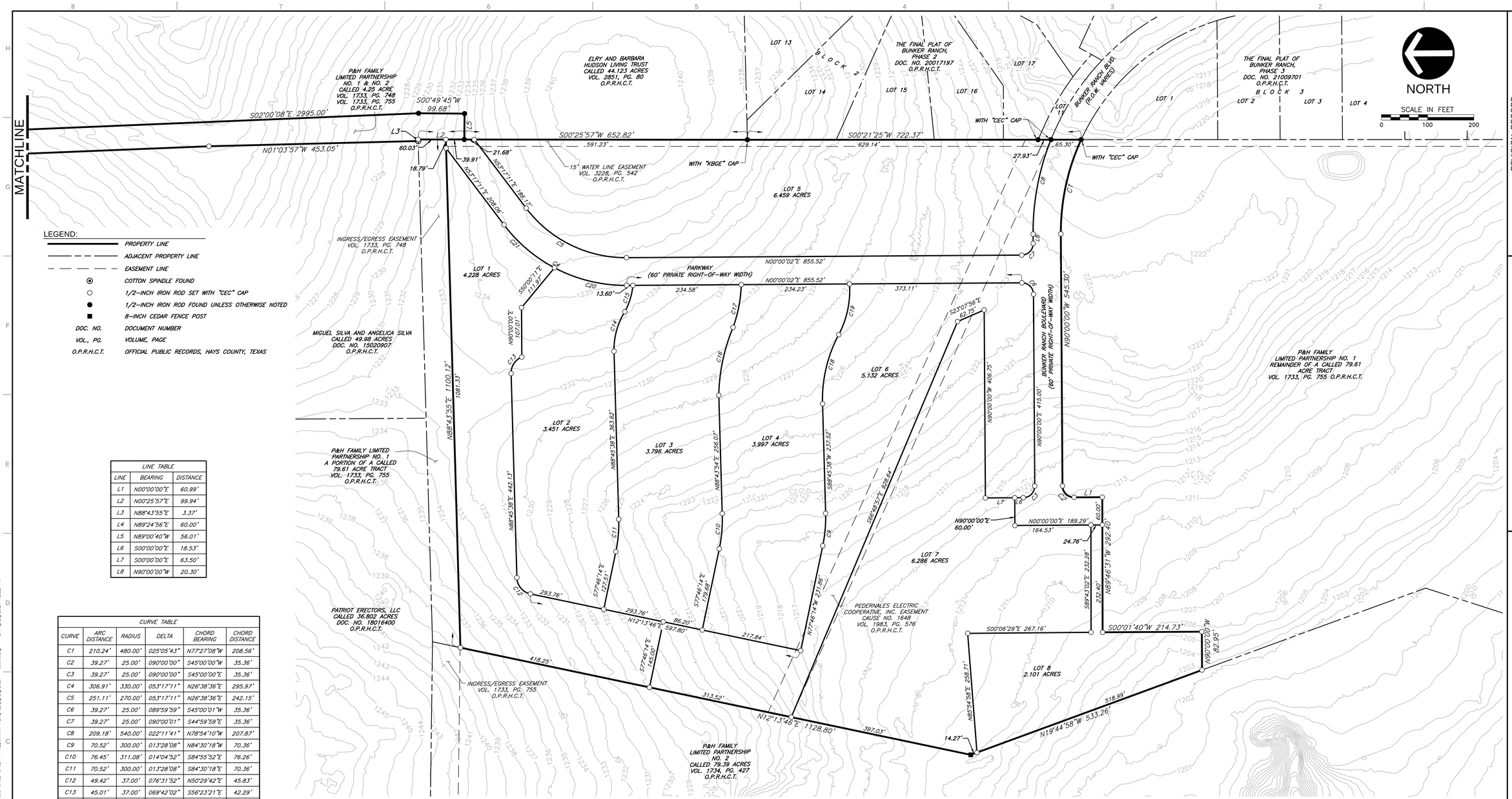
COVER SHEET

DATE:	MARCH, 2021
DWG SCALE:	1"=300'
PROJECT NO:	304-065
APPROVED BY:	DRAFT
DRAWN BY:	DRAFT
CHECKED BY:	DRAFT

DRAWING NO.: 01

SHEET 01 OF 05

P:\300-000\304-065\-DWG\Dwg\Comp\CV02\Preliminary Plans\304065-CV02-CP01 - COVER SHEET.dwg[304065-CV02-CP01 - COVER SHEET] 1/8/2021 - lgarcia] - LP: 8/20/2021 1:27 PM



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°00'00"E	60.99'
L2	N00°25'57"E	99.94'
L3	N88°43'55"E	3.37'
L4	N89°24'56"E	60.00'
L5	N89°00'40"W	56.01'
L6	S00°00'00"E	18.53'
L7	S00°00'00"E	63.50'
L8	N90°00'00"W	20.30'

CURVE TABLE					
CURVE	ARC DISTANCE	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	210.24'	480.00'	025°05'43"	N77°27'08"W	208.56'
C2	39.27'	25.00'	090°00'00"	S45°00'00"W	35.36'
C3	39.27'	25.00'	090°00'00"	S45°00'00"E	35.36'
C4	306.91'	330.00'	053°17'11"	N26°38'36"E	295.97'
C5	251.11'	270.00'	053°17'11"	N26°38'36"E	242.15'
C6	39.27'	25.00'	089°59'59"	S45°00'01"W	35.36'
C7	39.27'	25.00'	090°00'01"	S44°59'59"E	35.36'
C8	209.18'	540.00'	022°11'41"	N78°54'10"W	207.87'
C9	70.52'	300.00'	013°28'08"	N84°30'18"W	70.36'
C10	76.45'	311.08'	014°04'52"	S84°55'52"E	76.26'
C11	70.52'	300.00'	013°28'08"	S84°30'18"E	70.36'
C12	49.42'	37.00'	076°31'52"	N50°29'42"E	45.83'
C13	45.01'	37.00'	069°42'02"	S56°23'21"E	42.29'
C14	89.87'	154.00'	033°26'13"	S74°19'26"E	88.60'
C15	60.21'	150.00'	023°00'00"	S72°32'32"E	59.81'
C16	151.13'	402.41'	021°31'05"	S77°43'17"E	150.24'
C17	94.52'	300.00'	018°03'04"	S78°44'50"E	94.13'
C18	155.14'	300.00'	029°37'49"	N76°25'28"W	153.42'
C19	113.65'	206.01'	031°36'31"	N77°37'17"W	112.21'
C20	162.43'	330.00'	028°12'08"	S14°06'04"W	160.80'
C21	144.48'	330.00'	025°05'03"	S40°44'40"W	143.32'

!!! CAUTION !!! !!! CAUTION !!!
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FOR INFORMATION ONLY

STATE OF TEXAS
BRIAN ESTES
89270
LICENSED PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

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Texas Registered Engineering Firm F-98
3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND LLC
HARDY T LAND

DRIPPING SPRINGS, HAYS COUNTY, TX

PRELIMINARY PLAT

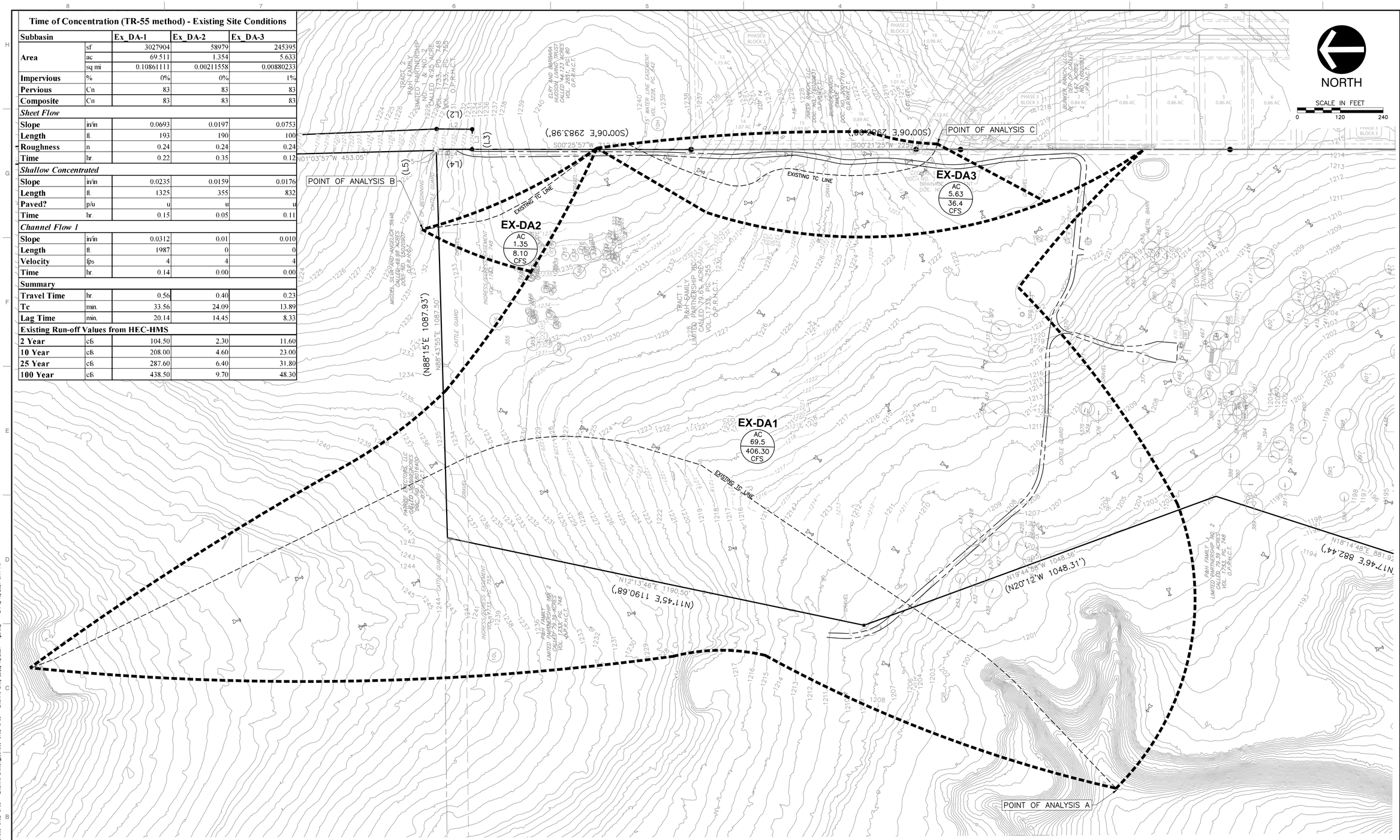
DATE:	AUGUST, 2021
DWG SCALE:	1" = 100'
PROJECT NO:	304-065
APPROVED BY:	FWF
DRAWN BY:	ESH
CHECKED BY:	FWF

DRAWING NO.: 02
SHEET 02 OF 05

P:\300-399\304-065\304-065-CAD\Dwg\Hardy\CAD\Preliminary Plans\304065-CH02-PP02 - PRELIMINARY PLAT.dwg[304065-CH02-PP02 - PRELIMINARY PLAT LS(8/20/2021 - ccordova)] - LP: 8/20/2021 12:22 PM

Time of Concentration (TR-55 method) - Existing Site Conditions

Subbasin		Ex_DA-1	Ex_DA-2	Ex_DA-3
Area	sf	3027904	58979	245395
	ac	69.511	1.354	5.633
	sq mi	0.10861111	0.00211558	0.00880233
Impervious	%	0%	0%	1%
Pervious	Cn	83	83	83
Composite	Cn	83	83	83
Sheet Flow				
Slope	in/in	0.0693	0.0197	0.0753
Length	ft.	193	190	100
Roughness	n	0.24	0.24	0.24
Time	hr.	0.22	0.35	0.12
Shallow Concentrated				
Slope	in/in	0.0235	0.0159	0.0176
Length	ft.	1325	355	832
Paved?	p/u	u	u	u
Time	hr.	0.15	0.05	0.11
Channel Flow 1				
Slope	in/in	0.0312	0.01	0.010
Length	ft.	1987	0	0
Velocity	fps	4	4	4
Time	hr.	0.14	0.00	0.00
Summary				
Travel Time	hr.	0.56	0.40	0.23
Tc	min.	33.56	24.09	13.89
Lag Time	min.	20.14	14.45	8.33
Existing Run-off Values from HEC-HMS				
2 Year	cfs	104.50	2.30	11.60
10 Year	cfs	208.00	4.60	23.00
25 Year	cfs	287.60	6.40	31.80
100 Year	cfs	438.50	9.70	48.30



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STATE OF TEXAS
BRIAN ESTES
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LICENSED PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

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Texas Registered Engineering Firm F-439
3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND LLC
HARDY T LAND

DRIPPING SPRINGS, HAYS COUNTY, TX

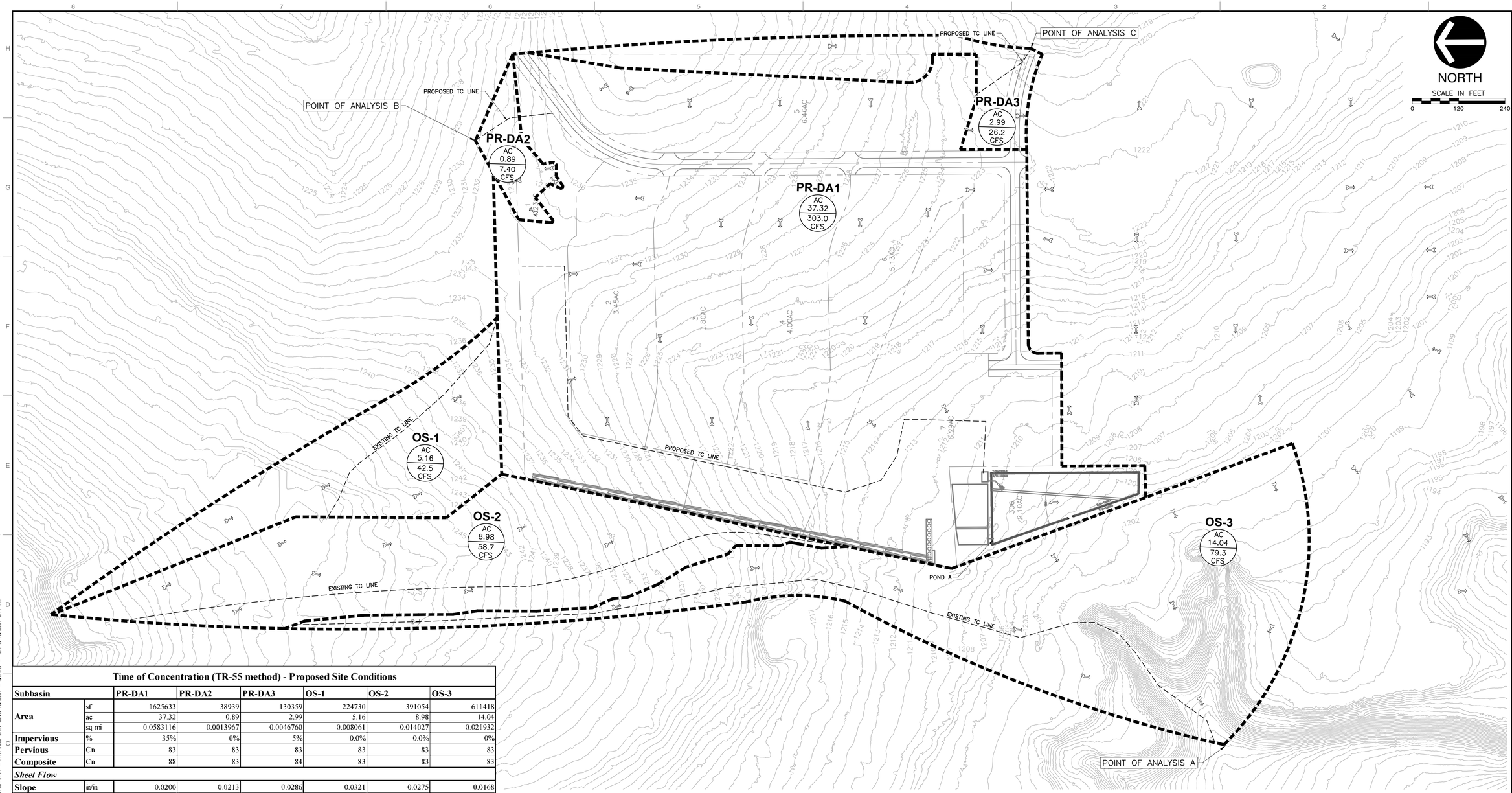
EXISTING DRAINAGE AREA MAP

DATE:	MARCH, 2021
DRAWN BY:	DRAFT
DWG SCALE:	1" = 150'
CHECKED BY:	DRAFT
PROJECT NO.	304-065
APPROVED BY:	DRAFT

DRAWING NO.: 03

SHEET 03 OF 05

P:\300-600\304-065\~CADD\Dwg\Hardy\Civil\Preliminary Plans\304065-Civil-DP03 - EXISTING DAM.dwg[304065-Civil-DP03 - EXISTING DAM] 1/18/2021 - lpenick - LP: 8/18/2021 3:11 PM



Time of Concentration (TR-55 method) - Proposed Site Conditions

Subbasin		PR-DA1	PR-DA2	PR-DA3	OS-1	OS-2	OS-3
Area	sf	1625633	38939	130359	224730	391054	611418
	ac	37.32	0.89	2.99	5.16	8.98	14.04
	sq mi	0.0583116	0.0013967	0.0046760	0.008061	0.014027	0.021932
Impervious	%	35%	0%	5%	0.0%	0.0%	0%
Pervious	Cn	83	83	83	83	83	83
Composite	Cn	88	83	84	83	83	83
Sheet Flow							
Slope	in/in	0.0200	0.0213	0.0286	0.0321	0.0275	0.0168
Length	ft.	109	218	186	140	231	260
Roughness	n	0.15	0.15	0.15	0.15	0.15	0.24
Time	hr.	0.15	0.26	0.21	0.16	0.25	0.48
Shallow Concentrated							
Slope	in/in	0.0200	0.0000	0.0291	0.0223	0.0213	0.0274
Length	ft.	166	60	0	528	1650	1620
Paved?	p/u	p	u	u	u	u	u
Time	hr.	0.02	0.00	0.00	0.06	0.19	0.17
Channel Flow 1							
Slope	in/in	0.0200	0	0	0.0000	0.0315	0.0430
Length	ft.	1595	0	0	0	1120	656
Velocity	fps	6	0	0	0	4	4
Time	hr.	0.07	0.00	0.00	0.00	0.08	0.05
Summary							
Travel Time	hr.	0.29	0.26	0.21	0.27	0.52	0.73
Tc	min.	17.57	15.75	12.33	15.93	31.23	43.58
Lag Time	min.	10.54	9.45	7.40	9.56	18.74	26.15
Proposed Run-off Values from HEC-HMS							
2 Year	cfs	81.10	1.80	6.40	10.10	13.90	18.80
10 Year	cfs	150.20	3.50	12.60	20.20	27.80	37.70
25 Year	cfs	203.20	4.90	17.30	27.90	38.50	52.10
100 Year	cfs	303.00	7.40	26.20	42.50	58.70	79.30

Existing and Proposed Conditions at Points of Analysis						
	Existing Drainage Area			Proposed Drainage Area		
	Ex_Point of Analysis A	Ex_Point of Analysis B	Ex_Point of Analysis C	Pr_Point of Analysis A	Pr_Point of Analysis B	Pr_Point of Analysis C
Contributing Drainage Areas	*EX_DA1*	*EX_DA2*	*EX_DA3*	*Pr_Off1, 2, 3, Pr-DA1*	*Pr_DA2*	*Pr_DA3*
2-Yr Peak Discharge, Q_2	104.50	2.30	11.60	97.60	1.80	6.40
10-Yr Peak Discharge, Q_{10}	208.00	4.60	23.00	196.60	3.50	12.60
25-Yr Peak Discharge, Q_{25}	287.60	6.40	31.80	281.20	4.9	17.3
100-Yr Peak Discharge, Q_{100}	438.50	9.70	48.30	438.30	7.40	26.20

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STATE OF TEXAS
BRIAN ESTES
89270
LICENSED PROFESSIONAL ENGINEER

REVISION RECORD

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HARDY T LAND LLC
HARDY T LAND

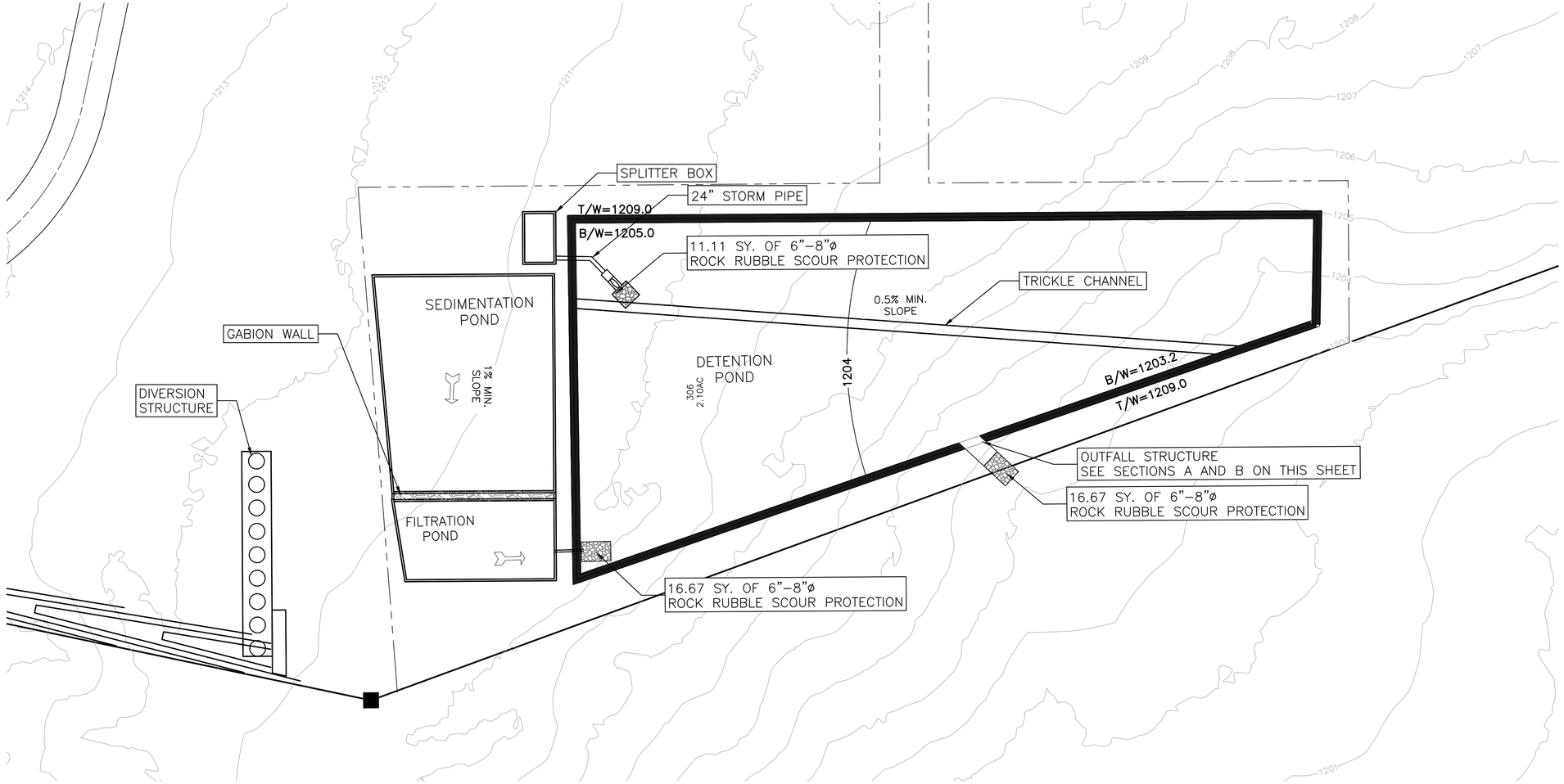
DRIPPING SPRINGS, HAYS COUNTY, TX

PROPOSED DRAINAGE AREA MAP

DATE:	MARCH, 2021
DWG SCALE:	1" = 150'
PROJECT NO:	304-065
DRAWN BY:	DRAFT
CHECKED BY:	DRAFT
APPROVED BY:	DRAFT

DRAWING NO.:
04
SHEET 04 OF 05

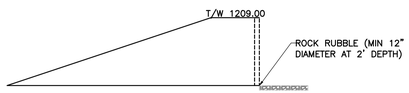
P:\300-399\304-065\~CAD\Dwg\Hardy\Civil2\Preliminary Plans\304065-Civil2-DP04 - PROPOSED DA Map(304065-Civil2-DP04 - PROPOSED DA).dwg 10/19/2021 - tgarcia - LA 8/19/2021 5:11 PM



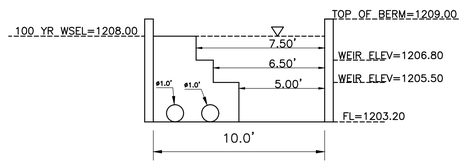
POND-A
SCALE: 1"=30'

NOTES:

1. EXPANSION JOINTS ON FREE STANDING WALLS SHALL HAVE WATER TIGHT SEALS AS NEEDED [ECM 1.6.3(B)(4)].
2. ALL POND BOTTOMS, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO NINETY–FIVE (95) PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH COA STANDARD SPECIFICATIONS. SIDE SLOPES FOR EARTHEN EMBANKMENTS SHALL NOT EXCEED THREE TO ONE (3H:1V). ROCK SLOPES MAY EXCEED THESE LIMITS IF A GEOTECHNICAL REPORT WARRANTS A DEVIATION. ACTUAL FIELD CONDITIONS MAY OVERRIDE THE GEOTECHNICAL REPORT. CONCRETE WALLS SHALL BE BUILT TO COA STANDARD SPECIFICATIONS. EXPANSION JOINTS ON FREE STANDING WALLS SHALL HAVE WATER TIGHT SEALS AS NEEDED.



A SIDE VIEW CROSS SECTION - POND A
SCALE: NTS



B OUTFALL CROSS SECTION - POND A
SCALE: NTS

Pond A - Detention Pond Values from HEC-HMS Hydrologic Modeling Software				
Storm Event	Q-Ex (cfs)	Q-Pr (cfs)	PR-Routed (cfs)	WS Elevation (ft)
2-yr	104.50	91.20	65.6	1205.4
10-yr	208.00	170.40	134.9	1206.5
25-yr	287.60	231.10	195.3	1207.1
100-yr	438.50	345.50	307.1	1208.0

POND A -Detention Pond Stage Values					
Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1203.1	0 sf	0	0 cf	0 cf	0.0000
1204.0	21,614	0.496189164	9,726	9,726	0.2233
1205.0	43,664	1.002387511	32,639	42,365	0.9726
1206.0	45,692	1.048943985	44,678	87,043	1.9982
1207.0	45,692	1.048943985	45,692	132,735	3.0472
1208.0	47,754	1.096280992	46,723	179,458	4.1198
1209.0	47,754	1.096280992	47,754	227,212	5.2161

POND A -Sedimentation Pond Stage Values					
Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1207.7	0	0	0 cf	0 cf	0.0000
1208.0	9,547	0.219168962	1,432	1,432	0.0329
1209.0	9,547	0.219168962	9,547	10,979	0.2520
1210.0	9,547	0.219168962	9,547	20,526	0.4712
1211.0	9,547	0.219168962	9,547	30,073	0.6904
1212.0	9,547	0.219168962	9,547	39,620	0.9096
1213.0	9,547	0.219168962	9,547	49,167	1.1287

POND A -Filtration Pond Stage Values					
Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1207.6	3,161	0.072566575	0 cf	0 cf	0.0000
1208.0	3,161	0.072566575	1,264	1,264	0.0290
1209.0	3,161	0.072566575	3,161	4,425	0.1016
1210.0	3,161	0.072566575	3,161	7,586	0.1742
1211.0	3,161	0.072566575	3,161	10,747	0.2467
1212.0	3,161	0.072566575	3,161	13,908	0.3193
1213.0	3,161	0.072566575	3,161	17,069	0.3919

Existing and Proposed Conditions at Points of Analysis						
	Existing Drainage Area			Proposed Drainage Area		
	Ex_Point of Analysis A	Ex_Point of Analysis B	Ex_Point of Analysis C	Pr_Point of Analysis A	Pr_Point of Analysis B	Pr_Point of Analysis C
Contributing Drainage Areas	*EX_DA1*	*EX_DA2*	*EX_DA3*	*Pr_Off1, 2, 3, Pr-DA1*	*Pr_DA2*	*Pr_DA3*
2-Yr Peak Discharge, Q_2	104.50	2.30	11.60	97.60	1.80	6.40
10-Yr Peak Discharge, Q_{10}	208.00	4.60	23.00	196.60	3.50	12.60
25-Yr Peak Discharge, Q_{25}	287.60	6.40	31.80	281.20	4.9	17.3
100-Yr Peak Discharge, Q_{100}	438.50	9.70	48.30	438.30	7.40	26.20

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

SCALE IN FEET
0 30 60

STATE OF TEXAS
BRIAN ESTES
89270
LICENSED PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-98
3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND LLC
HARDY T LAND
DRIPPING SPRINGS, HAYS COUNTY, TX

DETENTION POND PLAN

DATE: MARCH, 2021
DWG SCALE: 1"=60'
PROJECT NO: 304-065
APPROVED BY: DRAFT
DRAWN BY: DRAFT
CHECKED BY: DRAFT

DRAWING NO.: 05
SHEET 05 OF 05

P:\300-065\304-065\~CAD\Dwg\Hardy (CVD)\Preliminary Plans\304065-CVD-DP05 - DETENTION POND PLAN.dwg[304065-CVD-DP05 - DETENTION POND PLAN] LS(8/19/2021 - gomez) - LP, 8/19/2021 4:21 PM

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2019-48

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS AMENDING CHAPTER 8 FIRE PREVENTION AND PROTECTION; AS ATTACHED IN EXHIBIT A; AND PROVIDING FOR FINDINGS OF FACT, ADOPTION AND AMENDMENTS, A REPEALER, SEVERABILITY, AND ENFORCEMENT; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, Texas Local Government Code Section 51.001, and Section 342.003, provides the City general authority to adopt an Ordinance, and other rules for the prevention and extinguishment of fires that are for the good government, peace or order of the City and are necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the City Council has determined that the adoption of the updated International Fire Code (IFC) standards is necessary to facilitate proper inspection activities by the City relating to building standards within the corporate city limits of the City of Dripping Springs, Texas, and in the extraterritorial jurisdiction of Dripping Springs to the extent allowed, and for commercial buildings served by City utilities, relating to public safety, health, and general welfare; and

WHEREAS, the City Council seeks to apply up-to-date regulatory systems to projects to the extent reasonably possible and within the confines of the law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS THAT:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ADOPTION AND AMENDMENTS

The City Council hereby amends Chapter 8 as attached in Exhibit A.

3. REPEALER

In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. CODIFICATION

The City Secretary is hereby directed to record the attached rules, regulations, and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

6. EFFECTIVE DATE

This Ordinance shall be effective on January 1, 2020 or upon publication as required by law, whichever date comes first.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

NOW THEREFORE, BE IT ORDAINED BY THE City Council of the City of Dripping Springs, Texas:

PASSED & APPROVED this, the 17th of December 2019, by a vote of 4 (ayes) to 0(nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

Todd Purcell, Mayor

ATTEST:

Andrea Cunningham, City Secretary

EXHIBIT "A"

Sec. 8.02.001 Adopted

The city hereby adopts a certain document, one copy of which is on file in the office of the city secretary, being marked and designated as the ~~2012~~ 2018 edition of the "ICC International Fire Code." Such document, as may be amended, is hereby adopted as the fire code of the city, and as such shall apply to all residential and commercial construction applications. The city council may establish procedures for the administration and enforcement of the fire code, and may adopt local amendments to the International Fire Code.

Sec. 8.02.002 Amendment of code

The adoption of the ~~2012~~ 2018 fire code is hereby amended in its entirety to be superseded by and to read as provided in this article.

Sec. 8.02.003 Adopted codes

(a) The following are hereby adopted as the fire code of ~~Hays County Emergency Service District No. 6, (sometimes referred to herein as "HCESD No. 6," "North Hays County Fire Rescue," "NHCFR," "fire department," or "district"), in the state~~the City, regulating and governing the safeguarding of life and property from fire, medical, and explosion hazards arising from the storage, handling, and use of hazardous substances, materials, and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor, and providing for penalties for violations, as if fully set out in this article, with the specific additions, insertions, deletions, and changes set forth in this article:

(1) The ~~2012~~ 2018 International Fire Code (the "IFC") and appendices B, C, D E, F, and G promulgated by the International Code Council, Inc., as amended by deletions, modifications, and amendments provided in this article.

(2) For the purpose of determining the types of construction referred to in appendix B of the IFC, the definitions and descriptions of types of construction provided in chapter 6 of the ~~2012~~ 2018 International Building Code (the "IBC") are adopted.

(3) The provisions of any International Code (e.g. Building, Plumbing, Mechanical, and other such codes) referred to in portions of the IFC hereby adopted (as amended herein) are incorporated in this article as though fully set out herein, and compliance with such provisions of such other International Codes is required to the extent and in the manner that compliance therewith is required or allowed in the IFC.

(4) A notice of violation stated in the provision of an International Code adopted by the city is not required to be alleged or proved to prosecute an offense enacted by an ordinance.

(b) The City of Dripping Springs ~~Hays County Emergency Services District No. 6 – North Hays County Fire Rescue~~ –Fire Protection Criteria Manual appended hereto and incorporated herein are regulations for the implementation, administration, and enforcement of the fire code and are hereby adopted and ratified.

(1) The fire chief is authorized from time to time to promulgate additional regulations as amendments, deletions, or additions to the fire protection criteria manual consistent with the fire code as authorized by section 104.1 of the IFC for the purpose of implementation, administration, enforcement, and compliance with the fire code.

(2) This article and the fire code will, to the extent reasonable, be construed in a manner consistent with the IFC. If there is a conflict between this article and the IFC, this article will prevail.

(c) As used in this article, the term "fire code" shall refer to this article and the documents referred in subsection (a) of this section.

Sec. 8.02.004 Administration

(a) The fire chief of HCESD No. 6, together with such assistants and agents as the fire chief may designate, are authorized to enforce this fire code, to take all actions required or authorized in the fire code, and to conduct all inspections, investigations, review all plans, and accept all applications for a permit or approval authorized or required by the terms of the fire code.

(b) The fire chief or his designated agent shall maintain monthly activity reports, covering inspection, investigation, review, and enforcement activities conducted by ~~NFICFR~~ HCESD No. 6. The City of Dripping Springs shall keep an accurate account of all fees, fines, and other funds collected and received pursuant to the fire code, the names of the persons upon whose account the same were paid, the date and amount thereof, together with the location of the building or premises to which they relate.

(c) Approved plans, specifications, and other reports required by the fire code shall be maintained in the central offices of HCESD No. 6 and the City of Dripping for a period of not less than five years, or as otherwise may be required by other regulations, following the date such document was submitted to HCESD No. 6 or prepared by the district, as applicable.

Sec. 8.02.005 Right of entry

(a) Whenever necessary to make an inspection to enforce any of the provisions of the fire code for the prevention of fires and medical emergencies, or whenever the fire chief, or his/her designated agent has reasonable cause to believe that there exists in any building or upon any premises any condition in violation of the fire code, the fire chief, or his/her designated agents may enter such building or premises at all reasonable times to inspect same or to perform any duty imposed on the fire chief, or his/her designated agents by the fire code; provided that if such building or premises is occupied, they shall first present proper credentials and request entry; and, except during construction of the improvement to be inspected, if such building or premises are unoccupied, the agent of the district shall make a reasonable effort to locate the owner or other person(s) having charge or control of the building or premises and request entry. If such entry is refused, the fire chief, or his/her designated agent shall have recourse to every remedy provided by law to secure entry, including obtaining a search warrant for fire inspection pursuant to Article 18.05 of the Code of Criminal Procedure.

(b) When a search warrant for fire inspection has been issued pursuant to Article 18.05 of the Code of Criminal Procedure, no owner or occupant or any other person having authority to control access to any building or premises shall fail or neglect, after request for entry is made ~~as provided in this section~~, to promptly permit entry therein by the fire chief, or his/her designated agent for the purpose of inspection and examination pursuant to the fire code. ~~Any person violating this subsection shall be guilty of a class C misdemeanor.~~ A violation of this subsection is an offense punishable by the imposition of a fine per Section 8.02.014.

Sec. 8.02.006 Stop orders

(a) Whenever any work or construction is being done contrary to the provisions of the fire code or without any permit or approval required by the fire code, the fire chief, or his/her designated agents may order the work or construction stopped by notice in writing served on any person(s) engaged in performing or causing such work to be performed. Whenever work or construction is stopped in accordance with this section, a written notice to stop work issued by the district shall be posted on the property in a manner reasonably visible to any person to perform any work on the property. All persons shall then cease all work or construction on the property until authorized to proceed by the fire chief or his/her designated agent. ~~Any~~ A person ~~failing~~ who fails to comply with a notice to stop work, or who removes ~~any~~ notice to stop work from a~~ny~~ premises without permission of the fire chief, or his/her designated agent ~~shall be guilty of a class C misdemeanor~~commits an offense punishable by the imposition of a fine per Section 8.02.014.

Sec. 8.02.007 Permit required/procedure

(a) A permit shall be required for any of the following activities in the territory of the district:
  (1) Construction of any building or dwelling for human use or occupation, other than a single-family residence or structure used for residential purposes and comprised of fewer than three separate units;
  (2) A subdivision of land effected by the filing of an application for subdivision with the county, or with a combined office between the county and any municipality in whose extraterritorial jurisdiction the subdivision is proposed to occur, and located in the territory of the district, that includes provision for one or more new road(s) or street(s) or the extension of any existing road or street, either for private use by owners of one or more lot(s) in the subdivision for access to such lot(s), or intended for dedication to the public use;
  (3) The construction of a development, including single-family housing comprised of more than three dwellings, on previously undeveloped land;
  (4) A controlled burn;
  (5) With regard to an existing structure, a substantial enlargement, alteration or repair, a moving, removal or demolition, or the conversion from any other use to a use described in subsection (a)(1) above. The provisions of the fire code propounded for the resulting type of structure or use shall be applicable in connection with any permit obtained; and
  (6) Any of the uses or construction activities described in sections 105.6 and 105.7 of the IFC.

(b) An application for a permit shall be made on a form promulgated by the district and shall include all information necessary to evaluate compliance with all applicable provisions of the fire code, including two complete sets of construction drawings, together with information identifying the applicant, the owner of the affected property and such other information reasonably necessary for considering and acting on the application. All applications for any permit and all requests for any approval required by the terms of the fire code shall be submitted in writing to the central administrative offices of the district along with payment of the applicable fee. The fees applicable for permits, approvals, and inspections shall be established from time to time by the commissioners of the district and the city in an ordinance thereof.

(c) A permit authorizing construction, repair, alteration, moving, removal, or demolition of an improvement shall expire 180 days after issuance of the permit, unless the work permitted has commenced prior to such date and such work continues without interruption until completed. A permit for handling, storing, processing or using any hazardous material or hazardous process shall expire after three years on the date such permit was issued.

(d) Subject to the right of appeal provided in the fire code, the fire chief or his/her designated agent of the district shall determine and decide the issuance of all permits and approvals, the duration of any use permit, subject to the maximum duration authorized by this section, and compliance with all provisions of the fire code.

(e) A permit or approval shall be issued in cases where compliance with all applicable provisions of the fire code has been demonstrated. Not more than 30 days after all required information and application fees have been submitted the fire chief, or his/her designated agent shall approve an application for an activity that is in compliance with applicable provisions of the fire code, deny an application for an activity that is not in compliance with applicable provisions of this fire code, or, in cases in which the fire chief, or his/her designated agent is specifically given authority by the fire code to allow alternate means of compliance, approve or deny any such alternate means of compliance.

(f) As used in this section, a "substantial" enlargement, alteration, or repair shall mean an enlargement, alteration, or repair, either:

(1) the cost of which is equal to more than 50% of the most recent appraised value of the structure as determined by the county appraisal district; or

(2) the total area repaired, altered or enlarged is equal to more than 50% of the total area of such structure prior to the work. Total area shall be determined by measurement of exterior walls.

Sec. 8.02.008 Identification of district, commissioners fire code official, and fire code

(a) Whenever the terms "jurisdiction," "authority having jurisdiction," "department," or "department of fire prevention," are used in the IFC, same shall be a reference to Hays County Emergency Services District No. 6 - North Hays County Fire Rescue. Whenever the term "fire code official" is used in the IFC, the same shall be a reference to the district's fire chief, or his/her designated agent, except that for the purpose of promulgating any regulation pursuant to IFC section 104.1, the term "fire code official" shall refer only to the district's fire chief. All regulatory authority established by the provisions of the IFC incorporated in this article is established for the district.

(b) Any reference in the provisions of the IFC incorporated in this article to the "executive body" shall be a reference to the commissioners of the district.

(c) Any reference in the IFC or in this article to the "fire code" shall be a reference to the provisions of the fire code as that term is defined in this article, as same may be amended from time to time.

Sec. 8.02.009 Deletions

The following provisions of the IFC are not incorporated in this article or the fire code, and are deleted from the provisions of the IFC incorporated herein:

(1) The entirety of section 108, Board of Appeals.

(2) The entirety of section 307.2, Permit Required.

(3) The entirety of appendix "A," Board of Appeals.

Sec. 8.02.010 Amendments

The following sections of the IFC are hereby amended, and other amendments provided below are adopted as follows:

(a) Section 101.1 Title is amended to provide as follows:
These regulations shall form a part of the fire code of the City of Dripping Springs ~~Hays County Emergency Services District No. 6~~, hereinafter referred to as "the fire code."

(b) Section 102.1 Number 3 shall read ~~Change #3 to read~~ as follows:
3. Existing structures, facilities and conditions when required in chapter 11 or in specific sections of this code.

(c) Section 102.3 Change of use or occupancy is amended to provide as follows:
No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code for those groups, provided the new proposed use does not increase the hazard more than the existing use, based on life and fire risk.

(d) Section 104.10 Fire Investigations is amended to provide as follows:
The Fire Code Official or Hays County Fire Marshal Office shall have the authority to investigate the origin, cause and circumstances of any fire, explosion or other hazardous condition. Information that could be related to trade secrets or processes shall not be made part of the public record except as directed by a court of law.~~The fire chief or his/her designated agent shall have the authority to investigate the origin, cause and circumstances of any fire, explosion or other hazardous condition. Information that could be related to trade secrets or processes shall not be made part of the public record except as directed by a court of law.~~

(e) Section 109.3 Violation penalties is amended to provide as follows:
~~It is an offense to violate any Persons who shall violate a~~A person who violates a provision of this fire code or ~~shall~~ who fails to comply with any of the its requirements ~~thereof,~~ or who ~~shall~~ erects, installs, alters, repairs or does work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate issued under provisions of this fire code, ~~shall be guilty of a class C misdemeanor~~ commits an offense punishable by the imposition of a fine per Section 8.02.014.Each day that a violation continues after due notice has been served ~~shall be deemed~~is a separate offense. In addition to criminal enforcement provisions of this section, the district shall be entitled to bring a civil action for the enforcement of this fire code in any court of competent jurisdiction to enjoin any violation of this code and/or to impose a civil penalty in an amount of up to $2000.00 per day that a violation of this fire code continues.

(f) Section 111.4 Failure to comply is amended to provide as follows:
~~Any~~ A person who ~~shall~~ continues ~~any~~ work after having been served with a stop-work order, except such work as that person is directed to perform to remove a violation or unsafe condition, ~~shall be guilty of a class C misdemeanor~~commits an offense punishable the imposition of a fine per Section 8.02.014. Each day that a violation continues after due notice has been served ~~shall be deemed~~is a separate offense. In addition to criminal enforcement provisions of this section, the district shall be entitled to bring a civil action

for the enforcement of this fire code in any court of competent jurisdiction to enjoin any violation of this fire code or to impose a civil penalty in an amount of up to $2000.00 per day that a violation of this fire code continues.

(g) Definitions are changed as follows:

(1) The definition of ambulatory care facility in section 202 General Definitions is amended to provide as follows:

AMBULATORY CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing, or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided or staff has accepted responsibility for care recipients already incapable. This group may include but not be limited to the following:

(A) Dialysis centers
(B) Procedures involving sedation
(C) Sedation dentistry
(D) Surgery centers
(E) Colonic centers
(F) Psychiatric centers

(2) The definition of fire watch in section 202 General Definitions is amended to provide as follows~~.~~:

FIRE WATCH. A temporary measure intended to ensure continuous and systematic surveillance of a building or portion thereof by one or more qualified individuals or standby personnel when required by the *fire code official*, for the purposes of identifying and controlling fire hazards, detecting early signs of unwanted fire, raising an alarm of fire and notifying the fire department.

(3) The definition of residential group R occupancies in section 202 General Definitions is amended to provide as follows~~.~~:

Residential Group R. Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an institutional group I or when not regulated by the *International Residential Code* in accordance with section 101.2 of the *International Building Code* as a detached one- or two-family dwelling. Residential occupancies shall include the following: *(the balance of this section to remain unchanged and shall be followed as written in the International Fire Code)*.

(4) The definition of high-rise building in section 202 General Definitions is added to provide as follows~~.~~:

HIGH-RISE BUILDING. A building having any floors used for human occupancy located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access.

(5) The definition of standby personnel in section 202 General Definitions is added to provide as follows~~.~~:

STANDBY PERSONNEL. Qualified fire service personnel, approved by the fire chief. When utilized, the number required shall be as directed by the fire chief. Charges for utilization shall be as normally calculated by the jurisdiction.

(6) Section 307.1 General is amended to provide as follows:

A person shall not kindle or maintain or authorize to be kindled or maintained any *open burning* unless conducted and *approved* in accordance with this section and

HCESD #6 outdoor burning regulations.

(7) The definition of high-piled combustible-storage in section 202 General Definitions is amended to add a second paragraph as follows:
HIGH-PILED COMBUSTIBLE STORAGE: Any building classified as a group S Occupancy or Speculative Building exceeding 6,000 sq. ft. that has a clear height in excess of 14 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified, a fire protection system and life safety features shall be installed as for Class IV commodities, to the maximum pile height.

(8) The definition of repair garage in section 202 General Definitions is amended to provide as follows:
REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement, and other such minor repairs.

(9) The definition of self-service storage facility in section 202 General Definitions is amended to provide as follows:
SELF-SERVICE STORAGE FACILITY. Real property designed and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-service basis.

(10) The definition of upgraded or replaced fire alarm system in section 202 General Definitions is amended to provide as follows:
UPGRADED OR REPLACED FIRE ALARM SYSTEM. A fire alarm system that is upgraded or replaced includes, but is not limited to the following:

(A) Replacing one single board or fire alarm control unit component with a newer model.

(B) Installing a new fire alarm control unit in addition to or in place of an existing one.

(C) Conversion from a horn system to an emergency voice/alarm communication system.

(D) Conversion from a conventional system to one that utilizes addressable or analog devices.

The following are not considered an upgrade or replacement:

(A) Firmware updates

(B) Software updates

(C) Replacing boards of the same model with chips utilizing the same or newer firmware

(h) **~~Hays County ESD #6~~ City of Dripping Springs Outdoor Burning Regulations**

(1) Only natural materials shall be burned. Electrical insulation, plastics, nonwood construction, or demolition materials, potentially explosive materials, chemical wastes, and items containing natural or synthetic rubber shall **not** be burned.

(2) Burning shall begin no earlier than one hour after sunrise and shall be completed no later than one hour before sunset.

(3) The location for open burning shall not be less than 300 feet (91 440 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within

30 feet (91 440 mm) of any structure.

(4) Burning shall be located far enough away from roads so that smoke will not interfere with normal traffic flow, and if at any time the burning causes or may tend to cause smoke to blow onto or across a road or highway, it is the responsibility of the person initiating the burn to cease burning.

(5) Burning must be conducted downwind of or at least 300 feet from any structure, or structure containing sensitive receptors located on adjacent properties unless prior written approval is obtained from the affected occupant.

(6) Wind direction and other meteorological conditions are such that smoke, and pollutants will not cause adverse effects to any public roadway, off-site structures containing sensitive receptors, such as people with respiratory problems, sensitive vegetation, or livestock, or anything negatively affected by smoke or heat.

(7) Burning shall be attended at all times by persons with a means of calling the fire department and a water hose connected to a water supply or other fire extinguishing equipment readily available for use. Such as, but not limited to: front-end loader, road grader.

(8) Burning shall not be commenced when surface wind speed is predicted to be less than six miles per hour (mph) (five knots) or greater than 23 mph (20 knots) during the burn period.

(9) It is an offense punishable by the imposition of a fine per Section 8.02.014 to deviate from ~~Any unapproved deviation from these~~ regulations and any violation may result in a citation. The person conducting the burn will take full responsibility for any damages, injuries, or litigation as a result of the burn. The person conducting the burn may be liable to HCESD #6 for the reimbursement of any expenses, including, but not limited to, equipment, supplies, material, and overtime incurred by the department in the controlling and/or extinguishment of any fire resulting from or involved with the permitted burn. HCESD #6 is not responsible or liable for any damages or injuries caused by any permitted burn.

(i) 307.3 Extinguishment Authority shall be amended to provide as follows:
The fire code official is authorized to order the extinguishment by the permit holder, another person responsible or the fire department of open burning that creates or adds to a hazardous or objectionable situation.

(j) Section 307.4 Location shall be~~is~~ amended to provide as follows:
The location for open burning shall not be less than 300 feet (91 440 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within 300 feet (91 440 mm) of any structure.

(k) Section 308.1.4 Open-Flame Cooking Devices shall be amended to provide as follows:

(1) Open-flame cooking devices, charcoal grills and other similar devices used for cooking shall not be located or used on combustible balconies, decks, or within 10 feet (3048 mm) of combustible construction.

Exceptions:

1. One- and two-family dwellings, except that LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity] with an aggregate LP-gas capacity not to exceed 100 pounds (5 containers).

2. Where buildings, balconies and decks are protected by an approved *automatic sprinkler system*, except that LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity], with an aggregate LP-gas capacity not to exceed 40 lbs. (2 containers).

3. {No change.}

(l) Section 308.1.6.3 Sky Lanterns shall be amended as follows:
A person shall not release or cause to be released an untethered unmanned free-floating device containing an open flame or other heat source, such as but not limited to a sky lantern.

(m) Section 311.5 Placards shall be amended as follows:
The *fire code official* is authorized to require marking of any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 110 of this code relating to structural or interior hazards, as required by Section 311.5.1 through 311.5.5.

(n) Section 403.5 Group E Occupancies shall be amended as follows:
An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for Group E occupancies and for buildings containing both a Group E occupancy and an atrium. A diagram depicting two evacuation routes shall be posted in a conspicuous location in each classroom. Group E occupancies shall also comply with Sections 403.5.1 through 403.5.3.

(o) Section 408.12 High-Rise Buildings is added to provide as follows:
All buildings that have occupied floors located more than 55' (16 764 mm) above the lowest level of fire department vehicle access shall have at least 1 automated external defibrillator (AED) located on each occupied level.
Exception: The provisions of this section shall not apply to the following buildings and structures:
(1) Airport traffic-control towers in accordance with section 412 of the 2012 International Building Code.
(2) Open parking garages in accordance with section 406.5 of the 2012 International Building Code.
(3) Buildings with an occupancy in group A-5 in accordance with section 303.6 of the 2012 International Building Code.
(4) Low-hazard special industrial occupancies in accordance with section 503 of the 2012 International Building Code.
(5) Buildings with an occupancy in group H-1, H-2 or H-3 in accordance with section 415 of the 2012 International Building Code.

~~(o) Section 408.12.1 Type is added to provide as follows:~~

~~All AED's used in high-rise buildings must be of the type approved by the United States Food and Drug Administration (FDA).~~

~~Section 408.12.2 Accessibility is added to provide as follows:~~

~~All AED's must be available for public use.~~

~~1. All AED's shall be located in the elevator lobby unless otherwise approved by the district's fire chief or his/her designated agent.~~

~~2. Standard industry accepted signs shall mark the location of each AED.~~

~~Section 408.12.3 Maintenance is added to provide as follows:~~

~~All AED's shall be maintained and tested according to manufacturer recommendations.~~

~~1. Maintenance records shall be kept for a period of 1 year.~~

~~2. Disposable supplies (defibrillation pads) shall be replaced upon their date or following use.~~

~~Section 408.12.4 Medical Direction is added to provide as follows:~~

~~A licensed physician shall be involved to ensure compliance with the requirements of the Health and Safety Code, chapter 799, Automated External Defibrillators.~~

~~Section 408.12.5 Training is added to provide as follows:~~

~~The person or entity that acquires an AED shall ensure that users are trained in cardiopulmonary resuscitation (CPR) and use of the automated external defibrillator (AED) in a course approved by the Texas Department of State Health Services.~~

~~Section 408.12.6 Notifying Emergency Medical Service Providers is added to provide as follows:~~

~~Upon acquisition of an AED, the person or entity shall notify North Hays County Fire Rescue of the existence, location and type of AED.~~

(p) Chapter 50 shall be amended to read as follows:

(1) Section 501.4 Timing of Installation is amended to provide as follows:
When fire apparatus access roads or a water supply for fire protection is required to be installed for any structure or development, they shall be installed, tested, and approved prior to the time of which construction has progressed beyond completion of the foundation of any structure~~., such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with section 505.2.~~

(2) Section 503.2.1 Dimensions is amended to provide as follows:
Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with IFC section 503.6, and an unobstructed vertical clearance of not less than 14~~3~~ feet ~~6 inches~~ (~~4115~~ 4267 mm).
Exception: Vertical clearance may be reduced; provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved.~~Widths as narrow as 20 feet as approved by the fire chief or his/her designated agent for good cause based on special circumstances or characteristics of the affected property and not just economic hardship to the applicant, if the decreased width, with any other special arrangements would not result in an increased risk of fire, additional threat to public safety, and would not result in the necessity of extraordinary public expense or the creation of a nuisance.~~

~~Section 503.2.3 Surface is amended to provide as follows:~~

~~Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. All~~

~~weather pavement will be defined as concrete or hot mix asphalt over a flexible base capable of supporting an axle load of 32,000 pounds in order to support a gross vehicle load of at least 75,000 pounds.~~

~~Where conditions exist not meeting this code definition of all weather pavement, and the condition existed prior to effective date of this code the fire chief or his/her designee shall have the authority to consider and approve alternately proposed surfaces.~~

~~Section 503.3 Marking is amended to provide as follows:~~

~~When approved by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING FIRE LANE Striping, signs, or other markings, when approved by the *fire code official,* shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.~~

~~(1) Striping - Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" shall appear in four inch (4") white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.~~

~~(2) Signs - Signs shall read "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" and shall be 12" wide and 18" high. Signs shall be painted on a white background with letters and borders in red, using not less than 2" lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet six inches (6'6") above finished grade. Signs shall be spaced not more than fifty feet (50') apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the fire chief.~~

~~Section 503.6 Security Gates is deleted in its entirety and replaced to provide as follows:~~

~~The installation of security gates across a fire apparatus road shall be approved by the fire chief. This section pertains to new and existing gates.~~

~~Section 503.6.1 Emergency Operation.~~

~~Where security gates are installed, they shall have an approved means of emergency operation, including a means of operation without power and a means of operation with a knox box or a siren operated sensor. The security gates and emergency operation shall be maintained at all times. If a siren operated sensor is utilized, a sign will be placed on the gate to notify emergency responders that the S.O.S. system is in place.~~

~~Section 503.6.2 Gate Width.~~

~~A single gate serving two-way traffic shall be 20 feet in clear open width. When two gates are installed and each only serves one direction of travel, they shall be 15 feet in clear open width each.~~

(3) Section 503.4 Obstruction of Fire Apparatus Access Roads shall be amended as follows:
Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and any area marked as a fire lane as described in Section 503.3 shall be

maintained at all times.

(4) Section 505.1 Address Identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches (152.4 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road, buildings do not immediately front a street, and/or the building cannot be viewed from the public way, a monument, pole or other sign with approved 6 inch (152.4 mm) height building numerals or addresses and 4 inch (101.6 mm) height suite/apartment numerals of a color contrasting with the background of the building or other approved means shall be used to identify the structure. Numerals or addresses shall be posted on a minimum 20 inch (508 mm) by 30 inch (762 mm) background on border. Address identification shall be maintained.

~~Address identification is amended to provide as follows:~~

~~Approved numerals of a minimum 6" height and of a color contrasting with the background designating the address shall be placed on all new and existing buildings or structures in a position as to be plainly visible and legible from the street or road fronting the property and from all rear alleyways/access.~~

~~Where buildings do not immediately front a street, approved 6 inch height building numerals or addresses and 3 inch height suite/apartment numerals of a color contrasting with the background of the building shall be placed on all new and existing buildings or structures. Numerals or addresses shall be posted on a minimum 20 inch by 30 inch background on border.~~

~~Address numbers shall be Arabic numerals or alphabet letters. The minimum stroke width shall be 0.5 inches.~~

~~Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.~~

~~Exception: R-3 Single family occupancies shall have approved numerals of a minimum 3 inches in height and a color contrasting with the background clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists.~~

(5) Section 506.2.1 Existing Key Boxes/Locks/Key Switches is added to provide as follows:
Existing key boxes/locks/key switches shall be allowed to remain.
Exception: Where a premises requires an inspection/permit from City of Dripping Springs for the purpose of remodel, renovation, addition, change of owner, occupant/tenant or occupancy type; older key boxes/locks/key switches not conforming to current district specifications for such equipment shall be replaced with a new key box/lock/key switch meeting the district's current specifications.

(6) Section 507.5.1 Where required is amended to provide as follows:
Where a portion of a facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122m) from a hydrant on a fire

apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided as follows: A minimum of one (1) fire hydrant shall be provided within 300 feet of all portions of exterior walls and a second hydrant provided within 500 feet. This measurement is taken from furthest required fire department vehicle access point to the building and down the access road to the hydrant (MEASUREMENT NOT TAKEN AS A RADIUS). If a building is required to have an automatic sprinkler system installed in accordance with section 903.3.1.1 or 903.3.1.2, and a standpipe system installed in accordance with section 905, a fire hydrant shall be located within 100 feet of the fire department connection. The fire chief or his/her designee may approve variations to this requirement based on available water supply in the area.

(7) Section 507.5.7 Reflective pavement markers is added to provide as follows: To identify the fire hydrant location, a blue reflective marker shall be installed in the center of the public right-of-way (roadway) or the appropriate fire access drive lane perpendicular to the nearest fire hydrant. In locations where hydrants are situated on corners, blue reflective markers shall be installed on both approaches which front the hydrant.

(8) Section 507.5.8 "Storz" adapters required is added to provide as follows: Fire hydrants shall be provided with appropriate five (5) inch "Storz" type adapters for the pumper (steamer) connection. This adapter must be equipped with a blind cap.

(q) Chapter 60 is amended to provide as follows:

(1) 603.3.1 Fuel oil storage in outside, above-ground tanks. Where connected to a fuel-oil piping system, the maximum amount of fuel oil storage allowed outside above ground without additional protection shall be 660 gallons (2498 L). The storage of fuel oil above ground in quantities exceeding 660 gallons (2498 L) shall comply with NFPA 31 and Chapter 57.

(2) 603.3.2 Fuel oil storage inside buildings. Fuel oil storage inside buildings shall comply with Sections 603.3.2.1 through 603.3.2.5 or and Chapter 57.

(3) 603.3.2.1 Quantity limits. One or more fuel oil storage tanks containing Class II or III combustible liquid shall be permitted in a building. The aggregate capacity of all tanks shall not exceed the following:

(A) 660 gallons (2498 L) in unsprinklered buildings, where stored in a tank complying with UL 80, UL 142 or UL 2085 for Class III liquids, and also listed as a double-wall/secondary containment tank for Class II liquids.

(B) 1,320 gallons (4996 L) in buildings equipped with an automatic sprinkler system in accordance with Section 903.3.1.1, where stored in a tank complying with UL 142 or UL 2085 as a double-wall/secondary containment tank.

(C) 3,000 gallons (11 356 L) where stored in protected above-ground tanks complying with UL 2085 and Section 5704.2.9.7 and the room is protected by an automatic sprinkler system in accordance with Section 903.3.1.1.

(r) Chapter 8 shall be amended to read as follows:

(1) 807.5.2.2 Artwork in Corridors. Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the wall area. Such materials

shall not be continuous from floor to ceiling or wall to wall. Curtains, draperies, wall hangings, and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Exception: Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

(2) 807.5.2.3 Artwork in Classrooms. Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

(3) 807.5.5.2 Artwork in Corridors. Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the wall area. Such materials shall not be continuous from floor to ceiling or wall to wall. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Exception: Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

(4) 807.5.5.3 Artwork in Classrooms. Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

(s) Chapter 9 shall be amended to provide as follows:

(1) 901.6.1.1 Standpipe Testing. Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

(A) The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed or inspected by approved camera when foreign material is present or when caps are missing, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.

(B) For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the fire code official) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There is no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.

(C) Any pressure relief, reducing, or control valves shall be tested in

accordance with the requirements of NFPA 25. All hose valves shall be exercised.

(D) If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the fire code official.

(E) Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.

(F) The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (fire code official) shall be followed.

(G) Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.

(H) Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected night time freezing conditions.

(I) Contact the fire code official for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the fire code official.

(2) 901.6.4 False Alarms and Nuisance Alarms. False alarms and nuisance alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

(3) 901.7 Systems Out of Service. Where a required fire protection system is out of service or in the event of an excessive number of activations, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service. … {Remaining text unchanged}

(4) Section 903.2 is amended to provide as follows:

(A) Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating "ELEVATOR MACHINERY – NO STORAGE ALLOWED."

(B) 903.2.8 Group R is amended to provide as follows:

An automatic sprinkler system installed in accordance with section 903.3

shall be provided throughout all buildings with a group R fire area.
Exception:
Buildings and structures classified as group R-3 one- and two-family dwellings.

(5) 903.2.9.3 Self-Service Storage Facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities.

(6) 903.2.11.3 Buildings 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories, other than penthouses in compliance with Section 1510 of the International Building Code, located 35 feet (10 668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.
Exceptions:
Open parking structures in compliance with Section 406.5 of the International Building Code, having no other occupancies above the subject garage.

(7) 903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

(8) 903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

(9) 903.2.11.9 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.
Exception: Open parking garages in compliance with Section 406.5 of the International Building Code.

(10) 903.3.1.1.1 Exempt Locations. When approved by the *fire code official*, automatic sprinklers shall not be required in the following rooms or areas where such ... *{text unchanged}*... because it is damp, of fire-resistance-rated construction or contains electrical equipment.

(A) Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.

(B) Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the code official.

(C) Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.

(D) {Delete}

(E) Elevator machine rooms, ~~and~~ machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

(F) {Delete.}

(11) Section 903.3.1.2.3 Attached Garages and Attics. Sprinkler protection is required in attached garages, and in the following attic spaces:

(A) Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.

(B) Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.

(C) Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.

(D) Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:

(i) Provide automatic sprinkler system protection.

(ii) Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.

(iii) Construct the attic using noncombustible materials.

(iv) Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.

(v) Fill the attic with noncombustible insulation.

(12) 903.4.2 The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

(13) 905.3.1 shall be amended to provide as follows:
Height. Class III standpipe systems shall be installed throughout buildings where any of the following conditions exist:

(A) Three or more stories are above or below grade plane.

(B) The floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access.

(C) Exceptions:

(i) Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

(ii) Class I standpipes are allowed in Group B and E occupancies.

(iii) Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45 720 mm) above the lowest level of fire department vehicle access.

(iv) Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located

(v) as required for Class II standpipes in accordance with Section 905.5.

(vi) Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.

(vii) Class I standpipes are allowed in buildings where occupant-use hose lines will not be utilized by trained personnel or the fire department.

(viii) In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:

(a) Recessed loading docks for four vehicles or less.

(b) Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

(14) 905.3.9 Buildings Exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I automatic wet or manual wet standpipes shall be provided.

(15) 905.4, Items 1, 3, and 5 are amended as follows and Item 7 is added to read as follows:

1 In every required exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at an intermediate landing between stories, unless otherwise approved by the fire code official.

2 {No change.}

3 In every exit passageway, at the entrance from the exit passageway to other areas of a building.

Exception: Where floor areas adjacent to an exit passageway are reachable from an ~~interior~~ exit stairway hose connection by a {remainder of text unchanged}

4 {No change.}

5 Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way ~~a~~ hose connection ~~shall be~~ located to serve the roof or at the highest landing of an ~~interior~~ exit stairway with stair access to the roof provided in accordance with Section 1011.12.

6 {No change.}

7 When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

(16) 907.1.4 Design Standards. Where a new fire alarm system is installed, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke detectors shall have analog initiating devices.

(17) 907.1.12, Exception 3

Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the International Building Code; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants, and similarly enclosed areas.

(18) 907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 300 or more persons, or where the occupant load is more than 100 persons above or below the *lowest level of exit discharge*. Group A occupancies not separated from one another in accordance with Section 707.3.–10 of the *International Building Code* shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: {No change.}

Activation of fire alarm notification appliances shall:

1. Cause illumination of the *means of egress* with light of not less than 1 foot-candle (11 lux) at the walking surface level, and

2. Stop any conflicting or confusing sounds and visual distractions.

1.1.Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.) {No change to remainder of exceptions.}

907.4.2.7 Type. Manual alarm initiating devices shall be an approved double action type.

(19) 907.6.1.1 Wiring Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten feet or less.

(20) Section 907.6.3 all four Exceptions are deleted.

(21) Section 907.6.6 additional sentence at end of paragraph to read as follows: See 907.6.3 for the required information transmitted to the supervising station.

(22) 910.3.4 Vent Operation. Smoke and heat vents shall be capable of being operated by approved automatic and manual means. Automatic operation of smoke and heat vents shall conform to the provisions of Sections 910.3.2.1 through 910.3.2.3.

(23) 910.3.4.1 Sprinklered buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically.

The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating at least 100 degrees F (approximately 38 degrees Celsius) greater than the temperature rating of the sprinklers installed.

Exception: Manual only systems per Section 910.2.

(24) 910.3.4.2 Non-sprinklered Buildings. Where installed in buildings not equipped with an approved automatic sprinkler system, smoke and heat vents shall operate automatically by actuation of a heat-responsive device rated at between 100°F (56°C) and 220°F (122°C) above ambient.

(25) 910.4.3.1 Makeup Air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be ~~manual or~~ automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m2 per 0.4719 m3/s) of smoke exhaust.

Exception: Listed gravity-operated drop out vents.

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in

width and 6 ft. – 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1.
Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the fire code official. Access keys shall be provided in the key box as required by Section 506.1.

(26) Section 912.2 Location is amended to provide as follows:
The fire department connection (FDC) shall be freestanding and remote from the building at a distance from the building equal to 150% of the height of the exterior wall. The FDC shall be arranged to face a paved roadway, sidewalk or other approved area and shall be installed so that it will not interfere with access to the building when hoses are laid from the closest public hydrant to the FDC. The FDC shall be located on the same side of the lot/or building as the closest public fire hydrant or a maximum of one hundred (100) feet. Any changes must be approved by the fire chief.

(t) Chapter 10 is amended to read as follows:
1006.2.2.7 Electrical Rooms. For electrical rooms, special exiting requirements may apply. Reference the electrical code as adopted.
Exceptions:
7. Buildings regulated under State Law and built in accordance with State registered plans, including variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and chapter 11.

(u) Chapter 11 is amended to read as follows:
(1) 1103.5.5 Spray Booths and Rooms. Existing spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system in accordance with Section 2404.
(2) 1103.7.7 Fire Alarm System Design Standards. Where an existing fire alarm system is upgraded or replaced, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke and/or heat detectors shall have analog initiating devices.
Exception: Existing systems need not comply unless the total building, or fire alarm system, remodel or expansion exceeds 30% of the building. When cumulative building, or fire alarm system, remodel or expansion initiated after the date of original fire alarm panel installation exceeds 50% of the building, or fire alarm system, the fire alarm system must comply within 18 months of permit application.
(3) 1103.7.7.1 Communication requirements. Refer to Section 907.6.6 for applicable requirements.

(v) Chapter 12 is amended to read as follows:
(1) 1203.1.3 Emergency power systems and standby power systems shall be installed in accordance with the *International Building Code*, NFPA 70, NFPA 110 and NFPA 111. Existing installations shall be maintained in accordance with the original approval, except as specified in Chapter 11.
(2) 1203.1.10 Critical Operations Power Systems (COPS). For Critical Operations Power Systems necessary to maintain continuous power supply to facilities or parts

of facilities that require continuous operation for the reasons of public safety, emergency management, national security, or business continuity, see NFPA 70.

(3) 1203.2 Where Required. Emergency and standby power systems shall be provided where required by Sections 1203.2.1 through 1203.2.~~18~~26 or elsewhere identified in this code or any other referenced code.

(4) 1203.2.4 Emergency Voice/alarm Communications Systems. Emergency power shall be provided for emergency voice/alarm communications systems in the following occupancies, or as specified elsewhere in this code, as required in Section 907.5.2.2.5. The system shall be capable of powering the required load for a duration of not less than 24 hours, as required in NFPA 72.
Covered and Open Malls, Section 907.2.19 and 914.2.3
Group A Occupancies, Sections 907.2.1 and 907.5.2.2.4.
Special Amusement Buildings, Section 907.2.11
High-rise Buildings, Section 907.2.12
Atriums, Section 907.2.13
Deep Underground Buildings, Section 907.2.18

(5) 1203.2.14 Means of Egress Illumination. Emergency power shall be provided for *means of egress* illumination in accordance with Sections 1008.3 and 1104.5.1. (90 minutes)

(6) 1203.2.15 Membrane Structures. Emergency power shall be provided for *exit* signs in temporary tents and membrane structures in accordance with Section 3103.12.6. (90 minutes) Standby power shall be provided for auxiliary inflation systems in permanent membrane structures in accordance with Section 2702 of the *International Building Code*. (4 hours) Auxiliary inflation systems shall be provided in temporary air-supported and air-inflated membrane structures in accordance with section 3103.10.4.

(7) 1203.2.17 Smoke Control Systems. Standby power shall be provided for smoke control systems in the following occupancies, or as specified elsewhere in this code, as required in Section 909.11:
Covered Mall Building, *International Building Code*, Section 402.7
Atriums, *International Building Code*, Section 404.7
Underground Buildings, *International Building Code*, Section 405.8
Group I-3, *International Building Code*, Section 408.4.2
Stages, *International Building Code*, Section 410.2.5
Special Amusement Buildings (as applicable to Group A's), *International Building Code*, Section 411.1
Smoke Protected Seating, Section 1029.6.2.

(8) 1203.2.19 Covered and Open Mall Buildings. Emergency power shall be provided in accordance with Section 907.2.19 and 914.2.3.

(9) 1203.2.20 Airport Traffic Control Towers. A standby power system shall be provided in airport traffic control towers more than 65 ft. in height. Power shall be provided to the following equipment:
1. Pressurization equipment, mechanical equipment and lighting.
2. Elevator operating equipment.
3. Fire alarm and smoke detection systems.

(10) 1203.2.21 Smokeproof Enclosures and Stair Pressurization Alternative.

Standby power shall be provided for smokeproof enclosures, stair pressurization alternative and associated automatic fire detection systems as required by the *International Building Code*, Section 909.20.6.2.

(11) 1203.2.22 Elevator Pressurization. Standby power shall be provided for elevator pressurization system as required by the *International Building Code*, Section 909.21.5.

(12) 1203.2.23 Elimination of Smoke Dampers in Shaft Penetrations. Standby power shall be provided when eliminating the smoke dampers in ducts penetrating shafts in accordance with the *International Building Code*, Section 717.5.3, exception 2.3.

(13) 1203.2.24 Common Exhaust Systems for Clothes Dryers. Standby power shall be provided for common exhaust systems for clothes dryers located in multistory structures in accordance with the *International Mechanical Code*, Section 504.10, Item 7.

(14) 1203.2.25 Hydrogen Cutoff Rooms. Standby power shall be provided for mechanical ventilation and gas detection systems of Hydrogen Cutoff Rooms in accordance with the *International Building Code*, Section 421.

(15) 1203.2.26 Means of Egress Illumination in Existing Buildings. Emergency power shall be provided for *means of egress* illumination in accordance with Section 1104.5 when required by the fire code official. (90 minutes in I-2, 60 minutes elsewhere.)

(16) 1203.7 Energy Time Duration. Unless a time limit is specified by the fire code official, in this chapter or elsewhere in this code, or in any other referenced code or standard, the emergency and standby power system shall be supplied with enough fuel or energy storage capacity for not less than 2-hour full-demand operation of the system.

Exception: Where the system is supplied with natural gas from a utility provider and is approved.

(w) Chapter 24 is amended to read as follows:

Delete Section 2401.2.

(x) Chapter 57 shall be amended to read as follows:

(1) 5703.6 Piping Systems. Piping systems, and their component parts, for flammable and combustible liquids shall be in accordance with Sections 5703.6.1 through 5703.6.11. An approved method of secondary containment shall be provided for underground tank and piping systems.

(2) Section 5704.2.11.4; add a sentence to read as follows:
5704.2.11.4 Leak Prevention. Leak prevention for underground tanks shall comply with Sections 5704.2.11.4.1 through 5704.2.11.4.3. An approved method of secondary containment shall be provided for underground tank and piping systems.

(3) Add Section 5704.2.11.4.3 to read as follows:
5704.2.11.4.3 Observation Wells. Approved sampling tubes of a minimum 4 inches in diameter shall be installed in the backfill material of each underground flammable or combustible liquid storage tank. The tubes shall extend from a point 12 inches below the average grade of the excavation to ground level and shall be provided with suitable surface access caps. Each tank site shall provide a sampling tube at the corners of the excavation with a minimum of 4 tubes. Sampling tubes

shall be placed in the product line excavation within 10 feet of the tank excavation and one every 50 feet routed along product lines towards the dispensers, a minimum of two are required.

(4) Section 5706.5.4.5 Commercial, industrial, governmental or manufacturing is deleted in its entirety and replaced to provide as follows:
Dispensing of class II and III motor vehicle fuel from tank vehicles into the fuel tanks of motor vehicles located at commercial, industrial, governmental or manufacturing establishments is allowed where permitted, provided such dispensing operations are conducted in accordance with the following:

(5) 5706.5.4.5.1 Site requirements.

(A) Dispensing may occur at sites that have been permitted to conduct mobile fueling.

(B) A detailed site plan shall be submitted with each application for a permit. The site plan must indicate:

(i) all buildings, structures, and appurtenances on site and their use or function;

(ii) all uses adjacent to the property lines of the site;

(iii) the locations of all storm drain openings, adjacent waterways or wetlands;

(iv) information regarding slope, natural drainage, curbing, impounding and how a spill will be retained upon the site property; and

(v) the scale of the site plan.

(C) The code official is authorized to impose limits upon: the times and/or days during which mobile fueling operations are allowed to take place and specific locations on a site where fueling is permitted.

(D) Mobile fueling operations shall be conducted in areas not generally accessible to the public.

(E) Mobile fueling shall not take place within 15 feet (4.572 m) of buildings, property lines, or combustible storage.

(6) 5706.5.4.5.2 Refueling operator requirements.

(A) The owner of a mobile fueling operations shall provide to the jurisdiction a written response plan which demonstrates readiness to respond to a fuel spill, carry out appropriate mitigation measures, and to indicate its process to properly dispose of contaminated materials when circumstances require.

(B) The tank vehicle shall comply with the requirements of NFPA 385 and local, state and federal requirements. The tank vehicle's specific functions shall include that of supplying fuel to motor vehicle fuel tanks. The vehicle and all its equipment shall be maintained in good repair.

(C) Signs prohibiting smoking or open flames within 25 feet (7.62 m) of the tank vehicle or the point of fueling shall be prominently posted on 3 sides of the vehicle including the back and both sides.

(D) A fire extinguisher with a minimum rating of 40:BC shall be provided on the vehicle with signage clearly indicating its location.

(E) The dispensing nozzles and hoses shall be of an approved and listed type.

(F) The dispensing hose shall not be extended from the reel more than 100 feet (30.48m) in length.

(G) Absorbent materials, nonwater absorbent pads, a 10 foot (3.048 m) long containment boom, an approved container with lid, and a nonmetallic shovel shall be provided to mitigate a minimum 5-gallon fuel spill.

(H) Tanker vehicles shall be equipped with a fuel limit switch such as a count-back switch, limiting the amount of a single fueling operation to a maximum of 500 gallons (1893 L) between resetting of the limit switch.
Exception: Tankers utilizing remote emergency shut-off device capability where the operator constantly carries the shut-off device which when activated immediately causes flow of fuel from the tanker to cease.

(I) Persons responsible for dispensing operations shall be trained in the appropriate mitigating actions in the event of a fire, leak, or spill. Training records shall be maintained by the dispensing company and shall be made available to the *fire code official* upon request.

(J) Operators of tank vehicles used for mobile fueling operations shall have in their possession at all times an emergency communications device to notify the proper authorities in the event of an emergency.

(7) 5706.5.4.5.3 Operational requirements.

(A) The tank vehicle dispensing equipment shall be constantly attended and operated only by designated personnel who are trained to handle and dispense motor fuels.

(B) Prior to beginning dispensing operations, precautions shall be taken to assure ignition sources are not present.

(C) The engines of vehicles being fueled shall be shut off during dispensing operations.

(D) Nighttime fueling operations shall only take place in adequately lighted areas.

(E) The tank vehicle shall be positioned with respect to vehicles being fueled so as to preclude traffic from driving over the delivery hose and between the tank vehicle and the motor vehicle being fueled.

(F) During fueling operations, tank vehicle brakes shall be set, chock blocks shall be in place and warning lights shall be in operation.

(G) Motor vehicle fuel tanks shall not be topped off.

(H) The dispensing hose shall be properly placed on an approved reel or in an approved compartment prior to moving the tank vehicle.
The code official and other appropriate authorities shall be notified when a reportable spill or unauthorized discharge occurs.

(8) Section 5707.4; add paragraph to read as follows:
Mobile fueling sites shall be restricted to commercial, industrial, governmental, or manufacturing, where the parking area having such operations is primarily intended for employee vehicles. Mobile fueling shall be conducted for fleet fueling or employee vehicles only, not the general public. Commercial sites shall be restricted to office-type or similar occupancies that are not primarily intended for use by the public.

(y) Chapter 61 is amended to read as follows:

(1) 6103.2.1.8 Jewelry Repair, Dental Labs and Similar Occupancies. Where natural gas service is not available, portable LP-Gas containers are allowed to be used to supply approved torch assemblies or similar appliances. Such containers shall not exceed 20-pound (9.0 kg) water capacity. Aggregate capacity shall not exceed 60-pound (27.2 kg) water capacity. Each device shall be separated from other containers by a distance of not less than 20 feet.

(2) Section 6104.2, Exception; add an exception 2 to read as follows:
Exceptions:
1. {existing text unchanged}
2. Except as permitted in Sections 308 and 6104.3.2, LP-gas containers are not permitted in residential areas.

(3) 6104.3.3 Spas, Pool Heaters, and Other Listed Devices. Where natural gas service is not available, an LP-gas container is allowed to be used to supply spa and pool heaters or other listed devices. Such container shall not exceed 250-gallon water capacity per lot. See Table 6104.3 for location of containers.
Exception: Lots where LP-gas can be off-loaded wholly on the property where the tank is located may install up to 500 gallon above ground or 1,000 gallon underground approved containers.

(4) 6107.4 Protecting Containers from Vehicles. Where exposed to vehicular damage due to proximity to alleys, driveways or parking areas, LP-gas containers, regulators and piping shall be protected in accordance with NFPA 58 Section 312.

(5) 6109.13 Protection of Containers. LP-gas containers shall be stored within a suitable enclosure or otherwise protected against tampering. Vehicle impact protection shall be provided as required by Section 6107.4.
Exception: Vehicle impact protection shall not be required for protection of LP-gas containers where the containers are kept in lockable, ventilated cabinets of metal construction.

(z) Chapter 80 Referenced standards.
The referenced NFPA Standards are amended to include the most current published standards promulgated by the NFPA at the time of the adoption of this article, which standards are incorporated herein by reference.
The exceptions provided in appendix D, section D104.2 are amended to provide as follows:
Exceptions:

(1) Projects having a gross building area of up to 124,000 square feet that have a single approved apparatus road when all buildings are equipped throughout with approved automatic sprinkler systems.

(2) As approved by the district's fire chief or his/her designated agent, when the topography of the affected property makes it impracticable to provide for a secondary means of fire apparatus access, and when an equivalent method of protection and safety is proposed and the alternative measures so proposed will not result in an increased risk of fire, additional threat to public safety, and will not result in the necessity of extraordinary public expense.

(aa) D102.1 Section change to read as follows:
D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable

of supporting the imposed load of fire apparatus weighing up to 80,000 pounds (36 287kg) FAMA Appendix A: Typical Fire Apparatus configurations. States that maximum weight of what axles can support for a tandem axle aerial platform rear mount apparatus results at 86,000 lbs.

Sec. 8.02.011 Building official

Any provision in the IFC or other provision incorporated in this article by reference that refers to any act to be referred to or conducted by a building official shall be a reference to the district's fire chief or his/her designated agent.

Sec. 8.02.012 Permit fees

The fees applicable for permits, approvals, and inspections shall be established from time to time by the commissioners of the district and the city in an ordinance thereof.

Sec. 8.02.013 Appeals

~~(a)~~ The City Council of the City of Dripping Springs ~~commissioners of the district shall appoint five residents or owners of businesses in the territory of the district to~~ shall serve as ~~members of~~ an appeals commission to hear and decide the complaint of any person aggrieved by a decision of the fire chief or the chief's ~~his/her~~ designated agent, regarding any request for a permit or approval, any decision to stop work, or stop use, and any decision to abate, repair, rehabilitate, demolish, or remove an unsafe structure or premises. ~~Three members of the appeals commission shall constitute a quorum for the purpose of hearing and deciding an appeal. Any commissioner may serve as a member of the appeals commission. Members of the appeals commission shall serve for a period of two years or until their successor is appointed.~~

(b) ~~An appellate panel of not less than three members of the appeals commission~~ The City Council shall hear the timely appeal of any decision of the fire chief or other authorized official described in subsection (a). A request to appeal such a decision shall be submitted in writing addressed to the ~~president of the commissioners of the district~~ city secretary and forwarded to the City Council ~~district's central administrative offices~~ not more than ~~30~~ 10 days after the date of the decision or action that is the subject of the appeal. A request to appeal shall include the mailing address of the appellant for the purpose of receiving notice of a hearing on the appeal. A notice of appeal shall not stay the decision or action from which the appeal is taken.

(c) The appeals commission shall hear an appeal not later than 31 days following receipt of a timely notice of appeal.

(d) Except as provided in subsection (g), the commissioners, or the president of the commissioners, as applicable, shall serve written notice of the date, time, and place of the appeal hearing not less than ten (10) days prior to the date of the hearing.

(e) An appellant shall be entitled to present evidence in support of the appeal and to cross-examine opposing witnesses. The fire chief or his/her designated agent shall be entitled to present evidence in support of such decision or action and to cross-examine witnesses. At the start of the hearing, the members of the appeals commission present (the "appellate panel") shall appoint from among them a presiding officer, who, with the advice of the other members of the appellate panel, shall make all determinations regarding the admissibility of evidence, and may make reasonable rulings regarding the conduct of the hearing and the manner that evidence is presented. The appellate panel may be assisted by

legal counsel for the district in making evidentiary rulings and determining reasonable procedures for conduct of the hearing. The appellate panel shall determine the credibility of all witnesses and other evidence presented at the hearing.

(f) The appellate panel may affirm, reverse, or modify the decision from which an appeal is taken. The decision of the majority of the appellate panel shall be the decision of the appellate panel. The panel may reverse a decision only if, in the opinion of the majority:
   (1) The decision appealed is manifestly unjust; or
   (2) Special circumstances make strict application of the rule that is the basis of the original decision impractical and the reversal of the decision is in conformity with the intent and purpose of this article; and
   (3) Such reversal would not result in a greater threat of danger to life or property in or near the district.

(g) If the fire chief or the chief's ~~his/her~~ designated agent determines in a written order served on the owner of property that a structure constitutes an imminent threat to the life or safety of any persons, the fire chief or ~~his/her~~ the chief's designated agent may require the demolition or removal of such structure not later than ten (10) days following the date notice of such order is served on the owner of the affected property. Such owner may request an emergency appeal of such decision in writing delivered to the city secretary ~~central administrative offices of the district~~ at any time prior to the expiration of such ten-day period. In such event, the City Administrator ~~president of the commissioners~~ is authorized to ~~appoint an appellate panel and s~~ schedule a hearing of such appeal as soon as practicable and serve notice of the time, date and place of such appeal on such owner not less than ~~two (2)~~ seven (7) days prior to the date of the hearing of such appeal.

Sec. 8.02.014 Offenses/penalties

(a) It is an offense if ~~A~~any person ~~commits an offense if the person~~:
   (1) Undertakes any action or commences any construction or development for which a permit or approval is required pursuant to the fire code or the fire protection criteria manual without first obtaining the requisite permit or approval;
   (2) Uses or occupies any property, or effects the development or construction of any improvement to real property in the territory of the district that is not in compliance with any condition of a permit or approval given pursuant to the fire code and the fire protection criteria manual;
   (3) Uses or occupies any property, or effects the development or construction of any improvement to real property in the territory of the district that is not in compliance with any provision of the fire code and the fire protection criteria manual, except as allowed pursuant to any variance, modification, or alternative means approved in a permit or approval given pursuant to the fire code; or
   (4) Violates any other provision of the fire code or the fire protection criteria manual.

(b) (b) An offense described in subsection (a) ~~shall be a class C~~or elsewhere in this article is a misdemeanor ~~misdemeanor. A separate offense shall occur each day that a violation of the fire code or the fire protection criteria manual continues~~.punishable by a fine not to exceed:

   (1) $500.00; or

   (2) $2,000.00 if the person acted intentionally, knowingly, or recklessly.

(c) Per Section 6.02(b) Penal Code, a violation of a provision designated as an offense in this article is a strict liability offense requiring no showing of a culpable mental state unless it is alleged that the person acted intentionally, knowingly, or recklessly.

(d) In addition to the criminal enforcement provisions of this section, the district shall be entitled to bring a civil action for the enforcement of the fire code and the fire protection criteria manual in any court of competent jurisdiction to enjoin any violation of the fire code or the fire protection criteria manual or to impose a civil penalty in an amount of up to $2,000.00 per day that a violation of the fire code continues.

Sec. 8.02.015 Severability/enforceability

(a) Should any section, subsection, part, sentence, clause or phrase of the fire code or this article for any reason be held to be void or unenforceable such decision shall not affect the validity of the remaining portions of this article and the fire code. The board of commissioners hereby declares that each provision of this article and the fire code is severable and that the board of commissioners would have passed this article, and each section, subsection, clause or phrase included therein or incorporated by reference, irrespective of the fact that any one or more of such sections, subsections, parts, sentences, clauses and phrases be declared void or unenforceable.

(b) Notwithstanding anything else to the contrary herein, in the event that applicable law, including but not limited to the provisions of Texas Local Government Code chapter 245, exempts from any provision of this article or the fire code a project or development that is pending or existing on the effective date of this article, the most recent regulations adopted by the district that may lawfully be applied to such pending or existing project or development shall remain in effect for the purpose of regulating such project or development.

Sec. 8.02.016 Maintenance of article

A copy of this article together with all provisions incorporated herein, and the fire protection criteria manual shall be maintained at the central administrative offices of the district for inspection and use by interested persons. The district shall inform any person inquiring where copies of the IFC and other provisions incorporated in this article may be purchased from the publisher thereof.

2019-48

San Marcos Publishing, LP
Wimberley View • Century News

P.O. Box 49, Wimberley, Texas 78676
(512) 847-2202

State of Texas
County of Hays

Before me, the undersigned authority, on this day personally appeared Dalton Sweat, who being by me here and now duly sworn, upon oath says:

My name is Dalton Sweat, and I am the General Manager, of the The Wimberley View & The Dripping Springs Century News, a newspaper of general circulation in Hays County, Texas, and a newspaper which has been regularly and continuously published in Wimberley, Hays County, Texas, for a period of more than one year immediately preceding the date of publications of the following, and that the said notice, a copy of which follows, was published in the regular edition of said newspaper for a period of 1 week on the following dates:

December 26, 2019

---------- 2019

_____ 2019

---------- 2019

The said General Manager, Dalton Sweat further states that the rate charged for this publication is the lowest rate charged to commercial advertisers for the same class as advertising for a like amount of space.

Signature of Affiant

Subscribed and Sworn to me, by the said General Manager Dalton Sweat this 26th day of December, 2019 to certify which witness my hand and seal of office.

MATTATHA MARIE BARKER
Notary Public, State of Texas
Comm. Expires 11-04-2022
Notary ID 128436511

NOTARY PUBLIC in and for Hays County, Texas

City of Dripping Springs
Public Notice of Approved Ordinance
Building Code Adoption
Effective Date: January 1, 2020
Ordinance No. 2019-48

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS AMENDING ARTICLE 24.02 TECHNICAL CONSTRUCTION CODES AND STANDARDS AS ATTACHED IN EXHIBIT A;AND PROVIDING FOR FINDINGS OF FACT, ADOPTION AND AMENDMENTS, A REPEALER, SEVERABILITY, AND ENFORCEMENT; ESTABLISHING AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

DECLARATION OF MICHAEL THEONE

Pursuant to Section 132.001 of the Texas Civil Practice and Remedies Code, Declarant Michael Theone hereby makes the following declaration under penalty of perjury:

1. My name is Michael Theone. I am over the age of eighteen and am fully competent to make this declaration. The facts stated in this declaration are true and correct and based upon my personal knowledge and/or experience.

2. This Declaration is given on behalf of Hardy T Land, LLC in support of its Appeal of the May 2, 2024 Takings Impact Assessment for Requested Infrastructure for the Hardy Tract, from Chad Gilpin, P.E., City Engineer, relating to Project No. SUB2023-0042 (known as the "Hardy Subdivision") and Project No. SD2022-0025 (known as the "Hardy Driveway").

3. I have eight (8) years of experience as a Professional Engineer, Texas License No. 142972, with the following certifications: 1.4.1 Land Planning/Engineering, TxDot; 4.2.1 Roadway Design, TxDOT; 17.5.1 Civil Engineering, TxDOT; 18.3.1 Utility Adjustment Coordination, TxDOT; and 18.4.1 Utility Engineering, TxDOT.

4. Currently, I am a Senior Project Manager for Civil & Environmental Consultants, Inc. My project experience focuses on land development that includes site plan design, grading and drainage, water quality, stormwater management, erosion and sedimentation control design, small and large roadway design, utility design / coordination, and traffic control plan design. A copy of my Resume is attached to this Declaration as **Exhibit A.**

5. As one of the project engineers for the Hardy Driveway, I was asked to provide an explanation regarding the engineering complexities and costs associated with constructing a sidewalk along one side of the Hardy Driveway, as currently required by the City.

6. The Hardy Driveway project (SD2022-0025) is located on a 60' wide tract that stretches roughly 3,100 LF from the US HWY 290 right-of-way to the proposed Hardy Subdivision (SUB2023- 0042). Roughly 105 acres of upgradient drainage traverse through the subject tract via existing stormwater culverts. With a relatively narrow tract and large off-site drainage conditions, there are several construction challenges to accommodate the city requirements for drainage analysis points, detention, water quality, and accessibility.

7. The cost of requiring a sidewalk on one side of a long, single road is significantly higher due to the unique challenges associated with water quality, stormwater detention, and off-site drainage routing. When constructing sidewalks on a roadway, the available area for managing stormwater runoff is greatly reduced. This forces designers to look for alternative/atypical solutions, where costs escalate rapidly (drainage swales with stormwater inlet improvements, underground detention, etc.).

8. In a typical roadway project with space to spare, detention ponds, bioswales, or other above-ground stormwater management features can be installed alongside the road. These options are generally more cost-effective and easier to maintain. However, when space is constrained-such as in urban or densely developed corridors-there may not be enough room to implement these above-ground systems or traditional drainage swales. In such cases, stormwater detention and/or water quality treatment must be integrated beneath the road itself, and drainage swales will require extensive stormwater improvements. An example of such a road is attached as **Exhibit B**. These improvements will cause the costs associated with the construction of the sidewalk to substantially increase.

9. This underground approach requires complex engineering solutions. For example, detention vaults, oversized culverts, or modular storage systems need to be buried beneath the

roadway. These systems involve heavy excavation, specialized materials, and the reinforcement of the roadbed to maintain its structural integrity. Furthermore, these installations often require precise grading, advanced filtration technologies, and access points for maintenance, all of which contribute to higher costs.

10. If a sidewalk is required along one side of the Hardy Driveway, this will necessarily result in the road and the sidewalk having to be elevated to accommodate the storage and treatment of stormwater discharge under the roadway. This accommodation of these facilities under the roadway, as well as the increased costs associated with the complex engineering, limited working space, and logistical challenges of doing so, will make this project significantly more expensive than those with more flexible site layouts.

11. I have reviewed the costs that Jim Boushka concludes that the Hardy Driveway Project is expected to incur with and without a sidewalk. I believe Mr. Boushka's conclusions to be reasonable based on my knowledge of the engineered plans and requirements of the City.

My name is Michael Theone, my date of birth is March 23, 1994, and my business address is 1221 S. Mopac Expressway, Suite 350, Austin, Texas 78746. I declare under penalty of perjury that the foregoing is true and correct.

Executed in Travis County, State of Texas, on the 15th day of January 2025

MTheone

Michael Theone

Exhibit A

Michael Theone, P.E.
Senior Project Manager

8 YEARS OF EXPERIENCE

EDUCATION

B.S., Civil Engineering, University of Texas at San Antonio, 2017

My experience in land development includes site plan design, grading and drainage, water quality, stormwater management, erosion and sedimentation control design, small and large roadway design, utility design / coordination, and traffic control plan design. I utilize these skills to ensure my projects stay on budget and on schedule. I understand the importance of being responsive and take pride in maintaining excellent client communication.

PROJECT EXPERIENCE

NFM - Cedar Park, NFM, Cedar Park
Role: Civil PM
118 ac mixed use development with over super-regional destination retail.

Lot 2 - Arrowpoint Subivision, RCPDevco LLC, Cedar Park texas
Role: Civil PM
1 ac pad site development for QSR (shake shack)

Lot 4 - Arrowpoint Subdivision, RCPDevco LLC, Cedar Park texas
Role: Civil PM
Roughly 1.5 ac pad site development with multi-tenant retail building.

Lot 3 Arrowpoint Subdivision, Glen Irby, Cedar Park texas
Role: Civil PM
1 ac pad site development for QSR (black rock coffee)

707 W. Slaughter Lane, Jounreyman Construction inc., Austin Texas
Role: Civil Pm
300 unit multi family development

1208 East Howard Lane, Journeyman Construction INC., Austin Texas
Role: Civil PM
300 unit multifamily development on tract containing floodplains and CEFs

Arrowpoint Subdivision, Realtex Ventures, LP, Cedar Park, Texas
Role: Assistant Project Manager
Mr. Theone served as the sole client contact for the development of a 25 acre commercial subdivision in Cedar Park, Texas. Responsibilities included final design, platting/permitting, construction phase services, and pad site lot marketing assistance. Design activities included extensive site grading, roadway design, detention, water quality management, utility design and franchise utility coordination.

EXPERTISE

Site design. Especially: grading, stormwater management, water quality, and floodplain design

Client and team communication

REGISTRATIONS

Professional Engineer
- TX 142972

CERTIFICATIONS

1.4.1 Land Planning / Engineering, TxDOT

4.2.1 Roadway Design, TxDOT

17.5.1 Civil Engineering, TXDOT

18.3.1 Utility Adjustment Coordination, TxDOT

18.4.1 Utility Engineering, TxDOT

Michael Theone, P.E.

Senior Project Manager

QuikTrip No. 4129, QuikTrip Corporation, Austin, Texas
Role: Assistant Project Manager
Mr. Theone served as Assistant Project Manager for the development of a 21.7 acre tract in Austin, Texas. The development included platting, subdivision improvements, relocation of public storm water infrastructure, and civil site development plans for a proposed QuikTrip store. Responsibilities included site grading, storm water management, water quality, and QuikTrip Prototype coordination.

QuikTrip No. 4128, QuikTrip Corporation, Bastrop, Texas
Role: Assistant Project Manager
Mr. Theone served as the Assistant Project Manager for a QuikTrip Travel Center in Bastrop, Texas. Responsibilities included final site design, permitting, QuikTrip Prototype coordination, and construction phase services. Design activities included site grading, underground detention design, and franchise utility coordination.

Pond Springs Mixed-Use, David Spatz, Austin, Texas
Role: Assistant Project Manager
Mr. Theone served as the Assistant project Manager for a proposed Mixed-Use development including 72 units of multi-family and live/work units in Austin, Texas. Responsible for final site design, permitting and construction phase services. Design activities included site grading, innovative water quality management, utility design and coordination with franchise utility providers.

Rooms to Go Expansion, Roomstogo.com, Inc. dba Rooms To Go, Round Rock, Texas
Role: Assistant Project Manager
Mr. Theone served as the Assistant Project Manager for expansion of an existing Rooms To Go in Round Rock, Texas. Responbilies included final site design, floodplain investigation, permitting, and construction phase services. Design activities included deceleration lane deisgn, franchise utility relolcations, right of way donation, and encroachment agreements with the City of Round Rock.

Wolf Lakes Village Section 5, Novak Commercial LLC, Georgetown texas
Role: Civil PM
Multifamily development with a master development community (PUD) containing over 250 units.

Bar W Ranch Commercial, Barshop & Oles Company, Leander, Texas
Role: Assistant Project Manager
Mr.Theone served as the Assistance Project Manager for 50 acres of civil subdivision improvements including civil site development plans for retail and anchor tenant use (HEB). Responsibilities included drainage design, platting/permitting, construction phase services, and client marketing assistance. Design activities included unmapped floodplain modifications, wet pond design, and sedimentation/filtration ponds to serve the ultimate build out of the 50 acre commercial development.

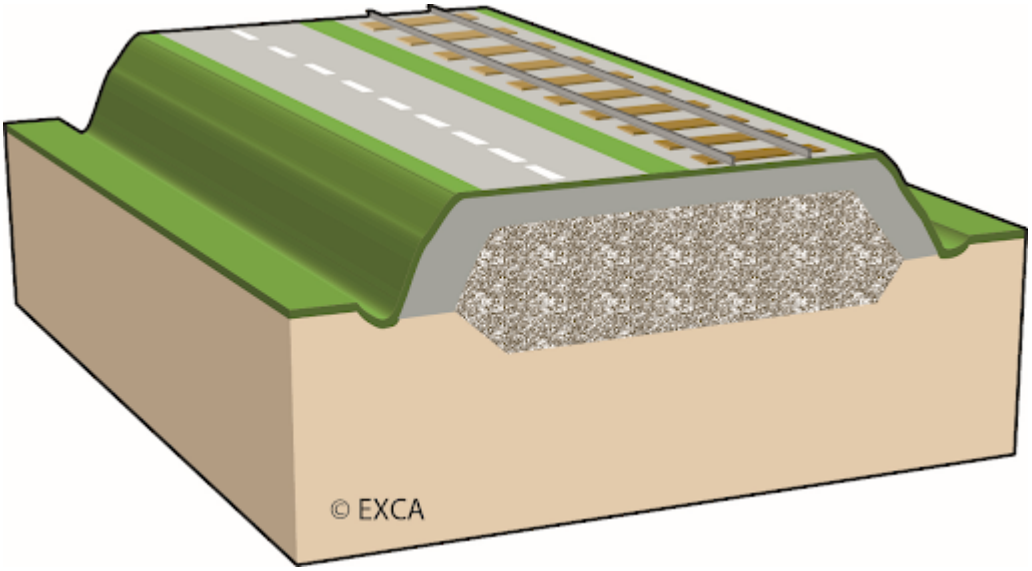
Dairy Queen Hutto, Robert Mayfield, Hutto, Texas
Role: Assistant Project Manager
Mr. Theone served as Assistant Project Manger for a proposed Dairy Queen Restaurant in Hutto, Texas. Responsibilities included final design, permitting, subdivision improvement coordination, and construction phase services. Design activities included site grading, site layout, and utility design/coordination with the concurrent subdivision improvements.

Shady Oaks Gun Range, Shady Oaks Gun Range, Cedar Park, Texas
Mr. Theone served as the sole client contact for the proposed gun range expansion in Cedar Park, Texas. Responsibilities included final site design, permitting, and construction phase services. Design activities included utilization of natural filter strips and earthen berm detention included in the overall site grading.

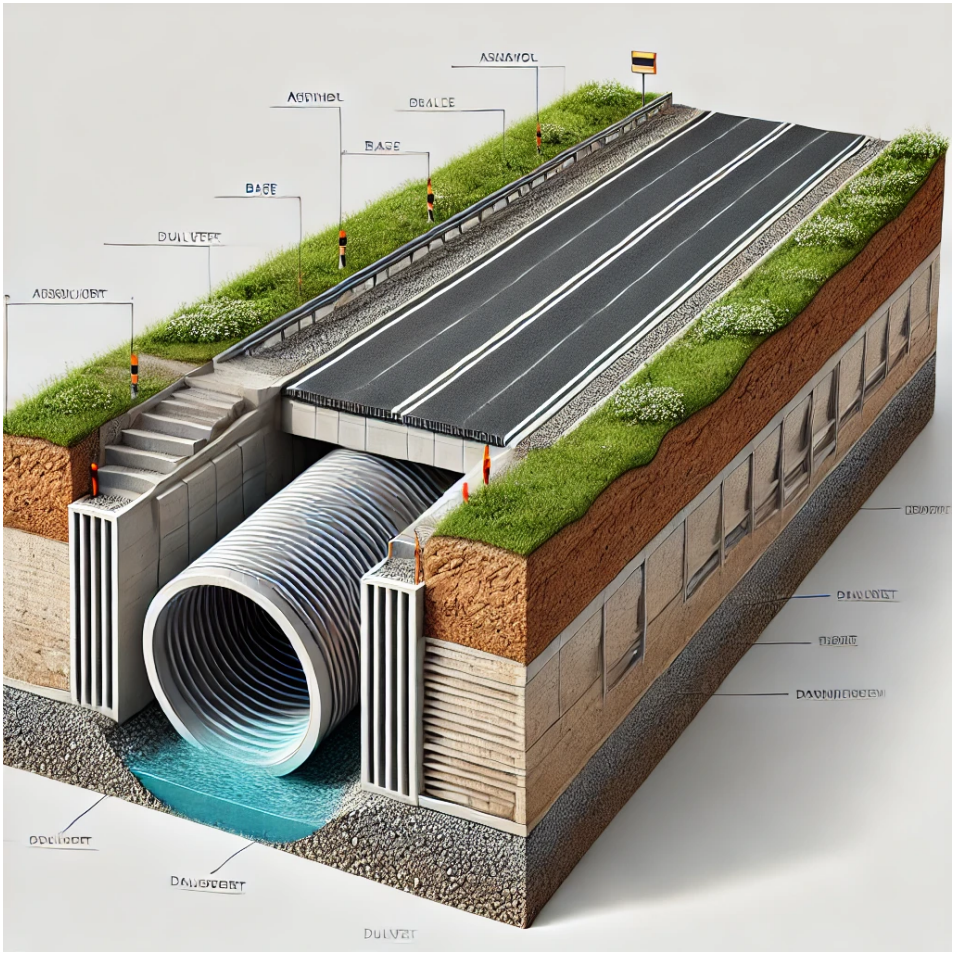
PROFESSIONAL AFFILIATIONS

Real Estate Council of Austin

Exhibit B



ELEVATED ROADWAY WITH ROADSIDE DRAINAGE SWALES



ELEVATED ROADWAY WITH UNDERGROUND DETENTION

Docusign Envelope ID: 33BD7869-F404-4516-96D7-F7793765BC81

DECLARATION OF JIM BOUSHKA

Pursuant to Section 132.001 of the Texas Civil Practice and Remedies Code, Declarant Jim Boushka hereby makes the following declaration under penalty of perjury:

1. My name is James Boushka. I am over the age of eighteen and am fully competent to make this declaration. The facts stated in this declaration are true and correct and based upon my personal knowledge.

2. This Declaration is made on behalf of Hardy T Land, LLC in support of its Appeal of the May 2, 2024 Takings Impact Assessment for Requested Infrastructure for the Hardy Tract, from Chad Gilpin, P.E., City Engineer, relating to Project No. SUB2023-0042 (known as the "Hardy Subdivision") and Project No. SD2022-0025 (known as the "Hardy Driveway"). A copy of the Notice of Appeal is attached hereto as **Exhibit A.** We initially gave notice of our intent to be heard at the December 17, 2024 City Council Meeting, but we were notified that meeting had been cancelled by the City.

3. I am a manager of Bunker Ranch, LLC, Hardy T Land, LLC and the Overlook at Bunker Ranch, LLC. I have over 7 years of experience in residential real estate development and construction, including as the owner and developer of 7 residential subdivision projects, including Bunker Ranch.

4. Hardy T Land owns an approximately 79-acre tract (the "Hardy Tract") in the City of Dripping Springs (the "City") that has been approved by the City for development as a residential subdivision, being an extension to and comprising Phase 6 of Bunker Ranch Subdivision, in accordance with Project No. SUB2023-0042 (known as the "Hardy Subdivision"), on the condition that Hardy T Land also improve (to the City's specifications) a private caliche road located in the Dripping Springs extra territorial jurisdiction (the "ETJ") that runs from the proposed Hardy Subdivision to Highway 290 (the "Hardy Driveway"). Attached hereto are (i) the deed conveying the Hardy Tract and (as tenants in common) the Hardy Driveway to Hardy T Land (**Exhibit B**); (ii) the plans for the Hardy Subdivision (**Exhibit C**); (iii) the City's conditional approval of the Hardy Subdivision (**Exhibit D**); and (iv) the City's approval with conditions of the plans for the Hardy Driveway (**Exhibit E**).

5. Aerial photos depicting the Hardy Subdivision and Hardy Driveway locations are attached at **Exhibit F**. The Hardy Subdivision consists of 72 lots, which (like the existing, completed phases of Bunker Ranch Subdivision) are large lots, and with respect to the Hardy Subdivision, intended to be on average approximately .75 acre in size to accommodate the City's desire for reduced density. Primary access for the Hardy Subdivision will be via Bunker Ranch Boulevard, which a Traffic Impact Analysis ("TIA") determined to be sufficient to handle the traffic flow stemming from the Hardy Subdivision. A copy of the TIA is attached hereto as **Exhibit G**. The City is requiring, as a condition to approval of the Hardy Subdivision development, the improvement of the Hardy Driveway to serve as a fire apparatus road and a secondary point of vehicular access to the Hardy Subdivision. It is the secondary access requirement imposed by the City that has apparently also led the City to impose requirements for construction of a sidewalk

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along one side of the Hardy Driveway and to require payment of a fee-in-lieu of construction of a sidewalk along the other side. *See* **Exhibit H**; *see also* City Code section 15.4.2. Hardy T Land sought from the Planning and Zoning Commission waivers of the secondary access and sidewalk requirements relating to the Hardy Driveway, as well as variances from the requirement to build sidewalks within the Hardy Subdivision, all of which were denied. It is noted that no prior phases of Bunker Ranch Subdivision were required to install sidewalks, and thus there are no sidewalks within Bunker Ranch Subdivision (as it is currently existing) to which sidewalks within the Hardy Subdivision could feasibly connect. The City staff has indicated that the denials of sidewalk variances by P&Z is not subject to administrative appeal. This is a separate question from the issue at hand, namely, whether the City must compensate Hardy T Land for the substantial costs associated with the sidewalk and fee-in lieu requirements based on the law relating to Takings and Rough Proportionality.

6. Hardy T Land LLC owns as tenants in common with a third party the approximately 3000 x 60 ft strip of land that is currently improved as a private caliche driveway and referred to herein as the "Hardy Driveway," which is located between two large approximately 80-acre privately-owned family tracts unrelated to the Hardy development, and which extends from the proposed Hardy Subdivision to Hwy 290. *See* **Exhibit B**. The fact that Hardy T Land owns the Hardy Driveway as tenants in common with a third party, prevents it as a matter of law from unilaterally dedicating the driveway and/or any sidewalk improvement associated with the driveway to the City as a public right-of-way. Thus, the conditionally approved site development plan contemplates that the Hardy Driveway and any sidewalk improvements will remain private property.

7. While Hardy T Land has challenged the necessity and extent of the required Hardy Driveway improvements, which Hardy T Land alleges far exceed those needed for a fire apparatus road and secondary access point, the subject of this appeal of the Takings Impact Assessment focuses on the City's requirements for the developer to (i) construct and pay for a ***sidewalk to nowhere*** along one side of the Hardy Driveway and (ii) pay a fee in lieu of a ***sidewalk to nowhere*** on the other side of this private drive, both of which—along with related increases in the construction costs associated with the private drive—constitute exactions for which the City must compensate Hardy T Land.

8. To put the City's requirements for the Hardy Driveway in context, I provide some background on the Hardy Tract and surrounding properties.

9. Bunker Ranch LLC owned and developed Phases 1-5 of the Bunker Ranch residential subdivision that is situated south of Hwy 290 and west of the Arrowhead subdivision. Consistent with maintaining its rural appeal, the Bunker Ranch residential subdivision includes large, approximately 1-acre lots, and was not required to build sidewalks. As mentioned above, the City waived the requirement for sidewalks within prior phases of the Bunker Ranch Subdivision. In 2020, Overlook at Bunker Ranch, LLC proposed to develop an additional 18.25 acres to the south of Bunker Ranch, as an extension of Bunker Ranch (known as the Overlook at Bunker Ranch or the "Florio Tract," Project No. SFL2021-0001)). The City waived sidewalks for

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the Overlook at Bunker Ranch development due to sidewalks "not providing any beneficial pedestrian connectivity." *See* **Exhibit I.**

10. In 2021, Hardy T Land acquired the Hardy Tract, which is located to the west of the existing Bunker Ranch Subdivision and the proposed Florio Tract development, and which at the time of acquisition was located outside of the City limits. The Hardy Tract was acquired with the specific intent to develop a residential subdivision that would be an extension of Bunker Ranch Subdivision, and this plan was discussed at length with the City both before and after the acquisition of the Hardy Tract. *See* **Exhibit J**. Hardy T Land also acquired co-ownership of the Hardy Driveway extending from the new proposed Phase 6 of Bunker Ranch to Hwy 290. Prior to Hardy T Land's acquisition of the Hardy Tract and Hardy Driveway tract, principals of Hardy T Land (including me) participated in numerous and extensive meetings and calls with the City, during which it was discussed that this new addition would be an extension of Bunker Ranch Subdivision and that the Hardy Driveway might be required for secondary emergency fire access to satisfy the "remoteness" requirements of Fire Code Sec. D104.3. It is not disputed by the City that the fire code does not require sidewalks, and that the fire marshal did not determine that sidewalks must be built.

11. In 2021, Hardy T Land voluntarily annexed the Hardy Tract into the City in reliance on the City's representations that it would be an extension of (and treated like) prior phases of Bunker Ranch Subdivision. However, the Hardy Driveway tract remains in the EJT. Despite no public facilities, sidewalks, trails, or roads existing in the vicinity of the Hardy Driveway, and despite the City previously waiving sidewalk requirements in all prior phases of the Bunker Ranch Subdivision, as well as in the Florio Tract, the City is now requiring costly sidewalks both within the Hardy Subdivision (Phase 6 of Bunker Ranch) and along the Hardy Driveway. Again, this appeal of the Takings Impact Assessment focuses on the ***sidewalk to nowhere*** and fee in lieu requirements along the Hardy Driveway.

12. While *public* sidewalks can advance a legitimate state interest, they do not do so along the *private* Hardy Driveway. There is no evidence showing that the development of the Hardy Driveway will have any impact on existing (or future planned and funded) infrastructure, such that the City is permitted to force Hardy T Land to pay for the sidewalk improvements and fees-in-lieu. In addition, there is no evidence showing that a sidewalk along the Hardy Driveway will provide any pedestrian connectivity with the rest of Bunker Ranch Subdivision or surrounding properties at all.

13. First, Mr. Gilpin's Taking Impact Assessment refers, without any detail or engineering analysis, to the City's "standard of requiring sidewalks on both sides of a roadway" as supporting his (incorrect) conclusion that there is no municipal taking of property, and that the sidewalk requirements are roughly proportional to the impact of the subdivision development. He offers no information or individualized, engineering analysis at all, including any supporting documentation on the level of pedestrian traffic (or corresponding reduction in vehicle traffic) that could be anticipated on a sidewalk along the Hardy Driveway. Given that a half-mile sidewalk along the Hardy Driveway would go nowhere and connect with nothing at Hwy 290 or within the remainder of the Bunker Ranch Subdivision, it defies logic to suggest that the impact of the Hardy

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Tract subdivision requires the sidewalk. A copy of the Takings Impact Assessment is attached hereto as **Exhibit K**.

14. Second, sidewalks along the private Hardy Driveway significantly impair—rather than promote—safety. The Takings Impact Assessment asserts that sidewalks are "solely to benefit the safety of the future residents of the proposed development." *Id*. But it does not explain how, why, or on what basis that statement is made. On the contrary, sidewalks along the private Hardy Driveway are *not required* by the Fire Code or the Fire Marshal—tasked with determining safety issues associated with developments. The Takings Impact Assessment does not address or attempt to address this fact and provides nothing to support its claim. Further, the required sidewalk would dead-end into Hwy 290's dangerous traffic, where there are no existing sidewalks, or any planned and funded sidewalks. To promote access via a sidewalk to nowhere will decrease safety for any pedestrians foolhardy enough to decide to walk to Hwy 290 along the Hardy Driveway. Encouraging pedestrian traffic to enter this dangerous area of Hwy 290, where there are no public improvements or safety measures in place or planned is simply negligent. And as shown in **Exhibit F** there are no existing or planned public or even private trail systems connecting to the Hardy Driveway. *See* ppt. 2-11. The existing trails within Bunker Ranch Subdivision dead end into a fence abutting private ranch property located adjacent to the east of the Hardy Driveway. In addition, there is currently fencing along both sides of the Hardy Driveway separating the driveway from the adjacent, privately-owned ranch properties, thus, without additional land grants by adjacent owners, there is no possibility of connectivity between Bunker Ranch, Hardy Tract and any public trails within the vicinity. The closest public sidewalk to the Hardy Driveway is in front of Walnut Springs Middle School, which is approximately 1 mile from the intersection of the Hardy Driveway/Hwy 290 and there are no existing, or planned and funded public sidewalks on Hwy 290 for that entire 1 mile.

15. Third, Mr. Gilpin makes a conclusory statement that the requirements of the Hardy Driveway are required to protect waterways or the environment. There is no explanation as to how that would support the City's requirement for the addition of a sidewalk, which by its very nature will increase impervious cover. During public comment at the P&Z hearing, neighbors and concerned citizens expressed their disapproval of adding more cement (i.e., from the sidewalks). Further, Mr. Gilpin did not even consider whether expanding the width of the road by requiring the sidewalk would necessitate the removal of additional large, native trees that currently line both sides of Hardy Driveway. Surely, removing these trees at the expense of cement sidewalks could not possibly be beneficial for the environment. *See* **Exhibit F**, p. 12-18.

16. Fourth, Mr. Gilpin does not offer nor address any reasonable alternatives to building sidewalks along the Hardy Driveway.

17. I am qualified by my years of experience in residential development and construction to determine the relative and reasonable costs of the Hardy Driveway with and without the City's sidewalk requirements. Attached as **Exhibit L** is a current estimate of the cost of the Hardy Driveway, based on the City's current approval with conditions. I believe that this is a reasonable cost estimate based on the current market and City's requirements, and the actual cost will continue to grow and is likely to be higher at the time of construction because of the passage

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of time and delay caused by the disputes with the City relating to their excessive requirements for the Hardy Driveway. Attached as **Exhibit M** is a current estimate of the cost for the Hardy Driveway without the requirement for a sidewalk along one side. The compensation due to Hardy T Land is **$2,011,936**, which is the difference between the two estimates plus the fee in lieu on one side, and represents the costs associated with the ***sidewalks to nowhere***.

18. Attached hereto as **Exhibit N** is correspondence Greenberg Traurig, LLP sent on our behalf on April 3, 2024, and we have done everything possible to resolve this matter since, to no avail. We are asking the Council to make the right decision, and award compensation for this taking of private property. If we are unable to get compensation for the exactions that do not flow from the subdivision's impact, we intend to seek relief from the Courts. The extreme costs of the Hardy Driveway, due to the City staff's specifications, compared to the relatively small number of lots proposed for the Hardy Tract to meet City's desire for reduced density, essentially destroys the economic viability of the Hardy Subdivision project. We have even requested, and been denied, additional density within the Hardy Subdivision. After many years of trying to reach an acceptable compromise with the City on this issue, I note that if Hardy T Land is forced to build the required sidewalks and pay the fees in lieu as required by the City as a condition to development of the Hardy Tract, Hardy T Land may be left with no option but to abandon the development of the Hardy Tract with its limited density, as currently contemplated.

19. Hardy T. Land's counsel, Jamie Rose with Greenberg Traurig, LLP, has corresponded with Laura Mueller, City Attorney of Dripping Springs, regarding the procedures for this hearing. Apparently, the City had no procedures in place for this type of Appeal before January 7, 2025—just two weeks prior to our appeal hearing. Attached hereto as **Exhibit O** are email correspondence between Jamie Rose and Laura Mueller.

20. My name is Jim Boushka, my date of birth is March 29, 1961, and my address is 6836 FM 2244, Rd 3-302, Austin, Texas 78746. I declare under penalty of perjury that the foregoing is true and correct.

Executed in Travis County, State of Texas, on the 16th day of January 2025

Signed by:
73A7FDC58B02475...

Jim Boushka

Exhibit A

GT GreenbergTraurig

Jamie A Rose
Tel 512.320.7281
Fax 512.320.7210
Jamie.Rose@gtlaw.com

December 12, 2024

Planning@cityofdrippingsprings.com
c/o Laura Mueller
City Attorney
City of Dripping Springs, Texas
lmueller@cityofdrippingsprings.com

Re: Notice of Appeal – Takings/Rough Proportionality Assessment – Hardy Driveway and Hardy Subdivision.

Dear City of Dripping Springs, Texas,

On behalf of Hardy T. Land, LLC, and Bunker Ranch, LLC (collectively, "Appellants"), regarding the Hardy Driveway (Project No. SD2022-0025) and the Hardy Subdivision (Project No. SUB2023-0042), please consider this letter as a formal, written notice of appeal of the May 2, 2024 Takings Impact Assessment for Requested Infrastructure for the Hardy Tract, from Chad Gilpin, P.E., City Engineer, and Laura Mueller, City Attorney, attached hereto as Exhibit A (the "Assessment").

Appellants hereby request this appeal be placed on the agenda for the City of Dripping Spring's meeting to be held on January 21, 2025.

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

Best regards,

/s/ Jamie Rose

Jamie A. Rose
Shareholder

DRIPPING SPRINGS
Texas

To: Jamie Rose

From: Chad Gilpin, P.E., City Engineer; Laura Mueller, City Attorney

Date: May 2, 2024

RE: Takings Impact Assessment for Required Infrastructure for the Hardy Tract

INTRODUCTION

The City of Dripping Springs has required, due to site development and fire requirements, that the project commonly known as the Hardy Tract build a road as specified in Exhibit "A." The property owner has requested a Takings Impact Assessment related to this requirement. For the City to impose this requirement it must show that "the required dedication is related both in nature and extent to the project's anticipated impact, though a precise mathematical calculation is not required."[1] This assessment will show that the road requirement is roughly proportional to the impact of the Bunker Ranch/Hardy Tract project.

REQUIREMENTS

The City, in consultation with the Fire Department (North Hays County Fire – ESD), requires a minimum twenty-six (26) foot roadway and a five (5) foot sidewalk on one side. This was based on the representation by the developer that multi-family may be placed on the tract. If no multi-family is on the tract, the roadway only must be twenty-four (24) feet. This is a fire requirement. Section 11.3.4 of the City Subdivision Ordinance requires all subdivisions with fifty (50) or more lots or units have at least two points of vehicular access and must be connected via improved roadways. The standard is to require sidewalks on both sides of the roadway, but the City waived the requirement for the second side on request of the developer in return for payment of fee-in-lieu. In addition, drainage improvements are required, but are only those needed to meet the Water Quality and Drainage mitigation as required by the Water Quality Ordinance Article 22.05.[2] The extent of the drainage improvements are only those that directly affect the required roadway and the sidewalk. These improvements are not required to be oversized for any other development.

The purpose of requiring two points of vehicular access is to provide safety and adequate traffic circulation to the residents of the subdivision. The subdivision ordinance is attached as Exhibit "A." The requirement of adequate drainage and water quality is to ensure that any required or planned improvements do not burden other private or public parties with adverse stormwater flows. In addition, it aids in protecting all waterways in the area from pollutants. The Ordinance adopted Article 22.05 is attached to this assessment as Exhibit "C." The remoteness requirement is from the Fire Code Section D106.3. It is attached as Exhibit "B." These required improvements

[1] *Dolan v. City of Tigard*, 512 U.S. 374, 391 (1994).
[2] All references to Ordinances or Sections are to the City of Dripping Springs Code of Ordinances unless otherwise stated. City of Dripping Springs Code of Ordinances are available on the City's website and municode.com.

are reasonably related to and accomplish the legitimate municipal goal of public safety while ensuring that neighboring properties are not burdened by new development.

The roadway only needs to be twenty-four (24) feet in width unless multi-family is built adjacent to the roadway. This is the minimum for any subdivision within the City of Dripping Springs. Fire requires twenty-six (26) feet if there will be multi-family.

IMPACT OF DEVELOPMENT

The Hardy Tract will add an additional seventy-five lots. In addition, the development is seventy-eight acres. This roadway is only for the residents of this development and does not have to be open to the public. In addition, the City is not asking that it be oversized to meet the needs of the public in general, only to meet the minimum city and fire requirements. Detention and Water Quality are required by the Hardy Tract subdivision to mitigate increased flows to neighboring properties caused by the roadway. The issue of the expense of the drainage is the fact that the second access point, the roadway in question, is between two parcels that are currently not owned by the developer. This requires that the drainage, sidewalk, and roadway must be included in their owned property.

DISCUSSION AND ANALYSIS

The requirements the City and Fire require are the minimum for roads and drainage for any residential development. In addition, the minimum normally required for a sidewalk on a two-lane rural roadway (which is the roadway required by the City) is five feet on both sides. The City waived the requirement that the sidewalk be on both sides, instead only requiring it on one side. These requirements are required for safety and are also sized to an extent appropriate to a development of this size. The nature of a subdivision as proposed is a two-lane rural road with sidewalks including adequate drainage.

ALTERNATIVES

The development could build a second point of access in another part of the development. In addition, the City has offered to review the possibility of allowing drainage to be stored on an adjacent agricultural lot. Finally, the developer could also appeal the partial waiver of the sidewalk to the Planning & Zoning Commission.

CONCLUSION AND RECOMMENDATIONS

The City and Fire is open to limiting the roadway to twenty-four feet so long as no multi-family is built in this development or adjacent to this roadway. If any other variances or waivers are requested, or decisions to be appealed, the processes must be followed. The City is not requiring that the development pay for any additional city infrastructure or fees that are not the minimum required by the number of lots and acres within this subdivision. The Hardy Drive and related infrastructure is not for the public or the City, it is solely to benefit the safety of the future residents of the proposed development.

Exhibit B

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HAYS §

THAT **P & H FAMILY LIMITED PARTNERSHIP NO. 1.**, a Texas limited partnership, ("Grantor"), for the consideration herein provided, has **GRANTED, BARGAINED, SOLD** and **CONVEYED** and does hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto **HARDY T LAND, LLC**, a Texas limited liability company, whose address is 317 Grace Lane, Austin, Texas 78746, all that certain real property comprising Tract 1, Tract 2, Tract 3, Tract 4 and Tract 5 situated in Hays County, Texas, and described on **EXHIBITS A, A-1, A-2 and A-3**, all attached hereto and incorporated herein by reference for all purposes (collectively, the "Land"), together with any and all improvements situated upon the Land, including specifically, but not by way of limitation, houses, barns, sheds, garages and other buildings and fences, fixtures, roads, paving, curbing, trees, shrubs, plants, hay, crops and other landscaping (the "Improvements"), and together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: any right, title and interest of Grantor in and to any adjacent streets, alleys or rights-of-way adjoining the Land, any water rights, claims, strips and gores, and easements, whether of record or not (the "Appurtenances").

Corridor Title GF# 20-414-D

For the same consideration, Grantor has **GRANTED, SOLD** and **CONVEYED** and does hereby **GRANT, SELL** and **CONVEY**, unto Grantee, **WITHOUT WARRANTY, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT WITHOUT LIMITATION THERETO, ALL WARRANTIES THAT MIGHT ARISE BY COMMON LAW AND THE WARRANTIES IN SECTION 5.023 OF THE TEXAS PROPERTY CODE (OR ITS SUCCESSOR STATUTE),** all of Grantor's rights, title and interest in and to any development rights, entitlements, land use rights, and utility rights pertaining to the Land ("Entitlements") and to any permits, applications, plans, studies and warranties applicable to the Land ("Permits").

The Land, together with the Improvements, Appurtenances, Entitlements and Permits are herein collectively referred to as the "Property."

The consideration for this conveyance, the receipt of which is hereby acknowledged, is as follows:

1. $10.00 and other valuable consideration paid to Grantor for which no lien, either expressed or implied, is retained; and

2. Delivery and payment to Grantor by STEPHEN C. DUJKA PARTNERSHIP, LTD., a Texas limited partnership ("First Lien Lender"), at the instance and request of Grantee, of the proceeds from one certain promissory note dated on or about the date of this Deed (the "First Lien Note"), executed by Grantee, in the original principal

amount therein stated, bearing interest and payable to the order of First Lien Lender as therein provided, the payment of which First Lien Note to the extent of the funds advanced for the purchase of the Property (defined below) is secured by the vendor's lien herein retained and by a deed of trust (the "First Lien Deed of Trust") of even date herewith to Steve Dujka, Trustee; and

3. Delivery and payment to Grantor by JPH INVESTMENT HOLDINGS, LLC, a Texas limited liability company ("Second Lien Lender"), at the instance and request of Grantee, of the proceeds from one certain promissory note dated on or about the date of this Deed (the "Second Lien Note"), executed by Grantee, in the original principal amount therein stated, bearing interest and payable to the order of Second Lien Lender as therein provided, the payment of which Second Lien Note to the extent of the funds advanced for the purchase of the Property (defined below) is secured by a subordinate vendor's lien herein retained and by a subordinate deed of trust (the "Second Lien Deed of Trust") of even date herewith to James P. Hendricks, Trustee.

Grantor hereby EXCEPTS from the Property hereby conveyed and RESERVES UNTO ITSELF, its successors and assigns, all of the oil, gas and other minerals of every kind and character, whether similar or dissimilar, known or unknown, in, on, under and which may be discovered, mined, produced, or recovered from the Property, or any portion thereof, that are owned by Grantor as of the date of this instrument (hereinafter the "Mineral Reservation"). The Mineral Reservation expressly excluding water, sand, gravel, limestone, rock, building stone, caliche, surface shale, near surface lignite, iron, and similar materials considered part of the surface estate. In connection with the Mineral Reservation, Grantor hereby WAIVES AND RELEASES any and all rights of every kind on the part of itself and its successors and assigns, to use the surface of the Land between the natural surface thereof and a depth of five hundred feet (500') in connection with the exploration, prospecting, mining, drilling, producing, saving, transporting, storing, treating or otherwise dealing with the oil, gas and other minerals lying in, on and under the Land or which may be produced therefrom.

This conveyance and the warranties of title herein are expressly made subject to: a) *ad valorem* taxes for the year 2021, not yet due and payable, and all subsequent years, including any and all assessments for prior years due to changes in land usage; and b) the matters set forth on **EXHIBIT B**, attached hereto and incorporated herein by this reference for all purposes (collectively, the "Permitted Exceptions").

BY ITS ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, GRANTEE ACKNOWLEDGES AND AGREES THAT, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE SET FORTH HEREIN AND THOSE REPRESENTATIONS AND WARRANTIES IN THAT CERTAIN FARM AND RANCH CONTRACT BETWEEN GRANTOR AND STEVE HARRAN AND JIM BOUSHKA, PREDECESSORS IN INTEREST TO GRANTEE, DATED MARCH 5, 2021 AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO FARM AND RANCH CONTRACT DATED JUNE 17, 2021 AND THAT CERTAIN SECOND AMENDMENT TO FARM AND RANCH CONTRACT DATED AUGUST 23, 2021 (COLLECTIVELY, THE "GRANTOR REPRESENTATIONS AND WARRANTIES"), GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES,

PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO: (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY; (B) THE INCOME TO BE DERIVED FROM THE PROPERTY OR THE PROPERTY'S INCOME POTENTIAL; (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON; (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (E) THE HABITABILITY OR MERCHANTABILITY OF THE PROPERTY OR ITS FITNESS FOR ANY PARTICULAR PURPOSE; (F) THE PRESENCE OF ANY ENDANGERED OR THREATENED SPECIES ON THE PROPERTY, AS WELL AS THE SUITABILITY OF THE PROPERTY AS HABITAT FOR ANY OF THOSE SPECIES; (G) THE PRESENCE OF ANY HISTORICAL OR ARCHEOLOGICALLY SIGNIFICANT SITE ON THE PROPERTY; (H) THE AVAILABILITY, CAPACITY OR LOCATION OF UTILITIES TO SERVE THE PROPERTY; (I) THE IMPACT UPON OR PRECISE NATURE OF OPERATIONS CONDUCTED UPON THE PROPERTY IN CONNECTION WITH ANY OIL, GAS AND MINERAL OPERATIONS WHICH MAY HAVE BEEN PREVIOUSLY CONDUCTED UPON OR NEAR THE PROPERTY OR (J) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY OTHER THAN AS MAY BE SPECIFICALLY REPRESENTED IN THE GRANTOR REPRESENTATIONS AND WARRANTIES.

WITHOUT LIMITING THE FOREGOING, EXCEPT AS SET FORTH IN GRANTOR'S REPRESENTATIONS AND WARRANTIES, GRANTOR DOES NOT AND HAS NOT MADE ANY REPRESENTATION OR WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ANY HAZARDOUS SUBSTANCES (defined below) OR SOLID WASTE (defined at 40 C.F.R., Part 261) ON, UNDER OR ABOUT THE PROPERTY OR THE COMPLIANCE OF THE PROPERTY WITH ANY OF THE FOLLOWING ENVIRONMENTAL LAWS AND GRANTEE FURTHER RELEASES GRANTOR FROM ANY CLAIMS, DEMANDS OR CHARGES THAT MAY BE BROUGHT BY IT WITH RESPECT TO THE FOLLOWING ENVIRONMENTAL LAWS - THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT ("CERCLA"), THE SUPERFUND AMENDMENT AND REAUTHORIZATION ACT, THE RESOURCE CONSERVATION RECOVERY ACT, THE FEDERAL WATER POLLUTION CONTROL ACT, THE FEDERAL ENVIRONMENTAL PESTICIDES ACT, THE CLEAN WATER ACT, THE CLEAN AIR ACT, THE TEXAS NATURAL RESOURCES CODE, THE TEXAS WATER CODE, THE TEXAS SOLID WASTE DISPOSAL ACT, THE TEXAS HAZARDOUS SUBSTANCES SPILL PREVENTION AND CONTROL ACT, ANY SO CALLED FEDERAL, STATE OR LOCAL "SUPERFUND" OR "SUPERLIEN" STATUTE, OR ANY OTHER STATUTE, LAW, ORDINANCE, CODE, RULE, REGULATION, ORDER OR DECREE REGULATING, RELATING TO OR IMPOSING LIABILITY (INCLUDING STRICT LIABILITY) OR STANDARDS OF CONDUCT CONCERNING ANY HAZARDOUS SUBSTANCES (COLLECTIVELY, THE "ENVIRONMENTAL LAWS"). FOR PURPOSES OF THIS INSTRUMENT, THE TERM "HAZARDOUS SUBSTANCES" SHALL MEAN AND INCLUDE THOSE ELEMENTS OR COMPOUNDS WHICH ARE CONTAINED ON THE LIST OF HAZARDOUS SUBSTANCES ADOPTED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND THE LIST OF TOXIC POLLUTANTS DESIGNATED BY

CONGRESS OR THE ENVIRONMENTAL PROTECTION AGENCY OR UNDER ANY ENVIRONMENTAL LAWS. (49 CFR 172.101 AND 40 CFR PART 301) AND AMENDMENTS THERETO OR ANY SUBSTANCES, MATERIALS OR WASTES WHICH ARE OR BECOME REGULATED UNDER ANY APPLICABLE ENVIRONMENTAL LAW, INCLUDING, WITHOUT LIMITATION, ANY MATERIAL, WASTE, OR SUBSTANCE WHICH IS (i) PETROLEUM, (ii) ASBESTOS, (iii) POLYCHLORINATED BIPHENS, (iv) DESIGNATED AS A "HAZARDOUS SUBSTANCE" UNDER SECTION 331 OF THE CLEAN WATER ACT OR LISTED PURSUANT TO SECTION 307 OF THE CLEAN WATER ACT OR (v) DEFINED AS A "HAZARDOUS WASTE" PURSUANT TO SECTION 101 OF CERCLA.

GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT: (i) GRANTEE HAS BEEN GIVEN FREE AND FULL OPPORTUNITY TO INSPECT THE PROPERTY; (ii) GRANTEE IS A SOPHISTICATED BUYER OF REAL PROPERTY, (iii) GRANTEE WILL BE PURCHASING THE PROPERTY PURSUANT TO ITS INDEPENDENT EXAMINATION, STUDY, INSPECTION AND KNOWLEDGE OF THE PROPERTY; (iv) GRANTEE IS RELYING UPON ITS OWN DETERMINATION OF THE VALUE OF THE PROPERTY AND USES TO WHICH THE PROPERTY MAY BE PUT, AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR OR ITS AGENTS; AND (v) THE PURCHASE PRICE REFLECTS THE "AS IS" NATURE OF THIS INTENDED TRANSACTION. GRANTEE SPECIFICALLY ACKNOWLEDGES AND AGREES THAT, EXCEPT AS OTHERWISE SPECIFICALLY SET FORTH IN THE GRANTOR REPRESENTATIONS AND WARRANTIES, GRANTOR IS SELLING THE PROPERTY AND GRANTEE IS PURCHASING THE PROPERTY ON AN "AS IS", "WHERE IS" AND " WITH ALL FAULTS" BASIS.

TO HAVE AND TO HOLD the Land, subject to the Mineral Reservation and the Permitted Exceptions, unto Grantee, and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular the Land unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, but subject, however, to the Mineral Reservation and the Permitted Exceptions.

Ad valorem taxes for the current year have been prorated as of the Effective Date of this instrument.

First Lien Lender, at Grantee's request, has paid in cash to Grantor that certain portion of the purchase price of the Property as is evidenced by the above referenced First Lien Note. It is expressly agreed and stipulated that a first and superior vendor's lien against and superior title (to the extent of the portion of the First Lien Note advanced for the purchase of the Property), is hereby retained by Grantor against the Property for the benefit of First Lien Lender until the above-described First Lien Note, and all interest accruing thereon, have been fully paid in accordance with their terms. Grantor does hereby TRANSFER, ASSIGN and CONVEY unto First Lien Lender said vendor's lien and superior title to the Property, WITHOUT RECOURSE against Grantor. Upon the full and complete payment of the First Lien Note and satisfaction and performance of all covenants, conditions, obligations and liabilities under the First Lien Deed of Trust, then this conveyance shall

become absolute and the vendor's lien and superior title herein reserved shall be automatically released and discharged.

In addition, Second Lien Lender, at Grantee's request, has paid in cash to Grantor that certain portion of the purchase price of the Property as is evidenced by the above referenced Second Lien Note. It is expressly agreed and stipulated that a subordinate vendor's lien (to the extent of the portion of the Second Lien Note advanced for the purchase of the Property), is hereby retained by Grantor against the Property for the benefit of Second Lien Lender until the above-described Second Lien Note, and all interest accruing thereon, have been fully paid in accordance with their terms. Grantor does hereby TRANSFER, ASSIGN and CONVEY unto Second Lien Lender said vendor's lien, WITHOUT RECOURSE against Grantor. Upon the full and complete payment of the Second Lien Note and satisfaction and performance of all covenants, conditions, obligations and liabilities under the Second Lien Deed of Trust, then this conveyance shall become absolute and the vendor's lien and superior title herein reserved shall be automatically released and discharged.

(Signature page follows)

EXECUTED effective as of this 16th day of September, 2021 (the "Effective Date").

GRANTOR:

P & H FAMILY LIMITED PARTNERSHIP NO. 1
a Texas limited partnership

By: Pathar No. 1, L.L.C.
Its: General Partner

By: Hardy E. Thompson III
Name: Hardy E. Thompson, III
Title: President

GRANTEE:

HARDY T LAND, LLC
a Texas limited liability company

By: _____
Name: Steve G. Harren
Title: Manager

THE STATE OF TEXAS §
§
COUNTY OF Hays §

This instrument was acknowledged before me on the 16th day of September, 2021, by Hardy E. Thompson, III, in his capacity as President of Pathar No. 1, L.L.C., a Texas limited liability company, general partner to P & H Family Limited Partnership No. 1, a Texas limited partnership, for and on behalf of said limited partnership.

VICTORIA L. HEAFNER
My Notary ID # 11916965
Expires April 30, 2025

_____
Notary Public in and for the State of Texas

THE STATE OF TEXAS §
§
COUNTY OF Hays §

This instrument was acknowledged before me on the 16th day of September, 2021, by Steve G. Harren, in his/her capacity as Manager of Hardy T Land, LLC, a Texas limited liability company, for and on behalf of said limited liability company.

VICTORIA L. HEAFNER
My Notary ID # 11916965
Expires April 30, 2025

_____
Notary Public, State of Texas

The following individuals join in the execution of this Special Warranty Deed to reflect the relinquishment of their homestead rights, if any, in and to the Property.

Hardy E. Thompson, III

Susan S. Thompson

THE STATE OF TEXAS §
§
COUNTY OF Hays §

This instrument was acknowledged before me on the 16th day of September, 2021 by Hardy E. Thompson, III.

VICTORIA L. HEAFNER
My Notary ID # 11916965
Expires April 30, 2025

Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF Hays §

This instrument was acknowledged before me on the 16th day of September, 2021 by Susan S. Thompson.

VICTORIA L. HEAFNER
My Notary ID # 11916965
Expires April 30, 2025

Notary Public, State of Texas

After recording, please return to:
GF No. 20-4146-D
Attn: Vicki Heafner
Corridor Title Company
171 Benney Lane, Bldg. 1
Dripping Springs, Texas 78620

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

Tract 1: Being 78.021 acres of land, more or less, out of the B. F. HANNA LEAGUE, in Hays County, Texas, being a portion of that certain 79.61 acre tract conveyed in Deed recorded in Volume 1733, Page 755, Official Public Records, Hays County, Texas. Said 78-021 acre tract being more particularly described by metes and bounds in **Exhibit "A-1"** attached hereto and made a part hereof.

Tract 2: A one-half undivided interest in and to that certain 3.706 acres of land, more or less, out of the B.F. HANNA LEAGUE, in Hays County, Texas, being all of a called 4.25 acre tract conveyed to P & H Family Limited Partnership No. 1 in Exhibit C by deed of record in Volume 1733, Page 755, Official Public Records, Hays County, Texas. Said 3.706 acre tract being more particularly described by metes and bounds in **Exhibit "A-2"** attached hereto and made a part hereof.

Tract 3: A one-half undivided interest in and to that certain 1.507 acre tract of land, more or less, out of the BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, in Hays County, Texas, being a portion of a called 79.61 acre tract conveyed to P & H Family Limited Partnership No. 1 as Tract A by Deed of record in Volume 1733, Page 755, Official Public Records, Hays County, Texas. Said 1.507 acre tract being more particularly described by metes and bounds in **Exhibit "A-3"** attached hereto and made a part hereof.

Tract 4: Being all of Grantor's right, title and interest in and to that certain non-exclusive easement for ingress and egress sixty (60) feet in width, lying south of and adjacent to the northern boundary of that certain 79.39-acre tract being out of and a part of quarter section No. 15. of the B. F. HANNA LEAGUE and a portion of the A. J. Holford Survey, in Hays County, Texas, said 79.39 acre-tract being more particularly described on Exhibit B to that certain Special Warranty Deed dated October 23, 2000 recorded at Document No. 00025537, Volume 1733, Page 748 in the Official Public Records of Hays County, Texas (the "FLP 2 Tract"); said easement over the FLP 2 Tract being created and described as Item #4 in that Special Warranty Deed dated October 23, 2000, executed by Hardy E. Thompson, Jr. and Patty King Thompson, to P & H Family Limited Partnership No. 1, a Texas limited partnership, recorded in Volume 1733, Page 755, Official Public Records, Hays County, Texas.

Tract 5: Being all of Grantor's right, title and interest in and to a one-half undivided interest in any other easements of ingress and egress appurtenant to Tract 1 or to the FLP 2 Tract, as described as Item #3 in that Special Warranty Deed dated October 23, 2000, executed by Hardy E. Thompson, Jr. and Patty King Thompson, to P & H Family Limited Partnership No. 1, a Texas limited partnership, recorded in Volume 1733, Page 755, Official Public Records, Hays County, Texas.

EXHIBIT A-1

METES AND BOUNDS DESCRIPTION AND SURVEY PLAT OF TRACT 1

[SEE ATTACHED]

EXHIBIT A-1

78.021 ACRES
BUNKER RANCH
DRIPPING SPRINGS, TX

PROJECT NO.: 304-065
MARCH 4, 2021

LEGAL DESCRIPTION

BEING A 78.021 ACRE TRACT OF LAND (INCLUDING A 60 SQUARE FOOT AREA IN CONFLICT) OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 79.61 ACRE TRACT CONVEYED TO P & H FAMILY LIMITED PARTNERSHIP NO. 1 AS TRACT A BY DEED OF RECORD IN VOLUME 1733, PAGE 755, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.); SAID 78.021 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a ½ inch iron rod with "CEC" cap set at the northeast corner of the remainder of said 79.61 acre tract, being an interior "ell" corner of a called 4.25 acre tract described in Exhibit C of said deed recorded in Volume 1733, Page 755, O.P.R.H.C.T.;

THENCE, along the common line of said remainder of 79.61 acre tract and of said 4.25 acre tract, S00°25'57"W, a distanced of 60.03 feet to a ½ inch iron rod with "CEC" cap set for the easterly common corner of said 78.021 acre tract and of said remainder of 79.61 acre tract and the **POINT OF BEGINNING,** hereof.

THENCE, along the common line of said 78.021 acre tract and partially of said 4.25 acre tract and then partially of a called 44.123 acre tract conveyed to the Elry and Barbara Hudson Living Trust by deed of record in Volume 2851, Page 80, O.P.R.H.C.T., S00°25'57"W, passing at distance of 39.91 feet, a ½ inch iron rod found at the westerly common corner of said 4.25 acre tract and of said 44.123 acre tract, continuing for a total distance of 652.82 feet to a ½ inch iron rod found at the westerly common corner of said 44.123 acre tract and of Bunker Ranch Phase 2, a subdivision of record in Document No. 20017197, O.P.R.H.C.T.;

THENCE, along the common line of said 78.021 acre tract and partially of said Bunker Ranch Phase 2 and then partially of the remainder of a called 111.67 acre tract conveyed to Bunker Ranch, LLC by deed of record in Document No. 16020931, O.P.R.H.C.T., S00°21'25"W, passing at 629.14 feet, a ½ inch iron rod with "CEC" cap set at the westerly common corner of said Bunker Ranch Phase 2 and the said remainder of 111.67 acre tract, continuing for a total distance of 2,259.99 feet to a ½ inch iron rod found at the westerly common corner of said remainder of 111.67 acre tract of a called 18.250 acre tract conveyed to The Overlook at Bunker Ranch, LLC by deed of record in Document No. 20061246, O.P.R.H.C.T.;

THENCE, bounding the area of conflict, the following two (2) courses and distances:

1. S05°53'31"E, a distance of 10.82 feet to a found ½ inch iron rod;
2. S86°15'32"W, a distance of 5.94 feet to an 8 inch cedar fence post found at the northerly common corner of said 18.250 acre tract and of a called 603.70 acre tract conveyed to Anna Marie Widen Speir, et al, by deed of record in Volume 1734, Page 427, O.P.R.H.C.T.;

THENCE, along the common line of said 78.021 acre tract and of said 603.70 acre tract, S88°42'30"W, a distance of 1,237.34 feet to a ½ inch iron rod with "CEC" cap set at the southerly common corner of said 78.021 acre tract and of a called 79.39 acre tract conveyed to P & H Family Limited Partnership No. 2 by deed of record in Volume 1733, Page 748, O.P.R.H.C.T.;

78.021 ACRES
BUNKER RANCH
DRIPPING SPRINGS, TX

PROJECT NO.: 304-065
MARCH 4, 2021

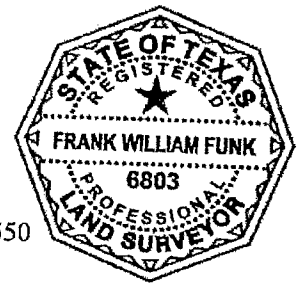
THENCE, along the common line of said 78.021 acre tract and of said 79.39 acre tract, the following three (3) courses and distances:

1. N18°14'48"E, a distance of 881.92 feet to a found ½ inch iron rod;
2. N19°44'58"W, a distance of 1,048.36 feet to a found 8 inch cedar fence post;
3. N12°13'46"E, a distance of 1,128.80 feet to a ½ inch iron rod set at the westerly common corner of said 78.021 acre tract and said remainder of 79.61 acre tract;

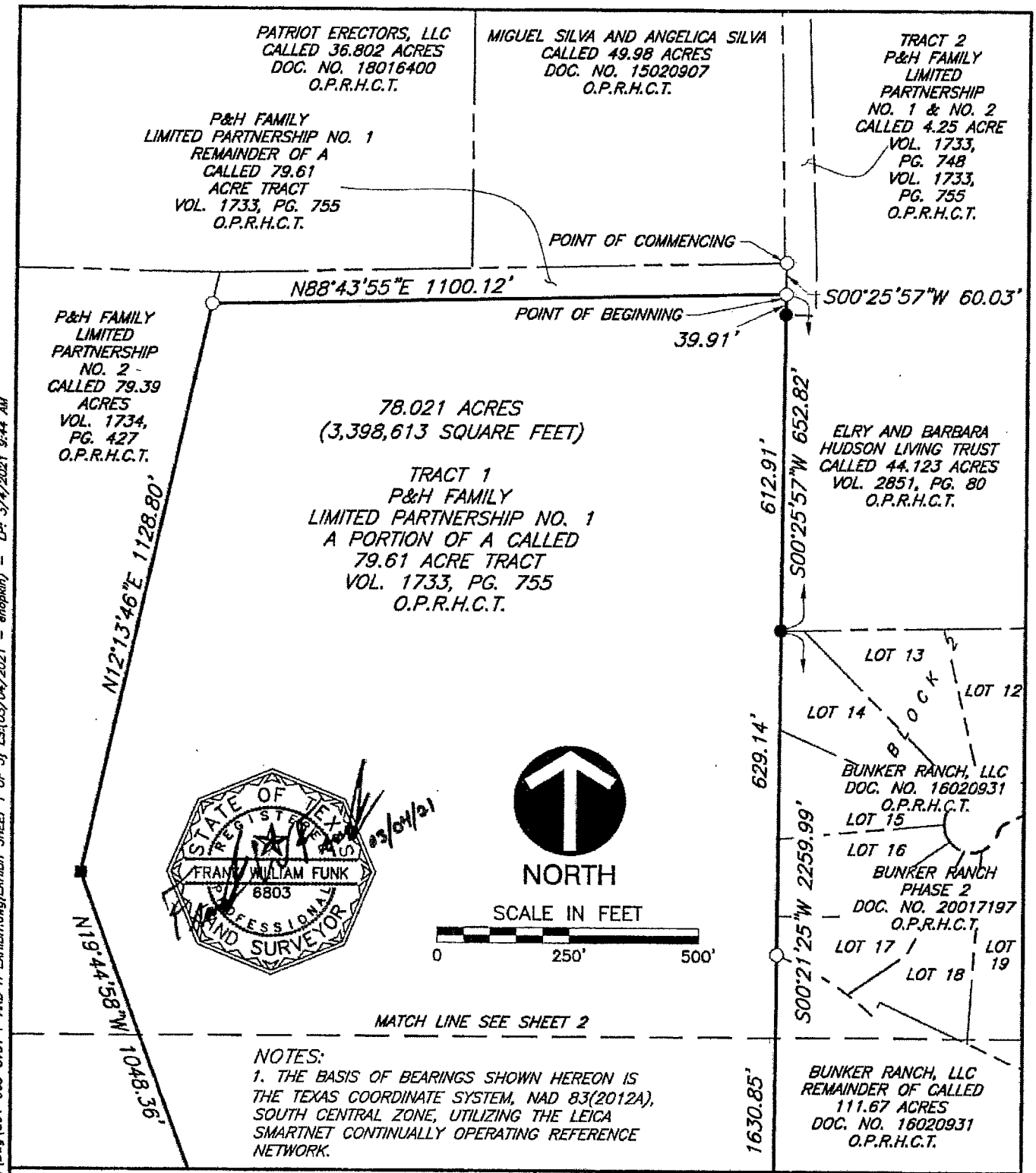
THENCE, along the common line of said 78.021 acre tract and of said remainder of 79.61 acre tract, N88°43'55"E, 1,100.12 feet to the **POINT OF BEGINNING,** and containing 78.021 acres (3,398,613 square feet) of land, more or less.

THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NSRS 2011(2012A), UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

Witness my hand and seal this 4th day of March, 2021.



Frank William Funk, R.P.L.S. 6803
Civil & Environmental Consultants, Inc.
3711 S. MoPac Expressway, Building 1, Suite 550
Austin, TX 78746
Texas Registered Surveying Firm No. 10194419



NOTES:
1. THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2012A), SOUTH CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

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3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com
Texas Registered Surveying Firm 10194419
Texas Registered Engineering Firm F-38

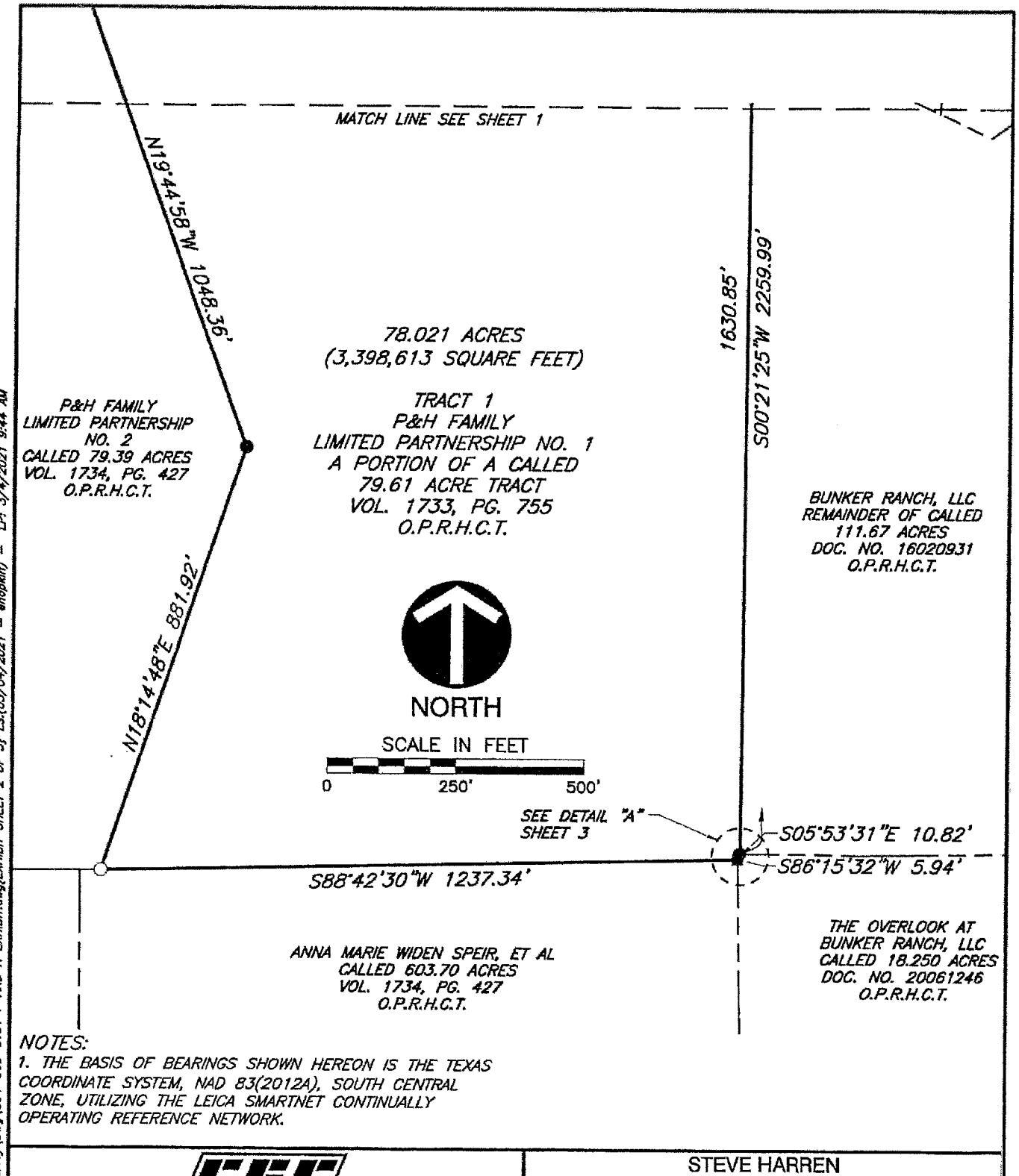
STEVE HARREN

CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS

P & H TRACT
EXHIBIT

DRAWN BY:	ESH	CHECKED BY:	FWF	APPROVED BY:	FWF	SHEET NO.:	1 OF 3
DATE:	MARCH, 2021	DWG SCALE:	1"=250'	PROJECT NO:	304-065		

P:\300-000\304-065\-Survey\Dwg\304-065-SV01 P AND H EXHIBIT.dwg[EXHIBIT SHEET 1 OF 3] LS:(03/04/2021 - ehopkin) - LP: 3/4/2021 9:44 AM



NOTES:

1. THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2012A), SOUTH CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

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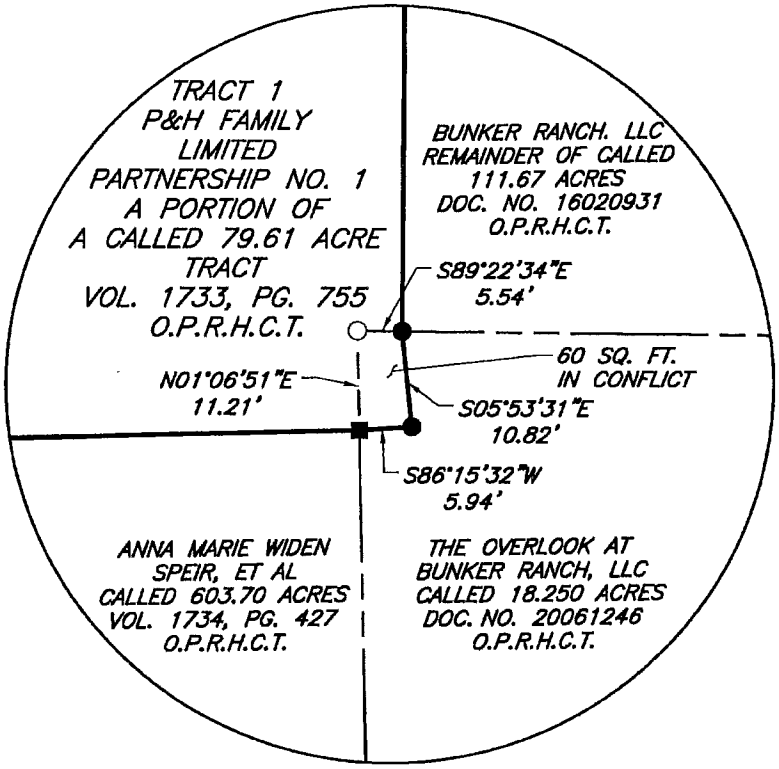
STEVE HARREN

CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS

P & H TRACT
EXHIBIT

DRAWN BY:	ESH	CHECKED BY:	FWF	APPROVED BY:	FWF	SHEET NO.:	2 OF 3
DATE:	MARCH, 2021	DWG SCALE:	1"=250'	PROJECT NO:	304-065		



NORTH

DETAIL "A"
SCALE 1" = 20'

LEGEND:

●	1/2" IRON ROD FOUND
■	FENCE POST FOUND
○	1/2" IRON ROD SET W/ "CEC" CAP
———	SUBJECT PROPERTY LINE
——— — — ———	ADJACENT PROPERTY LINE
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE

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STEVE HARREN

CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS

P & H TRACT
EXHIBIT

DRAWN BY:	ESH	CHECKED BY:	FWF	APPROVED BY:	FWF	SHEET NO.:	3 OF 3
DATE:	MARCH, 2021	DWG SCALE:	1"=250'	PROJECT NO:	304-065		

P:\300-000\304-065\-Survey\Dwg\304-065-SV01 P AND H EXHIBIT.dwg[EXHIBIT SHEET 3 OF 3] LS:(03/04/2021 - ahopkin) - LP: 3/4/2021 2:00 PM

EXHIBIT A-2

METES AND BOUNDS DESCRIPTION AND SURVEY PLAT OF TRACT 2

[SEE ATTACHED]

EXHIBIT A-2

3.706 ACRES
BUNKER RANCH
DRIPPING SPRINGS, TX

PROJECT NO.: 304-065
APRIL 29, 2021

LEGAL DESCRIPTION

BEING A 3.706 ACRE TRACT OF LAND OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 4.25 ACRE TRACT CONVEYED TO P & H FAMILY LIMITED PARTNERSHIP NO. 1 IN EXHIBIT C BY DEED OF RECORD IN VOLUME 1733, PAGE 755, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.); SAID 3.706 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½ inch iron rod with "CEC" cap set at an interior "ell" corner of said 3.706 acre tract, being the northeast corner of a called 79.61 acre tract, being described in Exhibit A of said deed recorded in Volume 1733, Page 755, O.P.R.H.C.T., for the **POINT OF BEGINNING,** hereof;

THENCE, along the common line of said 3.706 acre tract and of said 79.61 acre tract, S88°43'55"W, a distance of 3.37 feet to a found cotton spindle in a fence post at the southerly common corner of said 3.706 acre tract and of a called 49.98 acre tract conveyed to Miguel Silva and Angelica Silva by deed of record in Document No. 15020907, O.P.R.H.C.T.;

THENCE, along the common line of said 3.706 acre tract and of said 49.98 acre tract, generally following the fence, the following six (6) courses and distances:

1. N01°03'57"W, a distance of 453.05 feet to a calculated point;
2. N01°56'10"W, a distance of 547.42 feet to a calculated point;
3. N01°13'49"W, a distance of 182.02 feet to a calculated point;
4. N01°27'10"W, a distance of 445.20 feet to a calculated point;
5. N02°33'10"W, a distance of 563.42 feet to a calculated point;
6. N02°40'11"W, a distance of 802.30 feet to a ½ inch iron rod found in the southerly right-of-way line of U.S. Highway 290 at the northerly common corner of said 3.706 acre tract and of said 49.98 acre tract;

THENCE, along the common line of said 3.706 acre tract and of the southerly right-of-way line of U.S. Highway 290, N89°24'56"E, a distance of 60.00 feet to a ½ inch iron rod with "CEC" cap set at the northerly common corner of said 3.706 acre tract and of a called 18.340 acre tract conveyed to Nelda Kyle by deed of record in Volume 1264, Page 812, O.P.R.H.C.T;

THENCE, along the common line of said 3.706 acre tract and partially of said 18.340 acre tract, and then partially of a called 44.123 acre tract conveyed to the Elry and Barbara Hudson Living Trust in Volume 2851, Page 80, O.P.R.H.C.T., S02°00'08"E, a distance of 2995.00 feet to a found ½ inch iron rod;

THENCE, along the common line of said 3.706 acre tract and of said 44.123 acre tract, the following two (2) courses and distances:

1. S00°49'45"W, a distance of 99.68 feet to a found ½ inch iron rod;

3.706 ACRES
BUNKER RANCH
DRIPPING SPRINGS, TX

PROJECT NO.: 304-065
APRIL 29, 2021

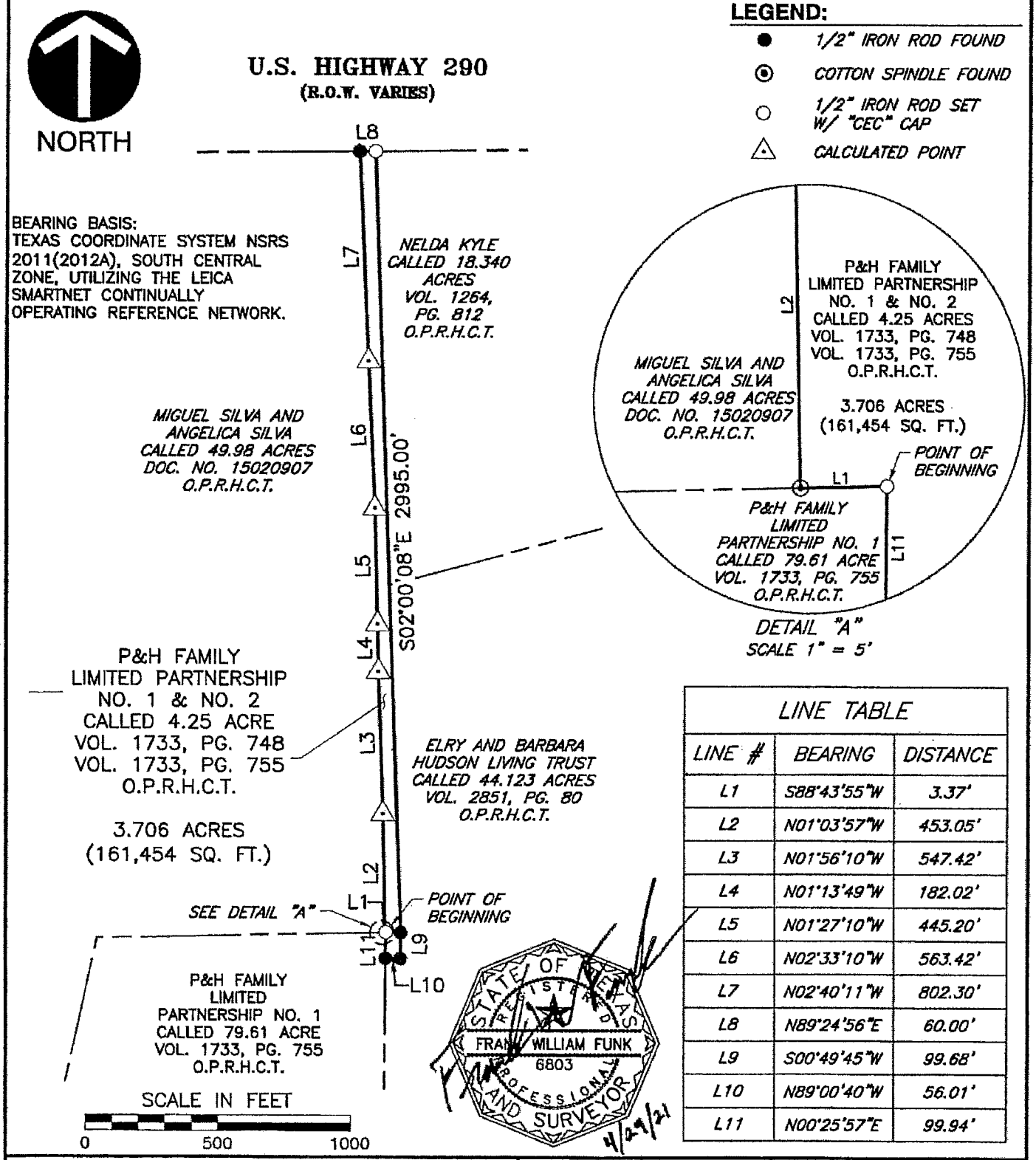
2. N89°00'40"W, a distance of 56.01' feet to a ½ inch iron rod found in the easterly line of said 79.61 acre tract found at the westerly common corner of said 3.706 acre tract and of said 44.123 acre tract;

THENCE, along the common line of said 3.706 acre tract and of said 79.61 acre tract, N00°25'57"E, a distance of 99.94 feet to the **POINT OF BEGINNING,** and containing 3.706 acres (161,454 square feet) of land, more or less.

THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NSRS 2011(2012A), UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

Witness my hand and seal this 29th day of April, 2021.

Frank William Funk, R.P.L.S. 6803
Civil & Environmental Consultants, Inc.
3711 S. MoPac Expressway, Building 1, Suite 550
Austin, TX 78746
Texas Registered Surveying Firm No. 10194419



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S88°43'55"W	3.37'
L2	N01°03'57"W	453.05'
L3	N01°56'10"W	547.42'
L4	N01°13'49"W	182.02'
L5	N01°27'10"W	445.20'
L6	N02°33'10"W	563.42'
L7	N02°40'11"W	802.30'
L8	N89°24'56"E	60.00'
L9	S00°49'45"W	99.68'
L10	N89°00'40"W	56.01'
L11	N00°25'57"E	99.94'

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STEVE HARREN

CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

P&H TRACT
U.S. 290 ACCESS

DRAWN BY:	CEC	CHECKED BY:	FWF	APPROVED BY:	FWF	SHEET NO.:	
DATE:	APRIL, 2021	DWG SCALE:	1"=500'	PROJECT NO:	304-065		1 OF 1

P:\300-000\304-065\-Survey\Dwg\304-065-SV01 P&H Tract 2 Boundary.dwg[LAYOUT1] LS:(4/29/2021 - ffunk) - LP: 4/29/2021 6:14 PM

EXHIBIT A-3

METES AND BOUNDS DESCRIPTION AND SURVEY PLAT OF TRACT 3

[SEE ATTACHED]

EXHIBIT A-3

1.507 ACRES
BUNKER RANCH
DRIPPING SPRINGS, TX

PROJECT NO.: 304-065
APRIL 29, 2021

LEGAL DESCRIPTION

BEING A 1.507 ACRE TRACT OF LAND OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 79.61 ACRE TRACT CONVEYED TO P & H FAMILY LIMITED PARTNERSHIP NO. 1 AS TRACT A BY DEED OF RECORD IN VOLUME 1733, PAGE 755, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.); SAID 1.507 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½ inch iron rod with "CEC" cap set at the northeast corner of the said 79.61 acre tract, being an interior "ell" corner of a called 4.25 acre tract described in Exhibit C of said deed recorded in Volume 1733, Page 755, O.P.R.H.C.T., for the **POINT OF BEGINNING** hereof;

THENCE, along the common line of said 1.507 acre tract and of said 4.25 acre tract, S00°25'57"W, a distance of 60.03 feet to a ½ inch iron rod with "CEC" cap set at the easterly common corner of said 1.507 acre tract and the remainder of said 79.61 acre tract;

THENCE, along the common line of said 1.507 acre tract and of said remainder of 79.61 acre tract, S88°43'55"W, 1,100.12 feet to a ½ inch iron rod with "CEC" cap set in the common line of said 79.61 acre tract and of a called 79.39 acre tract conveyed to P&H Family Limited Partnership No. 2 by deed of record in Volume 1733, Page 748, O.P.R.H.C.T., at the westerly common corner of said 1.507 acre tract and of the remainder of said 79.61 acre tract;

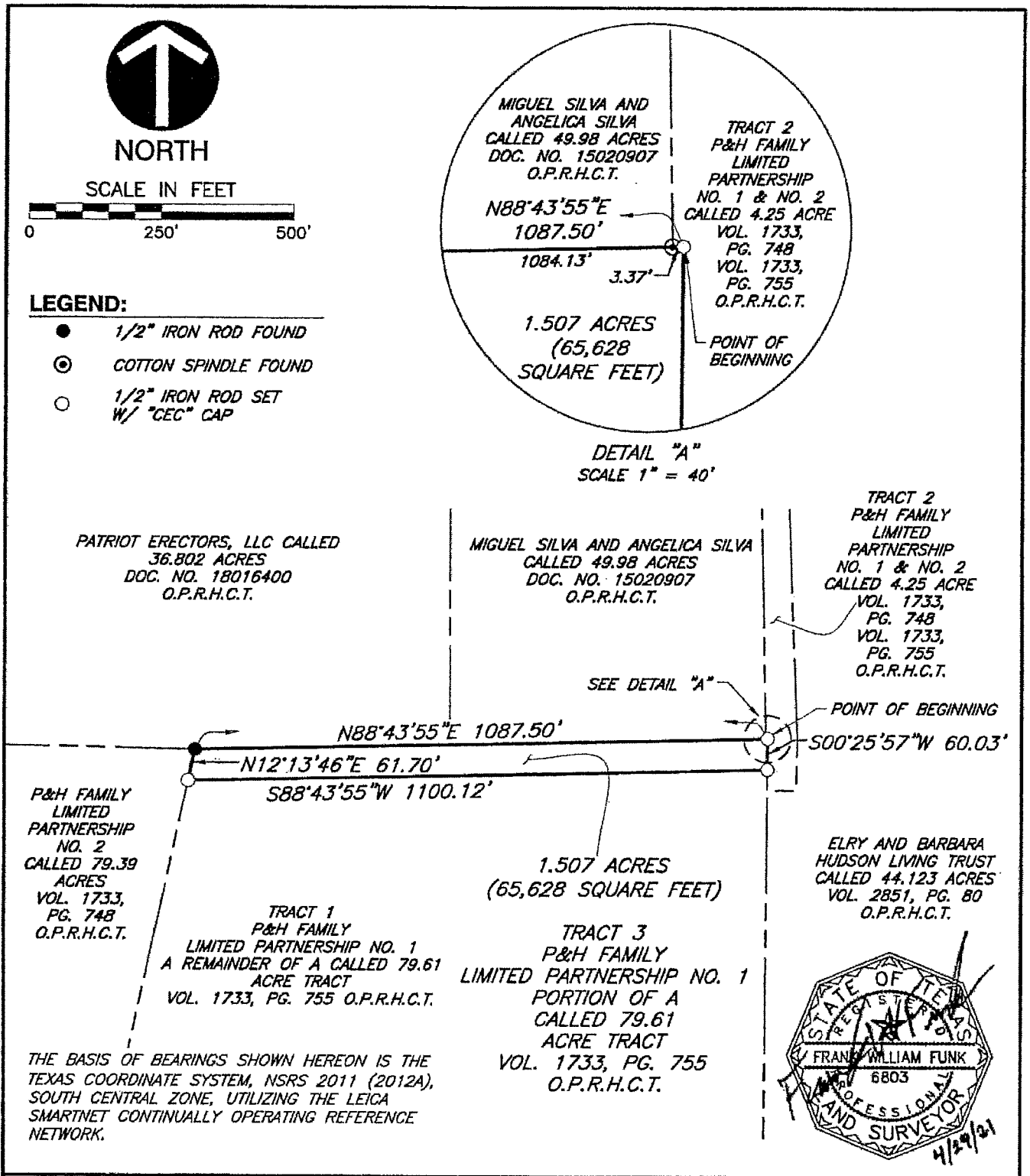
THENCE, along the common line of said 1.507 acre tract and of said 79.39 acre tract, N12°13'46"E, a distance of 61.70 feet to a ½ inch iron rod found in the southerly line of a called 36.802 acre tract conveyed to Patriot Erectors, LLC by deed of record in Document No. 18016400, O.P.R.H.C.T., at the northerly common corner of said 1.507 acre tract and of said 79.39 acre tract;

THENCE, along the common line of said 1.507 acre tract and partially of said 36.802 acre tract, and then partially of a called 49.98 acre tract conveyed to Miguel Silva and Angelica Silva by deed of record in Document No. 15020907, O.P.R.H.C.T., and then partially of said 4.25 acre tract, N88°43'55"E, passing at a distance of 1,084.13, a found cotton spindle in a fence post at the southerly common corner of said 49.98 acre tract and of said 4.25 acre tract, continuing for a total distance of 1,087.50 feet to the **POINT OF BEGINNING,** and containing 1.507 acres (65,628 square feet) of land, more or less.

THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NSRS 2011(2012A), UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

Witness my hand and seal this 29th day of April, 2021.

Frank William Funk, R.P.L.S. 6803
Civil & Environmental Consultants, Inc.
3711 S. MoPac Expressway, Building 1, Suite 550
Austin, TX 78746
Texas Registered Surveying Firm No. 10194419



P:\300-000\304-065\-Survey\Dwg\304-065-SV01 P AND H NORTHERN REMAINDER EXHIBIT.dwg[EXHIBIT SHEET 1 OF 1] LS:[04/29/2021 - ehopkin] - LP: 4/29/2021 6:10 PM

Civil & Environmental Consultants, Inc.
3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com
Texas Registered Surveying Firm 10194419
Texas Registered Engineering Firm F-38

STEVE HARREN

CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS

P & H TRACT 3 EXHIBIT

DRAWN BY:	ESH	CHECKED BY:	FWF	APPROVED BY:	FWF	SHEET NO.:	1 OF 1
DATE:	APRIL, 2021	DWG SCALE:	1"=250'	PROJECT NO:	304-065		

EXHIBIT B

Permitted Exceptions

1. Easement granted to Southwestern Bell Telephone Company, dated July 12, 1937, recorded in Volume 115, Page 86, of the Deed Records of Hays County, Texas (Tract 2).

2. Easement granted to Dripping Springs Water Supply Corporation, dated December 18, 2002, recorded in Volume 3228, Page 542, of the Official Public Records of Hays County, Texas (Tracts 1 and 3).

3. Non-exclusive ingress and egress easement set out in Special Warranty Deed recorded in Volume 1733, Page 748, Official Public Records, Hays County, Texas (Tract 3).

4. Rights and claims of cotenants in the land and to the rights of anyone claiming under them including, but not limited to, rights of partition, claims for improvements, claims for reimbursement, owelty of partition, and agreements between co-tenants (Tracts 2 and 3).

5. Easement granted to Pedernales Electric Cooperative, Inc. pursuant to Condemnation Proceedings filed May 19, 1953, under Cause No. 1648, in the County Court of Hays County, Texas and file of record in Document No. 21022398 of the Official Public Records of Hays County, Texas and as affected by Amendment recorded in Volume 1983, Page 576, of the Official Public Records of Hays County, Texas (Tract 1).

6. Easement granted to Dripping Springs Water Supply Corporation, dated December 4, 2003, recorded in Volume 3228, Page 534, of the Official Public Records of Hays County, Texas (Tract 2).

7. Affidavit to the public regarding a non-standard and/or proprietary on-site sewage facility installed on subject property, as recorded in Document No. 18037775, of the Official Public Records of Hays County, Texas. (Tract 4)

8. An approximately 60 square foot area located at the southeast corner of the Land in conflict with description of 18.250 acre tract in deed to The Overlook at Bunker Ranch, LLC recorded at Clerk's File No. 20061246, of the Official Public Records of Hays County, Texas.

THE STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

21051171 DEED
09/17/2021 09:07:15 AM Total Fees: $110.00

Elaine H. Cárdenas, MBA, PhD,County Clerk
Hays County, Texas

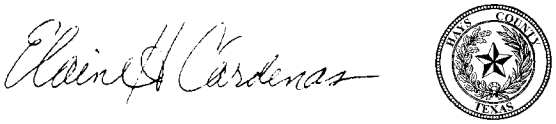


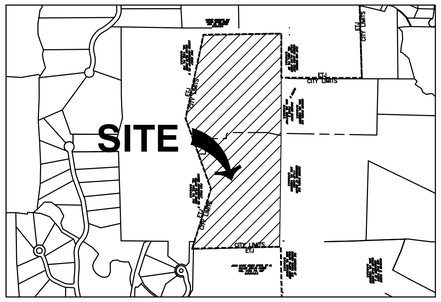
Exhibit C

SUBDIVISION CONSTRUCTION DRAWINGS

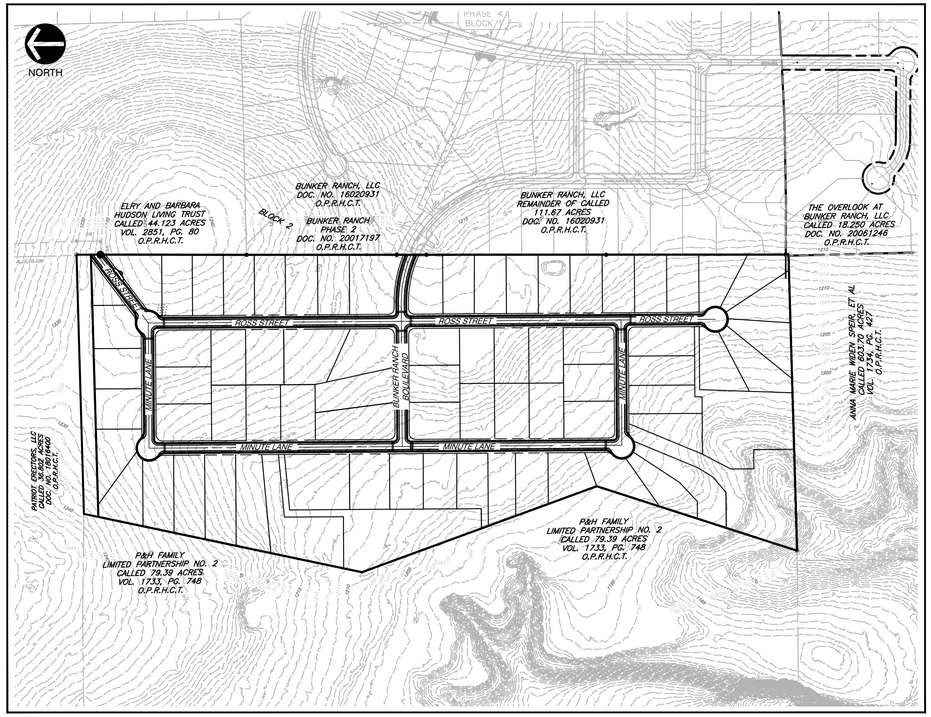
FOR

HARDY T LAND

CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX



VICINITY MAP
SCALE: 1"=1000'



SITE MAP
SCALE: 1"=300'

OWNER/TEAM INFORMATION

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, BUILDING 1, SUITE 550
AUSTIN, TX 78746
PH: (512) 439-0400
CONTACT: BRIAN ESTES, PE

OWNER / DEVELOPER

HARDY T LAND, LLC
STEVE HARREN
317 GRACE LANE #240
AUSTIN, TEXAS 78746

LAND SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, BUILDING 1, SUITE 550
AUSTIN, TX 78746
PH: (512) 439-0400
CONTACT: SYDNEY SMITH XINOS, R.P.L.S.

SUMMARY

FULL PURPOSE CITY LIMITS
ZONING: SF-2

AREAS

LOTS (73)	63.14 AC	80.93%
POND LOTS (3)	5.66 AC	7.25%
R.O.W.	9.22 AC.	11.82%
TOTAL=	78.02 AC.	

IMPERVIOUS COVER

CONCRETE = 182,836 S.F.
SIDEWALK = 65,483 S.F.
ASSUMED I.C. PER RESIDENTIAL LOT = 8,500 S.F.

IMPERVIOUS COVER TOTAL = 885,819 S.F.
IMPERVIOUS COVER TOTAL = 20.34 AC.
TOTAL AREA = 78.02 AC.

PROPOSED IMPERVIOUS COVER = 26.07%
MAX. ALLOWED IMPERVIOUS COVER = 40%

LOT COUNT

NUMBER OF LOTS = 73
AVERAGE LOT = 0.86 AC
TOTAL = 63.14 AC

BUILDING SETBACKS

FRONT = 25'
BACK = 15'
SIDE = 15'

PLAT NOTES

1. ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST REPLY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. ASSIGNED CITY ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.
3. NO PORTION OF THIS TRACT FALLS WITHIN FEMA 1% ANNUAL CHANCE FLOOD HAZARD AREA PER FEMA PANEL 48209C0085F DATED 9/2/2005.
4. WATER PROVIDER: DRIPPING SPRINGS WATER SUPPLY CORP.
5. A PORTION OF THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
6. THE JURISDICTIONAL AUTHORITY FOR ONSITE SEWAGE FACILITIES (OSSF) FALLS UNDER THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY. THE AUTHORIZED AGENT IS THE CITY OF DRIPPING SPRINGS.
7. THE HOA SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER FACILITIES.
8. DRIPPING SPRINGS WATER SUPPLY CORPORATION WILL OWN AND OPERATE THE WATER FACILITIES AS PER NOTE 4.
9. THE HOA SHALL BE THE OWNER AND OPERATOR OF ROADWAY FACILITIES
10. A WATER QUALITY BMP MAINTENANCE PLAN HAS BEEN PREPARED FOR THIS DEVELOPMENT AND IS ON FILE AT THE CITY HALL IN THE SITE DEVELOPMENT CASE # SD2022-0066.

LEGAL DESCRIPTION

BEING A 78.021 ACRE TRACT OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS, BEING ALL OF TRACT 1, CONVEYED TO HARDY T LAND, LLC BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 21051171, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.)

NOTES:

1. OWNER WILL BE ABLE TO CONTINUE DEVELOPMENT PROCESS, SUCH AS ROADS, UTILITIES, AND ACCEPTANCE THEREOF, HOWEVER, NO BUILDING CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL CONNECTIVITY IS ESTABLISHED IN CONFORMANCE WITH THE 2018 INTERNATIONAL FIRE CODE, APPENDIX D, SECTION D107.1 AND SECTION D107.2.
2. 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.
3. 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.
4. DEVELOPER WILL BUILD SIDEWALKS ADJACENT TO COMMON AREAS; HOME BUILDERS WILL BUILD SIDEWALKS ON RESIDENTIAL LOTS. DEVELOPER WILL BOND SIDEWALKS PRIOR TO CONSTRUCTION.

SUBMITTED BY : BRIAN ESTES, PE

02/13/2024

STATE OF TEXAS
BRIAN ESTES
89270
LICENSED
PROFESSIONAL ENGINEER

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

APPROVED BY:

CITY ADMINISTRATOR

CITY ENGINEER

DRIPPING SPRINGS WATER SUPPLY CORPORATION

APPROVED BY:

HAYS COUNTY ESD #6

SITE PERMIT NUMBER

811 !!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

SHEET LIST

Sheet #	Description
01	COVER SHEET
02	GENERAL NOTES
03	PRELIMINARY PLAN
04	PRELIMINARY PLAN
05	EXISTING CONDITIONS
06	EXISTING DRAINAGE AREA MAP
07	PROPOSED DRAINAGE AREA MAP
08	ROSS STREET NORTH (0+00 – 4+50)
09	ROSS STREET NORTH (4+50 - END)
10	ROSS STREET SOUTH (0+00 – 9+50)
11	ROSS STREET SOUTH (9+50 - END)
12	MINUTE LANE NORTH (0+00 – 5+50)
13	MINUTE LANE NORTH (5+50 - END)
14	MINUTE LANE SOUTH (0+00 – 9+50)
15	MINUTE LANE SOUTH (9+50 - END)
16	BUNKER RANCH BLVD. (0+00 – END)
17	GENERAL DETAILS 2
18	GENERAL DETAILS
19	OVERALL WATER PLAN
20	WATER LINE A P&P (0+00 – 3+50)
21	WATER LINE A P&P (3+50 – 14+50)
22	WATER LINE A P&P (14+50 – 21+50)
23	WATER LINE A P&P (21+50 – END)
24	WATER LINE B P&P (0+00 – 6+00)
25	WATER LINE B P&P (6+00 – 16+00)
26	WATER LINE B P&P (16+00 – 24+00)
27	WATER LINE B P&P (24+00 – END)
28	WATER LINE C P&P
29	UTILITY DETAILS
30	OVERALL STORM PLAN
31	STORM LINES A
32	STORM LINE A1 & A2
33	STORM B
34	STORM LINES B1 & B2
35	STORM LINE C
36	STORM LINE C1-C5
37	STORM LINES D
38	STORM LINE D-2
39	STORM LINE E
40	STORM LINES E1-E2-E3
41	STORM LINE F
42	E&S CONTROL PLAN
43	DETENTION POND A
44	DETENTION POND B
45	DETENTION POND C
46	WATER QUALITY POND B
47	WATER QUALITY POND C
48	WATER QUALITY POND CALCULATIONS
49	SIGNING AND STRIPING PLAN
50	STRUCTURAL DETAILS

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-98
3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND LLC
HARDY T LAND
DRIPPING SPRINGS, HAYS COUNTY, TX

COVER SHEET

DATE:	02/13/2024
DWG SCALE:	1" = 300'
PROJECT NO:	304-065
APPROVED BY:	BE
DRAWN BY:	MSC
CHECKED BY:	STAFF

DRAWING NO.: 01
SHEET 01 OF 50

P:\300-999\304-065\~CAD\Dwg\Hardy\CIVIL\01 304065-CIVIL- COVER SHEET.dwg[LAYOUT] LS(1:1)(2023 - amending) - LP, 6/6/2022 4:03 PM

Exhibit D

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

DRIPPING SPRINGS
Texas

Date: **March 7, 2024**

Name: **Luis Garcia**
Company: **CEC**
Email: **lgarcia@cecinc.com**

Dear **Luis Garcia**:

CONDITIONAL APPROVAL

This letter is to inform you that case **SUB2023-0042 HARDY CONSTRUCTION PLANS** has received a conditional approval. Each the following conditions must be addressed before the permit is approved.

1. Final approval will be withheld until completion of the secondary access.
2. Provide copy of executed drainage easement.

Should you have any questions or concerns, please feel free to reach out to the planning department.

Regards,

Tory Carpenter, AICP
Planning Director
City of Dripping Springs

Exhibit E

City of Dripping Springs
511 Mercer Street • PO Box 384 • Dripping Springs, TX 78620 • 512.858.4725
cityofdrippingsprings.com

DRIPPING SPRINGS
Texas

Open spaces, friendly faces.

Date: **November 7, 2023**

Name: **Michael Theone**
Company: **Civil & Environmental Consultants, Inc.**
Email: **mtheone@cecinc.com**

Dear **Michael Theone**:

CONDITIONAL APPROVAL

This letter is to inform you that the case **SD2022-0025 HARDY DRIVEWAY** has received a conditional approval. Each the following conditions must be addressed before the permit is approved.

1. Submit executed drainage easement document.

2. I do not see the level spreader details for the culvert discharge. Please add details or clarify location. The one detail reference 508S-13 is a standard headwall detail that will not fit the situation.

3. Confirm 100-yr flow is contained within the ROW. Provide an exhibit confirming the spread of the 100-yr is contained within the ROW.

4. Since this roadway is in the ETJ provide a signature block on the cover with approval by the County Transportation Department prior to submitting to the City for final approval and signatures.

Should you have any questions or concerns, please feel free to reach out to the planning department.

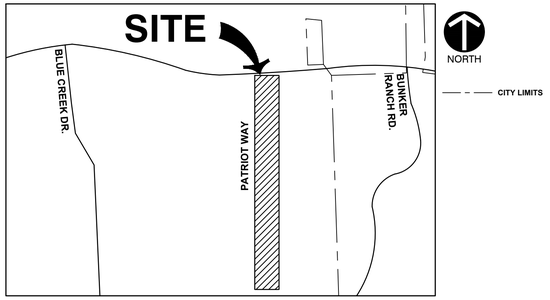
Regards,

Michelle Fischer
City Administrator
City of Dripping Springs

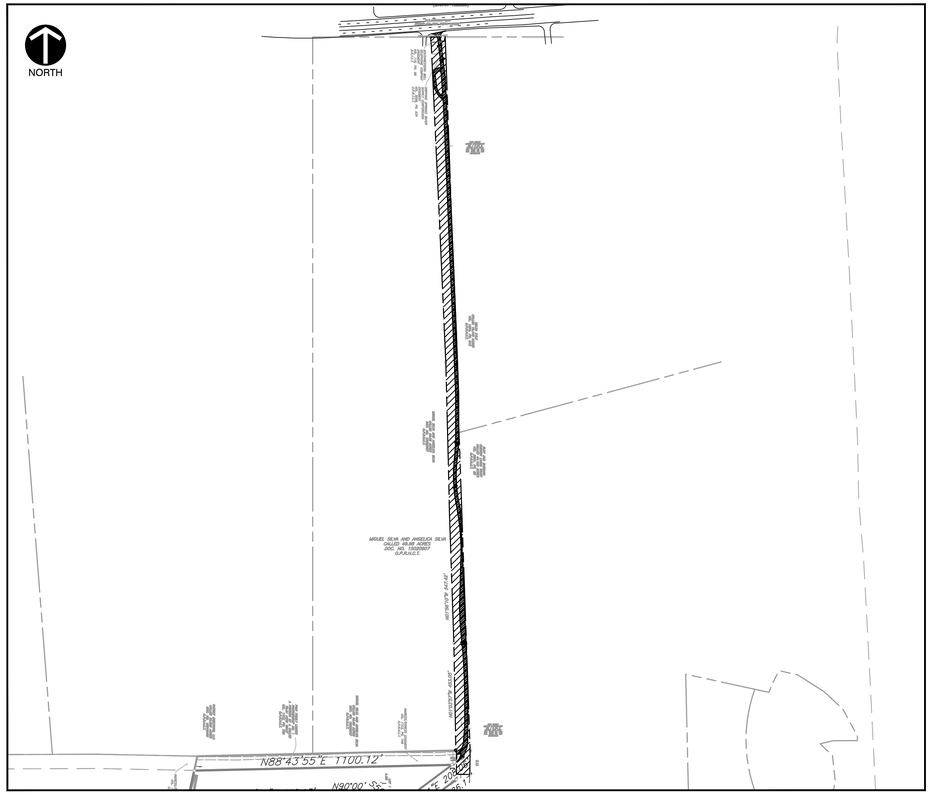
HARDY T LAND, LLC
HARDY DRIVEWAY

CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX
SITE DEVELOPMENT PLANS

SUBMITTAL DATE: 8/10/2022



VICINITY MAP
SCALE: 1"=1000'



SITE MAP
SCALE: 1"=300'

OWNER/TEAM INFORMATION

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, BUILDING 1, SUITE 550
AUSTIN, TX 78746
PH: 512-439-0400
CONTACT: MICHAEL THEONE, PE

OWNER / DEVELOPER

HARDY T LAND, LLC
317 GRACE LANE #240
AUSTIN, TEXAS 78746

LAND SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, BUILDING 1, SUITE 550
AUSTIN, TX 78746
PH: 512-439-0400
CONTACT: SYDNEY XINOS, RPLS

IMPERVIOUS COVER

IMPERVIOUS COVER TOTAL: 1.85 AC
TOTAL AREA: 3.706 AC

IMPERVIOUS COVER: 49.9%

NOTES

ALL RESPONSIBILITY FOR ACCURACY OF THESE PLANS REMAIN WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF DRIPPING SPRINGS MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

THIS SITE LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

CZP EAPP ID NO. 11003502, REGULATED ENTITY NO. RN111601258

NO PORTION OF THIS SITE LIES WITHIN A FEMA FLOODPLAIN AS DEPICTED IN FEMA FIRM PANEL 48209C0085F, DATED 9/2/2005.

A WATER QUALITY BMP MAINTENANCE PLAN HAS BEEN PREPARED FOR THIS DEVELOPMENT AND IS ON FILE AT CITY HALL IN SITE DEVELOPMENT CASE# SD2022-0025.

THE OWNER OF THE PROPERTY - HARDY T LAND, LLC - IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER UTILITIES WITHIN THIS DEVELOPMENT.

THE EXISTING ROAD BASE IS TO BE UTILIZED IN THE CONSTRUCTION OF THIS ROADWAY PER THE APPROVAL OF THE GEOTECHNICAL ENGINEER.

FLOOD STATEMENT:
NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48209C0085F FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 2, 2005.

WATERSHED INFORMATION:
ENTIRETY OF THE SITE LIES WITHIN EDWARDS AQUIFER CONTRIBUTING ZONE. SITE DEVELOPMENT PERMIT WILL REQUIRE A CONTRIBUTING ZONE PLAN (CZP) FROM TCEQ.

REVISIONS

NO.	DESCRIPTION	REVISE (R) / ADD (A) SHEET NO.	PLAN SET SHEET TOTAL	NET IC CHANGE	SITE IC	% IC	APPROVED / DATE

CORRECTIONS

NO.	DESCRIPTION	REVISE (R) / ADD (A) SHEET NO.	PLAN SET SHEET TOTAL	NET IC CHANGE	SITE IC	% IC	APPROVED / DATE

CITY OF DRIPPING SPRINGS SITE DEVELOPMENT PERMIT # SD-2022-0025

APPROVED BY:	APPROVED BY:
CITY ADMINISTRATOR	DRIPPING SPRINGS WATER SUPPLY CORPORATION
CITY ENGINEER	HAYS COUNTY ESD #6
PLANNING DIRECTOR	HAYS COUNTY TRANSPORTATION DEPARTMENT

LEGAL DESCRIPTION

A0222 BENJAMIN F HANNA SURVEY, ACRES 3.706

ADDRESS

2901 W HWY 290
DRIPPING SPRINGS, TX 78620

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE EXPANSION OF AN EXISTING 16 FOOT WIDE PRIVATE DRIVEWAY TO 26 FEET IN WIDTH SPANNING APPROXIMATELY 3,000 LINEAR FEET.

SUBMITTED BY : MICHAEL A. THEONE

8/10/2022

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

811 !!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

SITE DEVELOPMENT PLANS INDEX

SHEET NO.	SHEET TITLE
01	COVER SHEET
02	GENERAL NOTES
03	EXISTING CONDITIONS & DEMO PLAN
04	LAYOUT SHEET
05	SITE DETAILS
06	SITE DETAILS 2
07	EROSION PLAN SHEET
08	EROSION DETAILS
09	EXISTING DMAP1 OF 2
10	EXISTING DMAP 2 OF 2
11	PROPOSED DMAP 1 OF 2
12	PROPOSED DMAP 2 OF 2
13	TXDOT CULVERT - EXISTING DMAP
14	TXDOT CULVERT - PROPOSED DMAP
15	OVERALL GRADING AND DRAINAGE PLAN
16	TXDOT DRIVEWAY
17	UNDERGROUND DETENTION 1 OF 2
18	UNDERGROUND DETENTION 2 OF 2
19	UNDERGROUND DETENTION CALCS
20	GRADING AND DRAINAGE 1
21	GRADING AND DRAINAGE 1 CALCS
22	GRADING AND DRAINAGE 2
23	GRADING AND DRAINAGE 2 CALCS
24	GRADING AND DRAINAGE 3
25	GRADING AND DRAINAGE 3 CALCS
26	DRAINAGE DETAILS
27	STORM PLAN & PROFILES A-C
28	STORM PLAN & PROFILES D-G
29	STORM PLAN & PROFILES H-K
30	STORM PLAN & PROFILES L-M
31	RIGID PAVEMENT DESIGN
32	ROAD PLAN & PROFILE STA 0+00-11+00
33	ROAD PLAN & PROFILE STA 11+00-22+00
34	ROAD PLAN & PROFILE STA 22+00-END
35	ROAD PLAN STA 30.25 - LINE OF SIGHT
36	ROADSIDE DITCH P&P 0+00-10+00
37	ROADSIDE DITCH P&P 10+00-END
38	ROADSIDE DITCH SECTIONS
39	UNDERGROUND DETENTION 1 1 OF 2
40	UNDERGROUND DETENTION 1 2 OF 2
41	UNDERGROUND DETENTION 2 1 OF 2
42	UNDERGROUND DETENTION 2 2 OF 2

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-58
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

COVER SHEET

DATE:	8/10/2022
DWG SCALE:	NTS
PROJECT NO:	324-199
DRAWN BY:	CEC
CHECKED BY:	CB
APPROVED BY:	MAT

DRAWING NO.: **01**

SHEET 01 OF 42

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GENERAL CONSTRUCTION NOTES:

1. SAW CUT AND MATCH ALL EXISTING PAVEMENT.
2. NO STREET LIGHTS OR SIGNS OF ANY KIND ARE TO BE PLACED WITHIN ANY SIDEWALKS.
3. NO BLASTING IS ALLOWED.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS STANDARD SPECIFICATIONS.
5. ANY EXISTING UTILITIES, PAVEMENT, SIDEWALKS, STRUCTURES, TREES, ETC., THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
6. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.
7. MANHOLE FRAMES, COVERS, VALVES, CLEAN-OUTS, ETC. SHALL BE RAISED TO GRADE PRIOR TO FINAL PAVEMENT CONSTRUCTION.
8. THE CONTRACTOR SHALL GIVE THE CITY OF DRIPPING SPRINGS 48 HOURS NOTICE BEFORE BEGINNING CONSTRUCTION.
9. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH CITY SPECIFICATION AT THE CONTRACTOR'S OPTION. HOWEVER, THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION UNLESS OTHERWISE REQUESTED BY THE PROPERTY OWNER.
10. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF DRIPPING SPRINGS, HIMSELF, THE ENGINEER, OTHER UTILITY COMPANIES, ANY AFFECTED PARTIES AND ANY OTHER ENTITY THE CITY OR THE ENGINEER MAY REQUIRE.
11. THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF DRIPPING SPRINGS ACCURATE "RECORD" DRAWINGS FOLLOWING COMPLETION OF ALL CONSTRUCTION.
12. THE CITY OF DRIPPING SPRINGS SHALL NOT BE PETITIONED FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.
13. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND TEMPORARY EASEMENTS, PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER.
14. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
15. DENSITY TESTING FOR TRENCH BACKFILL IS TO BE DONE IN 12" LIFTS AT ONE TEST PER 500' OR EACH LINE SEGMENT.
16. A STABILIZED CONSTRUCTION ENTRANCE IS REQUIRED AT ALL POINTS WHERE CONSTRUCTION TRAFFIC IS EXITING THE PROJECT ONTO EXISTING PAVEMENT.
17. THE ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE STATE LAW (VERNON'S ANNOTATED TEXAS STATUTES, ARTICLE 1436(C)) AND THE NEED FOR EFFECTIVE PRECAUTIONARY MEASURES WHEN OPERATING EQUIPMENT IN THE VICINITY OF ELECTRICAL LINES. IF THE CONTRACTOR CHOOSES TO USE EQUIPMENT WITH THE POTENTIAL OF COMING WITHIN THE DISTANCE PRESCRIBED BY STATUTE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE WORK WITH THE APPROPRIATE ELECTRIC UTILITY COMPANY.
18. CONTRACTOR SHALL NOTIFY THE DRIPPING SPRINGS AT LEAST 48 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET ROW. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S ROW MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
19. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT, INCLUDING GAS, ELECTRIC, TELEPHONE, CABLE TV, ETC. SHALL BE A MINIMUM OF 36" BELOW SUBGRADE.
20. DEPTH OF COVER FOR WATER AND WATER LINES SHALL BE 36" UNDER NATURAL GROUND AND 42" UNDER PAVED AREAS.
21. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC R.O.W. OR ADJACENT PROPERTIES OR USES AT THE PROPERTY LINE. UNSHIELDED "WALL" PACK LIGHTING IS NOT PROPOSED.
22. ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
23. THE DEVELOPER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR THE MANAGER OR AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED AREAS. SAID AREAS SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. ALL PLANTED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM AND WATERED AS NECESSARY TO ENSURE CONTINUOUS HEALTHY GROWTH AND DEVELOPMENT. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE.
24. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.

FIRE NOTES:

1. FIRE APPARATUS ACCESS ROADS FOR TWO WAY TRAFFIC SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 24 FEET (6096 MM), EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES , AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (4115 MM).
2. THE FIRE CODE OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRE AN INCREASE IN THE MINIMUM ACCESS WIDTHS WHERE THEY ARE INADEQUATE FOR FIRE OR RESCUE OPERATIONS.
3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF 80,000 LBS.
4. THE GRADE OF THE FIRE APPARATUS ACCESS ROAD SHALL BE WITHIN THE LIMITS ESTABLISHED BY THE FIRE CODE OFFICIAL BASED ON THE FIRE DEPARTMENT'S APPARATUS. NO GREATER THAN 8%.
5. THE ANGLES OF APPROACH AND DEPARTURE FOR FIRE APPARATUS ACCESS ROADS SHALL BE WITHIN THE LIMITS ESTABLISHED BY THE FIRE CODE OFFICIAL BASED ON THE FIRE DEPARTMENT'S APPARATUS.
6. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING—FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
7. SIGNS SHALL READ " FIRE LANE TOW AWAY ZONE " OR "FIRE ZONE TOW AWAY ZONE " AND SHALL BE 12" WIDE AND 18" HIGH. SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH LETTERS AND BORDERS IN RED, USING NOT LESS THAN 2" LETTERING. SIGNS SHALL BE PERMANENTLY AFFIXED TO A STATIONARY POST AND THE BOTTOM OF THE SIGN SHALL BE SIX FEET, SIX INCHES (6'6") ABOVE FINISHED GRADE. SIGNS SHALL BE SPACED NOT MORE THAN THIRTY-FIVE FEET (35') APART. SIGNS MAY BE INSTALLED ON PERMANENT BUILDINGS OR WALLS OR AS APPROVED BY THE FIRE CODE OFFICIAL.
8. FIRE APPARATUS ACCESS ROADS 20 TO 26 FEET WIDE (6096 TO 7925 MM) SHALL BE POSTED ON BOTH SIDES AS A FIRE LANE.
9. FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES.
10. FIRE APPARATUS ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE TOW AWAY ZONE" OR "FIRE ZONE TOW AWAY ZONE" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT 25 FEET INTERVALS OR LESS, ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.

STREET AND DRAINAGE NOTES:

1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE OWNER'S EXPENSE. ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE PRIOR TO ANY TESTING.
2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 2" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 3" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
3. STREET RIGHT-OF-WAYS SHALL BE GRADED AT A SLOPE OF ¼" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED. HOWEVER, IN NO CASE SHALL THE WIDTH OF THE RIGHT-OF-WAY AT 14" PER FOOT SLOPE SHALL BE LESS THAN 10 FEET UNLESS A SPECIFIC REQUEST FOR AN ALTERNATIVE GRADING SCHEME IS MADE TO AND ACCEPTED BY THE CITY OF DRIPPING SPRINGS ENGINEERING DEPARTMENT.
4. ALL RCP SHALL BE MINIMUM OF CLASS III.

WATER NOTES:

1. ALL WATER VALVE COVERS ARE TO BE PAINTED BLUE.
2. THRUST RESTRAINTS SHALL BE IN ACCORDANCE WITH DSWSC.
3. ALL MECHANICAL RESTRAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
4. FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND PLACED INTO SERVICE.
5. WATER LINE TESTING AND DISINFECTION SHALL BE IN ACCORDANCE WITH AWWA STANDARD AND TCEQ.
6. ALL WATER MAINS, DISTRIBUTION LINES AND SERVICE LINES SHALL BE INSTALLED IN ENCASEMENT PIPE UNDERNEATH EXISTING STREETS AND OTHER PAVED SURFACES.
7. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900 MIN. CLASS 150) OR DUCTILE IRON (AWWA C-100 MIN. CLASS 150). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200 PSI, SDR-9).
8. ALL FIRE HYDRANTS SHALL BE DUCTILE IRON PIPE (AWWA C-100 MIN. CLASS 150).
9. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE.
10. THE CONTRACTOR SHALL CONTACT THE RETAIL WATER SUPPLY COMPANY AT LEAST 48 HOURS PRIOR TO CONNECTING TO EXISTING WATER LINES.
11. THE CONTRACTOR MUST OBTAIN A BULK WATER PERMIT OR PURCHASE AND INSTALL A WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIME BY ALL WHO USE WATER.
12. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM DISINFECTION OF ALL POTABLE WATER LIENS CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING TEST GAUGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTING MATERIAL), AND NECESSARY LABOR REQUIRED FOR THE STERILIZATION PROCEDURE.
13. THE TOP OF VALVE STEMS SHALL BE AT LEAST 18" AND NO MORE THAN 36" BELOW FINISHED GRADE. VALVE STEM RISERS SHALL BE WELDED ON EACH END TO THE CITY'S SATISFACTION.
14. FIRE HYDRANT LEADS TO BE DUCTILE IRON, CLASS 350 AND INSTALLED PER SPECIFICATIONS AND DETAIL.
15. PRIOR TO INSTALLATION OF FIRE HYDRANTS, THE ENGINEER WILL PROVIDE THE CONTRACTOR ONE (1) CUT FROM A HUB PIN, ESTABLISHING THE ELEVATION OF THE LINE.
16. BLUE REFLECTOR MARKERS SHALL BE LOCATED ON THE CENTERLINE OF THE PAVEMENT ACROSS FROM ALL FIRE HYDRANTS. PAVEMENT MARKERS AT INTERSECTIONS SHALL BE FOUR-SIDED.
17. DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE.
18. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE TOTALLY ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
19. ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET RETAIL WATER SUPPLIER SPECIFICATIONS MINIMUM COVER REQUIREMENTS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS OR CUTS WILL BE ISSUED BY THE ENGINEER.
20. RETAIL WATER SUPPLIER TO BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. RETAIL WATER SUPPLIER INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.
21. CONTRACTOR TO NOTIFY WATER UTILITY 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES.
22. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO STANDARD SPECIFICATIONS.
23. TRACER TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS.

SEQUENCE OF CONSTRUCTION:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES WHERE REQUIRED.
2. INSTALL ALL TEMPORARY EROSION CONTROLS.
3. ROUGH GRADE PONDS TO 100% CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO CLEARING, EXCAVATION AND EMBANKMENT ACTIVITIES. THE PONDS AND OUTLETS SHALL BE MAINTAINED AND FUNCTIONAL AS TEMPORARY DETENTION AND SEDIMENTATION BASINS THROUGHOUT CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT PONDS IS COMPLETE.
4. CLEAR AND GRUB STRIP TOPSOIL. STOCKPILE TOPSOIL FOR LATER USE.
5. SITE GRADING.
6. ROUGH CUT ROADWAYS AND DITCHES
7. INSTALL PROPOSED UTILITIES.
8. PAVING IMPROVEMENTS AND BUILDING PAD PREPARATION.
9. FINALIZE DETENTION POND AND LANDSCAPE PLANTING.
10. AFTER THE COMPLETION OF CONSTRUCTION AND PRIOR TO THE REMOVAL OF TEMPORARY EROSION CONTROLS, THE PROJECT ENGINEER MUST INSPECT THE JOB AND WRITE A CONCURRENCE LETTER TO THE CITY. FINAL INSPECTION IS SCHEDULED UPON RECEIPT OF THE LETTER.
11. REVEGETATION.
12. MAINTAIN VEGETATIVE WATERING TO ESTABLISH PERMANENT GRASSES.
13. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS WHEN RESTORATION HAS BEEN ACCEPTED.

SILT FENCE NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TRENCHED (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FLAP TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED AFTER IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND APPROPRIATE REPRESENTATIVES TO DISCUSS INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF DRIPPING SPRINGS, AT LEAST 48 HOURS PRIOR TO THE MEETING DATE.
3. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR OTHER APPROPRIATE PARTY. MAJOR REVISIONS MUST BE APPROVED BY THE CITY OF DRIPPING SPRINGS. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
4. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN IT REACHES SIX (6) INCHES.
5. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
6. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS; ONE SQUARE FOOT IN TOTAL AREA; BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY OF DRIPPING SPRINGS ENVIRONMENTAL INSPECTOR FOR FURTHER INVESTIGATION.

TEMPORARY VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH COOL SEASON COVER CROPS (WHEAT AT 0.5 POUNDS PER 1000 SF, OATS AT 0.5 POUNDS PER 1000 SF, CEREAL RYE GRAIN AT 0.5 POUNDS PER 1000 SF) WITH A TOTAL RATE OF 1.5 POUNDS PER 1000 SF. COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 1 POUNDS PER 1000 SF.
   A. FERTILIZER SHALL BE WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1/2 POUND PER 1000 SF.
   B. HYDROMULCH SHALL COMPLY WITH TABLE1, BELOW.
   C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.

PERMANENT VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOWED TO A HEIGHT OF LESS THAN ONE-HALF (1/2) INCH AND THE AREA SHALL BE RE-SEEDED IN ACCORDANCE WITH 2. BELOW.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION. BERMUDA GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL.
   A. FERTILIZER SHALL BE A WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1/2 POUND PER 1000 SF.
   B. HYDROMULCH
   C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT DAILY INTERVALS (MINIMUM) DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF ½ INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK.
   D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.

TREE & NATURAL AREA PROTECTION NOTES:

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO STANDARDS FOR TREE PROTECTION PER THIS SHEET.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE) , FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
   C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
   B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED ROOT DAMAGE);
   C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
   D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST TO DISCUSS ALTERNATIVES.

SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.

7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE SAVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 HOURS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE ISA ARBORICULTURE STANDARDS FOR PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

ACCESSIBILITY NOTES:

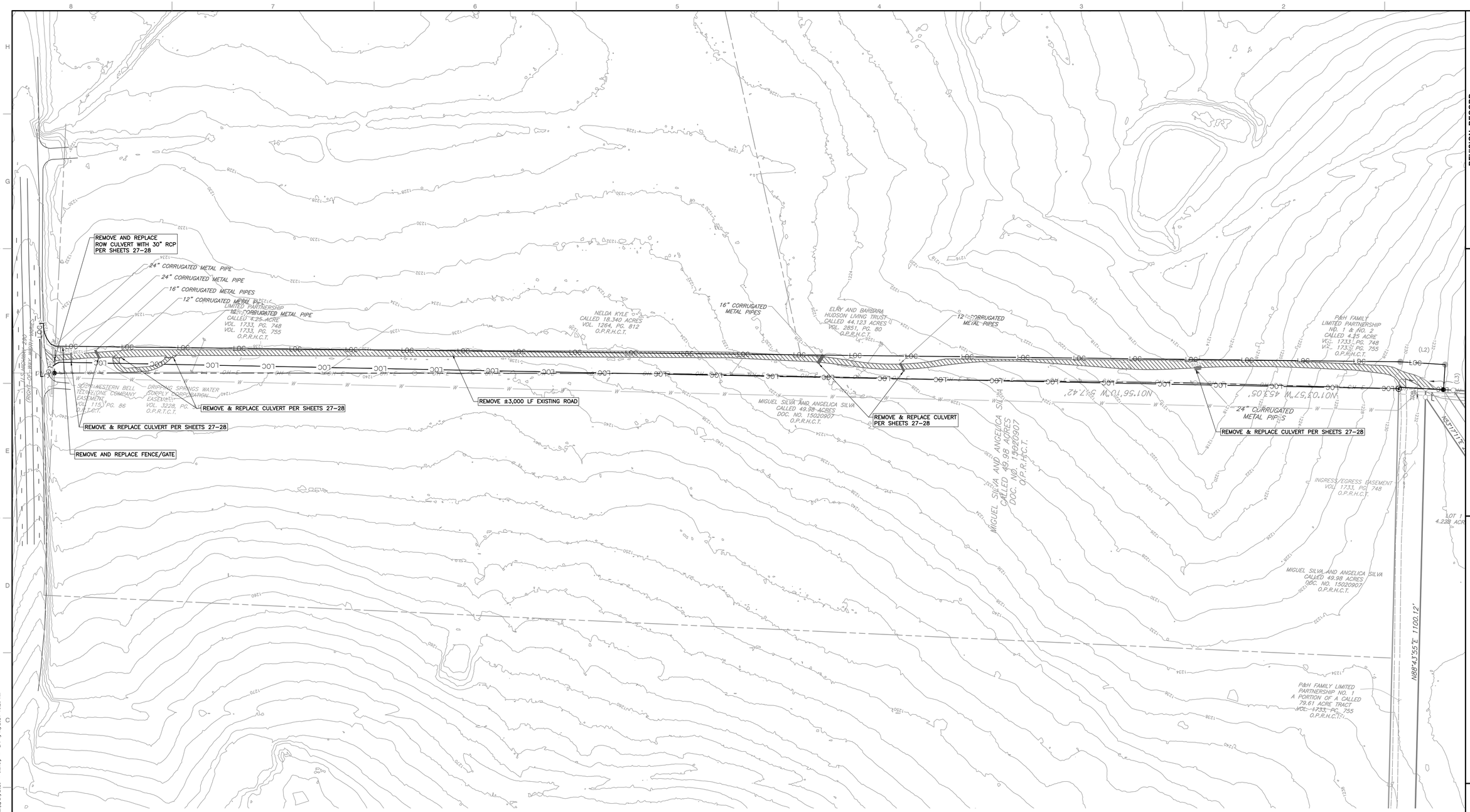
1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
2. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 4.8.2]
3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
4. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT. [TAS 4.5.1]

TRENCH SAFETY NOTES:

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT ARE DESCRIBED IN ITEM 509S "TRENCH SAFETY SYSTEMS" OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
2. IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN EMPLOYEES ARE REQUIRED TO BE IN TRENCHES 4 FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.

TCEQ WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES: REVISED FEBRUARY 2019

1. THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE ENCOUNTERED, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. AT A MINIMUM, CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS MEET TCEQ'S "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS."
2. ALL N



LINETYPE LEGEND

EXISTING		EXISTING	
	RIGHT-OF-WAY	G	GAS LINE
	LOT BOUNDARY	OU	OVERHEAD UTILITY
	EASEMENT	UG	UNDERGROUND UTILITY
x x x	FENCE: BARBED	SAN	SANITARY SEWER LINE
	FENCE: WOOD (PICKET)	W	WATER LINE
	FENCE: WOOD (PRIVACY)	F	FIRE LINE
	FENCE: CHAIN LINK		ROAD CENTERLINE
	FENCE: IRON		CURB & GUTTER
385	MAJOR CONTOUR		STRIPING
	MINOR CONTOUR	FIRE	FIRE LANE STRIPING
E	ELECTRIC LINE		H.C. ACCESSIBLE ROUTE
OE	OVERHEAD ELECTRIC WIRE		LIMITS OF CONSTRUCTION
UE	UNDERGROUND ELECTRIC LINE		RAIL ROAD
T	TELEPHONE		FLOODWAY
C	COMMUNICATIONS LINE		CWQZ
TV	CABLE TELEVISION	ST	STORM SEWER
FO	FIBER OPTIC LINE		DRAINAGE CHANNEL

BLOCK LEGEND

EXISTING		EXISTING	
-	BENCHMARK		(MONITORING) WELL
⊗	CUT IN CONCRETE		UTILITY RISER
△	CONTROL POINT	HB	HOSE BIB
◎	IRON PIPE	S	SANITARY M.H.
●	IRON ROD	C	CLEANOUT
○	IRON ROD W/ CAP	D	DRAINAGE M.H.
⊡	MONUMENT TYPE 1		DOWN SPOUT
⊙	MONUMENT TYPE 2		AREA INLET
▲	NAIL		CURB INLET
⟆	PIPE BREAK		HEADWALL
⌋	PIPE CAP		SAFETY END TREATMENT
⟩	PIPE FLOW		DRAINAGE FLOW
◁	REDUCER	E	ELEC. M.H.
⍟	AIR RELEASE VALVE		ELEC./TELE. POLE
⊛	BLOW-OFF VALVE		GUY WIRE
⊛	POST INDICATOR VALVE		LIGHT FIXTURE
⊗	MISCELLANEOUS VALVE		TRAFFIC SIGNAL
⊘	UTILITY VALVE		PEDESTRIAN SIGNAL
⊡	UTILITY METER		UTILITY (PULL)BOX
⋈	BACKFLOW PREVENTER		UTILITY RISER
⊥	FLUSH CONNECTION		UTILITY SERVICE
⊕	FIRE HYDRANT		

NORTH

SCALE IN FEET

0 100 200

811 !!! CAUTION !!! IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. !!! CAUTION !!!

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-58
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
PH: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

EXISTING CONDITIONS & DEMO PLAN

DATE:	1/10/2024
DWG SCALE:	1" = 100'
PROJECT NO:	324-199
DRAWN BY:	CEC
CHECKED BY:	CB
APPROVED BY:	MT

DRAWING NO.: 03

SHEET 03 OF 42

SD-2022-0025

220

P:\320-093\324-199\CAD\Dwg\CVR\324199-CVR1-C100-EXISTING.dwg[EXISTING CONDITIONS] LS(2/21/2023 - steve) — LP: 1/10/2024 10:26 AM

UNDERGROUND DETENTION, SEE SHEET 17

UNDERGROUND DETENTION, SEE SHEET 18

STOP SIGN AND STOP BAR

26.00'

0.50'

70.00'

215.00'

445.00'

SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT VOL. 115, PG. 86

DRIPPING SPRINGS WATER SUPPLY CORPORATION EASEMENT VOL. 3228, PG. 534

CULVERT/DRIVEWAY PER SHEET 27

5' SIDEWALK SEE SHEETS 16–24

1308.30'

52.94'

312.31'

3094.61'

BMP 1, SEE SHEET 20

BMP 2, SEE SHEET 22

343.66'

49.66'

BMP 3, SEE SHEET 24

407.35'

180.08'

79.63'

STOP SIGN AND STOP BAR

W1–1R, W13–1P COMBINATION HORIZONTAL ALIGNMENT/ADVISORY SPEED SIGN

N10°57'W 457.05'

N15°56'10"W 547.42'

(L2)

INGRESS/EGRESS EASEMENT VOL. 1733, PG. 748 O.P.R.H.C.

194.24'

DRAINAGE 5C 0.3

181.55'

160.00'

S89°43'55"E 1100.49'

149.04'

SITE DATA TABLE	
ZONING	ETJ
LAND USE DESIGNATION	PRIVATE DRIVEWAY
PROPOSED LAND USE	PRIVATE DRIVEWAY
TOTAL SITE AREA (AC)	3.71
EXISTING IMPERVIOUS COVER AREA (AC)	1.14
EXISTING IMPERVIOUS COVER PERCENT	30.7%
PROPOSED ONSITE IMPERVIOUS COVER AREA (AC)	1.85
PROPOSED ONSITE IMPERVIOUS COVER PERCENT	49.9%

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
X	X	FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: WOOD (PRIVACY)
		FENCE: CHAIN LINK
I	I	FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC LINE
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
FIRE		FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

BLOCK LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING	
	-	BENCHMARK			(MONITORING) WELL
	⊗	CUT IN CONCRETE			UTILITY RISER
	△	CONTROL POINT	HB	HB	HOSE BIB
	◎	IRON PIPE	S	S	SANITARY M.H.
	●	IRON ROD	C	C	CLEANOUT
	○	IRON ROD W/ CAP	D	D	DRAINAGE M.H.
	⊡	MONUMENT TYPE 1			DOWN SPOUT
	⊙	MONUMENT TYPE 2			AREA INLET
	▲	NAIL			CURB INLET
	⟆	PIPE BREAK			HEADWALL
	⟅	PIPE CAP			SAFETY END TREATMENT
	›	PIPE FLOW			DRAINAGE FLOW
	◄	REDUCER	E	E	ELEC. M.H.
	⊛	AIR RELEASE VALVE			ELEC./TELE. POLE
	⊛	BLOW-OFF VALVE			GUY WIRE
	⊛	POST INDICATOR VALVE			LIGHT FIXTURE
	⊛	MISCELLANEOUS VALVE			TRAFFIC SIGNAL
	⊛	UTILITY VALVE			PEDESTRIAN SIGNAL
	⊞	UTILITY METER			UTILITY (PULL)BOX
	⊠	BACKFLOW PREVENTER			UTILITY RISER
	⊠	FLUSH CONNECTION			UTILITY SERVICE
	⊛	FIRE HYDRANT			

NORTH

SCALE IN FEET

0 100 200

STATE OF TEXAS
MICHAEL A. THEONE
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REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-98
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

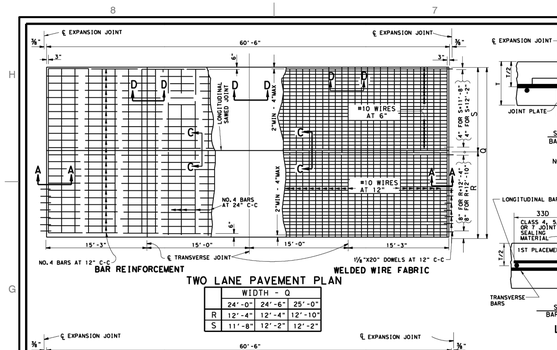
LAYOUT SHEET

DATE: 8/10/2022 | DRAWN BY: CEC
DWG SCALE: 1" = 100' | CHECKED BY: CB
PROJECT NO: 324-199
APPROVED BY: MT

DRAWING NO.: 04

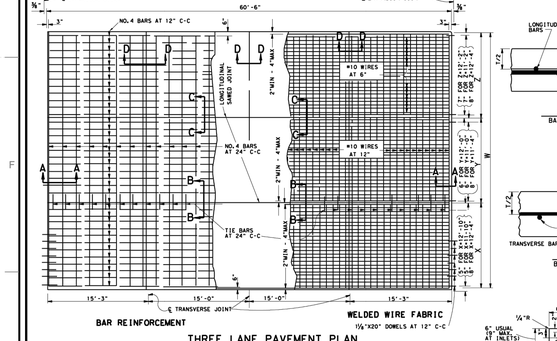
SHEET 04 OF 42

P:\320-000\324-199\-DWG\Dwg\CIVIL\324199-CIV1-C200-LAYOUT.dwg[LAYOUT SHEET] LS(1/27/2023 - cbrewer) - LP: 1/10/2024 10:26 AM



TWO LANE PAVEMENT PLAN

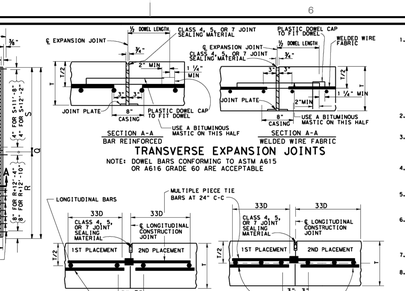
	WIDTH - Q	
	24'-0"	24'-6" 25'-0"
R	12'-4"	12'-4" 12'-10"
S	11'-8"	12'-2" 12'-2"

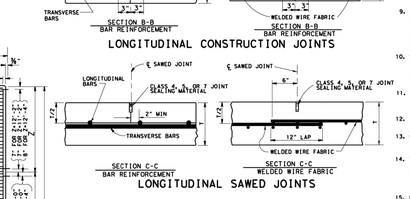


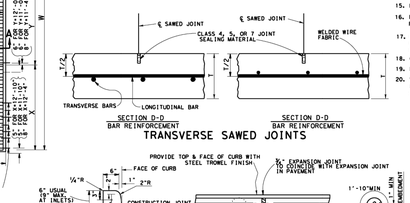
THREE LANE PAVEMENT PLAN

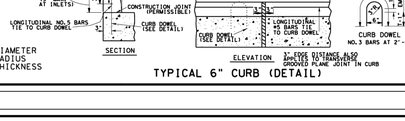
	WIDTH - W		
	37'-0"	36'-0"	34'-0"
X	12'-10"	12'-4"	11'-10"
Y	12'-0"	11'-4"	11'-0"
Z	12'-2"	12'-4"	11'-2"

D = DIAMETER
R = RADIUS
T = THICKNESS









GENERAL NOTES

1. MULTIPLE PIECE TIE BARS ARE REQUIRED AT LONGITUDINAL CONSTRUCTION JOINTS. USE MULTIPLE PIECE TIE BAR ASSEMBLIES WITH STOP TYPE COUPLINGS AND WITH THREADS ON THE BARS. ENSURE THE MULTIPLE PIECE TIE BAR ASSEMBLIES DEVELOP A MINIMUM ULTIMATE TENSILE STRENGTH EQUAL TO 1.25 TIMES THE YIELD STRENGTH OF THE TRANSVERSE BARS BEING JOINED. USE DEFORMED REINFORCING BARS FOR TIE BARS. TIE BAR ASSEMBLIES MADE FROM STEELS OTHER THAN ASTM GRADE 60 AND WITH DEFORMATIONS OTHER THAN ASTM STANDARD MAY BE USED IF IT CAN BE PROVEN TO THE ENGINEER THAT THEY ARE IN EVERY RESPECT THE EQUAL OF THE ASSEMBLIES SPECIFIED. LABORATORY TESTING OF THE PROPOSED ASSEMBLIES, AT THE CONTRACTOR'S EXPENSE, MAY BE REQUIRED.
2. FORM CONSTRUCTION JOINTS WITH METAL OR WOOD FORMS EQUAL IN DEPTH TO THE NOMINAL DEPTH OF THE PAVEMENT OR BY OTHER MEANS APPROVED PRIOR TO THEIR USE.
3. SAW LONGITUDINAL AND TRANSVERSE JOINTS AS SOON AS SAWING CAN BE ACCOMPLISHED WITHOUT DAMAGE TO THE PAVEMENT AND BEFORE 24 HOURS AFTER PLACING THE CONCRETE, THE EXACT TIME WILL BE APPROVED BY THE ENGINEER. PREFORMED JOINT WITH ASPHALT STRIP IS NOT ACCEPTABLE.
4. LONGITUDINAL JOINTS ARE SHOWN OFFSET FOUR INCHES FROM THE THEORETICAL LANE LINE AND MAY BE OFFSET TO EITHER SIDE IF THE WIDTH OF THE WIRE FABRIC IS PROPERLY ADJUSTED.
5. ONE OF THE LONGITUDINAL JOINTS OF PAVEMENT SLABS WIDER THAN TWO LANES MAY BE A CONSTRUCTION JOINT. FOR PAVEMENT SLABS WIDER THAN 15 FT, PROVIDE A LONGITUDINAL SAWED JOINT UNLESS OTHERWISE DIRECTED.
6. FORM THE JOINT SEAL SPACE AT TRANSVERSE EXPANSION JOINTS BY USING A STRAIGHT FORM PLACED BEHIND THE LONGITUDINAL FLOAT. LOOSEN THE FORM AS SOON AS THE CONCRETE WILL RETAIN ITS SHAPE AND EDGE WITH AN APPROVED EDGING TOOL. TOOL BOTH EDGES OF LONGITUDINAL CONSTRUCTION JOINTS TO A ½"IN. RADIUS AT THE PAVEMENT SURFACE.
7. DO NOT DISCHARGE CONCRETE FROM THE MIXER DIRECTLY ON TOP OF OR ON THE SIDES OF THE EXPANSION JOINT ASSEMBLIES.
8. LAP TRANSVERSE EDGES OF SHEETS OF WELDED WIRE FABRIC 12 INCHES EXCEPT AT TRANSVERSE EXPANSION JOINTS. LAP LONGITUDINAL EDGES 6 INCHES EXCEPT AT LONGITUDINAL CONSTRUCTION JOINTS.
9. DOWEL BARS MAY BE COATED WITH STAINLESS STEEL, MONEL METAL, OR IN ACCORDANCE WITH THE ITEM "REINFORCING STEEL" SECTION ON EPOXY COATING WITH A WELDED DOWEL ASSEMBLY SUPPORT AS APPROVED. ENSURE THE CASING CONFORMS TO THE REQUIREMENTS OF ONE OF THE GRADES OF ASTM A167-70 OR A176-71 AND IS NO LESS THAN 0.010 INCH THICK. PROVIDE A CASING AT LEAST 8 INCHES LONG AND THAT COVERS THE MIDDLE 8 INCHES OF THE DOWEL.
10. SECURE DOWELS PARALLEL TO THE PAVEMENT SURFACE AND PERPENDICULAR TO THE JOINT WITH THE AID OF APPROVED WELDED WIRE BASKET ARRANGEMENTS. ENSURE WELDED WIRE BASKET ARRANGEMENTS DO NOT CROSS THE EXPANSION JOINT. UNIFORMLY COAT DOWELS WITH A BITUMINOUS MASTIC ON THE END WITH THE DOWEL CAP.
11. DO NOT BEND TIE BARS AND DOWEL BARS. TO PREVENT DISPLACEMENT OF WIRE FABRIC BY CONCRETE PLACEMENT, TIE THE FABRIC PANEL TOGETHER AND TIE THE INITIAL FABRIC PANELS OF EACH SLAB TO THE DOWEL BASKET OR AS DIRECTED.
12. TOOL PAVEMENT EDGES TO A RADIUS OF ⅛ IN. WITH AN APPROVED EDGING TOOL.
13. DETAILS FOR PAVEMENT WIDTH, PAVEMENT THICKNESS, AND CROWN-SLOPE ARE ELSEWHERE SHOWN ON THE PLANS.
14. THE CONTRACTOR HAS THE OPTION OF USING WELDED WIRE FABRIC OR BAR REINFORCEMENT. LOCATE THE LONGITUDINAL STEEL AT THE CENTER OF THE SLAB. TAKE NECESSARY PRECAUTIONS TO INSURE THAT THE FINAL POSITION OF STEEL IS WITHIN 2 INCHES OF THE CENTER OF THE SLAB. ENSURE THAT LONGITUDINAL AND TRANSVERSE STEEL SPACING DOES NOT VARY MORE THAN ONE-TWELFTH OF SPACING SHOWN.
15. LONGITUDINAL STEEL MAY BE SPLICED WITH 33 TIMES BAR DIAMETER LAPS.
16. FOR LANE WIDTHS NOT SHOWN OR FOR VARIABLE PANEL LENGTHS AND WIDTHS, SPACE REINFORCING STEEL AND DOWELS AS DIRECTED.
17. USE APPROVED BAR MAT CHAIRS. DO NOT EXCEED CHAIR SPACING OF 30 IN. C-C (TRANSVERSE) AND 48 IN. C-C (LONGITUDINAL). GALVANIZING THE CHAIRS IS NOT REQUIRED.
18. OBTAIN BOARDS FOR EXPANSION JOINT FILLER FROM REDWOOD TIMBER.
19. PROVIDE AND CONSTRUCT THE JOINT PLATE AS APPROVED.
20. WHEN CURB IS PLACED SEPARATELY FROM THE CONCRETE PAVEMENT, PROVIDE THE REINFORCING STEEL AS SHOWN IN THE CURB DETAIL. THE CURB REINFORCING STEEL MAY BE OMITTED WHEN THE CURB IS PLACED MONOLITHICALLY.

(GENERAL NOTES CONTINUED ON SHEET 2 OF 2)

Texas Department of Transportation
Houston District

JOINTED REINFORCED CONCRETE PAVEMENT DETAILS
(FOR PAVEMENT THICKNESS 10 INCHES OR LESS)

JRCP SHEET 1 OF 2

FILE: STDB-1.dgn	DN:	CK:	DW:	CK:
©TxDOT MAR. 2004	DIST	FED RD	PROJECT NO.	SHEET
REVISIONS 5/05 2004 SPECS 7/10 ADDED NOTE 9/2013 ADDED NOTE	HOU	6		
	COUNTY	CONTROL	SECT	JOB	HIGHWAY

TABLE 7.3
SUMMARY OF HAYS COUNTY ROAD STANDARDS*

Average Daily Traffic (one-way trips)**	Not more than 100	101-1000	1001-2500	2501-5000	5001-15000	More than 15000
Functional Classification	Country Lane	Local Street	Minor Collector	Major Collector	Minor Arterial	Major Arterial
Design Speed	25 mph	25 mph	35 mph	45 mph	55mph	
Number of Lanes	2	2	2	2	4	***All elements***
ROW Width	50'	60'	60'	70'	100'	***including***
Width of Traveled way	18'	20'	22'	24'	48'	***geometric***
Width of Shoulders	2'	4'	5'	5'	8'	***layout and***
Minimum Centerline Radius	200'	300'	375'	675'	975'	***cross-section***
Minimum Tangent Length between Reverse Curves or Compound Curves	50'	100'	150'	300'	500'	***shall be approved***
Minimum Radius for Edge of Pavement at Intersections	25'	25'	25'	25'	25'	***by the***
Intersection Street Angle	80-100	80-100	80-100	80-100	80-100	***Road Director***
Maximum Grade:	11%	11%	10%	9%	8%	***on a case-by-case***
Minimum Street Centerline Offect at Adjacent Intersections	125'	125'	125'	125'	125'	***basis.***
Minimum Stopping Sight Distance	175'	175'	250'	350'	550'	
Minimum Intersection Sight Distance	250'	250'	350'	450'	550'	
Ditch Foreslope Grade	4:01	4:01	5:01	5:01	6:01	
Ditch Backslope Grade	3:01	3:01	4:01	4:01	4:01	
Minimum Cul-de-sac ROW Radius	65'	70'	70'	70'	70'	
Minimum Cul-de-sac Pavement Radius	35'	45'	45'	45'		

Notes:

1) Any deviation from these standards must be the subject of an approved variance.

2) Lots that are restricted by plat note to one single-family residence shall be presumed to generate 10 one-way trips per day. Average daily traffic for all other lots shall be determined on a case-by-case basis by the Road Director.

3) Occasional short runs between intersections may exceed the amounts shown, but maximum grades through intersections may not exceed the amounts shown.

4) The entire side ditch shall be contained entirely within the road right-of-way or a dedicated drainage easement. Guardrails shall be designed in accordance with current TXDOT standards.

5) No cul-de-sac shall have a cross slope that exceeds 6 percent.

6) Revegetation of disturbed areas within new road rights of way is required. required whereever ditch depth exceeds 8'-0" from edge of shoulder to bottom of ditch on Country Lanes and Local streets, 6'-0" from edge of shoulder to bottom of ditch on Minor Collectors, and 4'-0" from edge of shoulder to bottom of ditch on Major Collectors and Minor Arterials. Individual driveway entrances, if not shown on the approved constructions plans, must be approved by the Road Director. Maximum spacing between commerical driveways or curb cuts is 150ft. Safety-end treatment required on all driveways. (Minimum 6:1 slope)

TABLE 7.3
SUMMARY OF HAYS COUNTY ROAD STANDARDS*

7) All design standards may be modified on a case-by-case basis as each project merits depending upon topography and other pertinent features. This is to include possible wider ROWs when designed backslopes will not fit within standard ROW.

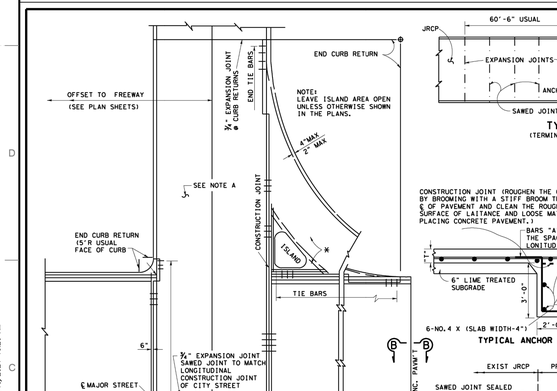
8) Utility construction and design, if intended to be underground, shall comply with USDOT utility guide. The design and installation of utilities needs to be coordinated with the Hays County Road Dept.

9) No road and drainage construction may begin until a set of construction and drainage plans have been approved by the County Road Department.

10) Seventy-Two (72) hours before construction is to begin a preconstruction meeting is required to be held. Contact the County Road Department for scheduling . information.

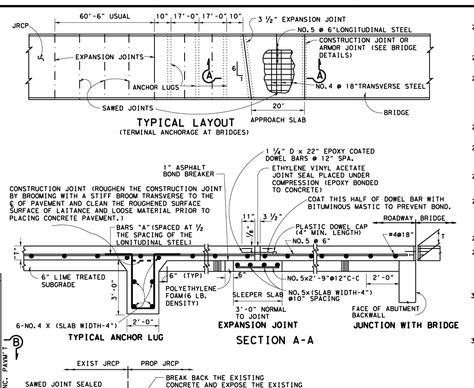
NOTES:

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. STRIPING -- FIRE APPARATUS ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT 25 FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES.
4. SIGNS SHALL READ 'FIRE LANE- NO PARKING" AND SHALL BE 12"WIDE AND 18" HIGH. SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH LETTERS AND BORDERS IN RED, USING NOT LESS THAN 2" LETTERING. SIGNS SHALL BE PERMANENTLY AFFIXED TO A STATIONARY POST AND THE BOTTOM OF THE SIGN SHALL BE SIX FEET, SIX INCHES (6'6") ABOVE FINISHED GRADE. SIGNS SHALL BE SPACED NOT MORE THAN FIFTY FEET (50') APART ALONG BOTH SIDES OF THE FIRE LANE.



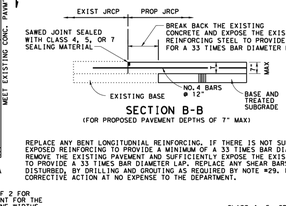
*IN AREAS OF CURB RETURNS OR OTHER IRREGULAR AREAS, PLACE A REINFORCEMENT ARRANGEMENT WHICH WILL BE APPROXIMATELY EQUAL BY WEIGHT TO THE MAIN SLAB OR AS DIRECTED.

NOTE: PLACE TRANSVERSE SAWED JOINTS WHERE DIRECTED.

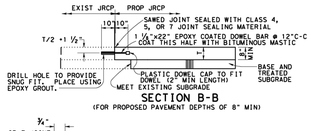


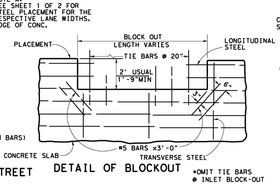
GENERAL NOTES (CONTINUED FROM SHEET 1 OF 2)

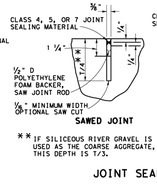
21. CONSTRUCT ANCHOR LUGS, EXPANSION JOINTS, AND SLEEPER SLABS AS DETAILED IN SECTION A-A. THESE WILL BE PAID FOR IN ACCORDANCE WITH ITEM, "CONCRETE PAVEMENT TERMINALS."
22. REINFORCING STEEL FOR TERMINAL ANCHOR SYSTEMS MAY BE GRADE 40 OR GRADE 60.
23. PLACE CONCRETE FOR ANCHOR LUGS AS SOON AS POSSIBLE AFTER COMPLETING EXCAVATION,TO PRESERVE THE INHERENT SOIL CHARACTERISTICS. EXCAVATING FOR AND PLACING CONCRETE FOR ANCHOR SYSTEM MAY BE IN PREFORMED SECTIONS CORRESPONDING TO THE WIDTH OF PAVING PLACEMENT.
24. APPLY A STEEL TROWEL FINISH TO SLEEPER SLABS AND AND COAT WITH AN ASPHALT BOND BREAKER.
25. THE DETAILS FOR ANCHORS, LUGS, EXPANSION JOINTS, AND SLEEPER SLABS ARE NOT APPLICABLE UNLESS SHOWN ELSEWHERE IN THE PLANS.
26. APPROACH SLAB WILL BE PAID FOR IN ACCORDANCE WITH THE ITEM "CONCRETE STRUCTURES."
27. WITHIN 5 MINUTES OF SAWING, COMPLETELY REMOVE THE RESULTING SLURRY FROM THE JOINT BY FLUSHING WITH HIGH PRESSURE WATER. THEN ALLOW THE JOINT TO DRY FOR A MINIMUM OF 48 HOURS BEFORE SANDBLASTING THE JOINT.
28. DO NOT SHEAR CUT DOWEL BARS.
29. SIZE ADDITIONAL SHEAR BARS AS LONGITUDIAL BARS AND SPACE THEM MIDWAY BETWEEN ALTERNATE LONGITUDINAL BARS ALONG THE TRANSVERSE CONSTRUCTION JOINT FORMED AT THE LEAVE-OUT.
30. IF THE CONCRETE DESIGN REQUIRES GREATER THAN 5.5 SACKS OF CEMENTITIOUS MATERIAL PER CUBIC YARD, WRITTEN APPROVAL BY THE AREA ENGINEER WILL BE REQUIRED. ENSURE CONCRETE PAVEMENT MIXES PLACED FROM APRIL 1 TO OCTOBER 31 CONTAIN A MINIMUM OF 25 PERCENT BY WEIGHT OF CLASS "F" FLY ASH.
31. IN LOCATIONS WHERE THE PLANS CALL FOR FAST TRACK CONCRETE PAVEMENT IN LIEU OF JRCP LAID ON COMPACTED OR STABILIZED SUBGRADE), USE DETAILS IN THIS STANDARD IN CONJUNCTION WITH THE APPROPRIATE FAST TRACK CONCRETE SPECIFICATION. IF THE JRCP IS LAID UPON A BASE STRUCTURE, ADD 3" TO THE FAST TRACK PAVEMENT THICKNESS TO COMPENSATE FOR THE BASE.



REPLACE ANY BENT LONGITUDINAL REINFORCING. IF THERE IS NOT SUFFICIENT EXPOSED REINFORCING TO PROVIDE A MINIMUM OF A 33 TIMES DIAMETER LAP, REMOVE THE EXISTING PAVEMENT AND SUFFICIENTLY EXPOSE THE EXISTING REINFORCING TO PROVIDE A 33 TIMES BAR DIAMETER LAP. REPLACE ANY SHEAR BARS THAT ARE DISTURBED, BY DRILLING AND GROUTING AS REQUIRED BY NOTE #29. PERFORM THIS CORRECTIVE ACTION AT NO EXPENSE TO THE DEPARTMENT.







** IF SILICEOUS RIVER GRAVEL IS USED AS THE COARSE AGGREGATE, THIS DEPTH IS T/3.

JOINT SEALING DETAILS

Texas Department of Transportation
Houston District

JOINTED REINFORCED CONCRETE PAVEMENT DETAILS
EXPANSION JOINT DESIGN
(FOR PAVEMENT THICKNESS 10 INCHES OR LESS)

JRCP SHEET 2 OF 2

FILE: STDB-2.dgn	DN:	CK:	DW:	CK:
©TxDOT MAR. 2004	DIST	FED RD	PROJECT NO.	SHEET
REVISIONS 5/05 2004 SPECS 7/10 ADDED NOTE 9/2013 ADDED NOTE	HOU	6		
	COUNTY	CONTROL	SECT	JOB	HIGHWAY

REVISION RECORD

NO	DATE	DESCRIPTION

CEC
Texas Registered Engineering Firm F-58
Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

SITE DETAILS

DRAWN BY:	CEC
CHECKED BY:	CB
DATE:	1/10/2024
DWG SCALE:	NTS
PROJECT NO:	324-199
APPROVED BY:	MT

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

!!! CAUTION !!! !!! CAUTION !!!
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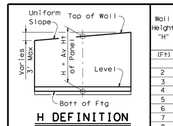
DRAWING NO: 05

SHEET 05 OF 42

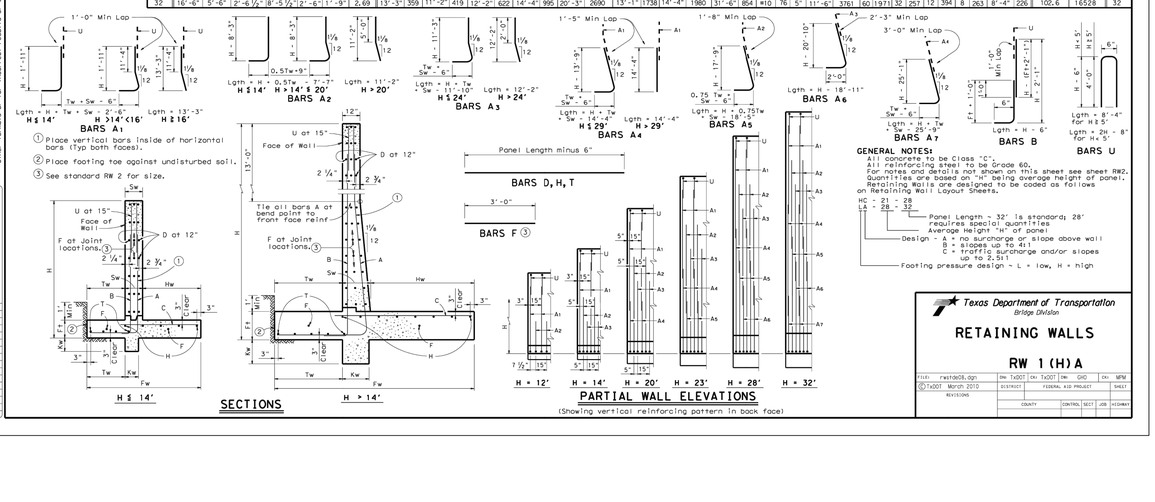
P:\320-000\324-199\-CAD\dwg\CIVIL\324199-CIVIL-C200-SITE DETAILS.dwg(SITE DETAILS) LS(7/10/2023 - cbrowder) - LP: 7/10/2024 10:26 AM

SD-2022-0025



H DEFINITION

Wall Height "H"	PROPERTIES: WALL DIMENSIONS Fw	Tw	Sw	Hw	Ft	Kw	Max Soil Press T/SF	REINFORCING STEEL FOR ONE 32' PANEL (DESIGN A): A1 ~ 26 #5 at 15" c-c Lgth	Wt	A2 ~ 25 #6 at 15" c-c Lgth	Wt	A3 ~ 25 #7 at 15" c-c Lgth	Wt	A4 ~ 26 #8 at 15" c-c Lgth	Wt	A5 ~ 25 #9 at 15" c-c Lgth	Wt	A6 ~ 25 #11 at 15" c-c Lgth	Wt	A7 ~ 26 #11 at 15" c-c Lgth	Wt	B ~ 26 #5 at 15" c-c Lgth	Wt	C Size	No	Spa	Lgth	Wt	D (#5) at 12" c-c No	Wt	Dowel F at 12" c-c No	Wt	H (#5) T at at 12" c-c No	Wt	T (#5) at 15" c-c No	Wt	U ~ 26 #5 at 15" c-c Lgth	Wt	CONC (CY)	REINF (LB)	Wall Height "H"
(Ft)							T/SF																																	(Ft)
2	1'-4"	4"	1'-0"	0	9"	9"	0.19																															3.3	312	2
3	1'-6"	6"	1'-0"	0	9"	9"	0.31																															4.7	506	3
4	2'-0"	8"	1'-0"	4"	1'-0"	9"	0.42	3'-2"	86																													6.6	855	4
5	2'-7"	11"	1'-0"	8"	1'-0"	9"	0.47	4'-5"	120																													8.5	1024	5
6	3'-2"	1'-1"	1'-0"	1'-1"	1'-0"	9"	0.54	5'-7"	151																													10.3	1196	6
7	3'-9"	1'-3"	1'-0"	1'-5"	1'-0"	9"	0.61	6'-9"	183																													12.2	1334	7
8	4'-3"	1'-6"	1'-0"	1'-9"	1'-0"	9"	0.67	8'-0"	217																													14.0	1507	8
9	4'-9"	1'-7"	1'-0"	2'-2"	1'-0"	9"	0.77	9'-1"	246																													15.8	1644	9
10	5'-3"	1'-9"	1'-0"	2'-6"	1'-0"	9"	0.85	10'-3"	278	3'-4"	125																											17.6	1972	10
11	5'-10"	2'-0"	1'-0"	2'-10"	1'-0"	9"	0.89	11'-6"	312	4'-5"	166																											19.4	2287	11
12	6'-4"	2'-2"	1'-0"	3'-2"	1'-0"	9"	0.97	12'-8"	343	5'-6"	207																											21.2	2521	12
13	6'-10"	2'-4"	1'-0"	3'-6"	1'-0"	9"	1.05	13'-10"	375	6'-7"	247	4'-6"	230																									23.0	3081	13
14	7'-4"	2'-6"	1'-0"	3'-10"	1'-0"	1'-0"	1.14	15'-0"	407	7'-8"	288	5'-8"	290																									25.3	3470	14
15	7'-10"	2'-7"	1'-1 1/4"	4'-1 3/4"	1'-0"	1'-0"	1.24	16'-2"	438	8'-9"	329	6'-10"	349																									27.1	3926	15
16	8'-4"	2'-9"	1'-2"	4'-5"	1'-3"	1'-3"	1.34	13'-3"	359	9'-10"	369	8'-11"	413	5'-7"	388																							31.8	4484	16
17	8'-10"	3'-0"	1'-3 3/8"	4'-6 3/8"	1'-3"	1'-3"	1.40	13'-3"	359	10'-11"	410	9'-5"	481	6'-11"	480																							34.0	4895	17
18	9'-4"	3'-2"	1'-4"	4'-10"	1'-6"	1'-3"	1.50	13'-3"	359	12'-0"	451	10'-8"	545	8'-2"	567																							36.7	5158	18
19	10'-0"	3'-4"	1'-5"	5'-3"	1'-6"	1'-6"	1.56	13'-3"	359	13'-1"	491	11'-11"	609	9'-5"	654																							42.3	5504	19
20	10'-4"	3'-6"	1'-6 1/4"	5'-3 3/4"	1'-6"	1'-6"	1.67	13'-3"	359	14'-2"	532	13'-2"	673	10'-8"	740																							44.6	6115	20
21	10'-11"	3'-8"	1'-7"	5'-8"	1'-9"	1'-6"	1.75	13'-3"	359	11'-2"	419	14'-5"	737	11'-11"	827	6'-11"	588																					50.3	6896	21
22	11'-4"	3'-10"	1'-8 1/4"	5'-9 3/4"	1'-9"	1'-6"	1.85	13'-3"	359	11'-2"	419	15'-8"	801	13'-2"	914	8'-2"	694																					53.1	7309	22
23	12'-0"	4'-0"	1'-9 1/4"	6'-2 1/4"	1'-9"	1'-6"	1.90	13'-3"	359	11'-2"	419	16'-11"	864	14'-5"	1001	9'-4"	793																					56.5	8128	23
24	12'-4"	4'-2"	1'-10 1/4"	6'-3 3/4"	2'-1"	1'-6"	2.03	13'-3"	359	11'-2"	419	18'-2"	928	15'-8"	1088	10'-7"	890																					62.5	8527	24
25	13'-0"	4'-4"	1'-11 1/4"	6'-8 3/4"	2'-1"	1'-6"	2.08	13'-3"	359	11'-2"	419	12'-2"	622	16'-11"	1174	11'-9"	999	6'-11"	808																			66.3	9409	25
26	13'-6"	4'-5"	2'-0 3/4"	6'-11 1/4"	2'-1"	1'-6"	2.17	13'-3"	359	11'-2"	419	12'-2"	622	18'-2"	1261	13'-0"	1105	7'-1"	941																			71.2	9933	26
27	14'-0"	4'-8"	2'-1 3/4"	7'-2 3/4"	2'-3"	1'-6"	2.26	13'-3"	359	11'-2"	419	12'-2"	622	19'-5"	1348	14'-2"	1204	8'-1"	1074																			77.0	10971	27
28	14'-6"	4'-10"	2'-2 3/4"	7'-5 3/4"	2'-3"	1'-9"	2.34	13'-3"	359	11'-2"	419	12'-2"	622	20'-8"	1435	15'-4"	1303	9'-1"	1206																			81.8	11488	28
29	15'-0"	5'-0"	2'-3 1/4"	7'-8 1/4"	2'-3"	1'-9"	2.43	13'-3"	359	11'-2"	419	12'-2"	622	22'-0"	1527	16'-8"	1793	10'-1"	1339																			85.8	12421	29
30	15'-6"	5'-2"	2'-4 3/4"	7'-11 3/4"	2'-3"	1'-9"	2.51	13'-3"	359	11'-2"	419	12'-2"	622	14'-4"	995	17'-10"	1516	11'-1"	1472	11'-10"	1635																	89.9	14305	30
31	16'-0"	5'-4"	2'-5 3/4"	8'-2 1/4"	2'-3"	1'-9"	2.59	13'-3"	359	11'-2"	419	12'-2"	622	14'-4"	995	19'-1"	1622	12'-1"	1605	13'-1"	1807																	94.2	14986	31
32	16'-6"	5'-6"	2'-6 1/2"	8'-5 1/2"	2'-6"	1'-9"	2.69	13'-3"	359	11'-2"	419	12'-2"	622	14'-4"	995	20'-3"	2690	13'-1"	1738	14'-4"	1980	31'-6"	854	#10	76	5"	11'-6"	3761	60	1971	32	257	11	361	8	263	8'-4"	226	102.6	16528	32

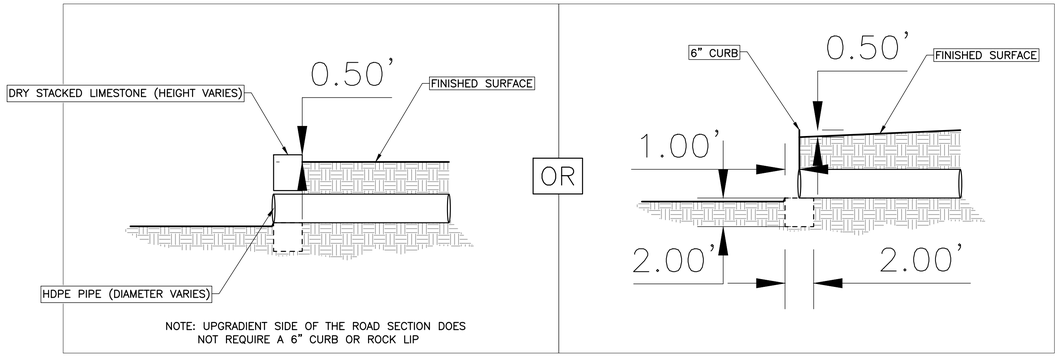


Texas Department of Transportation
Bridge Division

RETAINING WALLS

RW 1 (H) A

FILE:	rwsta08.dgn	DN: TxDOT	CK: TxDOT	DW:	CHO	CK:	MTM
© TxDOT	March 2010	DISTRICT		FEDERAL AID PROJECT			SHEET
REVISIONS		COUNTY		CONTROL	SECT	JOB	HIGHWAY



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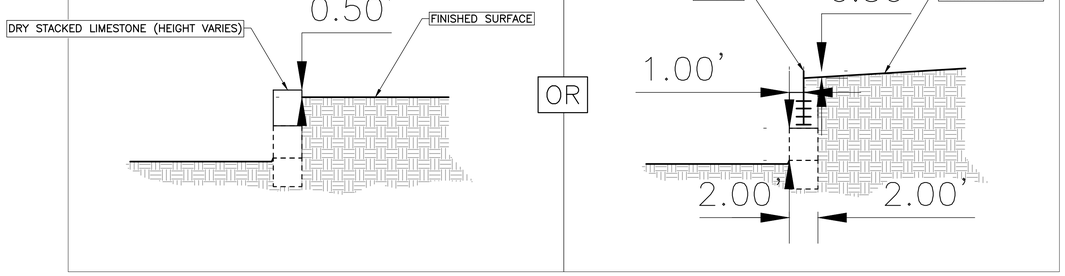
(NTS)



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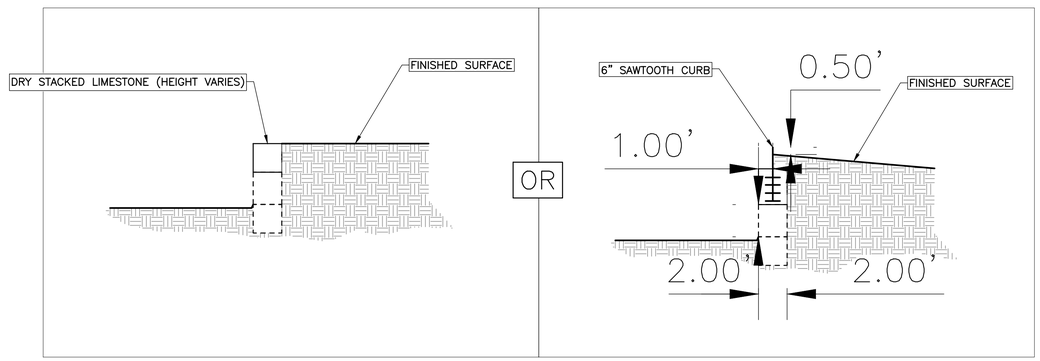

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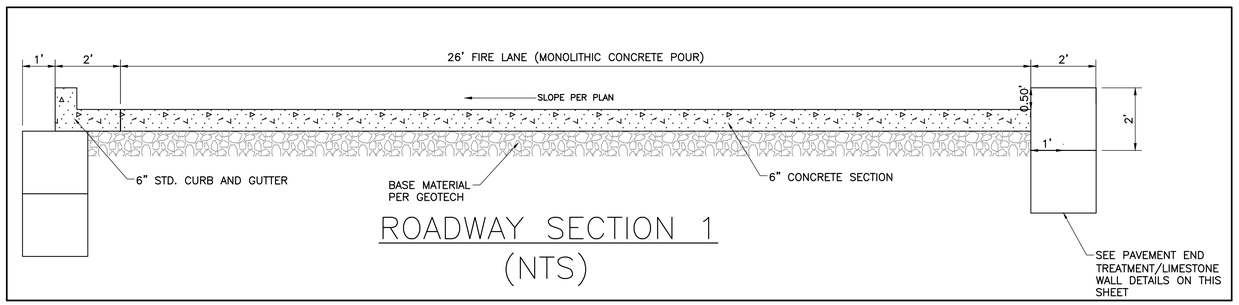

ROADWAY SECTION 1
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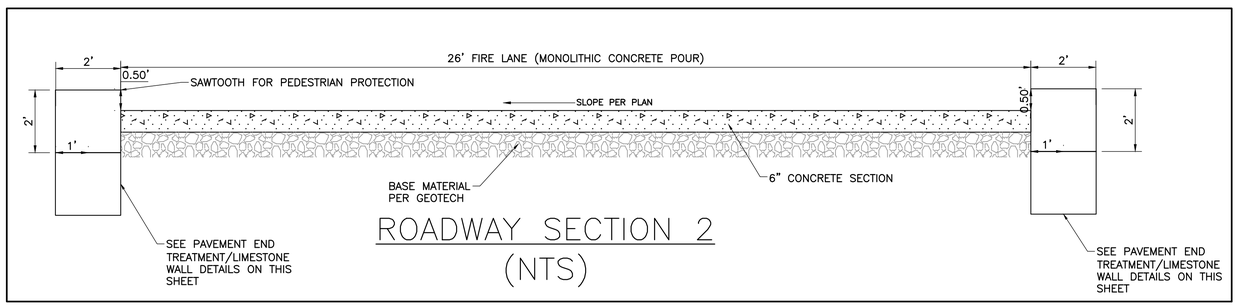

ROADWAY SECTION 2
(NTS)

LIMESTONE WALL DETAILS

NOTE

1. LIMESTONE BLOCKS TO BE GROUTED WITH NON-SHRINK GROUT.
2. TIE-BACKS WILL BE REQUIRED IF STACKED GREATER THAN THREE BLOCKS.
3. BEDDING MATERIAL WILL BE SAME AS IN TRENCHES.
4. NON-SHRINK GROUT FACING WITH TROWEL FINISH.

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

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REVISION RECORD
NO | DATE | DESCRIPTION

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-58
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

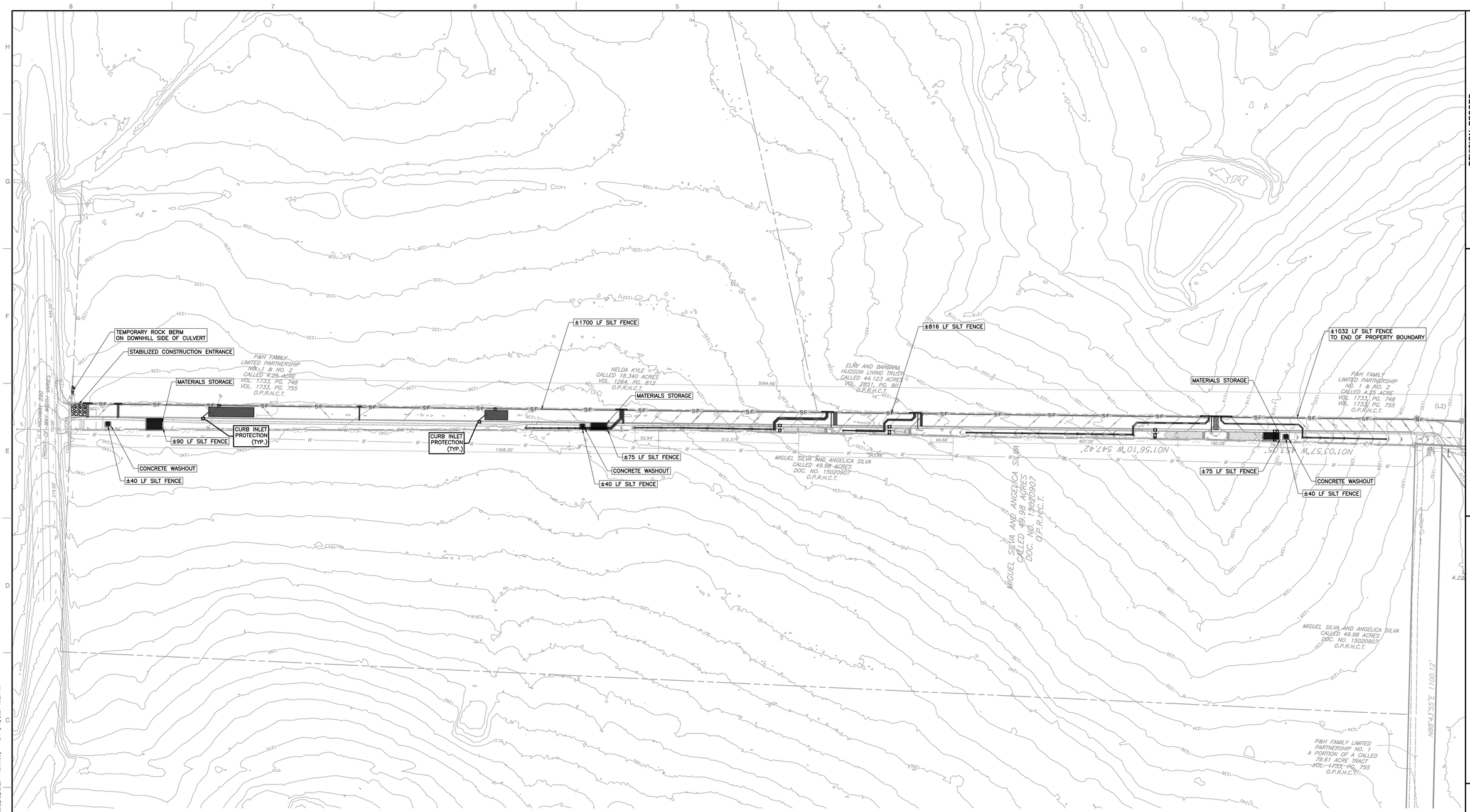
HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

SITE DETAILS 2

DATE:	1/10/2024	DRAWN BY:	CEC
DWG SCALE:	NTS	CHECKED BY:	CB
PROJECT NO:			324-199
APPROVED BY:			MT

DRAWING NO.: 06
SHEET 06 OF 42

P:\320-000\324-199\-CADD\Dwg\000\324199-CV01-C200-SITE DETAILS.dwg[SITE DETAILS 2] 1/10/2024 10:26 AM - LP, 1/10/2024 10:26 AM



LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
	x x x	FENCE: BARBED
//	//	FENCE: WOOD (PICKET)
		FENCE: WOOD (PRIVACY)
		FENCE: CHAIN LINK
I	I	FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC LINE
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE

PROPOSED	EXISTING	
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
FIRE		FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

BLOCK LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING	
	-	BENCHMARK			(MONITORING) WELL
		CUT IN CONCRETE			UTILITY RISER
		CONTROL POINT	HB	HB	HOSE BIB
		IRON PIPE	S	S	SANITARY M.H.
		IRON ROD	CO	CO	CLEANOUT
		IRON ROD W/ CAP	D	D	DRAINAGE M.H.
		MONUMENT TYPE 1			DOWN SPOUT
		MONUMENT TYPE 2			AREA INLET
		NAIL			CURB INLET
S	S	PIPE BREAK			HEADWALL
		PIPE CAP			SAFETY END TREATMENT
		PIPE FLOW			DRAINAGE FLOW
		REDUCER	E	E	ELEC. M.H.
		AIR RELEASE VALVE			ELEC./TELE. POLE
		BLOW-OFF VALVE			GUY WIRE
		POST INDICATOR VALVE			LIGHT FIXTURE
		MISCELLANEOUS VALVE			TRAFFIC SIGNAL
		UTILITY VALVE			PEDESTRIAN SIGNAL
		UTILITY METER			UTILITY (PULL)BOX
		BACKFLOW PREVENTER			UTILITY RISER
		FLUSH CONNECTION			UTILITY SERVICE
		FIRE HYDRANT			

NORTH

SCALE IN FEET

0 100 200

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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

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Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

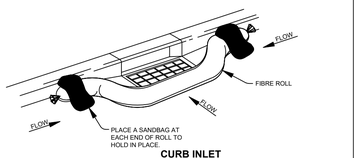
EROSION PLAN SHEET

DATE:	8/10/2022
DWG SCALE:	1" = 100'
PROJECT NO:	324-199
DRAWN BY:	CEC
CHECKED BY:	CB
APPROVED BY:	MT

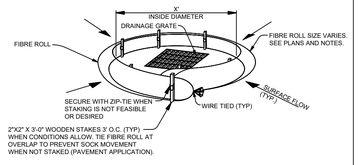
DRAWING NO.: 07

SHEET 07 OF 42

P:\320-050\324-199\--CAD\[Dwg]\CVR\124199-CVR1-CS00-EROSION.dwg[EROSION PLAN SHEET] 10/2/2022 - cbrewer - LP: 1/10/2024 10:27 AM



CURB INLET



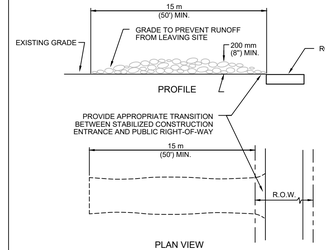
GRATE INLET

NOTES:

1. ANCHORING STAKES SHALL BE SIZED, SPACED, AND BE OF A MATERIAL THAT EFFECTIVELY SECURE THE FIBRE ROLL. STAKE SPACING SHALL BE A MAXIMUM OF THREE FEET.
2. OVERLAP ENDS OF SOCK PER MANUFACTURER(S RECOMMENDATIONS. (1' MIN. 3' MAX.)
3. USE 8" TO 12" DIA. SOCK ON CURBSIDE IN TRAFFIC AREAS.
4. USE 12" - 18" DIA. SOCK IN NON-TRAFFIC AREAS OR AREAS WHERE SAFETY IS NOT A CONCERN.

1 OF 1

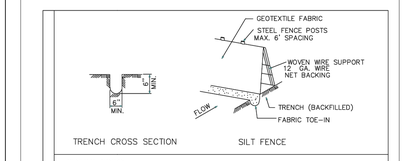
FIBRE ROLL / FILTER SOCK INLET PROTECTION



NOTES:

1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



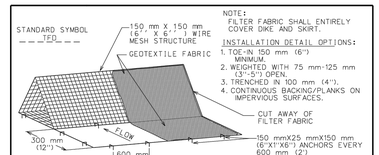
GENERAL NOTES:

1. SILT FENCE LOCATED ADJACENT TO PLAYGROUNDS, PARKS, SIDEWALKS, AND OTHER LOCATIONS AS DETERMINED BY CITY OF CEDAR PARK REPRESENTATIVES SHALL HAVE CITY APPROVED SAFETY CAPS ON ALL STEEL POSTS.
2. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
3. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
4. WHERE FENCE CAN NOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE. 6 INCHES DEEP AND 6 INCHES WIDE TO THE TRENCH MUST BE A MINIMUM OF ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.
8. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

STANDARD SYMBOL SF L=

REV. DATE: 09/13/01

CITY OF CEDAR PARK ENGINEERING DEPARTMENT	SILT FENCE	
DARWIN MARCHELL 09/13/2001 APPROVED	ADOPTED: 09/13/2001 SCALE: N.T.S. DATE INITIAL:	



NOTE: FILTER FABRIC SHALL ENTIRELY COVER DIKE AND SKIRT.

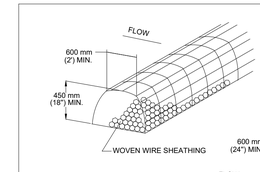
INSTALLATION DETAIL OPTIONS:

1. TOE-IN 150 mm (6") MINIMUM.
2. WEIGHTED WITH 75 mm-125 mm (3"-5") OPEN.
3. TRENCHED IN 100 mm (4").
4. CONTINUOUS BACKING/PLANKS ON IMPERVIOUS SURFACES.

GENERAL NOTES

1. DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.
2. THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS WRAPPING OF GEOTEXTILE. THE SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE.
3. THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF 75-125 mm (3-5") OPEN GRADED ROCK OR TOED-IN 150 mm (6") WITH MECHANICALLY COMPACTED MATERIAL. OTHERWISE, THE ENTIRE STRUCTURE SHALL BE TRENCHED IN 100 mm (4").
4. DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 150 mm (6") WIRE STAPLES ON 600 mm (2') CENTERS ON BOTH EDGES AND SKIRT OR STAKE USING 10M (⅜") DIAMETER RE-BAR WITH TEE ENDS.
5. FILTER MATERIAL SHALL BE LAPPED OVER ENDS 150 mm (6") TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED SHOAT RINGS.
6. THE DIKE STRUCTURE SHALL BE MW40-150 mmX150 mm (6 GA. 6"X6") WIRE MESH, 450 mm (18") ON A SIDE.
7. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6") AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
9. AFTER THE DEVELOPMENT SITE IS COMPLETELY STABILIZED, THE DIKES AND ANY REMAINING SILT SHALL BE REMOVED. SILT SHALL BE DISPOSED OF AS INDICATED IN GENERAL NOTE 8 ABOVE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TRIANGULAR SEDIMENT FILTER DIKE	
RECORD COPY SIGNED BY J. PATRICK MURPHY 3/27/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 628S



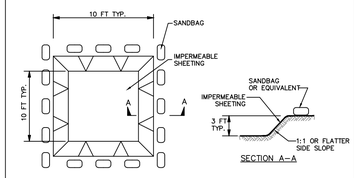
STANDARD SYMBOL FOR ROCK BERM (RB)

RB

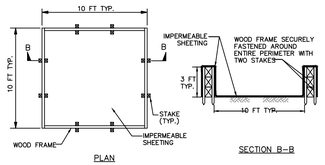
NOTES:

1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM	
RECORD COPY SIGNED BY MORGAN BYARS 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 639S-1



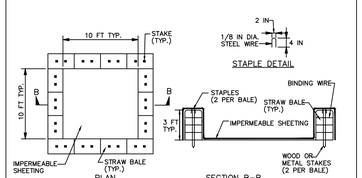
EXCAVATED WASHOUT STRUCTURE



WASHOUT STRUCTURE WITH WOOD PLANKS

1 OF 2

ONSITE CONCRETE WASHOUT STRUCTURE



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

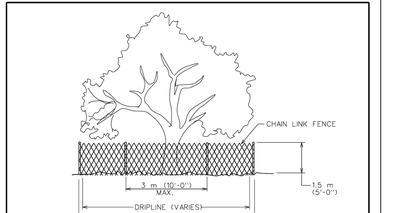
WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

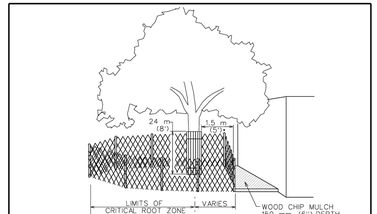
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

2 OF 2

ONSITE CONCRETE WASHOUT STRUCTURE

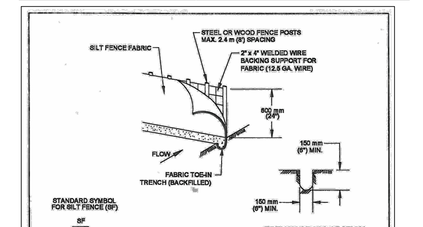


CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A - CHAIN LINK	
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2



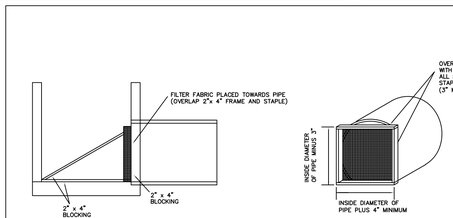
•AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE. IF LESS THAN 1.5 m (5'), THEN ADD BOARDS STRAPPED TO TRUNK.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK	
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-4



1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 Inches) DEPTH, USE STEEL POSTS.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 Inches) DEEP AND 150 mm (6 Inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
9/1/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1



NOTES:

STORM INLET SEDIMENT TRAPS SHALL BE PLACED IN ALL PROPOSED CURB INLETS AND AREA INLETS AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

THE LATERAL BRACING SHALL BE PLACED IN A MANNER AS TO ADEQUATELY SECURE THE FILTER FRAME TO THE SIDE OF THE INLET, INSURING THE PROPER FUNCTION OF THE SEDIMENT TRAP.

FILTER FABRIC MAY BE IDENTICAL TO THAT SPECIFIED AS "TEMPORARY SEDIMENT CONTROL FENCE". OTHER MATERIAL MAY BE USED UPON APPROVAL OF THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

THE "STORM INLET SEDIMENT TRAPS" SHALL BE INSTALLED UPON COMPLETION OF THE PROPOSED INLET WALLS OR AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

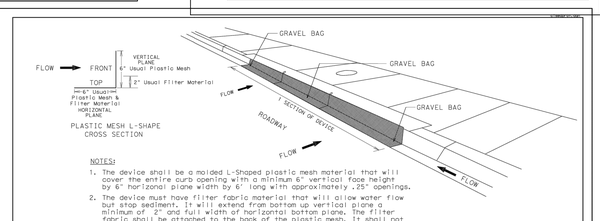
THE CONTRACTOR WILL BE REQUIRED TO PERFORM PERIODIC MAINTENANCE OF THE SEDIMENT TRAP AND REMOVE ACCUMULATED SILT AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

"STORM INLET SEDIMENT TRAPS" SHALL REMAIN IN PLACE UNTIL CONSTRUCTION OF THE PROPOSED INLET DECK BEGINS.

ALL WOOD SHALL BE PRESSURE TREATED.

STORM INLET SEDIMENT TRAP

CITY OF CEDAR PARK PUBLIC WORKS ENGINEERING	STANDARD DETAIL STORM INLET SEDIMENT TRAP
DARWIN MARCHELL, P.E.	ADOPTED: 01/02/01 SCALE: NTS INITIAL:



NOTES:

1. The device shall be a molded L-Shaped plastic mesh material that will cover the entire curb opening with a minimum 6" vertical face height and 6" horizonal plane width by 6' long with approximately .25" openings.
2. The device must have filter fabric material that will allow water flow but stop sediment. It will extend from bottom up vertical plane a minimum of 2" and full width of horizontal bottom plane. The filter fabric shall be attached to the back of the plastic mesh. It shall not cover more than 1/3 of the height of the vertical plane opening to allow overflow in larger strom events to prevent flooding of travel lanes.

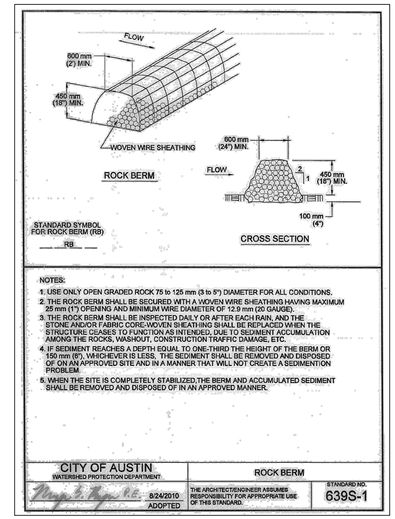
Filter Fabric Physical Requirements Table

Apparent Opening Size (AOS)	400 to 600 microns
Percent Open Area (POA)	>10%
Flow Rate	130 gallons per SF per minute with clean water or greater.

3. Place with horizontal plane pointing away from curb.
4. For high openings, the device or attachment should extend above opening.
5. For long curb openings, overlap the segments 6". Tie together with 4 zip ties in 4 places, 2 at the top and 2 at the bottom.
6. Install gravel, not sand, bags at each end, at overlaps and in the middle of each section. Use 1/3 full bags for low profile and best traffic avoidance.
7. Use bags that will have long-term resistance to UV exposure.
8. Sediment should be removed and device cleaned when sediment reaches 1" in depth.

Texas Department of Transportation
DALLAS DISTRICT STANDARD
TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES
CURB INLET SEDIMENT PROTECTION

REVISED ON 9/10/08



NOTES:

1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM	
8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 639S-1

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-58
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

EROSION DETAILS

DATE:	1/10/2024	DRAWN BY:	CEC
DWG SCALE:	NTS	CHECKED BY:	CB
PROJECT NO:			324-199
APPROVED BY:			MT

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

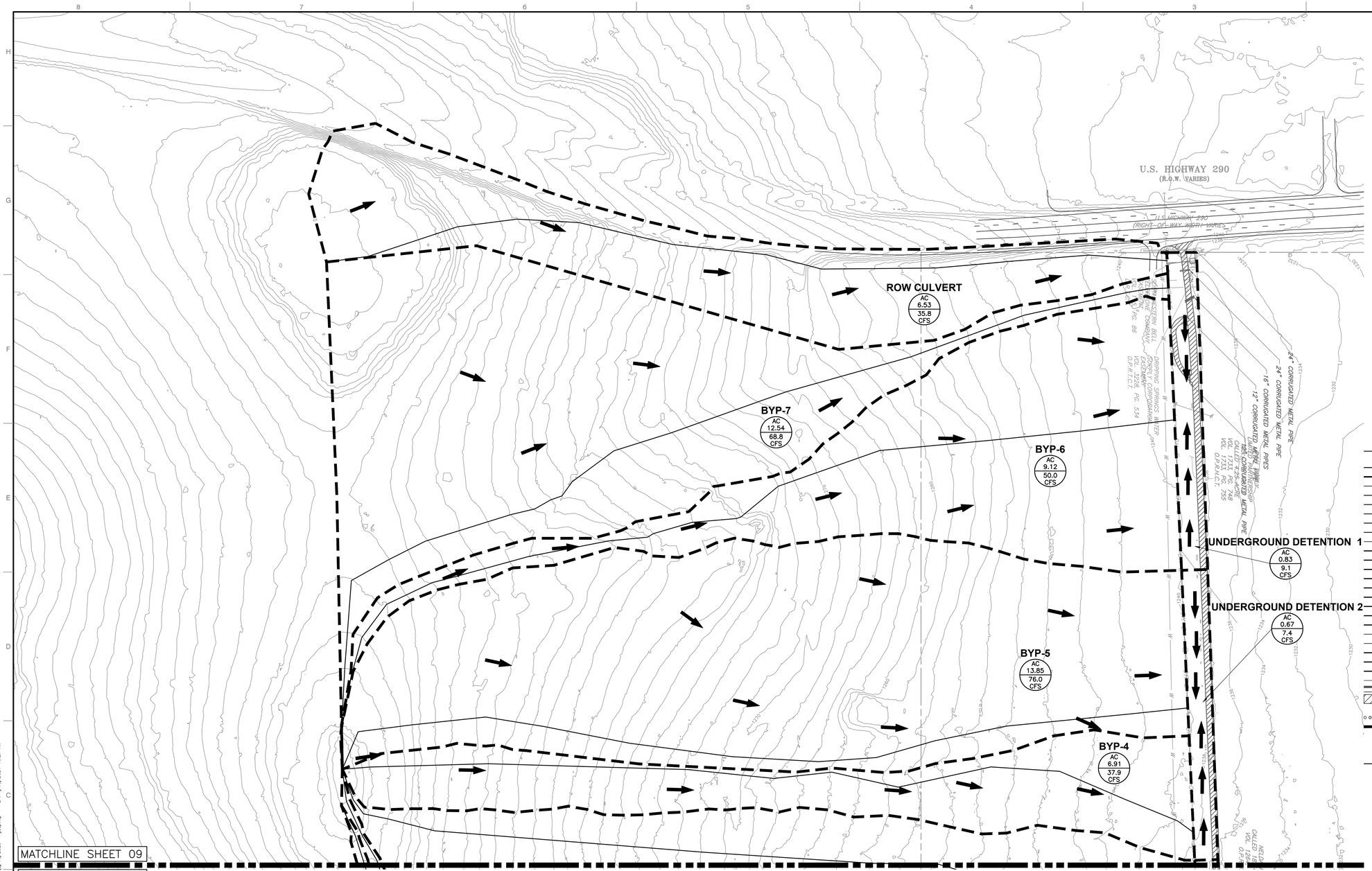
DRAWING NO.: 08

SHEET 08 OF 42

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

P:\320-001\324-199\CAD\Dwg\CVIL\324199-CVIL-DRDO-EROSION DETAILS.dwg[EROSION DETAILS] LS(2/15/2023 - jhaww) - LP: 1/10/2024 10:27 AM

SD-2022-0025



BLOCK LEGEND

PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		IRON ROD W/ CAP
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		NAIL
		PIPE BREAK
		PIPE CAP
		PIPE FLOW
		REDUCER
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		POST INDICATOR VALVE
		MISCELLANEOUS VALVE
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
		UTILITY RISER
		HOSE BIB
		SANITARY M.H.
		CLEANOUT
		DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
		ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
		PEDESTRIAN SIGNAL
		UTILITY (PULL)BOX
		UTILITY RISER
		UTILITY SERVICE

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: WOOD (PRIVACY)
		FENCE: CHAIN LINK
		FENCE: IRON
385	*385*	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC LINE
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER

MATCHLINE

DRAINAGE AREA BOUNDARY

TIME OF CONCENTRATION LINE

BYP-1
AC
X.XX
X.X
CFS

DRAINAGE AREA LABEL

Time of Concentration (TR-55 method) - Existing Site Conditions

Subbasin		BYP-1	EX-1	BYP-2	EX-2	BYP-3	EX-3	ROW CULVERT	BYP-4	BYP-5	BYP-6	BYP-7	UNDERGROUND DETENTION	UNDERGROUND DETENTION
Area	sf	502660	21528	465720	9583.2	1441935	64811	284447	300918	603517	397267	546242	36070	29014
	ac	11.54	0.49	10.69	0.22	33.10	1.49	6.53	6.91	13.85	9.12	12.54	0.83	0.67
	sq mi	0.0180304	0.0007721	0.0167074	0.0003437	0.0517225	0.0023247	0.0102031	0.0107995	0.0216481	0.0142999	0.0195937	0.0012938	0.0010407
Impervious	%	0%	35%	0%	31%	0%	30%	0%	0%	0%	0%	0%	28%	32%
Pervious	Cn	80	80	80	80	80	80	80	80	80	80	80	80	80
Composite	Cn	80	86	80	85	80	85	80	80	80	80	80	85	86
Sheet Flow														
Slope	m/n	0.0460	0.0200	0.0300	0.0220	0.0460	0.0200	0.0380	0.0420	0.0420	0.0260	0.0220	0.0030	0.0030
Length	ft.	100	100	100	100	100	100	100	100	100	100	100	100	100
Roughness	n	0.24	0.011	0.24	0.011	0.24	0.011	0.24	0.24	0.24	0.24	0.24	0.011	0.011
Time	hr.	0.15	0.02	0.18	0.02	0.15	0.02	0.16	0.16	0.16	0.19	0.20	0.04	0.04
Shallow Concentrated														
Slope	m/n	0.0430	0.0200	0.0430	0.0220	0.0430	0.0200	0.0430	0.0430	0.0430	0.0300	0.0220	0.0030	0.0030
Length	ft.	1783	475	1916	90	1783	475	1617	1637	1722	1906	2056	541	487
Paved?	p/u	u	p	u	p	u	p	u	u	u	u	p	p	
Time	hr.	0.15	0.05	0.16	0.01	0.15	0.05	0.13	0.14	0.14	0.19	0.24	0.13	0.12
Summary														
Travel Time	hr.	0.30	0.06	0.34	0.03	0.30	0.06	0.30	0.29	0.30	0.38	0.44	0.17	0.16
Tc	min.	17.92	3.82	20.25	1.53	17.92	3.82	17.81	17.52	17.95	22.72	26.41	10.38	9.58
Lag Time	min.	10.75	3.00	12.15	3.00	10.75	3.00	10.68	10.51	10.77	13.63	15.85	6.23	5.75
Existing Run-off Values														
2 Year	cfs	15.00	1.50	13.90	0.70	43.00	4.50	8.50	9.00	18.00	11.80	16.30	2.60	2.10
10 Year	cfs	26.80	2.80	24.80	1.20	76.90	8.30	15.20	16.00	32.20	21.20	29.10	4.60	3.70
25 Year	cfs	38.30	3.70	35.50	1.70	109.90	11.10	21.70	22.90	46.00	30.30	41.60	6.00	4.90
100 Year	cfs	63.30	5.70	58.60	2.50	181.60	16.90	35.80	37.90	76.00	50.00	68.80	9.10	7.40

Point of Analysis Flow Summary Table

Storm Event	Existing	Proposed
02-YR	11	11
10-YR	20.1	20.1
25-YR	26.7	26.5
100-YR	40.7	39.9

NOTE: POINT OF ANALYSIS FLOW SUMMARY TABLE DESCRIBES ONLY THE ON-SITE FLOWS FOR EACH STORM EVENT, ALL BYPASS FLOWS REMAIN AS SHOWN WITHIN THE DRAINAGE AREA MAPS AND DO NOT CHANGE BETWEEN PROPOSED AND EXISTING CONDITIONS.

NORTH

SCALE IN FEET
0 100 200

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

REVISION RECORD

NO	DATE	DESCRIPTION

Texas Registered Engineering Firm F-98
Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
PH: 512.439.0400 · FAX: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

EXISTING DMAP1 OF 2

DATE: 1/10/2024 | DRAWN BY: CEC
DWG SCALE: 1"=100' | CHECKED BY: CB
PROJECT NO: 324-199 | APPROVED BY: MT

DRAWING NO.: 09
SHEET 09 OF 42

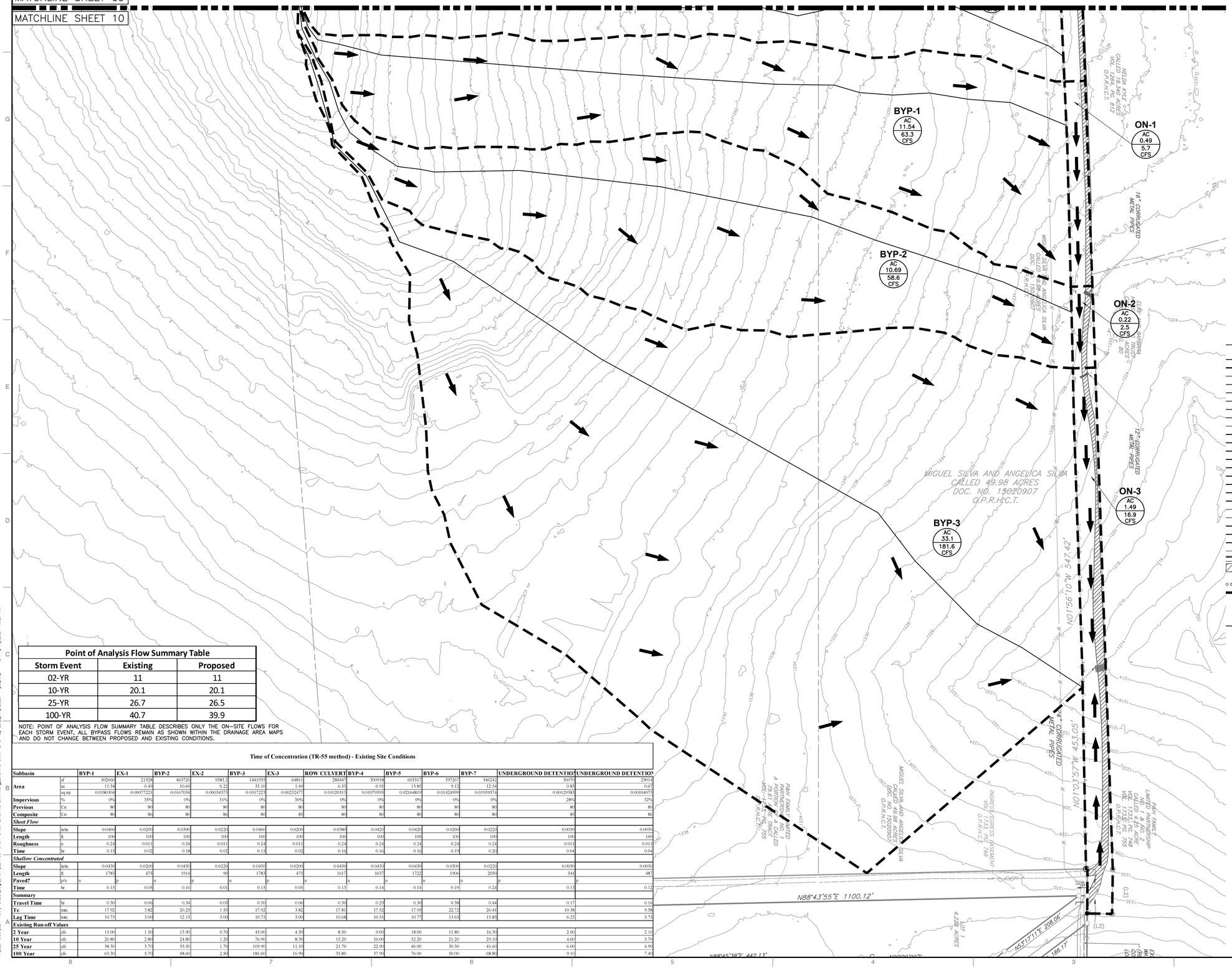
SD-2022-0025

226

P:\320-000\324-199_CADD\Dwg\CIVIL\324199-CVD1-CADD-EXISTING DMAP.dwg[EXISTING DMAP 1 OF 2] LS(2/16/2023 - 2:46pm) - LP, 1/10/2024 10:27 AM

MATCHLINE SHEET 09

MATCHLINE SHEET 10



BLOCK LEGEND

PROPOSED	EXISTING	
	·	BENCHMARK
	⊗	CUT IN CONCRETE
	△	CONTROL POINT
	◎	IRON PIPE
	●	IRON ROD
	○	IRON ROD W/ CAP
	⊡	MONUMENT TYPE 1
	⊙	MONUMENT TYPE 2
	▲	NAIL
	⟆	PIPE BREAK
	⌋	PIPE CAP
	›	PIPE FLOW
	◁	REDUCER
	⊛	AIR RELEASE VALVE
	⊛	BLOW-OFF VALVE
	⊛	POST INDICATOR VALVE
	⊗	MISCELLANEOUS VALVE
	⊘	UTILITY VALVE
	⊕	UTILITY METER
	⊠	BACKFLOW PREVENTER
	⊹	FLUSH CONNECTION
	⊹	FIRE HYDRANT
	△	(MONITORING) WELL
	◎	UTILITY RISER
	⊛	HOSE BIB
Ⓢ	Ⓢ	SANITARY M.H.
Ⓒ	Ⓒ	CLEANOUT
Ⓓ	Ⓓ	DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
Ⓔ	Ⓔ	ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
		PEDESTRIAN SIGNAL
		UTILITY (PULL)BOX
		UTILITY RISER
		UTILITY SERVICE

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: WOOD (PRIVACY)
		FENCE: CHAIN LINK
		FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC LINE
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
FIRE	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER

MATCHLINE

DRAINAGE AREA BOUNDARY

TIME OF CONCENTRATION LINE

BYP-1
AC X.XX
X.X CFS

DRAINAGE AREA LABEL

NORTH

SCALE IN FEET

0 100 200

!!! CAUTION !!! !!! CAUTION !!!
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Point of Analysis Flow Summary Table		
Storm Event	**Existing**	**Proposed**
02-YR	11	11
10-YR	20.1	20.1
25-YR	26.7	26.5
100-YR	40.7	39.9

NOTE: POINT OF ANALYSIS FLOW SUMMARY TABLE DESCRIBES ONLY THE ON-SITE FLOWS FOR EACH STORM EVENT, ALL BYPASS FLOWS REMAIN AS SHOWN WITHIN THE DRAINAGE AREA MAPS AND DO NOT CHANGE BETWEEN PROPOSED AND EXISTING CONDITIONS.

Time of Concentration (TR-55 method) - Existing Site Conditions

Subbasin		BYP-1	EX-1	BYP-2	EX-2	BYP-3	EX-3	ROW CULVERT	BYP-4	BYP-5	BYP-6	BYP-7	UNDERGROUND DETENTION	UNDERGROUND DETENTION
Area	sf	502664	21528	465720	9583.2	1441935	64811	284447	300918	603517	397267	546242	36078	29010
	ac	11.54	0.49	10.69	0.22	33.10	1.49	6.53	6.91	13.85	9.12	12.54	0.83	0.67
	sq mi	0.0180304	0.00077221	0.0167054	0.00034375	0.0517223	0.00232477	0.01020313	0.01079395	0.02164819	0.01424999	0.01959374	0.00129383	0.00104073
Impervious	%	0%	35%	0%	31%	0%	30%	0%	0%	0%	0%	0%	28%	32%
Pervious	Cn	80	80	80	80	80	80	80	80	80	80	80	80	80
Composite	Cn	80	86	80	86	80	85	80	80	80	80	80	85	86
Sheet Flow														
Slope	in/in	0.0460	0.0200	0.0300	0.0220	0.0460	0.0200	0.0380	0.0420	0.0420	0.0200	0.0220	0.0030	0.0030
Length	ft.	100	100	100	100	100	100	100	100	100	100	100	100	100
Roughness	n	0.24	0.011	0.24	0.011	0.24	0.011	0.24	0.24	0.24	0.24	0.24	0.011	0.011
Time	hr.	0.15	0.02	0.18	0.02	0.15	0.02	0.16	0.16	0.16	0.19	0.20	0.04	0.04
Shallow Concentrated														
Slope	in/in	0.0430	0.0200	0.0430	0.0220	0.0430	0.0200	0.0430	0.0430	0.0430	0.0300	0.0220	0.0030	0.0030
Length	ft.	1783	475	1914	90	1783	475	1617	1637	1722	1906	2056	541	487
Paved?	p/u	u	p	u	p	u	p	u	u	u	u	u	p	p
Time	hr.	0.15	0.05	0.16	0.01	0.15	0.05	0.13	0.14	0.14	0.19	0.24	0.13	0.13
Summary														
Travel Time	hr.	0.30	0.06	0.34	0.03	0.30	0.06	0.30	0.28	0.30	0.38	0.44	0.17	0.16
Tc	min.	17.92	3.82	20.25	1.53	17.92	3.82	17.81	17.52	17.95	22.72	26.41	10.38	9.58
Lag Time	min.	10.75	3.00	12.15	3.00	10.75	3.00	10.68	10.51	10.77	13.63	15.85	6.23	5.75
Existing Run-off Values														
2 Year	cfs	15.00	1.50	13.90	0.70	43.00	4.50	8.50	9.00	18.00	11.80	16.30	2.60	2.10
10 Year	cfs	26.80	2.80	24.80	1.20	76.90	8.30	15.20	16.00	32.20	21.20	29.10	4.60	3.70
25 Year	cfs	38.30	3.70	35.50	1.70	109.90	11.10	21.70	22.90	46.00	30.30	41.60	6.00	4.90
100 Year	cfs	63.30	5.70	58.60	2.50	181.60	16.90	35.80	37.90	76.00	50.00	68.80	9.10	7.40

REVISION RECORD		
NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-88
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

EXISTING DMAP 2 OF 2

DATE:	1/10/2024
DWG SCALE:	1"=100'
PROJECT NO:	324-199
DRAWN BY:	CEC
CHECKED BY:	CB
APPROVED BY:	MT

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

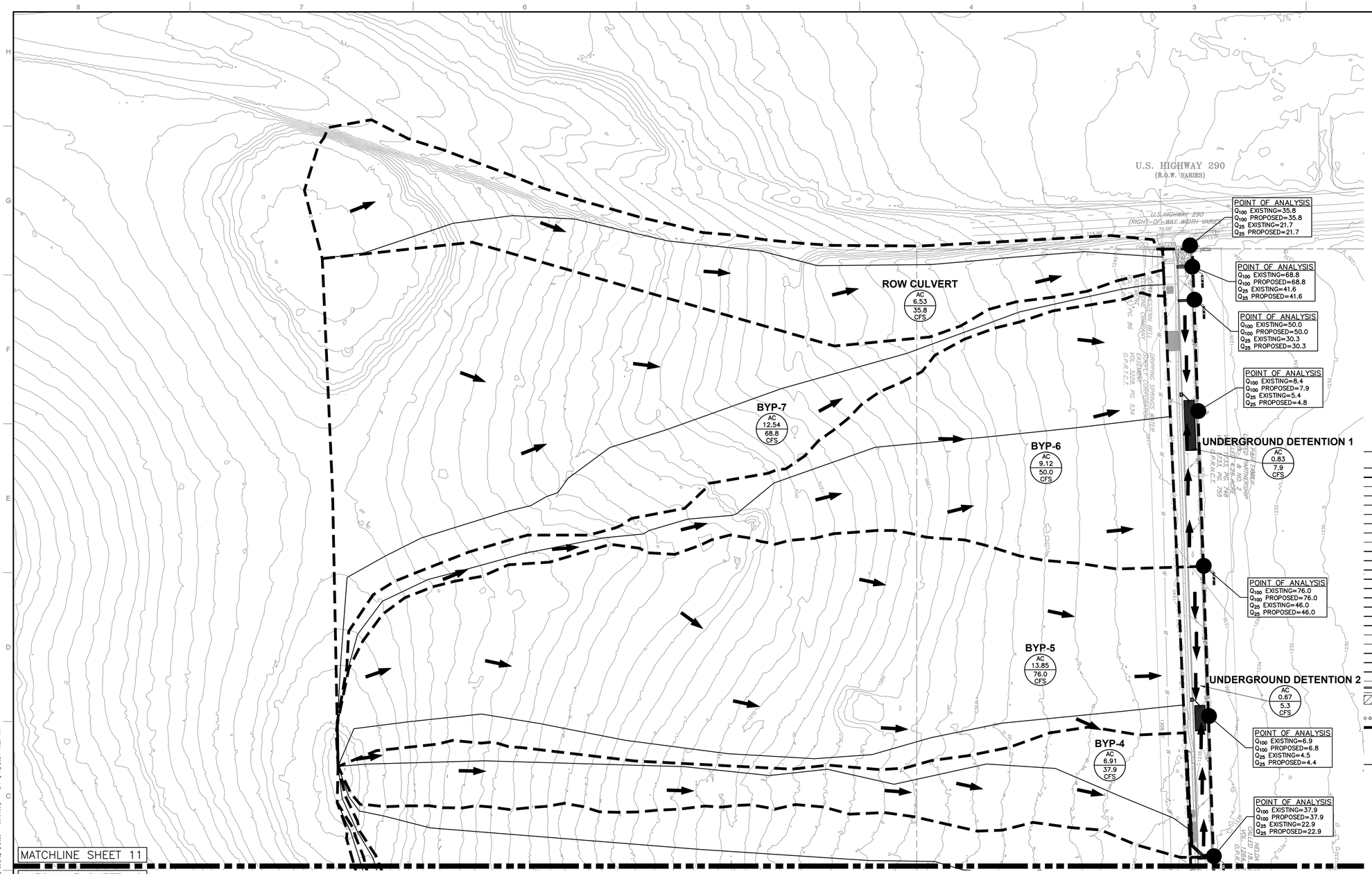
DRAWING NO.: 10

SHEET 10 OF 42

SD-2022-0025

227

P:\320-000\324-199\~CADD\Dwg\001\324199-D01-EXDS-EXISTING DMAP.dwg 1/10/2024 10:27 AM - LP: 1/10/2024 10:27 AM



BLOCK LEGEND

PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		IRON ROD W/ CAP
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		NAIL
		PIPE BREAK
		PIPE CAP
		PIPE FLOW
		REDUCER
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		POST INDICATOR VALVE
		MISCELLANEOUS VALVE
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
		UTILITY RISER
		HOSE BIB
		SANITARY M.H.
		CLEANOUT
		DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
		ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
		PEDESTRIAN SIGNAL
		UTILITY (PULL)BOX
		UTILITY RISER
		UTILITY SERVICE

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: WOOD (PRIVACY)
		FENCE: CHAIN LINK
		FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC LINE
T	T	TELEPHONE
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G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER

MATCHLINE

DRAINAGE AREA BOUNDARY

TIME OF CONCENTRATION LINE

BYP-1
AC X.XX
X.X CFS

DRAINAGE AREA LABEL

Time of Concentration (TR-55 method) - Proposed Site Conditions

Subbasin		BYP-1	PR-1	BYP-2	PR-2	BYP-3	PR-3	ROW CULVERT	BYP-4	BYP-5	BYP-6	BYP-7	UNDERGROUND DETENTION 1	UNDERGROUND DETENTION 2
Area	sf	502669	21528	465720	9583.2	1441935	64811	284447	300918	603517	397267	546242	36070	29016
	ac	11.54	0.49	10.69	0.22	33.10	1.49	6.53	6.91	13.85	9.12	12.54	0.83	0.67
	sq mi	0.0180304	0.00077221	0.01670541	0.00034375	0.0517223	0.00232477	0.01020313	0.01079395	0.02164819	0.01424999	0.01959374	0.00129383	0.00104073
Impervious	%	0.0%	57%	0%	50%	0.0%	48%	0%	0%	0%	0%	0%	40%	53%
Pervious	Cn	80	80	80	80	80	80	80	80	80	80	80	80	80
Composite	Cn	80	90	80	89	80	89	80	80	80	80	80	88	90
Sheet Flow														
Slope	in/in	0.0460	0.0200	0.0300	0.0220	0.0460	0.0200	0.0380	0.0420	0.0420	0.0260	0.0220	0.0050	0.0050
Length	ft.	100	100	100	100	100	100	100	100	100	100	100	100	100
Roughness	n	0.24	0.011	0.24	0.011	0.24	0.011	0.24	0.24	0.24	0.24	0.24	0.011	0.011
Time	hr.	0.15	0.02	0.18	0.02	0.15	0.02	0.16	0.16	0.16	0.19	0.20	0.03	0.03
Shallow Concentrated														
Slope	in/in	0.0430	0.0200	0.0430	0.0220	0.0430	0.0200	0.0430	0.0430	0.0430	0.0300	0.0220	0.0050	0.0050
Length	ft.	1783	475	1914	90	1783	475	1617	1637	1722	1906	2051	541	487
Paved?	p/u	u	p	u	p	u	p	u	u	u	u	u	p	p
Time	hr.	0.15	0.05	0.16	0.01	0.15	0.05	0.13	0.14	0.14	0.19	0.24	0.10	0.09
Summary														
Travel Time	hr.	0.30	0.06	0.34	0.03	0.30	0.06	0.30	0.29	0.30	0.38	0.44	0.14	0.13
Tc	min.	17.92	3.82	20.25	1.53	17.92	3.82	17.81	17.52	17.95	22.72	26.41	8.14	7.51
Lag Time	min.	10.75	3.00	12.15	3.00	10.75	3.00	10.68	10.51	10.77	13.63	15.85	4.88	4.51
Proposed Run-off Values														
2 Year	cfs	15.00	1.60	13.90	0.60	43.00	4.60	8.50	9.00	18.00	11.80	16.30	1.90	1.1
10 Year	cfs	26.80	2.80	24.80	1.20	76.90	8.40	15.20	16.00	32.20	21.20	29.10	3.40	2.6
25 Year	cfs	38.30	3.80	35.50	1.60	109.90	11.20	21.70	22.90	46.00	30.30	41.60	4.80	3.4
100 Year	cfs	63.30	5.70	58.60	2.40	181.60	17.10	35.80	37.90	76.00	50.00	68.80	7.90	5.3

NORTH

SCALE IN FEET

0 100 200

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

REVISION RECORD		
NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-88
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
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www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

PROPOSED DMAP 1 OF 2

DATE:	1/10/2024
DWG SCALE:	1" = 100'
PROJECT NO:	324-199
DRAWN BY:	CEC
CHECKED BY:	CB
APPROVED BY:	MT

DRAWING NO.: 11

SHEET 11 OF 42

SD-2022-0025

228

P:\320-001\324-199\-04DEV\Dwg\Civil\324199-Civil-C400-PROPOSED DMAP.dwg(PROPOSED DMAP 1 OF 2) LS(12/14/2023 - darowles) - LP, 1/10/2024 10:37 AM

MATCHLINE SHEET 09

MATCHLINE SHEET 10

BYP-1
AC 11.54
63.3 CFS

BYP-2
AC 10.69
58.6 CFS

BYP-3
AC 33.1
181.6 CFS

ON-1
AC 0.49
5.3 CFS

ON-2
AC 0.22
2.4 CFS

ON-3
AC 1.49
16.2 CFS

POINT OF ANALYSIS
Q_{100} EXISTING=68.9
Q_{100} PROPOSED=68.6
Q_{25} EXISTING=41.9
Q_{25} PROPOSED=41.7

POINT OF ANALYSIS
Q_{100} EXISTING=61.1
Q_{100} PROPOSED=61.0
Q_{25} EXISTING=37.1
Q_{25} PROPOSED=37.1

POINT OF ANALYSIS
Q_{100} EXISTING=198.3
Q_{100} PROPOSED=197.8
Q_{25} EXISTING=120.6
Q_{25} PROPOSED=120.2

MIGUEL SILVA AND ANGELICA SILVA
CALLED 49.98 ACRES
DOC. NO. 13020907
O.P.R.H.C.T.

MELDA KYLE
VOL. 1284, PG. 812
O.P.R.H.C.T.

P&H FAMILY LIMITED PARTNERSHIP
LOT 1
CALLED 4.40 ACRE
VOL. 1733, PG. 246
VOL. 1731, PG. 355
O.P.R.H.C.T.

INGRESS / EGRESS EASEMENT
VOL. 1731, PG. 246
O.P.R.H.C.T.

18" CORRUGATED METAL PIPES

30" CORRUGATED METAL PIPES

N88°43'55"E 1100.12'

N88°45'38"E 442.13'

N90°00'00"E

N01°56'10"W 547.42'

N01°03'57"W 453.53'

N53°17'11"E 208.06'

LOT 1
4.228 ACRES

(L2)

(L3)

BLOCK LEGEND

PROPOSED	EXISTING	
	•	BENCHMARK
	⊗	CUT IN CONCRETE
	△	CONTROL POINT
	◎	IRON PIPE
	●	IRON ROD
	○	IRON ROD W/ CAP
	⊡	MONUMENT TYPE 1
	⊙	MONUMENT TYPE 2
	▲	NAIL
		PIPE BREAK
		PIPE CAP
		PIPE FLOW
		REDUCER
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		POST INDICATOR VALVE
		MISCELLANEOUS VALVE
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
		UTILITY RISER
		HOSE BIB
		SANITARY M.H.
		CLEANOUT
		DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
		ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
		PEDESTRIAN SIGNAL
		UTILITY (PULL)BOX
		UTILITY RISER
		UTILITY SERVICE

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: WOOD (PRIVACY)
		FENCE: CHAIN LINK
		FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC LINE
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER

MATCHLINE

DRAINAGE AREA BOUNDARY

TIME OF CONCENTRATION LINE

BYP-1
AC X.XX
X.X CFS

DRAINAGE AREA LABEL

NORTH
SCALE IN FEET
0 100 200

!!! CAUTION !!! !!! CAUTION !!!
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

Time of Concentration (TR-55 method) - Proposed Site Conditions

Subbasin		BYP-1	PR-1	BYP-2	PR-2	BYP-3	PR-3	ROW CULVERT	BYP-4	BYP-5	BYP-6	BYP-7	UNDERGROUND DETENTION	UNDERGROUND DETENTION 2
Area	sf	502660	21528	465720	9583.2	1441935	64811	284447	300918	603517	397267	546242	36070	29014
	ac	11.54	0.49	10.69	0.22	33.10	1.49	6.53	6.91	13.85	9.12	12.54	0.83	0.67
	sq mi	0.0180304	0.00077221	0.01670541	0.00034375	0.0517223	0.00232477	0.01020313	0.01079395	0.02164819	0.01424999	0.01959374	0.00129383	0.00104073
Impervious	%	0.0%	57%	0%	50%	0.0%	48%	0%	0%	0%	0%	0%	46%	53%
Pervious	Cn	80	80	80	80	80	80	80	80	80	80	80	80	80
Composite	Cn	80	90	80	89	80	89	86	80	80	80	80	88	90
Sheet Flow														
Slope	in/in	0.0460	0.0200	0.0300	0.0220	0.0460	0.0200	0.0380	0.0420	0.0420	0.0260	0.0220	0.0050	0.0050
Length	ft.	100	100	100	100	100	100	100	100	100	100	100	100	100
Roughness	n	0.24	0.011	0.24	0.011	0.24	0.011	0.24	0.24	0.24	0.24	0.24	0.011	0.011
Time	hr	0.15	0.02	0.18	0.02	0.15	0.02	0.16	0.16	0.16	0.19	0.20	0.03	0.03
Shallow Concentrated														
Slope	in/in	0.0430	0.0200	0.0430	0.0220	0.0430	0.0200	0.0430	0.0430	0.0430	0.0300	0.0220	0.0050	0.0050
Length	ft.	1783	475	1914	90	1783	475	1617	1637	1722	1906	2050	541	487
Paved?	y/n	n	p	n	p	n	p	n	n	n	n	n	p	p
Time	hr	0.15	0.05	0.16	0.01	0.15	0.05	0.13	0.14	0.14	0.15	0.24	0.10	0.09
Summary														
Travel Time	hr	0.30	0.06	0.34	0.03	0.30	0.06	0.30	0.29	0.30	0.38	0.44	0.14	0.13
Tc	min.	17.92	3.82	20.25	1.53	17.92	3.82	17.81	17.52	17.95	22.72	26.41	8.14	7.51
Lag Time	min.	10.75	3.06	12.15	3.06	10.75	3.06	10.68	10.51	10.77	13.63	15.85	4.88	4.51
Proposed Run-off Values														
2 Year	cfs	15.00	1.60	13.90	0.60	43.00	4.60	8.50	9.00	18.00	11.80	16.30	1.90	1.1
10 Year	cfs	26.80	2.80	24.80	1.20	76.90	8.40	15.20	16.00	32.20	21.20	29.10	3.40	2.6
25 Year	cfs	38.30	3.80	35.50	1.60	109.90	11.20	21.70	22.90	46.00	30.30	41.60	4.80	3.4
100 Year	cfs	63.30	5.70	58.60	2.40	181.60	17.10	35.80	37.90	76.00	50.00	68.80	7.90	5.3

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm E-98
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

PROPOSED DMAP 2 OF 2

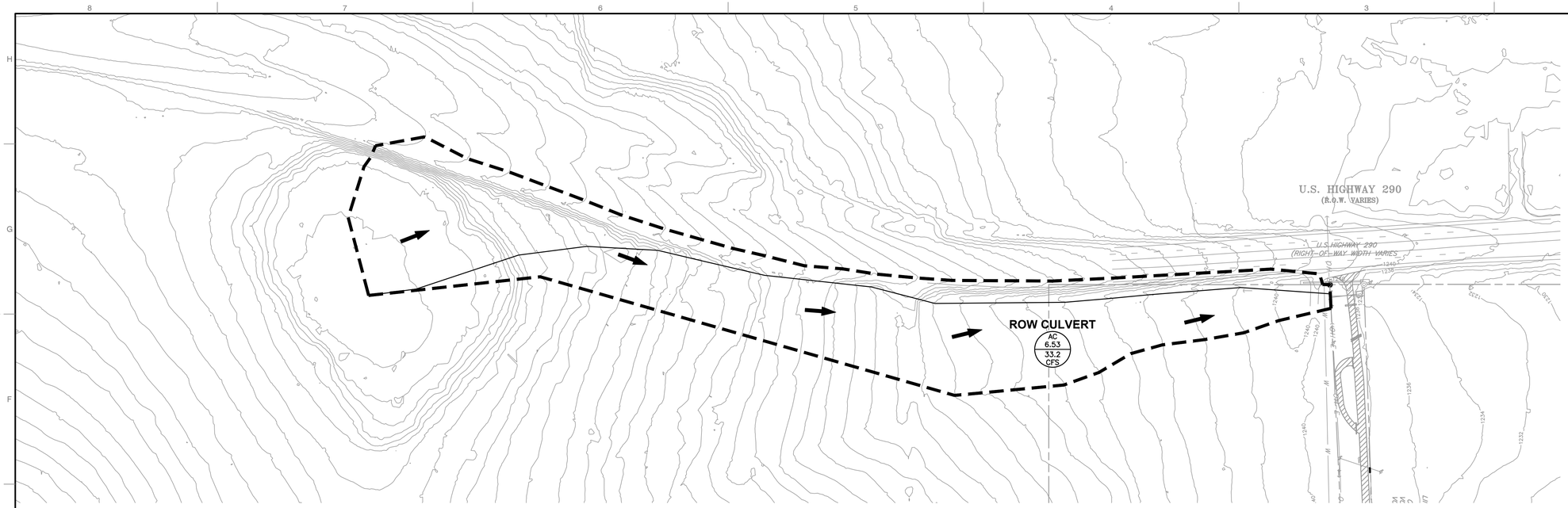
DATE: 1/10/2024 DRAWN BY: CEC
DWG SCALE: 1"=100' CHECKED BY: CB
PROJECT NO: 324-199
APPROVED BY: MT

DRAWING NO.: 12
SHEET 12 OF 42

SD-2022-0025

229

P:\320-001\324-199\-DATA\dwg\CIVIL\324199-CIV01-DMAP-PROPOSED DMAP.dwg(PROPOSED DMAP 2 OF 2) LS(12/4/2023 - cbrowder) - LY: 1/10/2024 10:27 AM



ROW CULVERT

Runoff Calculations (Eq 2-1)

Event	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
A (ac)	6.53	6.53	6.53	6.53	6.53	6.53
C	0.21	0.23	0.25	0.29	0.32	0.36
Tc (min)	5.0	5.0	5.0	5.0	5.0	5.0
i (in/hr)	6.14	7.80	9.18	11.11	12.61	14.12
Q (cfs)	8.4	11.7	15.0	21.0	26.3	33.2

"C" Value Calculations (Table 2-1)

Area (ac)	% of Area		2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
0.00	0%	Pasture	0.33	0.36	0.38	0.42	0.45	0.49
6.53	100%	Grass	0.21	0.23	0.25	0.29	0.32	0.36
0.00	0%	Forest/Wood	0.31	0.34	0.36	0.40	0.43	0.47
0.00	0%	Concrete	0.75	0.80	0.83	0.88	0.92	0.97
6.53	100%							

NOTES:
1. ALL DRAINAGE CALCULATIONS HAVE BEEN DETERMINED VIA THE RATIONAL METHOD
2. DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION OR INTEGRITY OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DRAINAGE FACILITIES.
3. TXDOT ATLAS 14 RAINFALL DATA FOR ZONE–1 OF HAYS COUNTY HAS BEEN UTILIZED FOR ANALYSIS.

Rational Method Runoff Equation (Eq. 2-1)

$Q_p = CiA$

Q_p peak runoff (cfs)
C runoff coefficient
i intensity of rainfall (in/hr) - Eq 2-8
A area (acres)

Rainfall Intensity Equation (Eq. 2-8)

$i=a/(t+b)^c$

i intensity of rainfall (in/hr)
t storm duration (min)
a, b, c storm frequency coefficients

I-D-F Curve Coefficients			
Freq.	a	b	c
2	64.5986	12.9935	0.8144
5	78.5582	12.7853	0.8024
10	92.0534	13.166	0.7949
25	112.6923	13.9657	0.7872
50	130.8565	14.8519	0.7829
100	152.128	16.1074	0.7795

BLOCK LEGEND

PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		IRON ROD W/ CAP
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		NAIL
		PIPE BREAK
		PIPE CAP
		PIPE FLOW
		REDUCER
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		POST INDICATOR VALVE
		MISCELLANEOUS VALVE
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
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		DOWN SPOUT
		AREA INLET
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		HEADWALL
		SAFETY END TREATMENT
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		ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
		PEDESTRIAN SIGNAL
		UTILITY (PULL)BOX
		UTILITY RISER
		UTILITY SERVICE

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: WOOD (PRIVACY)
		FENCE: CHAIN LINK
		FENCE: IRON
385	385	MAJOR CONTOUR
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E	E	ELECTRIC LINE
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W	W	WATER LINE
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		CURB & GUTTER
		STRIPING
FIRE		FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER

DRAINAGE AREA BOUNDARY

TIME OF CONCENTRATION LINE

A-1
AC
X.XX
X.X
CFS

DRAINAGE AREA LABEL

NORTH
SCALE IN FEET
0 100 200

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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

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Texas Registered Engineering Firm F-58
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

TXDOT CULVERT - EXISTING DMAP

DATE:	1/10/2024
DWG SCALE:	1" = 20'
PROJECT NO:	324-199
DRAWN BY:	CEC
CHECKED BY:	CB
APPROVED BY:	MT

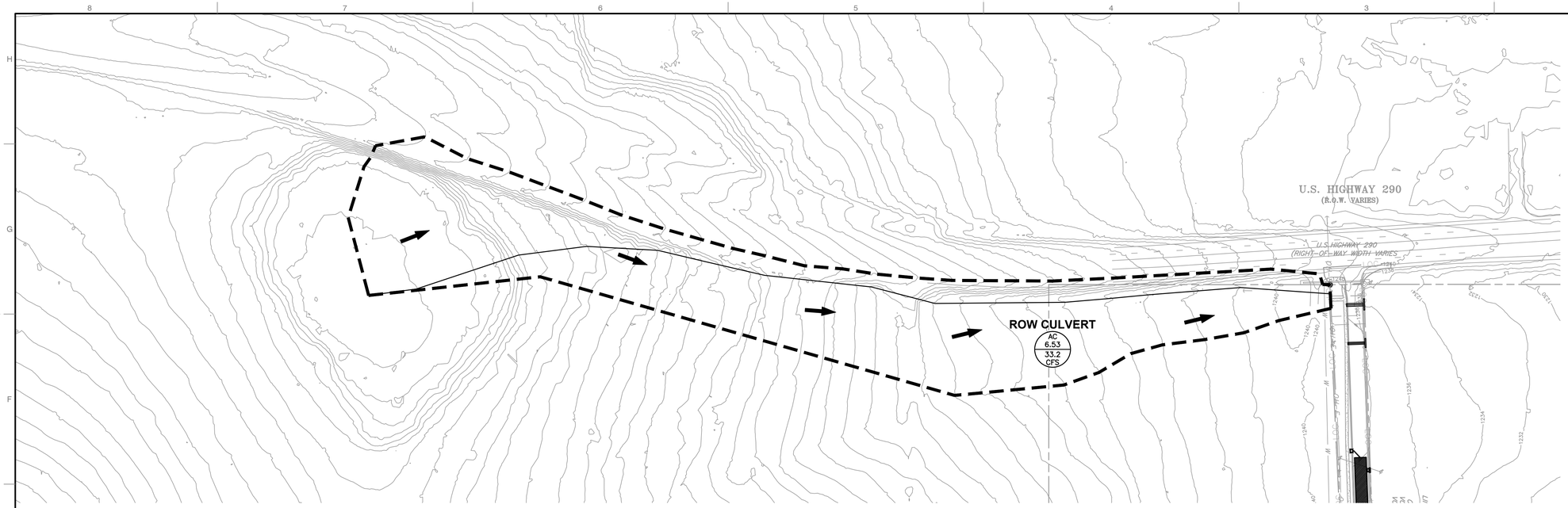
DRAWING NO.: 13

SHEET 13 OF 42

SD-2022-0025

230

P:\320-000\324-199\-CAD\Dwg\CIVIL\324-199-CIVIL-CADD-CULVERT - EXISTING DMAP[TXDOT CULVERT - EXISTING DMAP].dwg, 1/10/2024 10:28 AM, cmatthews, LP: 1/10/2024 10:28 AM



ROW CULVERT

Runoff Calculations (Eq 2-1)

Event	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
A (ac)	6.53	6.53	6.53	6.53	6.53	6.53
C	0.21	0.23	0.25	0.29	0.32	0.36
Tc (min)	5.0	5.0	5.0	5.0	5.0	5.0
i (in/hr)	6.14	7.80	9.18	11.11	12.61	14.12
Q (cfs)	8.4	11.7	15.0	21.0	26.3	33.2

"C" Value Calculations (Table 2-1)

Area (ac)	% of Area		2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
0.00	0%	Pasture	0.33	0.36	0.38	0.42	0.45	0.49
6.53	100%	Grass	0.21	0.23	0.25	0.29	0.32	0.36
0.00	0%	Forest/Wood	0.31	0.34	0.36	0.40	0.43	0.47
0.00	0%	Concrete	0.75	0.80	0.83	0.88	0.92	0.97
6.53	100%							

NOTES:
1. ALL DRAINAGE CALCULATIONS HAVE BEEN DETERMINED VIA THE RATIONAL METHOD
2. DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION OR INTEGRITY OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DRAINAGE FACILITIES.
3. TXDOT ATLAS 14 RAINFALL DATA FOR ZONE–1 OF HAYS COUNTY HAS BEEN UTILIZED FOR ANALYSIS.

Rational Method Runoff Equation (Eq. 2-1)

$Q_p = CiA$

Q_p peak runoff (cfs)
C runoff coefficient
i intensity of rainfall (in/hr) - Eq 2-8
A area (acres)

Rainfall Intensity Equation (Eq. 2-8)

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i intensity of rainfall (in/hr)
t storm duration (min)
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50	130.8565	14.8519	0.7829
100	152.128	16.1074	0.7795

BLOCK LEGEND

PROPOSED	EXISTING	
		BENCHMARK
		CUT IN CONCRETE
		CONTROL POINT
		IRON PIPE
		IRON ROD
		IRON ROD W/ CAP
		MONUMENT TYPE 1
		MONUMENT TYPE 2
		NAIL
		PIPE BREAK
		PIPE CAP
		PIPE FLOW
		REDUCER
		AIR RELEASE VALVE
		BLOW-OFF VALVE
		POST INDICATOR VALVE
		MISCELLANEOUS VALVE
		UTILITY VALVE
		UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT
		(MONITORING) WELL
		UTILITY RISER
		HOSE BIB
		SANITARY M.H.
		CLEANOUT
		DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
		ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
		PEDESTRIAN SIGNAL
		UTILITY (PULL)BOX
		UTILITY RISER
		UTILITY SERVICE

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: WOOD (PRIVACY)
		FENCE: CHAIN LINK
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385	385	MAJOR CONTOUR
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E	E	ELECTRIC LINE
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FIRE	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE AREA BOUNDARY
		TIME OF CONCENTRATION LINE

A-1
AC
X.XX
X.X
CFS
DRAINAGE AREA LABEL

NORTH
SCALE IN FEET
0 100 200

!!! CAUTION !!! !!! CAUTION !!!
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STATE OF TEXAS
MICHAEL A. THEONE
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LICENSED
PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

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Texas Registered Engineering Firm F-58
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HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

TXDOT CULVERT - PROPOSED DMAP

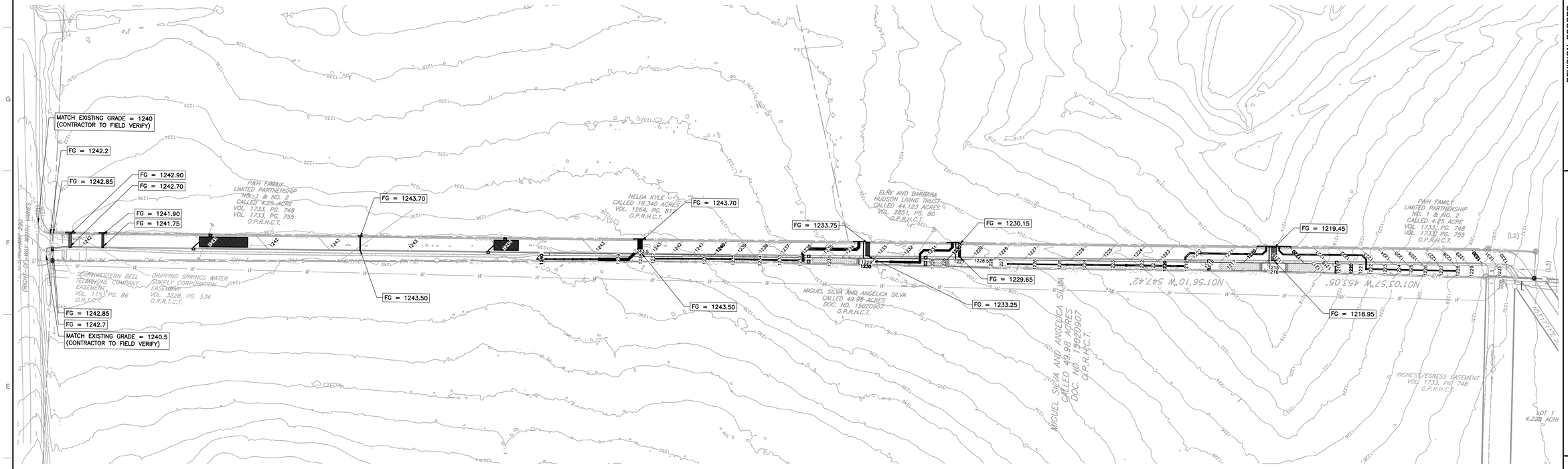
DATE:	1/10/2024
DRAWN BY:	CEC
CHECKED BY:	CB
DWG SCALE:	1" = 20'
PROJECT NO:	324-199
APPROVED BY:	MT

DRAWING NO.: 14
SHEET 14 OF 42

SD-2022-0025

231

P:\320-000\324-199\-CAD\Dwg\CIVIL\324-199-CIV01-CAD5-CULVERT DMAP.dwg[TXDOT CULVERT - PROPOSED DMAP] LS(7/18/2023 - cmoithey) - LP: 1/10/2024 10:29 AM



NOTES

1. DRAINAGE FOR THIS DEVELOPMENT DOES NOT DRAIN TO TXDOT ROW, DOES NOT CAUSE TXDOT DRAINAGE TO BE BLOCKED, AND HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION OR INTEGRITY OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DRAINAGE FACILITIES.

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
X	X	FENCE: BARBED
//	//	FENCE: WOOD (PICKET)
□	□	FENCE: WOOD (PRIVACY)
○	○	FENCE: CHAIN LINK
I	I	FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC LINE
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

BLOCK LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING	
	•	BENCHMARK			(MONITORING) WELL
	⊗	CUT IN CONCRETE			UTILITY RISER
	△	CONTROL POINT	HB	HB	HOSE BIB
	◎	IRON PIPE	S	S	SANITARY M.H.
	●	IRON ROD	CO	CO	CLEANOUT
	○	IRON ROD W/ CAP	D	D	DRAINAGE M.H.
	⊡	MONUMENT TYPE 1			DOWN SPOUT
	⊙	MONUMENT TYPE 2			AREA INLET
	▲	NAIL			CURB INLET
S	S	PIPE BREAK			HEADWALL
]	]	PIPE CAP			SAFETY END TREATMENT
›	›	PIPE FLOW			DRAINAGE FLOW
◄	◁	REDUCER	E	E	ELEC. M.H.
Ⓐ	Ⓐ	AIR RELEASE VALVE			ELEC./TELE. POLE
Ⓑ	Ⓑ	BLOW-OFF VALVE			GUY WIRE
Ⓟ	Ⓟ	POST INDICATOR VALVE			LIGHT FIXTURE
Ⓜ	Ⓜ	MISCELLANEOUS VALVE			TRAFFIC SIGNAL
		UTILITY VALVE			PEDESTRIAN SIGNAL
		UTILITY METER			UTILITY (PULL)BOX
		BACKFLOW PREVENTER			UTILITY RISER
		FLUSH CONNECTION			UTILITY SERVICE
		FIRE HYDRANT			

NORTH

SCALE IN FEET

0 100 200

811 !!! CAUTION !!! !!! CAUTION !!!
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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-88
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

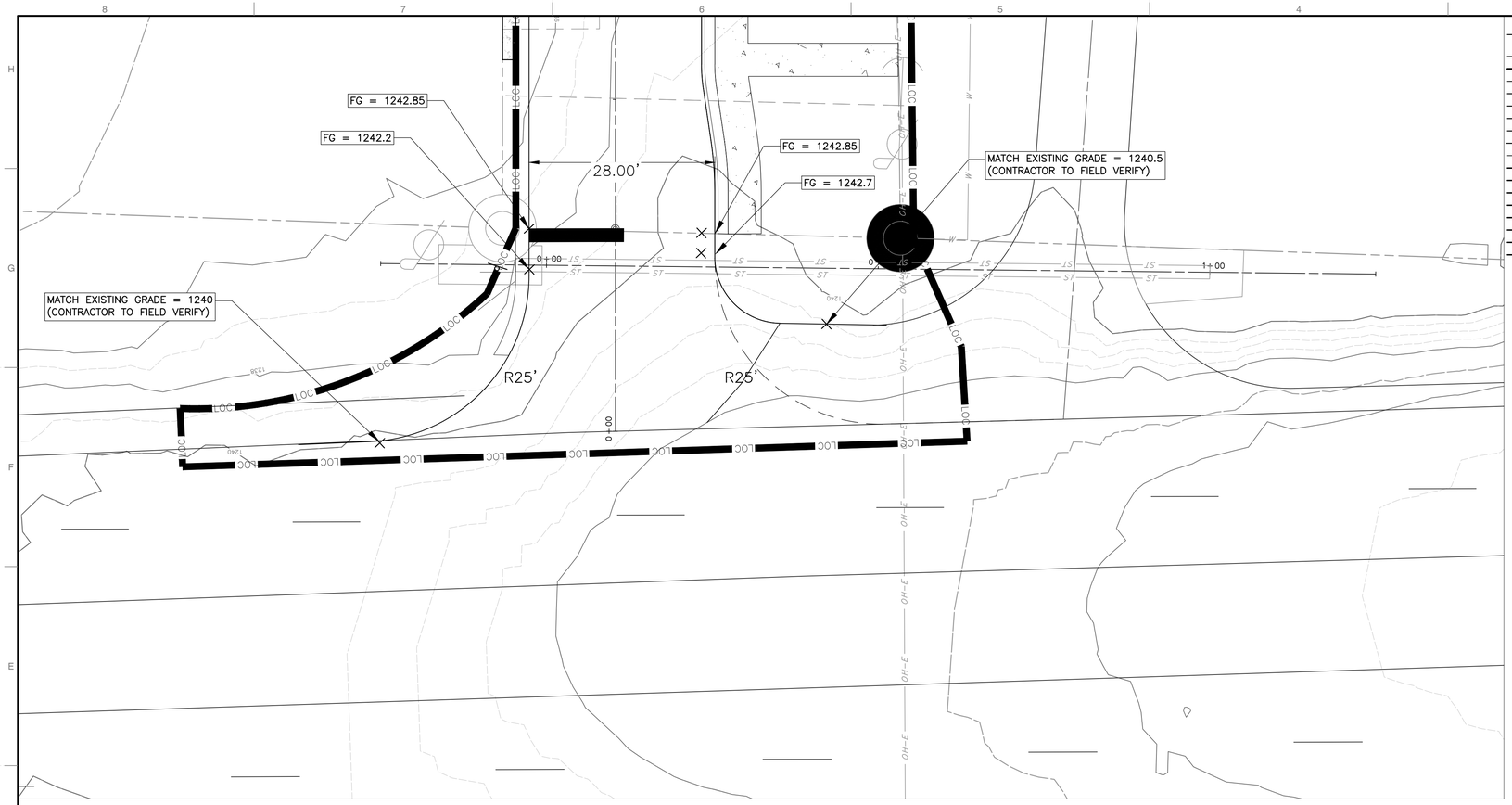
OVERALL GRADING AND DRAINAGE PLAN

DATE:	1/10/2024
DWG SCALE:	1" = 100'
PROJECT NO:	324-199
DRAWN BY:	CEC
CHECKED BY:	CB
APPROVED BY:	MT

DRAWING NO.: 15

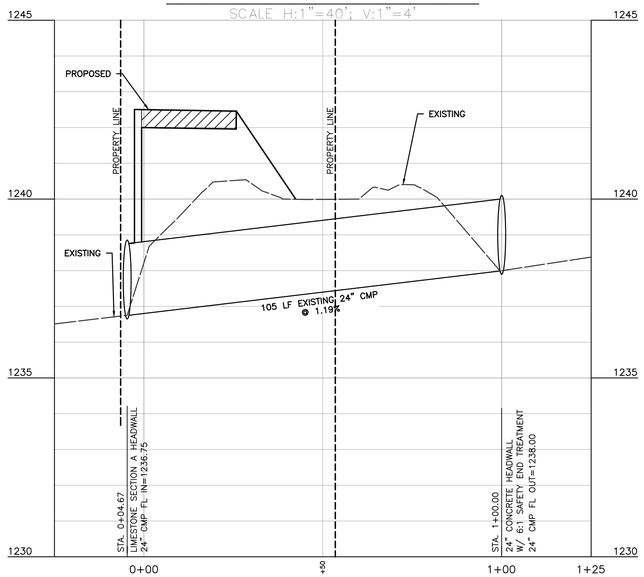
SHEET 15 OF 42

P:\320-0001\324-199\-CAD\Dwg\CIVIL\324199-CIVIL-C300-GRADING.dwg[OVERALL GRADING AND DRAINAGE PLAN] LS(1/8/2024 - cbrewer) - LP: 1/10/2024 10:28 AM



STORM LINE IN R.O.W. PROFILE

SCALE H:1"=40'; V:1"=4'



LINETYPE LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING	
		RIGHT-OF-WAY	G	G	GAS LINE
		LOT BOUNDARY	OU	OU	OVERHEAD UTILITY
		EASEMENT	UG	UG	UNDERGROUND UTILITY
		FENCE: BARBED	SAN	SAN	SANITARY SEWER LINE
		FENCE: WOOD (PICKET)	W	W	WATER LINE
		FENCE: WOOD (PRIVACY)	F	F	FIRE LINE
		FENCE: CHAIN LINK			ROAD CENTERLINE
		FENCE: IRON			CURB & GUTTER
385	385	MAJOR CONTOUR			STRIPING
		MINOR CONTOUR		FIRE	FIRE LANE STRIPING
E	E	ELECTRIC LINE			H.C. ACCESSIBLE ROUTE
OE	OE	OVERHEAD ELECTRIC WIRE	LOC		LIMITS OF CONSTRUCTION
UE	UE	UNDERGROUND ELECTRIC LINE			RAIL ROAD
T	T	TELEPHONE			FLOODWAY
C	C	COMMUNICATIONS LINE			CWQZ
TV	TV	CABLE TELEVISION	ST	ST	STORM SEWER
FO	FO	FIBER OPTIC LINE			DRAINAGE CHANNEL

BLOCK LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING	
		BENCHMARK			(MONITORING) WELL
		CUT IN CONCRETE			UTILITY RISER
		CONTROL POINT	HB	HB	HOSE BIB
		IRON PIPE	S	S	SANITARY M.H.
		IRON ROD	CO	CO	CLEANOUT
		IRON ROD W/ CAP	D	D	DRAINAGE M.H.
		MONUMENT TYPE 1			DOWN SPOUT
		MONUMENT TYPE 2			AREA INLET
		NAIL			CURB INLET
		PIPE BREAK			HEADWALL
		PIPE CAP			SAFETY END TREATMENT
		PIPE FLOW			DRAINAGE FLOW
		REDUCER			ELEC. M.H.
		AIR RELEASE VALVE	E	E	ELEC./TELE. POLE
		BLOW-OFF VALVE			GUY WIRE
		POST INDICATOR VALVE			LIGHT FIXTURE
		MISCELLANEOUS VALVE			TRAFFIC SIGNAL
		UTILITY VALVE			PEDESTRIAN SIGNAL
		UTILITY METER			UTILITY (PULL)BOX
		BACKFLOW PREVENTER			UTILITY RISER
		FLUSH CONNECTION			UTILITY SERVICE
		FIRE HYDRANT			

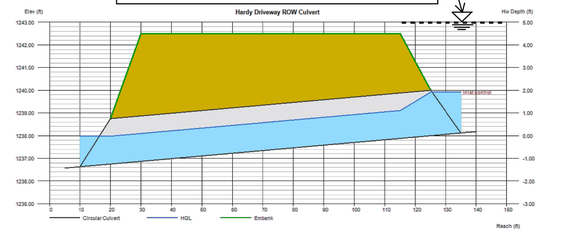
Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. — Monday, Jul 17 2023

Hardy Driveway ROW Culvert

Invert Elev Dn (ft)	= 1236.75	**Calculations**	
Pipe Length (ft)	= 105.00	Qmin (cfs)	= 11.70
Slope (%)	= 1.19	Qmax (cfs)	= 33.20
Invert Elev Up (ft)	= 1238.00	Tailwater Elev (ft)	= 0.00
Rise (in)	= 24.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 24.0	Qtotal (cfs)	= 11.70
No. Barrels	= 1	Qpipe (cfs)	= 11.70
n-Value	= 0.024	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Corrugate Metal Pipe	Veloc Dn (ft/s)	= 5.79
Culvert Entrance	= Mitered to slope (C)	Veloc Up (ft/s)	= 5.79
Coeff. K,M,c,Y,k	= 0.021, 1.33, 0.0463, 0.75, 0.7	HGL Dn (ft)	= 1237.98
		HGL Up (ft)	= 1239.23
Embankment		Hw Elev (ft)	= 1239.92
Top Elevation (ft)	= 1242.50	Hw/D (ft)	= 0.96
Top Width (ft)	= 85.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 30.00		

MAX ALLOWABLE HEADWATER ELEVATION = 1242.9
(EDGE OF PAVEMENT/TOP OF WALL AT UPSTREAM INLET)
5-YR HEADWATER ELEVATION = 1239.6
100-YR HEADWATER ELEVATION = 1242.8



Hardy Driveway Hydraflow Results

Storm Event	Q Total (cfs)	Q Pipe (cfs)	Q Over (cfs)	Velocity Dn (ft/s)	Velocity Up (ft/s)	Depth Dn (in)	Depth Up (in)	HGL Dn (ft)	HGL Up (ft)	HGL Hw (ft)	HGL Hw/D
2-yr	8.4	8.4	0.0	5.1	5.1	12.4	12.4	1237.78	1239.03	1239.56	0.78
5-yr	11.7	11.7	0.0	5.8	5.8	14.7	14.7	1237.98	1239.23	1239.92	0.96
10-yr	15.0	15.0	0.0	6.4	4.8	16.7	24.0	1238.15	1240.35	1240.95	1.48
25-yr	21.0	21.0	0.0	7.6	6.7	19.7	24.0	1238.39	1241.68	1242.86	2.43
50-yr	26.4	20.5	5.9	7.5	6.5	19.5	24.0	1238.37	1241.55	1242.67	2.33
100-yr	33.2	20.8	12.5	7.6	6.6	19.6	24.0	1238.38	1241.62	1242.77	2.39

NORTH
SCALE IN FEET
0 10 20

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HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

TXDOT DRIVEWAY

DATE:	1/10/2024	DRAWN BY:	CEC
DWG SCALE:	1" = 20'	CHECKED BY:	CB
PROJECT NO:			324-199
APPROVED BY:			MT

DRAWING NO.: 16
SHEET 16 OF 42

SD-2022-0025

233

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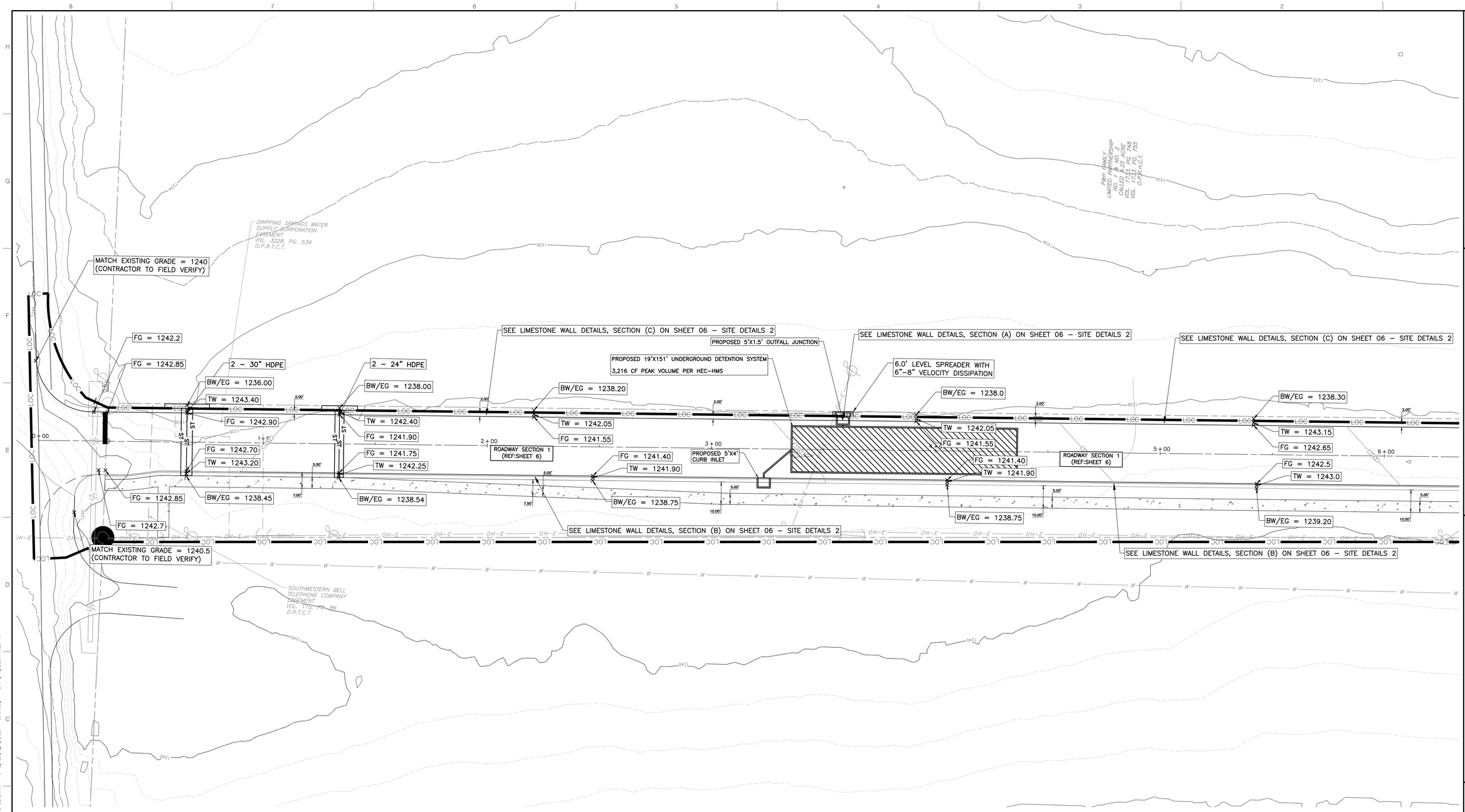

LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: WOOD (PRIVACY)
		FENCE: CHAIN LINK
		FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC LINE
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE

PROPOSED	EXISTING	
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
FIRE		FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

BLOCK LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING	
	•	BENCHMARK			(MONITORING) WELL
	⊗	CUT IN CONCRETE			UTILITY RISER
	△	CONTROL POINT		HB	HOSE BIB
	◎	IRON PIPE	S	S	SANITARY M.H.
	●	IRON ROD			CLEANOUT
	○	IRON ROD W/ CAP	D	D	DRAINAGE M.H.
	⊡	MONUMENT TYPE 1			DOWN SPOUT
	⊙	MONUMENT TYPE 2			AREA INLET
	▲	NAIL			CURB INLET
S	S	PIPE BREAK			HEADWALL
J	J	PIPE CAP			SAFETY END TREATMENT
	›	PIPE FLOW			DRAINAGE FLOW
	◄	REDUCER	E	E	ELEC. M.H.
A	A	AIR RELEASE VALVE			ELEC./TELE. POLE
B	B	BLOW-OFF VALVE			GUY WIRE
		POST INDICATOR VALVE			LIGHT FIXTURE
	X	MISCELLANEOUS VALVE			TRAFFIC SIGNAL
	⊘	UTILITY VALVE			PEDESTRIAN SIGNAL
	M	UTILITY METER			UTILITY (PULL)BOX
		BACKFLOW PREVENTER			UTILITY RISER
		FLUSH CONNECTION			UTILITY SERVICE
		FIRE HYDRANT			

NORTH
SCALE IN FEET
0 20 40

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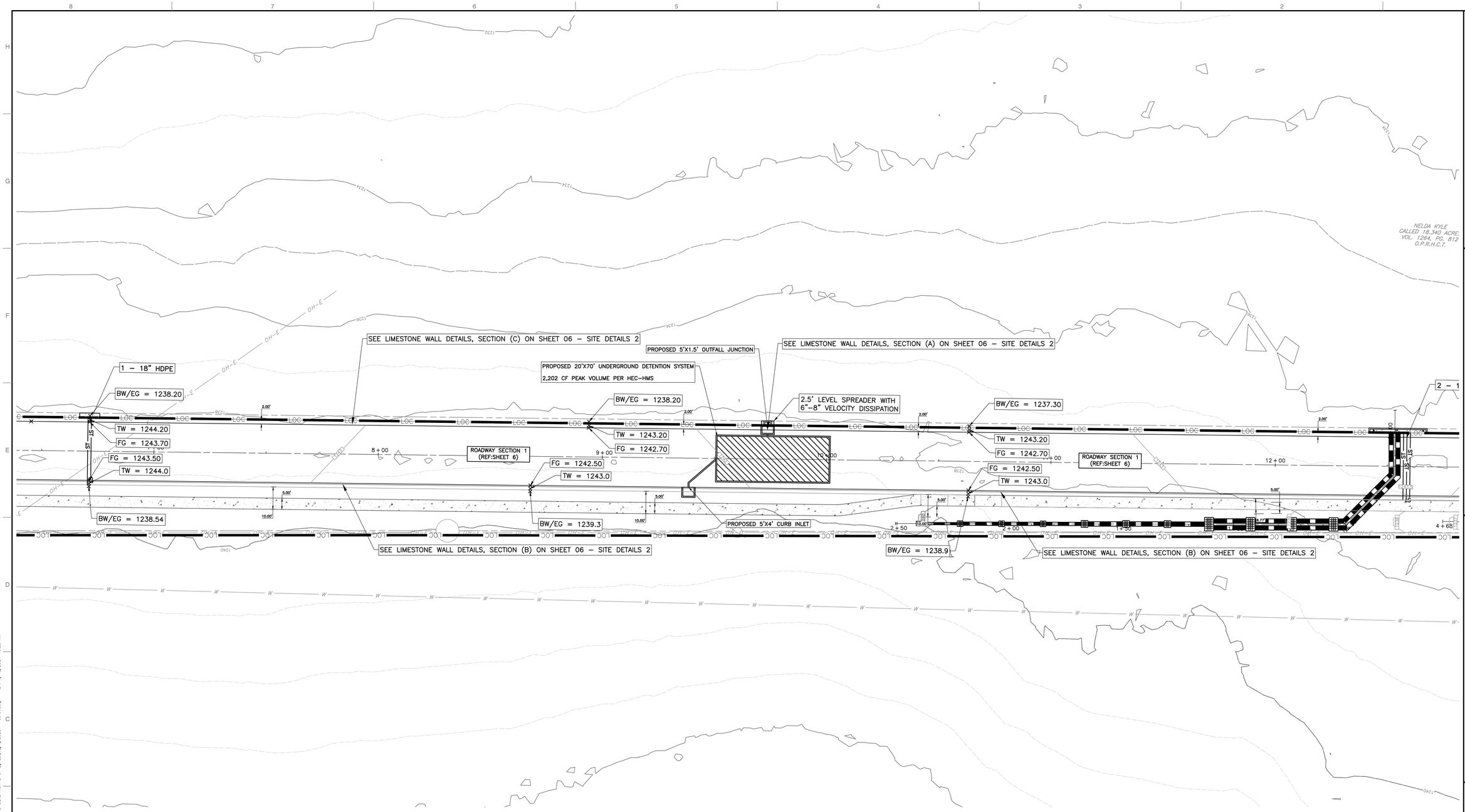
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

UNDERGROUND DETENTION 1 OF 2

DATE:	1/10/2024
DWG SCALE:	1" = 20'
PROJECT NO:	324-199
DRAWN BY:	CEC
CHECKED BY:	CB
APPROVED BY:	MT

DRAWING NO.: 17
SHEET 17 OF 42

P:\320-0001\324-199\~CAD\[Dwg]\CV01\324199-CV01-C205-UNDERGROUND DET.dwg|UNDERGROUND DETENTION 1 OF 2| 12/12/2023 - cbrewer| - LP: 1/10/2024 10:29 AM



LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
X	X	FENCE: BARBED
//	//	FENCE: WOOD (PICKET)
□	□	FENCE: WOOD (PRIVACY)
○	○	FENCE: CHAIN LINK
I	I	FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC LINE
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE

PROPOSED	EXISTING	
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

BLOCK LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING	
		BENCHMARK			(MONITORING) WELL
		CUT IN CONCRETE			UTILITY RISER
		CONTROL POINT	HB	HB	HOSE BIB
		IRON PIPE	S	S	SANITARY M.H.
		IRON ROD	CO	CO	CLEANOUT
		IRON ROD W/ CAP	D	D	DRAINAGE M.H.
		MONUMENT TYPE 1			DOWN SPOUT
		MONUMENT TYPE 2			AREA INLET
		NAIL			CURB INLET
S	S	PIPE BREAK			HEADWALL
]	]	PIPE CAP			SAFETY END TREATMENT
>	>	PIPE FLOW			DRAINAGE FLOW
		REDUCER	E	E	ELEC. M.H.
		AIR RELEASE VALVE			ELEC./TELE. POLE
		BLOW-OFF VALVE			GUY WIRE
		POST INDICATOR VALVE			LIGHT FIXTURE
		MISCELLANEOUS VALVE			TRAFFIC SIGNAL
		UTILITY VALVE			PEDESTRIAN SIGNAL
		UTILITY METER			UTILITY (PULL)BOX
		BACKFLOW PREVENTER			UTILITY RISER
		FLUSH CONNECTION			UTILITY SERVICE
		FIRE HYDRANT			

NORTH

SCALE IN FEET

0 20 40

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HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

UNDERGROUND DETENTION 2 OF 2

	CEC
DATE:	1/10/2024
DRAWN BY:	CB
DWG SCALE:	1"=20'
CHECKED BY:	
PROJECT NO:	324-199
APPROVED BY:	MT

DRAWING NO.: 18

SHEET 18 OF 42

P:\324-199-001.124-199\-CADD\Dwg\001\124199-C01-C200-UNDERGROUND DET.dwg[UNDERGROUND DETENTION 2 OF 2] LS(12/1/2023 - cbrewer) - LP: 1/10/2024 10:29 AM

SD-2022-0025

UNDERGROUND DETENTION 1 - Detention Pond Values from HEC-HMS Hydrologic Modeling Software				
Storm Event	Q-Ex (cfs)	Q-Pr (cfs)	PR-Routed (cfs)	WS Elevation (ft)
2-yr	2.1	2.4	1.9	1238.5
10-yr	4.0	4.4	3.4	1238.9
25-yr	5.4	5.9	4.8	1239.2
100-yr	8.4	9.0	7.9	1239.6

HARDY DRIVEWAY Detention Pond Stage Values - UNDERGROUND DETENTION 1					
Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1238.00	2000	0.045914	0 cf	0 cf	0.0000
1238.50	2000	0.045914	1,000	1,000	0.0230
1239.00	2000	0.045914	1,000	2,000	0.0459
1239.50	2000	0.045914	1,000	3,000	0.0689

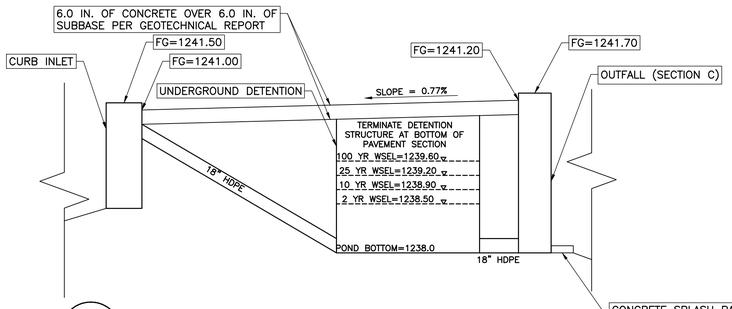
UNDERGROUND DETENTION 1 Outflow Velocity (Weir) [v=Q/A]			
Storm Event	*Q-Routed (cfs) [Q]	Area of Weir (ft^2) [A]	Weir Velocity (fps) [v]
2-yr	1.9	0.15	12.67
10-yr	3.4	0.2	22.67
25-yr	4.8	0.3	16.00
100-yr	7.9	0.9	8.78

UNDERGROUND DETENTION 1 Outflow Velocity (Orifice) [v=C_d(2gH)^(1/2)]			
Storm Event	Discharge	Head (ft) [H]	Orifice Velocity (fps)
2-yr	0.6	0.1	1.7
10-yr	0.6	0.5	3.5
25-yr	0.6	0.8	4.4
100-yr	0.6	1.2	5.3

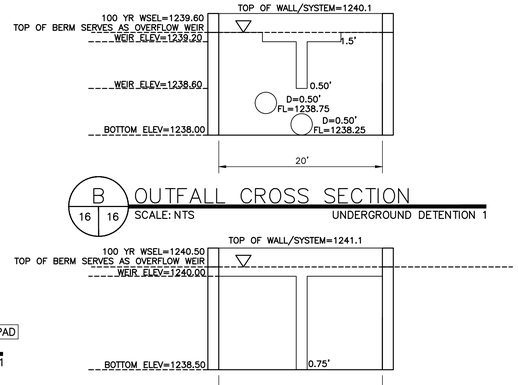
UNDERGROUND DETENTION 2 - Detention Pond Values from HEC-HMS Hydrologic Modeling Software				
Storm Event	Q-Ex (cfs)	Q-Pr (cfs)	PR-Routed (cfs)	WS Elevation (ft)
2-yr	1.7	2.0	1.7	1239.3
10-yr	3.3	3.7	3.3	1239.7
25-yr	4.5	4.9	4.4	1240.0
100-yr	6.9	7.4	6.8	1240.5

HARDY DRIVEWAY Detention Pond Stage Values - UNDERGROUND DETENTION 2					
Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1238.50	1000	0.022957	0 cf	0 cf	0.0000
1239.00	1000	0.022957	500	500	0.0115
1239.50	1000	0.022957	500	1,000	0.0230
1240.00	1000	0.022957	500	1,500	0.0344

UNDERGROUND DETENTION 2 Outflow Velocity (Weir) [v=Q/A]			
Storm Event	*Q-Routed (cfs) [Q]	Area of Weir (ft^2) [A]	Weir Velocity (fps) [v]
2-yr	1.7	0.6	2.83
10-yr	3.3	0.9	3.67
25-yr	4.4	1.1	3.91
100-yr	6.8	1.5	4.53

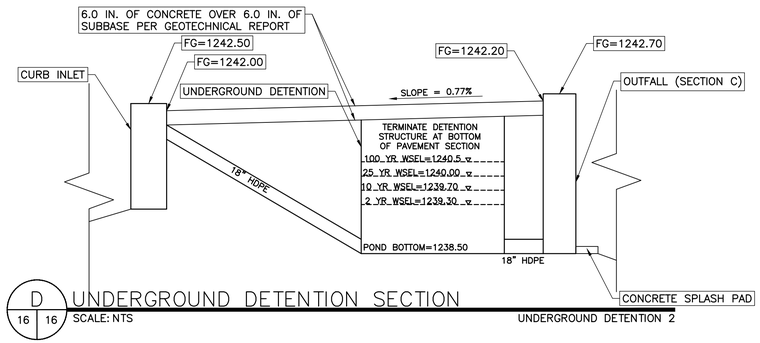


A 16 16 UNDERGROUND DETENTION SECTION
SCALE: NTS — UNDERGROUND DETENTION 1



B 16 16 OUTFALL CROSS SECTION
SCALE: NTS — UNDERGROUND DETENTION 1

C 16 16 OUTFALL CROSS SECTION
SCALE: NTS — UNDERGROUND DETENTION 2



D 16 16 UNDERGROUND DETENTION SECTION
SCALE: NTS — UNDERGROUND DETENTION 2

Time of Concentration (TR-55 method) - Proposed Site Conditions

Subbasin		BYP-1	PR-1	BYP-2	PR-2	BYP-3	PR-3	ROW CULVERT	BYP-4	BYP-5	BYP-6	BYP-7	UNDERGROUND DETENTION	UNDERGROUND DETENTION 2
Area	sf	502660	21528	465720	9583.2	1441935	64811	284447	300918	603517	397267	546242	36070	29014
	ac	11.54	0.49	10.69	0.22	33.10	1.49	6.53	6.91	13.85	9.12	12.54	0.83	0.67
	sq mi	0.0180304	0.00077221	0.0167054	0.00034375	0.0517223	0.00232477	0.01020313	0.01079395	0.02164819	0.01424999	0.01959374	0.00129383	0.00104073
Impervious	%	0.0%	57%	0%	50%	0.0%	48%	0%	0%	0%	0%	0%	46%	53%
Pervious	Cn	80	80	80	80	80	80	80	80	80	80	80	80	80
Composite	Cn	80	90	80	89	80	89	80	80	80	80	80	88	90
Sheet Flow														
Slope	in/in	0.0460	0.0200	0.0300	0.0220	0.0460	0.0200	0.0380	0.0420	0.0420	0.0260	0.0220	0.0050	0.0050
Length	ft.	100	100	100	100	100	100	100	100	100	100	100	100	100
Roughness	n	0.24	0.011	0.24	0.011	0.24	0.011	0.24	0.24	0.24	0.24	0.24	0.011	0.011
Time	hr.	0.15	0.02	0.18	0.02	0.15	0.02	0.16	0.16	0.16	0.19	0.20	0.03	0.03
Shallow Concentrated														
Slope	in/in	0.0430	0.0200	0.0430	0.0220	0.0430	0.0200	0.0430	0.0430	0.0430	0.0300	0.0220	0.0050	0.0050
Length	ft.	1783	475	1914	90	1783	475	1617	1637	1722	1906	2050	541	487
Paved?	p/u	u	p	u	p	u	p	u	u	u	u	u	p	p
Time	hr.	0.15	0.05	0.16	0.01	0.15	0.05	0.13	0.14	0.14	0.19	0.24	0.10	0.09
Summary														
Travel Time	hr.	0.30	0.06	0.34	0.03	0.30	0.06	0.30	0.29	0.30	0.38	0.44	0.14	0.13
Tc	min.	17.92	3.82	20.25	1.53	17.92	3.82	17.81	17.52	17.95	22.72	26.41	8.14	7.51
Lag Time	min.	10.75	3.00	12.15	3.00	10.75	3.00	10.68	10.51	10.77	13.63	15.85	4.88	4.51
Proposed Run-off Values														
2 Year	cfs	15.00	1.60	13.90	0.60	43.00	4.60	8.50	26.90	18.00	11.80	16.30	1.90	1.1
10 Year	cfs	26.80	2.80	24.80	1.20	76.90	8.40	15.20	48.20	32.20	21.20	29.10	3.40	2.6
25 Year	cfs	38.30	3.80	35.50	1.60	109.90	11.20	21.70	68.90	46.00	30.30	41.60	4.80	3.4
100 Year	cfs	63.30	5.70	58.60	2.40	181.60	17.10	35.80	113.90	76.00	50.00	68.80	7.90	5.3

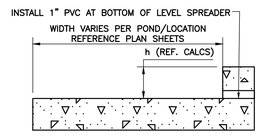
Time of Concentration (TR-55 method) - Existing Site Conditions

Subbasin		BYP-1	EX-1	BYP-2	EX-2	BYP-3	EX-3	ROW CULVERT	BYP-4	BYP-5	BYP-6	BYP-7	UNDERGROUND DETENTION	UNDERGROUND DETENTION 2
Area	sf	502660	21528	465720	9583.2	1441935	64811	284447	300918	603517	397267	546242	36070	29014
	ac	11.54	0.49	10.69	0.22	33.10	1.49	6.53	6.91	13.85	9.12	12.54	0.83	0.67
	sq mi	0.0180304	0.00077221	0.0167054	0.00034375	0.0517223	0.00232477	0.01020313	0.01079395	0.02164819	0.01424999	0.01959374	0.00129383	0.00104073
Impervious	%	0%	35%	0%	31%	0%	30%	0%	0%	0%	0%	0%	28%	32%
Pervious	Cn	80	80	80	80	80	80	80	80	80	80	80	80	80
Composite	Cn	80	86	80	86	80	85	80	80	80	80	80	85	86
Sheet Flow														
Slope	in/in	0.0460	0.0200	0.0300	0.0220	0.0460	0.0200	0.0380	0.0420	0.0420	0.0260	0.0220	0.0030	0.0030
Length	ft.	100	100	100	100	100	100	100	100	100	100	100	100	100
Roughness	n	0.24	0.011	0.24	0.011	0.24	0.011	0.24	0.24	0.24	0.24	0.24	0.011	0.011
Time	hr.	0.15	0.02	0.18	0.02	0.15	0.02	0.16	0.16	0.16	0.19	0.20	0.04	0.04
Shallow Concentrated														
Slope	in/in	0.0430	0.0200	0.0430	0.0220	0.0430	0.0200	0.0430	0.0430	0.0430	0.0300	0.0220	0.0030	0.0030
Length	ft.	1783	475	1914	90	1783	475	1617	1637	1722	1906	2050	541	487
Paved?	p/u	u	p	u	p	u	p	u	u	u	u	u	p	p
Time	hr.	0.15	0.05	0.16	0.01	0.15	0.05	0.13	0.14	0.14	0.19	0.24	0.13	0.12
Summary														
Travel Time	hr.	0.30	0.06	0.34	0.03	0.30	0.06	0.30	0.29	0.30	0.38	0.44	0.17	0.16
Tc	min.	17.92	3.82	20.25	1.53	17.92	3.82	17.81	17.52	17.95	22.72	26.41	10.38	9.58
Lag Time	min.	10.75	3.00	12.15	3.00	10.75	3.00	10.68	10.51	10.77	13.63	15.85	6.23	5.75
Existing Run-off Values														
2 Year	cfs	15.00	1.40	13.90	0.60	43.00	4.10	8.50	9.00	18.00	11.80	16.30	1.70	1.70
10 Year	cfs	26.80	2.70	24.80	1.20	76.90	7.90	15.20	16.00	32.20	21.20	29.10	3.30	3.30
25 Year	cfs	38.30	3.60	35.50	1.60	109.90	10.70	21.70	22.90	46.00	30.30	41.60	4.40	4.40
100 Year	cfs	63.30	5.60	58.60	2.50	181.60	16.70	35.80	37.90	76.00	50.00	68.80	6.80	6.80

Underground Detention 1 Outflow Velocity (Level Spreader) [v=Q/A]					
Storm Event	*Q-Routed (cfs) [Q]	Length of Level Spreader (ft) [L]	Height of Level Spreader (ft) [h]	Area of Level Spreader (ft^2) [A=L*h]	Level Spreader Velocity (fps) [v]
2-yr	1.9	6.0	0.25	1.5	1.3
10-yr	3.4	6.0	0.25	1.5	2.3
25-yr	4.8	6.0	0.25	1.5	3.2
100-yr	7.9	6.0	0.25	1.5	5.3

SPLITTER BOX WEIR LENGTH CALC.

weir equation: $q = 3.33\ (b - 0.2\ h)\ h^{3/2}$	
Q (100-yr storm) =	58.20 cfs
max Q over weir	58.75 cfs
b = length of weir	50.00 ft.
h = head abv. Weir	0.50 ft.



TYPICAL LEVEL SPREADER DETAIL

Underground Detention 2 Outflow Velocity (Level Spreader) [v=Q/A]					
Storm Event	*Q-Routed (cfs) [Q]	Length of Level Spreader (ft) [L]	Height of Level Spreader (ft) [h]	Area of Level Spreader (ft^2) [A=L*h]	Level Spreader Velocity (fps) [v]
2-yr	1.7	2.5	0.50	1.25	1.4
10-yr	3.3	2.5	0.50	1.25	2.6
25-yr	4.4	2.5	0.50	1.25	3.5
100-yr	6.8	2.5	0.50	1.25	5.4

SPLITTER BOX WEIR LENGTH CALC.

weir equation: $q = 3.33\ (b - 0.2\ h)\ h^{3/2}$	
Q (100-yr storm) =	82.90 cfs
max Q over weir	86.06 cfs
b = length of weir	12.00 ft.
h = head abv. Weir	1.70 ft.

STATE OF TEXAS — MICHAEL A. THEONE — 142972 — LICENSED PROFESSIONAL ENGINEER

811 — !!! CAUTION !!! IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. !!! CAUTION !!!

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-58
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

UNDERGROUND DETENTION CALCS

DATE:	1/10/2024	DRAWN BY:	CEC
DWG SCALE:	NTS	CHECKED BY:	CB
PROJECT NO:			324-199
APPROVED BY:			MT

DRAWING NO.: 19
SHEET 19 OF 42

SD-2022-0025

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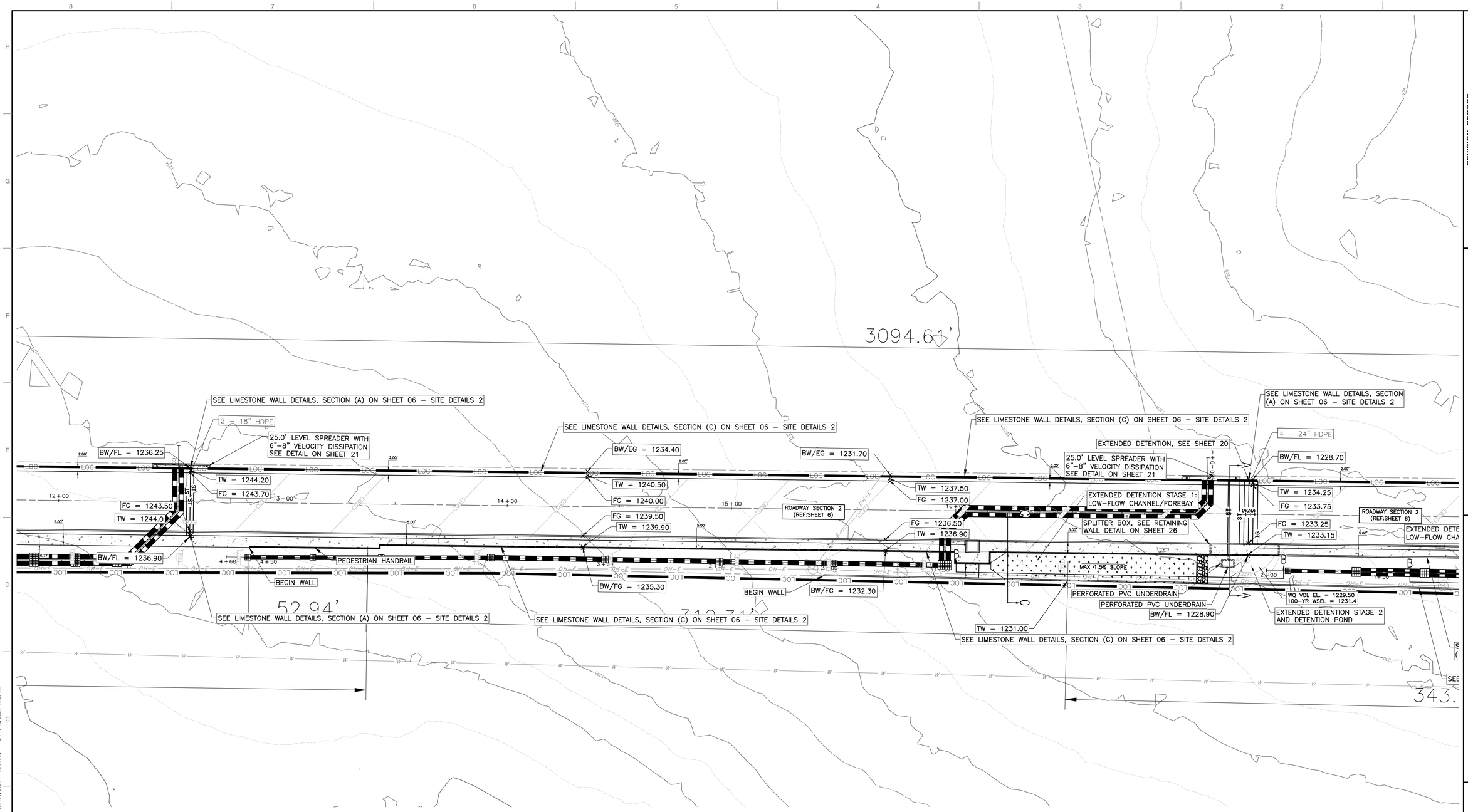
P:\320-000\324-199\-DWG\Dwg\CIVIL\324199-CIVIL-CONSTRUCTION DETAILS.dwg [UNDERGROUND DETENTION CALCS] 1/10/2024 - 10:29 AM - cbrowder



LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: WOOD (PRIVACY)
		FENCE: CHAIN LINK
		FENCE: IRON
385	*385*	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC LINE
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE

PROPOSED	EXISTING	
G	*G*	GAS LINE
OU	*OU*	OVERHEAD UTILITY
UG	*UG*	UNDERGROUND UTILITY
SAN	*SAN*	SANITARY SEWER LINE
W	*W*	WATER LINE
F	*F*	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
FIRE		FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	*ST*	STORM SEWER
		DRAINAGE CHANNEL

BLOCK LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING	
	•	BENCHMARK			(MONITORING) WELL
	⊗	CUT IN CONCRETE			UTILITY RISER
	△	CONTROL POINT	HB	HB	HOSE BIB
	◎	IRON PIPE	S	S	SANITARY M.H.
	●	IRON ROD	C	C	CLEANOUT
	○	IRON ROD W/ CAP	D	D	DRAINAGE M.H.
	▣	MONUMENT TYPE 1			DOWN SPOUT
	⊙	MONUMENT TYPE 2			AREA INLET
	▲	NAIL			CURB INLET
S	S	PIPE BREAK			HEADWALL
J	J	PIPE CAP			SAFETY END TREATMENT
›	›	PIPE FLOW			DRAINAGE FLOW
◄	◁	REDUCER	E	E	ELEC. M.H.
A	A	AIR RELEASE VALVE			ELEC./TELE. POLE
B	B	BLOW-OFF VALVE			GUY WIRE
☀	☀	POST INDICATOR VALVE			LIGHT FIXTURE
⊗	⊗	MISCELLANEOUS VALVE			TRAFFIC SIGNAL
⊘	⊘	UTILITY VALVE			PEDESTRIAN SIGNAL
		UTILITY METER			UTILITY (PULL)BOX
		BACKFLOW PREVENTER			UTILITY RISER
		FLUSH CONNECTION			UTILITY SERVICE
		FIRE HYDRANT			

NORTH

SCALE IN FEET

0 20 40

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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

CEC
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www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

GRADING AND DRAINAGE 1

DATE:	1/10/2024
DWG SCALE:	1" = 20'
PROJECT NO:	324-199
DRAWN BY:	CEC
CHECKED BY:	CB
APPROVED BY:	MT

DRAWING NO.: 20

SHEET 20 OF 42

SD-2022-0025

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P:\320-000\324-199\CAD\Dwg\01_GRADING AND DRAINAGE 1\324-199-C01-C300-BMP.dwg [DRAINAGE 1] 1/10/2024 - 10:29 AM - LP - 1/10/2024 - (unsaved)

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Hardy Driveway
Date Prepared: 7/13/2022

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	3.71	acres
Predevelopment impervious area within the limits of the plan * =	1.14	acres
Total post-development impervious area within the limits of the plan* =	1.850	acres
Total post-development impervious cover fraction * =	0.50	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	637	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 4

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	0.51	acres
Predevelopment impervious area within drainage basin/outfall area =	0.18	acres
Post-development impervious area within drainage basin/outfall area =	0.290	acres
Post-development impervious fraction within drainage basin/outfall area =	0.57	
$L_{M\ THIS\ BASIN}$ =	99	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Extended Detention
Removal efficiency = 75 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

where:
A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	0.51	acres
A_I =	0.290	acres
A_P =	0.22	acres
L_R =	251	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 251 lbs.

F = 1.00

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.40	
On-site Water Quality Volume =	2952	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	590	
Total Capture Volume (required water quality volume(s) x 1.20) =	3543	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

8. Extended Detention Basin System Designed as Required in RG-348 Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = 3543 cubic feet

EXTENDED DETENTION CALCULATIONS FOR DEVELOPMENT PERMIT

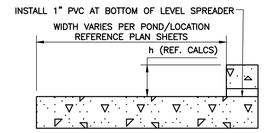
DRAINAGE AREA DATA:
Drainage Area to Control (DA) 0.51 ac.
Drainage Area Impervious Cover 0.93% %

WATER QUALITY CONTROL CALCULAIIONS (PER TCEQ RG-348):	REQUIRED	PROVIDED
Water Quality Volume (REQ WQV = 1.2*WQV PER TCEQ)	148 cf	150.5 cf
100-year Peak Flow Rate to Control (QIOO)	5.5 cfs	
Forbay Area (Af)		10.0 sf
Depth of forebay (D)	Min 2 ft Max 5 ft	2.0 ft
Forebay Water Quality Volume (WQVponded=Af*D)		20.0 cf
Stage 2 Water Quality Volume		130.5 cf
Water Quality Elevation (WQE)		1229.5 ft msl.
Extended Detention Drawdown Time	Min 48 hr	48 hr
Underdrain Oriface Size (Diameter)		0.1 in
Underdrain Oriface Size (Area)		0.0137 sq-in

Oriface Calculation:
Q = V / T
WQV 148.0 cf
Time = 48 Hr x 60 Min x 60 Sec = 172800 Sec
Q 0.000856 cfs
Assumption: Average Head Will Occour .5 Feet Below WQE
WQE 1229 ft msl.
Oriface E 1224.989 ft msl.
H average 3.511 ft
Q = 0.6 * A * (2 * 32.2 * (H))^0.5
A 9.49E-05 sqft
D 0.010994 ft
D 0.131929 in

Pond 1 - Detention Pond Values from HEC-HMS Hydrologic Modeling Software

Storm Event	Q-Ex (cfs)	Q-Pr (cfs)	PR-Routed (cfs)	WS Elevation (ft)
2-yr	1.4	1.6	1.1	1230.8
10-yr	2.7	2.8	2.6	1231.1
25-yr	3.6	3.8	3.4	1231.2
100-yr	5.6	5.7	5.3	1231.4



TYPICAL LEVEL SPREADER DETAIL

Pond 1 Outflow Velocity (Weir) [v=Q/A]

Storm Event	*Q-Routed (cfs) [Q]	Area of Weir (ft^2) [A]	Weir Velocity (fps) [v]
2-yr	1.1	2.1	0.523809524
10-yr	2.6	4.9	0.53
25-yr	3.4	6.0	0.57
100-yr	5.3	7.5	0.71

Pond 1 Outflow Velocity (Orifice) [v=C_d(2gH)^(1/2)]

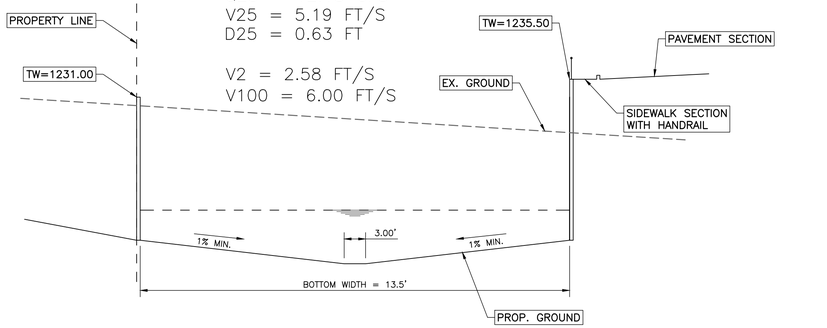
Storm Event	Discharge	Head (ft) [H]	Orifice Velocity (fps)
2-yr	0.6	1.2	5.2
10-yr	0.6	1.3	5.6
25-yr	0.6	1.5	5.8
100-yr	0.6	1.7	6.2

HARDY DRIVEWAY Detention Pond Stage Values - BMP 1

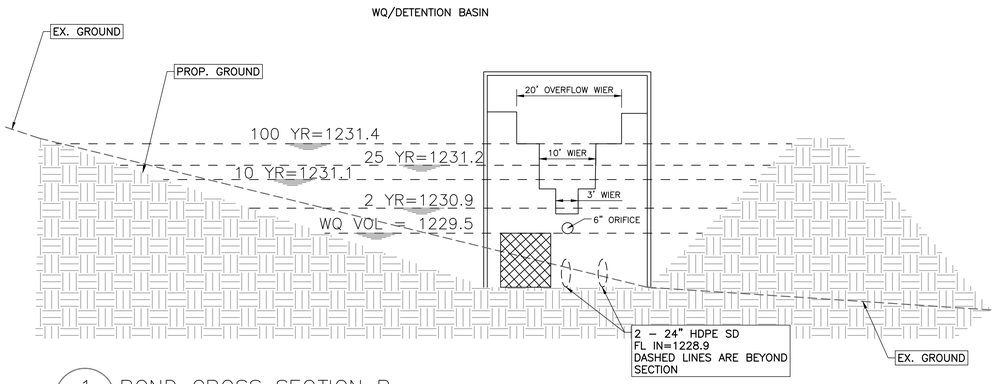
Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1229.75	0	0.000000	0 cf	0 cf	0.0000
1230.00	353	0.008104	44	44	0.0010
1231.00	1,559	0.035790	956	1,000	0.0230
1232.00	2,253	0.051722	1,906	2,906	0.0667
1233.00	2,732	0.062718	2,493	5,399	0.1239
1234.00	3,180	0.073003	2,956	8,355	0.1918

Pond 1 Outflow Velocity (Level Spreader) [v=Q/A]

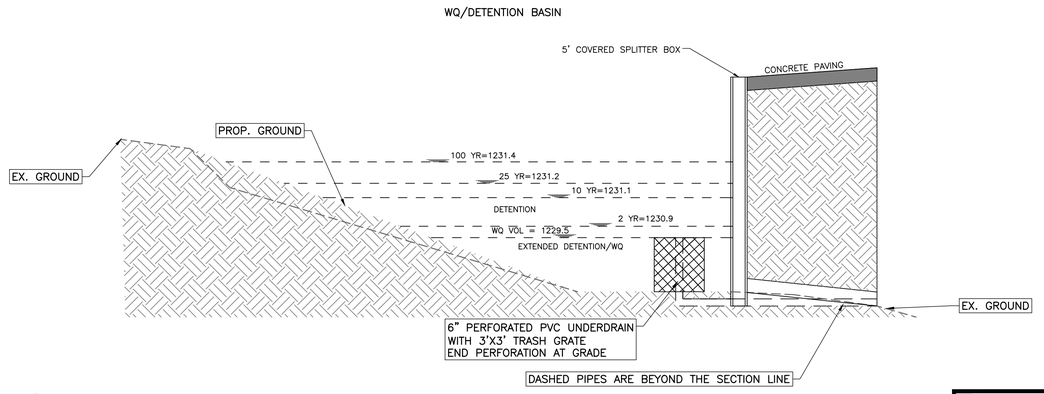
Storm Event	*Q-Routed (cfs) [Q]	Length of Level Spreader (ft) [L]	Height of Level Spreader (ft) [h]	Area of Level Spreader (ft^2) [A=L*h]	Level Spreader Velocity (fps) [v]
2-yr	16.1	25.0	0.50	12.5	1.3
10-yr	29.4	25.0	0.50	12.5	2.4
25-yr	41.7	25.0	0.50	12.5	3.3
100-yr	68.6	25.0	0.50	12.5	5.5



1 19 | 19 POND CROSS SECTION C
SCALE: NTS
BMP 1



1 19 | 19 POND CROSS SECTION B
SCALE: NTS
BMP 1



1 19 | 19 POND CROSS SECTION A
SCALE: NTS
BMP 1

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

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HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

GRADING AND DRAINAGE 1 CALCS

DRAWN BY:	CEC
CHECKED BY:	CB
DATE:	1/10/2024
DWG SCALE:	NTS
PROJECT NO:	324-199
APPROVED BY:	MT

DRAWING NO.: 21
SHEET 21 OF 42

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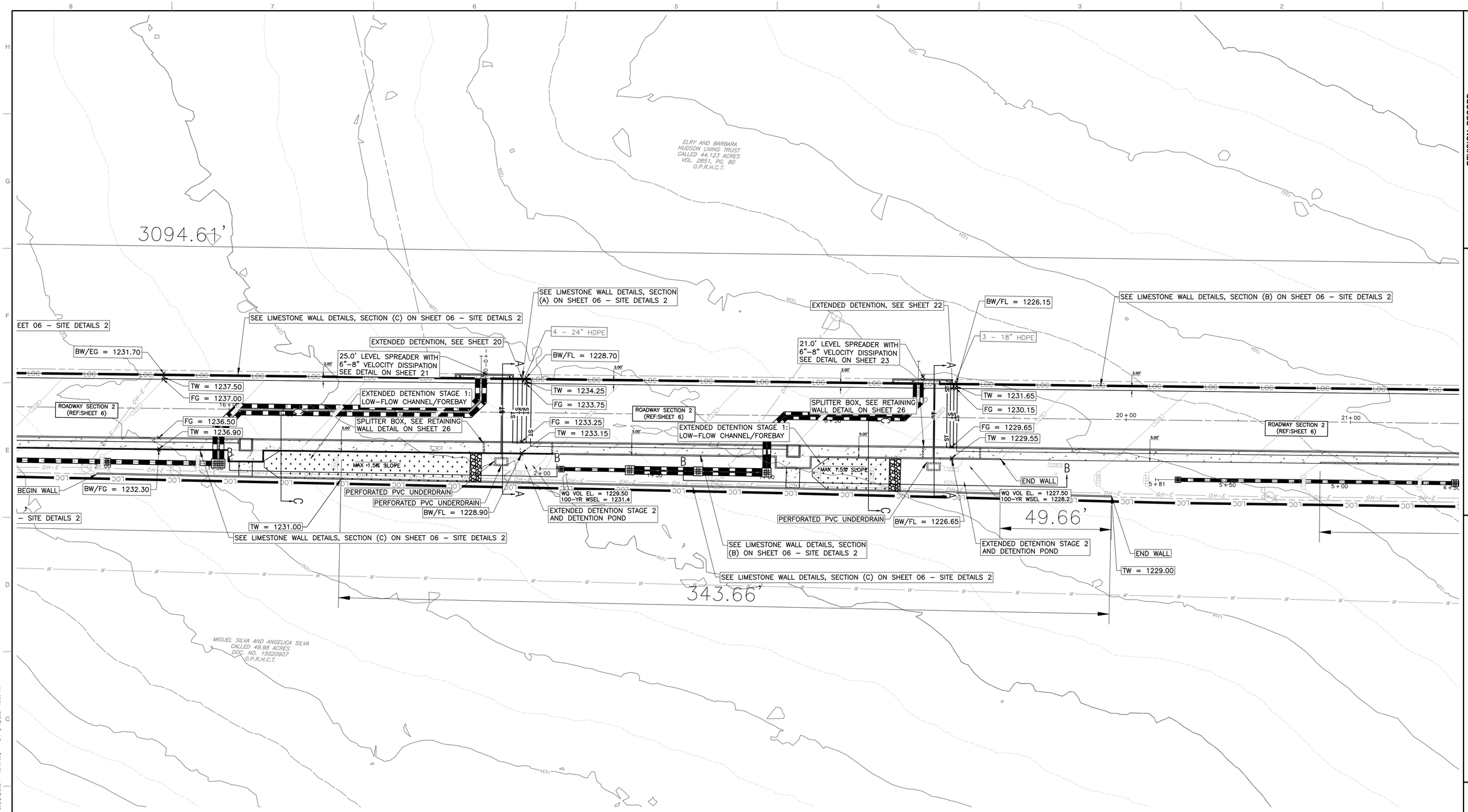
SD-2022-0025



LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
X	X	FENCE: BARBED
//	//	FENCE: WOOD (PICKET)
□	□	FENCE: WOOD (PRIVACY)
○	○	FENCE: CHAIN LINK
I	I	FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC LINE
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE

PROPOSED	EXISTING	
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

BLOCK LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING	
	-	BENCHMARK	●	(MW)	(MONITORING) WELL
	⊗	CUT IN CONCRETE	●	UR	UTILITY RISER
	△	CONTROL POINT	HB	HB	HOSE BIB
	◎	IRON PIPE	S	S	SANITARY M.H.
	●	IRON ROD	CO	CO	CLEANOUT
	○	IRON ROD W/ CAP	D	D	DRAINAGE M.H.
	⊡	MONUMENT TYPE 1	DS	DS	DOWN SPOUT
	⊙	MONUMENT TYPE 2			AREA INLET
	▲	NAIL			CURB INLET
S	S	PIPE BREAK			HEADWALL
J	J	PIPE CAP			SAFETY END TREATMENT
›	›	PIPE FLOW			DRAINAGE FLOW
◄	◁	REDUCER	E	E	ELEC. M.H.
A	A	AIR RELEASE VALVE	E	E	ELEC./TELE. POLE
B	B	BLOW-OFF VALVE			GUY WIRE
P	P	POST INDICATOR VALVE			LIGHT FIXTURE
⊗	⊗	MISCELLANEOUS VALVE			TRAFFIC SIGNAL
V	V	UTILITY VALVE			PEDESTRIAN SIGNAL
M	M	UTILITY METER			UTILITY (PULL)BOX
		BACKFLOW PREVENTER			UTILITY RISER
		FLUSH CONNECTION			UTILITY SERVICE
		FIRE HYDRANT			

NORTH
SCALE IN FEET
0 20 40

811 !!! CAUTION !!! !!! CAUTION !!!
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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
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1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
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HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

GRADING AND DRAINAGE 2

	CEC
DATE:	1/10/2024
DRAWN BY:	CB
DWG SCALE:	1"=20'
CHECKED BY:	
PROJECT NO:	324-199
APPROVED BY:	MT

DRAWING NO.: 22
SHEET 22 OF 42

P:\320-000\324-199\-CAD\Dwg\000\324199-C601-C3D3-BMP.dwg[DRAINAGE 2] LS[1/9/2024 - cbrowne] - LP: 1/10/2024 10:30 AM

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Hardy Driveway
Date Prepared: 7/13/2022

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 — Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	3.71	acres
Predevelopment impervious area within the limits of the plan * =	1.14	acres
Total post-development impervious area within the limits of the plan * =	1.850	acres
Total post-development impervious cover fraction * =	0.50	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	637	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 4

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = 2

Total drainage basin/outfall area =	0.22	acres
Predevelopment impervious area within drainage basin/outfall area =	0.07	acres
Post-development impervious area within drainage basin/outfall area =	0.110	acres
Post-development impervious fraction within drainage basin/outfall area =	0.50	
$L_{M\ THIS\ BASIN}$ =	36	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Extended Detention
Removal efficiency = 75 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:
A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	0.22	acres
A_I =	0.110	acres
A_P =	0.11	acres
L_R =	96	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 96 lbs.
F = 1.00

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 — Pages 3-34 to 3-36

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.36	
On-site Water Quality Volume =	1142	cubic feet

Calculations from RG-348 — Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	228	
Total Capture Volume (required water quality volume(s) x 1.20) =	1370	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

8. Extended Detention Basin System Designed as Required in RG-348 — Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = 1370 cubic feet

EXTENDED DETENTION CALCULATIONS FOR DEVELOPMENT PERMIT

DRAINAGE AREA DATA:

Drainage Area to Control (DA)	0.22 ac.
Drainage Area Impervious Cover	50.00% %

WATER QUALITY CONTROL CALCULAIIONS (PER TCEQ RG-348):	REQUIRED	PROVIDED
Water Quality Volume (REQ WQV = 1.2*WQV PER TCEQ)	1,370 cf	1,435.5 cf
100-year Peak Flow Rate to Control (QI00)	2.2 cfs	
Forbay Area (Af)		577.0 sf
Depth of forebay (D)	Min 2 ft Max 5 ft	2.0 ft
Forebay Water Quality Volume (WQVponded=Af*D)		1,154.0 cf
Stage 2 Water Quality Volume		281.5 cf
Water Quality Elevation (WQE)		1227.5 ft msl.
Extended Detention Drawdown Time	Min 48 hr	48 hr
Underdrain Oriface Size (Diameter)		0.4 in
Underdrain Oriface Size (Area)		0.1261 sq-in

Oriface Calculation:

Q = V / T

WQV 1,370.0 cf

Time = 48 Hr x 60 Min x 60 Sec = 172800 Sec

Q 0.007928 cfs

Assumption: Average Head Will Occour .5 Feet Below WQE

WQE 1227.75 ft msl.

Oriface E 1223.717 ft msl.

H average 3.533 ft

Q = 0.6 * A * (2 * 32.2 * (H))^0.5

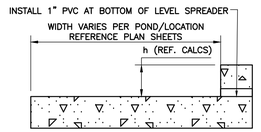
A 0.000876 sqft

D 0.033397 ft

D 0.400767 in

Pond 2 - Detention Pond Values from HEC-HMS Hydrologic Modeling Software

Storm Event	Q-Ex (cfs)	Q-Pr (cfs)	PR-Routed (cfs)	WS Elevation (ft)
2-yr	0.6	0.7	0.6	1228.0
10-yr	1.2	1.2	1.2	1228.1
25-yr	1.6	1.7	1.6	1228.1
100-yr	2.5	2.5	2.4	1228.2



TYPICAL LEVEL SPREADER DETAIL

Pond 2 Outflow Velocity (Weir) [v=Q/A]

Storm Event	*Q-Routed (cfs) [Q]	Area of Weir (ft^2) [A]	Weir Velocity (fps) [v]
2-yr	0.6	0.5	1.2
10-yr	1.2	0.7	1.78
25-yr	1.6	0.7	2.37
100-yr	2.4	1.2	1.96

Pond 2 Outflow Velocity (Orifice) [v=C_d(2gH)^(1/2)]

Storm Event	Discharge	Head (ft) [H]	Orifice Velocity (fps)
2-yr	0.6	0.3	2.4
10-yr	0.6	0.3	2.8
25-yr	0.6	0.3	2.8
100-yr	0.6	0.5	3.2

HARDY DRIVEWAY Detention Pond Stage Values - BMP 2

Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1227.75	0	0.000000	0 cf	0 cf	0.0000
1228.00	1,381	0.031703	173	173	0.0040
1229.00	1,609	0.036938	1,495	1,668	0.0383
1230.00	2,155	0.049472	1,882	3,550	0.0815
1231.00	2,443	0.056084	2,299	5,849	0.1343

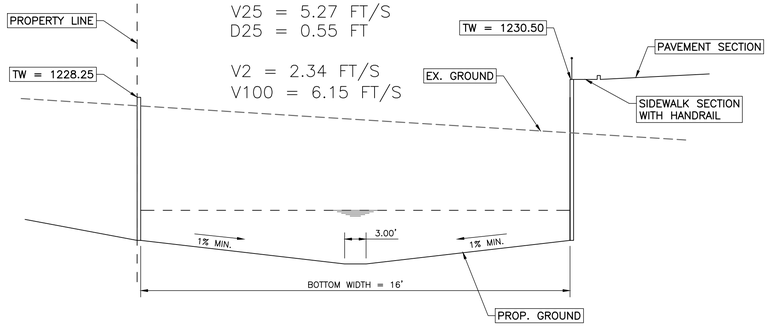
Pond 2 Outflow Velocity (Level Spreader) [v=Q/A]

Storm Event	*Q-Routed (cfs) [Q]	Length of Level Spreader (ft) [L]	Height of Level Spreader (ft) [h]	Area of Level Spreader (ft^2) [A=L*h]	Level Spreader Velocity (fps) [v]
2-yr	14.5	21.0	0.50	10.5	1.4
10-yr	26.0	21.0	0.50	10.5	2.5
25-yr	37.1	21.0	0.50	10.5	3.5
100-yr	61.0	21.0	0.50	10.5	5.8

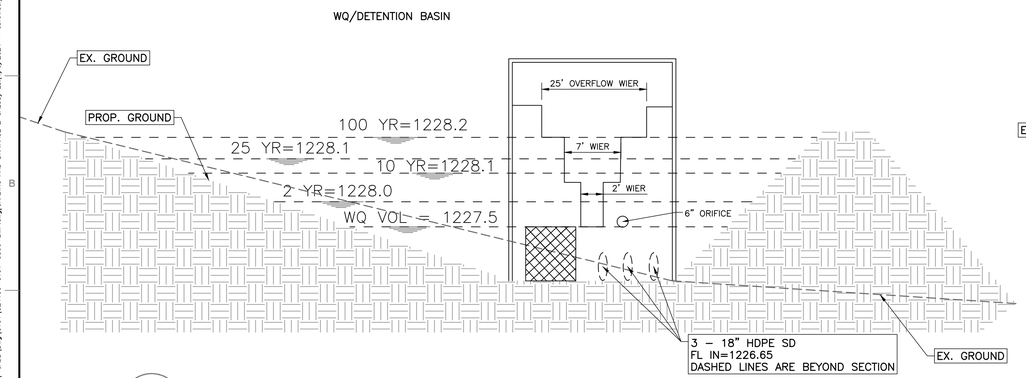
DITCH SECTION 2

Q25 = 13.64 CFS
V25 = 5.27 FT/S
D25 = 0.55 FT

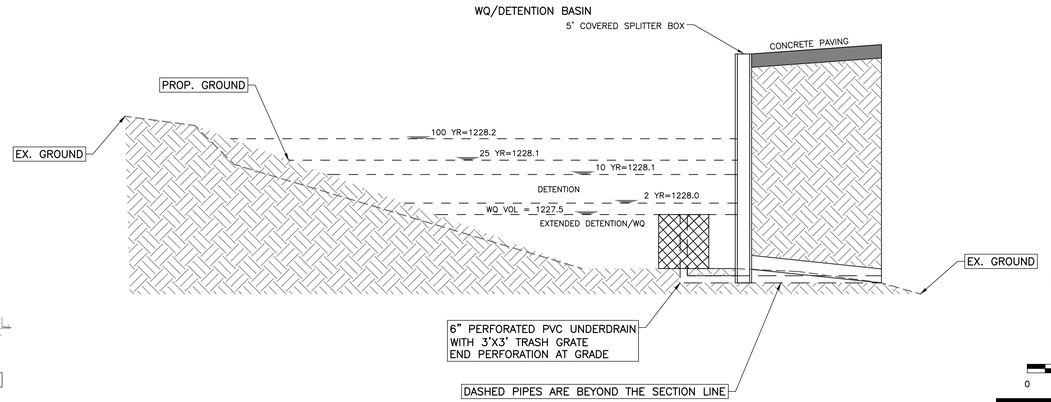
V2 = 2.34 FT/S
V100 = 6.15 FT/S



2 / 21 | 21 POND CROSS SECTION C
SCALE: NTS — BMP 2



2 / 21 | 21 POND CROSS SECTION B
SCALE: NTS — BMP 2



2 / 21 | 21 POND CROSS SECTION A
SCALE: NTS — BMP 2

NORTH
SCALE IN FEET
0 10 20

!!! CAUTION !!! !!! CAUTION !!!
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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

REVISION RECORD

NO	DESCRIPTION	DATE

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-58
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PH: 512.439.0400 · FAX: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

GRADING AND DRAINAGE 2 CALCS

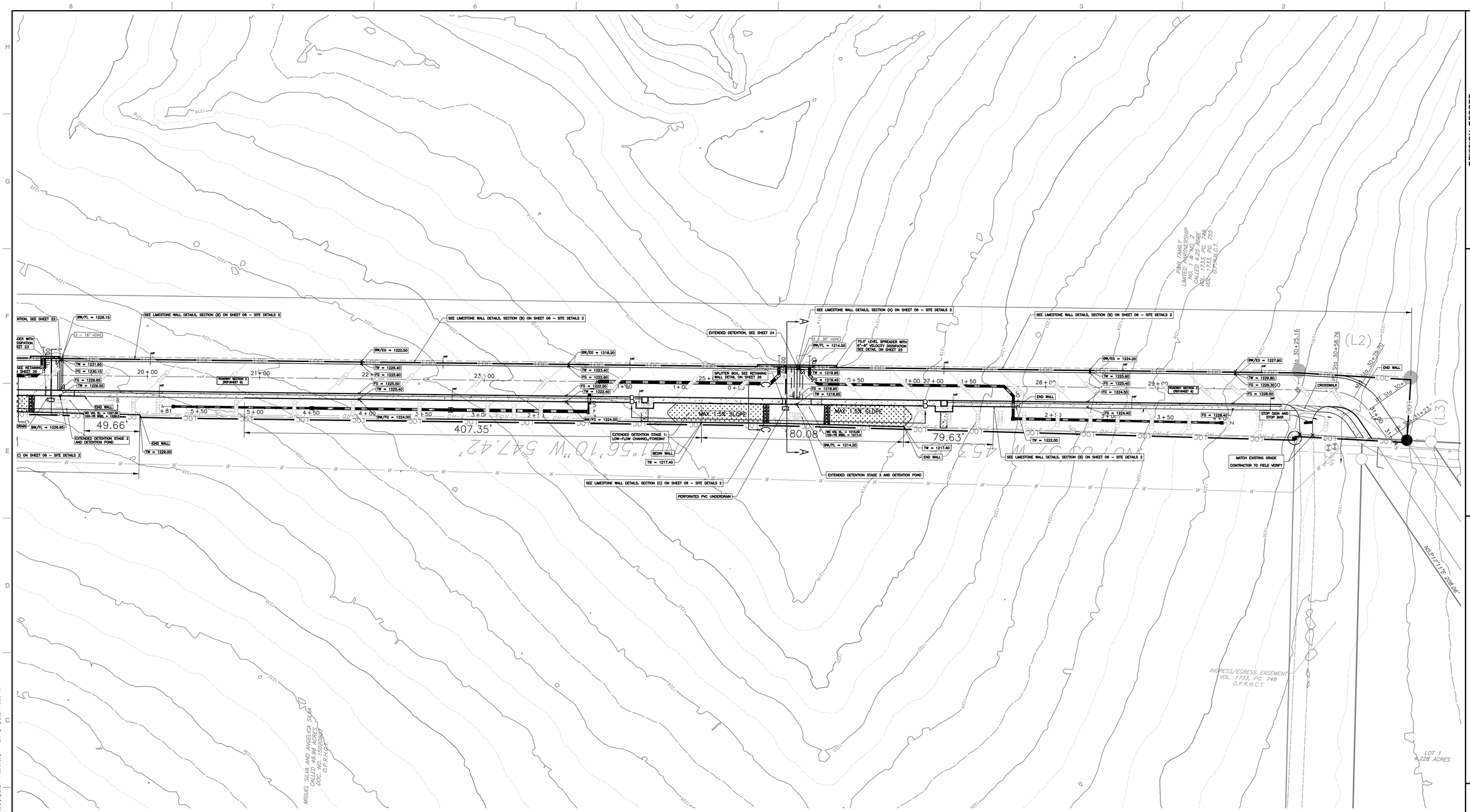
DATE:	1/10/2024
DWG SCALE:	1" = 10'
PROJECT NO:	324-199
DRAWN BY:	CEC
CHECKED BY:	CB
APPROVED BY:	MT

DRAWING NO.: 23
SHEET 23 OF 42

SD-2022-0025

240

P:\324-199\324-199-CAD\Dwg\C01\324199-C101-C305-BMP.dwg[GRADING AND DRAINAGE 2 CALCS] LS:(1/9/2024 - Grading) - LP: 1/10/2024 10:38 AM



LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: WOOD (PRIVACY)
		FENCE: CHAIN LINK
		FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC LINE
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE

PROPOSED	EXISTING	
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

BLOCK LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING	
		BENCHMARK			(MONITORING) WELL
		CUT IN CONCRETE			UTILITY RISER
		CONTROL POINT	HB	HB	HOSE BIB
		IRON PIPE	S	S	SANITARY M.H.
		IRON ROD	CO	CO	CLEANOUT
		IRON ROD W/ CAP	D	D	DRAINAGE M.H.
		MONUMENT TYPE 1			DOWN SPOUT
		MONUMENT TYPE 2			AREA INLET
		NAIL			CURB INLET
S	S	PIPE BREAK			HEADWALL
J	J	PIPE CAP			SAFETY END TREATMENT
		PIPE FLOW			DRAINAGE FLOW
		REDUCER	E	E	ELEC. M.H.
		AIR RELEASE VALVE			ELEC./TELE. POLE
		BLOW-OFF VALVE			GUY WIRE
		POST INDICATOR VALVE			LIGHT FIXTURE
		MISCELLANEOUS VALVE			TRAFFIC SIGNAL
		UTILITY VALVE			PEDESTRIAN SIGNAL
		UTILITY METER			UTILITY (PULL)BOX
		BACKFLOW PREVENTER			UTILITY RISER
		FLUSH CONNECTION			UTILITY SERVICE
		FIRE HYDRANT			

NORTH

SCALE IN FEET

0 40 80

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STATE OF TEXAS
MICHAEL A. THEONE
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LICENSED PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

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HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

GRADING AND DRAINAGE 3

DATE:	1/10/2024
DWG SCALE:	1" = 40'
PROJECT NO:	324-199
DRAWN BY:	CEC
CHECKED BY:	CB
APPROVED BY:	MT

DRAWING NO.: 24

SHEET 24 OF 42

SD-2022-0025

241

P:\320-0001.324-199\~CAD\Dwg\0001.324199-Cv01-C300-BMP.dwg[DRAINAGE 3] LS(1:1) 1/9/2024 - cbrowne) - LP: 1/10/2024 10:30 AM

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Hardy Driveway
Date Prepared: 7/13/2022

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 — Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:
- $L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
- A_N = Net increase in impervious area for the project
- P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Hays	
Total project area included in plan * =	3.71	acres
Predevelopment impervious area within the limits of the plan * =	1.14	acres
Total post-development impervious area within the limits of the plan* =	1.850	acres
Total post-development impervious cover fraction * =	0.50	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	637	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 4

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = 3

Total drainage basin/outfall area =	1.49	acres
Predevelopment impervious area within drainage basin/outfall area =	0.44	acres
Post-development impervious area within drainage basin/outfall area =	0.720	acres
Post-development impervious fraction within drainage basin/outfall area =	0.48	
$L_{M\ THIS\ BASIN}$ =	251	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Extended Detention
Removal efficiency = 75 percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

where:
- A_C = Total On-Site drainage area in the BMP catchment area
- A_I = Impervious area proposed in the BMP catchment area
- A_P = Pervious area remaining in the BMP catchment area
- L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	1.49	acres
A_I =	0.720	acres
A_P =	0.77	acres
L_R =	627	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 290 lbs.

F = 0.46

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 — Pages 3-34 to 3-36

Rainfall Depth =	0.37	inches
Post Development Runoff Coefficient =	0.35	
On-site Water Quality Volume =	697	cubic feet

Calculations from RG-348 — Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	139	
Total Capture Volume (required water quality volume(s) x 1.20) =	837	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

8. Extended Detention Basin System Designed as Required in RG-348 — Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = 837 cubic feet

EXTENDED DETENTION CALCULATIONS FOR DEVELOPMENT PERMIT

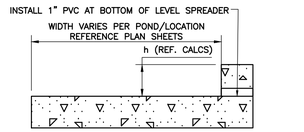
DRAINAGE AREA DATA:
Drainage Area to Control (DA) 1.49 ac.
Drainage Area Impervious Cover 48.00% %

WATER QUALITY CONTROL CALCULAIIONS (PER TCEQ RG-348):	REQUIRED	PROVIDED
Water Quality Volume (REQ WQV = 1.2*WQV PER TCEQ)	837 cf	904.0 cf
100-year Peak Flow Rate to Control (QIOO)	14.8 cfs	
Forbay Area (Af)		400.0 sf
Depth of forebay (D)	Min 2 ft Max 5 ft	2.0 ft
Forebay Water Quality Volume (WQVponded=Af*D)		800.0 cf
Stage 2 Water Quality Volume		104.0 cf
Water Quality Elevation (WQE)		1215 ft msl.
Extended Detention Drawdown Time	Min 48 hr	48 hr
Underdrain Oriface Size (Diameter)		0.3 in
Underdrain Oriface Size (Area)		0.0771 sq-in

Oriface Calculation:
Q = V / T
WQV 837.0 cf
Time = 48 Hr x 60 Min x 60 Sec = 172800 Sec
Q 0.004844 cfs
Assumption: Average Head Will Occour .5 Feet Below WQE
WQE 1215.75 ft msl.
Oriface E 1211.724 ft msl.
H average 3.526 ft
Q = 0.6 * A * (2 * 32.2 * (H))^0.5
A 0.000536 sqft
D 0.026117 ft
D 0.313408 in

Pond 3 - Detention Pond Values from HEC-HMS Hydrologic Modeling Software

Storm Event	Q-Ex (cfs)	Q-Pr (cfs)	PR-Routed (cfs)	WS Elevation (ft)
2-yr	4.5	4.4	4.4	1216.7
10-yr	8.3	7.9	7.9	1217.1
25-yr	11.1	10.6	10.6	1217.2
100-yr	16.9	16.5	16.5	1217.4



TYPICAL LEVEL SPREADER DETAIL

Pond 3 Outflow Velocity (Weir) [v=Q/A]

Storm Event	*Q-Routed (cfs) [Q]	Area of Weir (ft^2) [A]	Weir Velocity (fps) [v]
2-yr	4.4	1.9	2.315789474
10-yr	7.9	4.9	1.61
25-yr	10.6	6.0	1.77
100-yr	16.5	7.5	2.20

Pond 3 Outflow Velocity (Orifice) [v=C_d(2gH)^(1/2)]

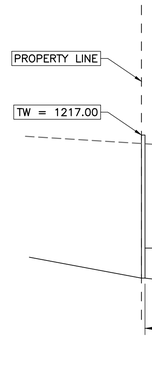
Storm Event	Discharge	Head (ft) [H]	Orifice Velocity (fps)
2-yr	0.6	1.0	4.7
10-yr	0.6	1.3	5.6
25-yr	0.6	1.5	5.8
100-yr	0.6	1.7	6.2

HARDY DRIVEWAY Detention Pond Stage Values - BMP 3

Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1215.75	0	0.000000	0 cf	0 cf	0.0000
1216.00	850	0.019513	106	106	0.0024
1217.00	3,000	0.068871	1,925	2,031	0.0466
1218.00	4,467	0.102548	3,734	5,765	0.1323
1219.00	5,735	0.131657	5,101	10,866	0.2494
1220.00	6,597	0.151446	6,166	17,032	0.3910

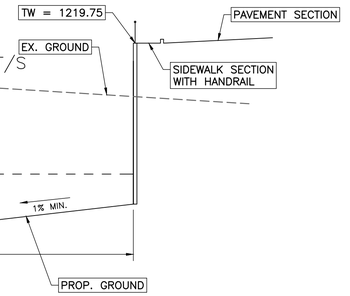
Pond 3 Outflow Velocity (Level Spreader) [v=Q/A]

Storm Event	*Q-Routed (cfs) [Q]	Length of Level Spreader (ft) [L]	Height of Level Spreader (ft) [h]	Area of Level Spreader (ft^2) [A=L*h]	Level Spreader Velocity (fps) [v]
2-yr	47.0	70.0	0.50	35	1.3
10-yr	84.4	70.0	0.50	35	2.4
25-yr	120.2	70.0	0.50	35	3.4
100-yr	197.8	70.0	0.50	35	5.7



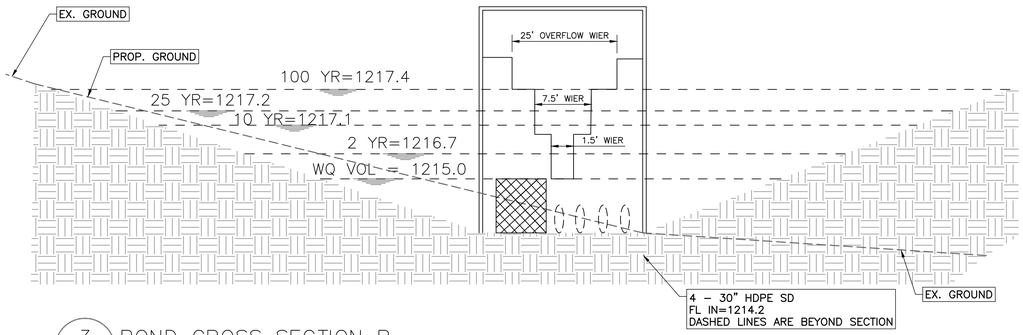
DITCH SECTION 3

Q25 = 61.73 CFS
V25 = 9.39 FT/S
D25 = 1.47 FT
V2 = 3.51 FT/S
V100 = 10.71 FT/S



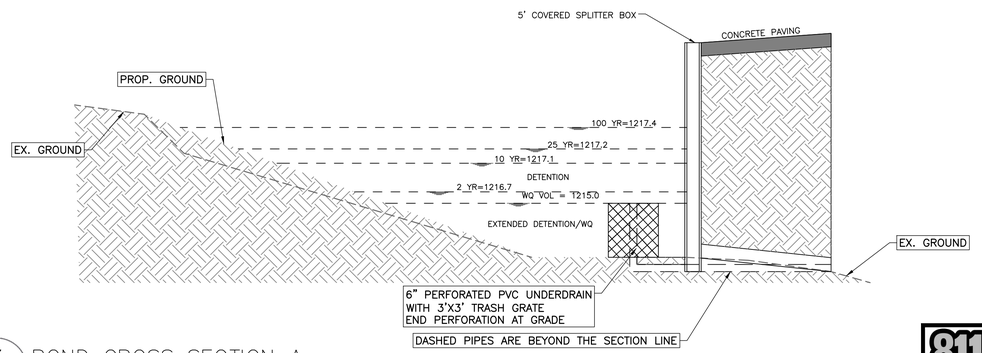
3 / 23 | 23 POND CROSS SECTION C
SCALE: NTS — BMP 3

WQ/DETENTION BASIN



3 / 23 | 23 POND CROSS SECTION B
SCALE: NTS — BMP 3

WQ/DETENTION BASIN



3 / 23 | 23 POND CROSS SECTION A
SCALE: NTS — BMP 3

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

!!! CAUTION !!! !!! CAUTION !!!
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REVISION RECORD

NO	DESCRIPTION	DATE

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-58
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
PH: 512.439.0400 · FAX: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

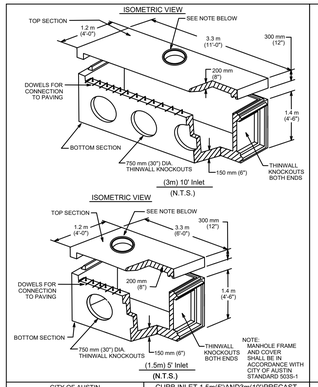
GRADING AND DRAINAGE 3 CALCS

DATE:	1/10/2024
DWG SCALE:	NTS
PROJECT NO:	324-199
DRAWN BY:	CEC
CHECKED BY:	CB
APPROVED BY:	MT

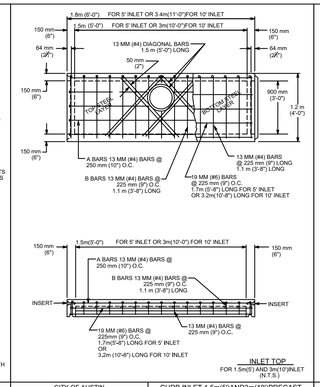
DRAWING NO.: 25
SHEET 25 OF 42

P:\320-0001\324-199\-CAD\Dwg\CIVIL\324199-CIV01-C305-BMP.dwg[GRADING AND DRAINAGE 3 CALCS] 1/10/2024 - 10:30 AM — LM: 1/10/2024 - cbrowne)

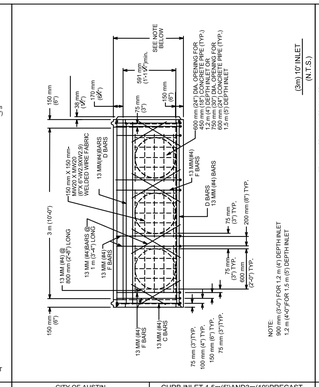
SD-2022-0025



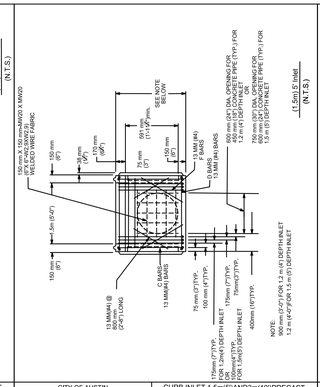
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	CURB INLET 1.5m(5')AND3m(10')PRECAST TYPE 1 OR TYPE 1-R	STANDARD NO.
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	508S-4 1 OF 7



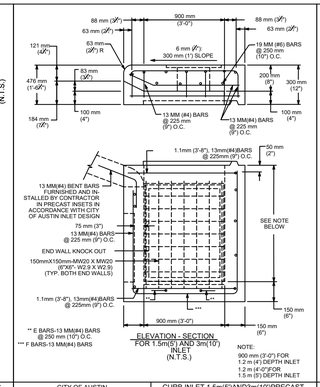
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	CURB INLET 1.5m(5')AND3m(10')PRECAST TYPE 1 OR TYPE 1-R	STANDARD NO.
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	508S-4 2 OF 7



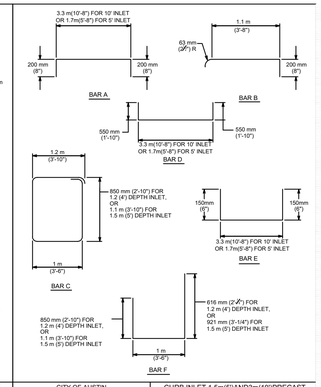
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	CURB INLET 1.5m(5')AND3m(10')PRECAST TYPE 1 OR TYPE 1-R	STANDARD NO.
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	508S-4 3 OF 7



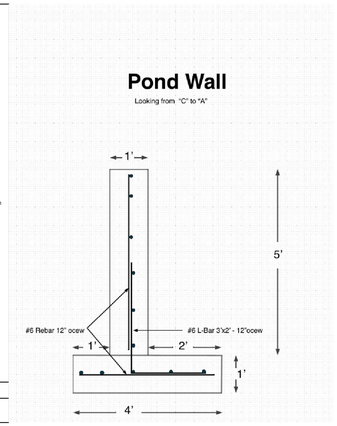
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	CURB INLET 1.5m(5')AND3m(10')PRECAST TYPE 1 OR TYPE 1-R	STANDARD NO.
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	508S-4 4 OF 7



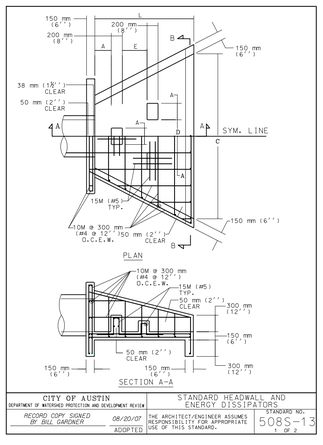
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	CURB INLET 1.5m(5')AND3m(10')PRECAST TYPE 1 OR TYPE 1-R	STANDARD NO.
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	508S-4 5 OF 7

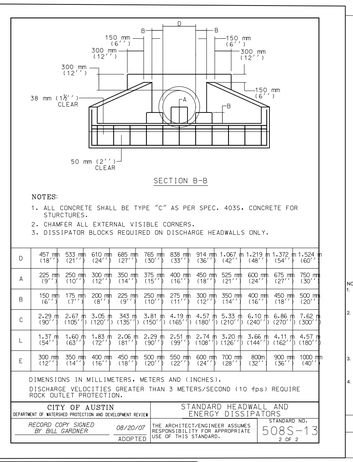


CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	CURB INLET 1.5m(5')AND3m(10')PRECAST TYPE 1 OR TYPE 1-R	STANDARD NO.
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	508S-4 6 OF 7



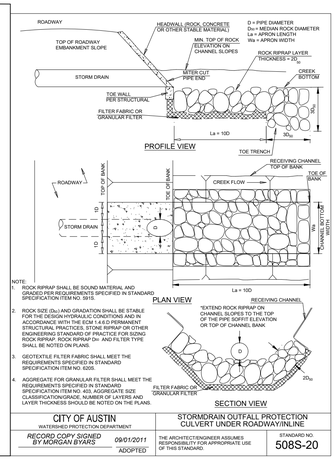
NOTES:
1. ALL CONCRETE SHALL BE CLASS "A" AS PER ITEM 403S.
2. ALL REINFORCING STEEL SHALL BE GRADE 60
3. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
4. IN AREAS OF CONFLICT BETWEEN REINFORCING STEEL, PIPES AND MANHOLE FRAME, THE REINFORCEMENT SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
5. PAYMENT FOR INLET AT THE CONTRACT PRICE SHALL INCLUDE THE TRANSITION CURB, IN ACCORDANCE WITH CITY OF AUSTIN STANDARD INLET DESIGN.
6. INVERT OF INLET SHALL BE SLOPED 1:20 WITH FILL CONCRETE BY CONTRACTOR, SHAPED AS "V" SECTION
7. THIS STANDARD COMPLIES WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO. 508S.
8. WHEN PLACING PRECAST INLETS IN SERIES TO CREATE A 1'5'-0" OR 20'-0" CURB INLET, THE CONNECTION BETWEEN INLET BOXES SHALL BE SOIL TIGHT AND FULLY CONVEY THE PEAK DESIGN FLOW FROM THE UPSTREAM INLET(S). THE 1:20 INVERT SLOPE DESCRIBED IN NOTE 6 OF THIS DETAIL SHALL EXTEND FROM THE MOST DOWNSTREAM POINT TO THE MOST UPSTREAM OF THE CONNECTED INLET BOXES. AT NO TIME CAN MORE THAN 20-LF OF CURB OPENING BE CONNECTED TO A MAIN STORM DRAIN LINE WITH ONE LATERAL STORM DRAIN CONNECTION.





D	457 mm (18")	533 mm (21")	610 mm (24")	685 mm (27")	765 mm (30")	838 mm (33")	914 mm (36")	1,067 mm (42")	1,219 mm (48")	1,372 mm (54")	1,524 mm (60")
A	225 mm (9")	250 mm (10")	300 mm (12")	350 mm (14")	375 mm (15")	400 mm (16")	450 mm (18")	525 mm (21")	600 mm (24")	675 mm (27")	750 mm (30")
B	150 mm (6")	175 mm (7")	200 mm (8")	225 mm (9")	250 mm (10")	275 mm (11")	300 mm (12")	350 mm (14")	400 mm (16")	450 mm (18")	500 mm (20")
C	2.29 m (90")	2.67 m (105")	3.05 m (120")	3.43 m (135")	3.81 m (150")	4.19 m (165")	4.57 m (180")	5.33 m (210")	6.10 m (240")	6.86 m (270")	7.62 m (300")
L	1.60 m (64")	1.83 m (73")	2.06 m (81")	2.29 m (90")	2.53 m (100")	2.74 m (108")	3.20 m (126")	3.66 m (144")	4.11 m (162")	4.57 m (180")	
E	300 mm (12")	350 mm (14")	400 mm (16")	450 mm (18")	500 mm (20")	550 mm (22")	600 mm (24")	700 mm (28")	800m (32")	900 mm (36")	1000 mm (40")

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	STANDARD HEADWALL AND ENERGY DISSIPATORS	STANDARD NO.
RECORD COPY SIGNED BY: BILL GARDNER 08/20/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	508S-13 1 OF 2



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STORMDRAIN OUTFALL PROTECTION CULVERT UNDER ROADWAY/INLINE	STANDARD NO.
RECORD COPY SIGNED BY MORGAN BYARS 09/01/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	508S-20

EXTENDED DETENTION DETAIL

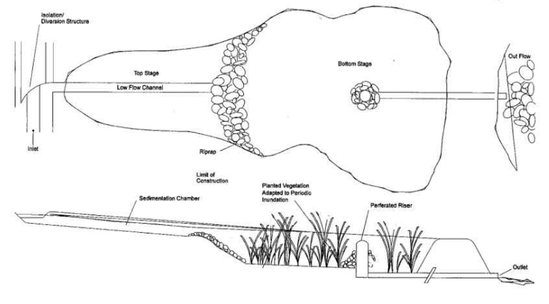
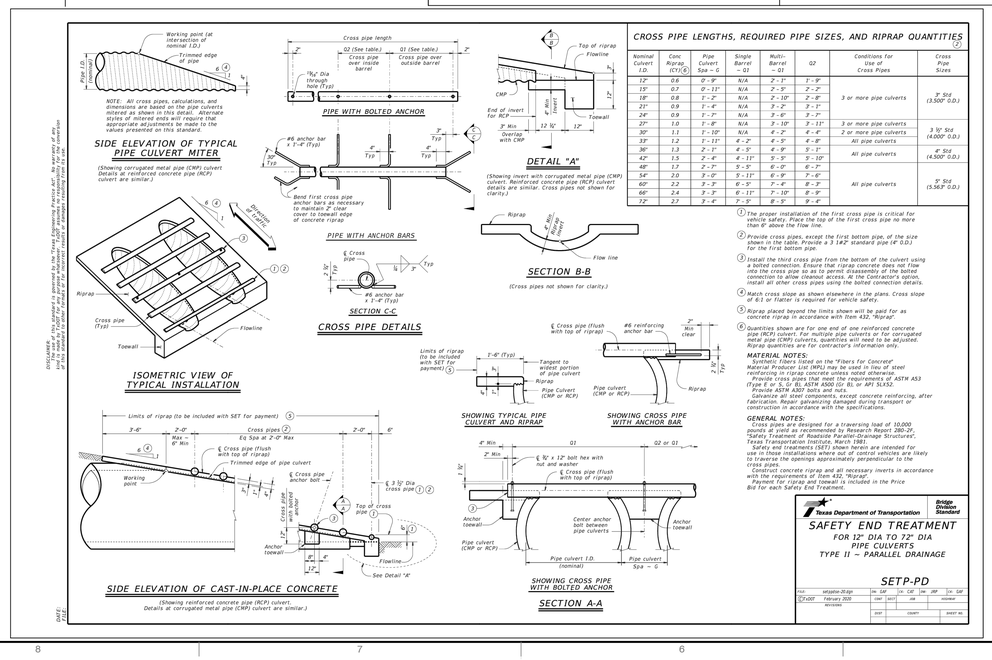


Figure 3-17 Schematic of a two stage Extended Detention Basin (LCRA, 1998)



Texas Department of Transportation	Bridge Division Standard
SAFETY END TREATMENT FOR 12" DIA TO 72" DIA PIPE CULVERTS TYPE II – PARALLEL DRAINAGE	
SETP-PD	

FILE: setpplan-20.dgn	DN: CAP	CK: CAD	DW: JRP	CK: CAP
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

Texas Department of Transportation	Bridge Division Standard
SPREAD FOOTING RETAINING WALL RW(SFB)	

FILE: RW-SFB-22.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT June 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

INSTALL 1" PVC AT BOTTOM OF LEVEL SPREADER
WIDTH VARIES PER POND/LOCATION
REFERENCE PLAN SHEETS
h (REF. CALCS)

TYPICAL LEVEL SPREADER DETAIL

STATE OF TEXAS
MICHAEL A. PECINA
142972
LICENSED PROFESSIONAL ENGINEER

811 !!! CAUTION !!! IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. !!! CAUTION !!!

REVISION RECORD

NO	DATE	DESCRIPTION

CEC
Texas Registered Engineering Firm F-58
Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

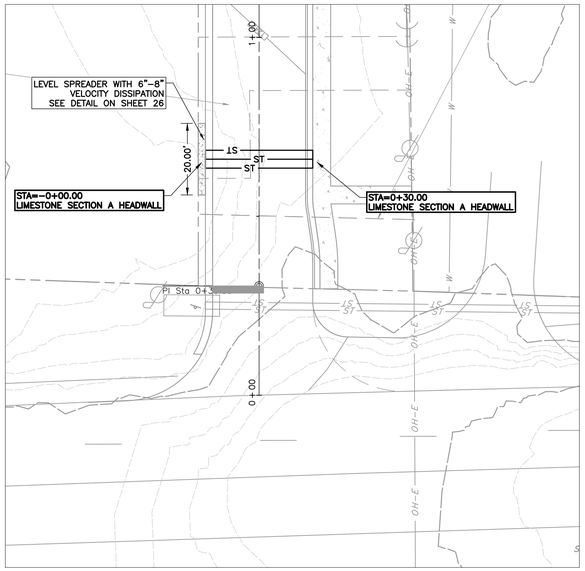
DRAINAGE DETAILS

DATE:	1/10/2024	DRAWN BY:	CEC
DWG SCALE:	NTS	CHECKED BY:	CB
PROJECT NO:			324-199
APPROVED BY:			MT

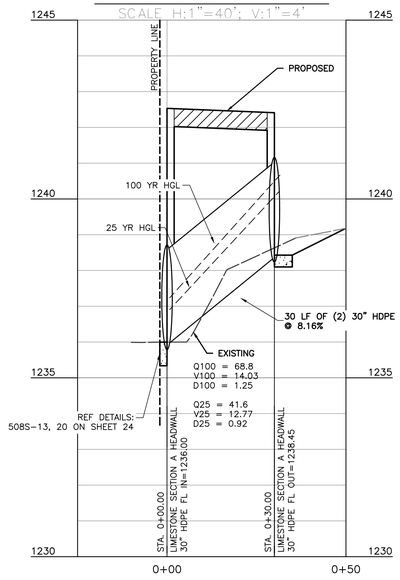
DRAWING NO.: 26
SHEET 26 OF 42

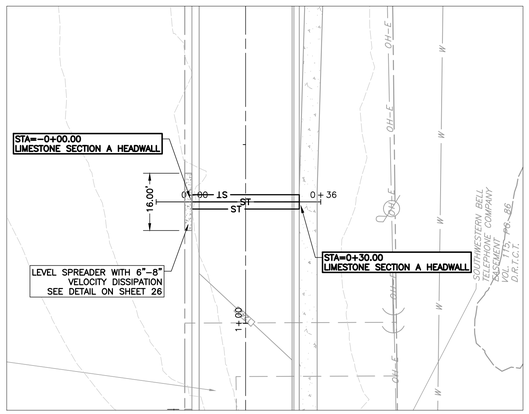
SD-2022-0025
243

P:\320-0001\324-199\-CADD\Dwg\0001\324199-DET-CADD-DRAINAGE DETAILS.dwg[DRAINAGE DETAILS] LS(1/9/2024 - dcrowley) - LP: 1/10/2024 10:30 AM
DISCLAIMER: This drawing is prepared by the Texas Engineering Practice Act. No person shall be liable for any damage which may result from the use of this drawing for any purpose other than that for which it was prepared by the author(s) and/or Company. It is a violation of law for anyone to alter a drawing in any manner unless a licensed engineer working there is an

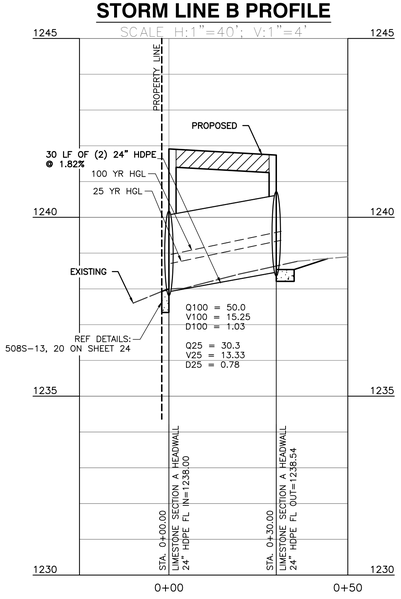


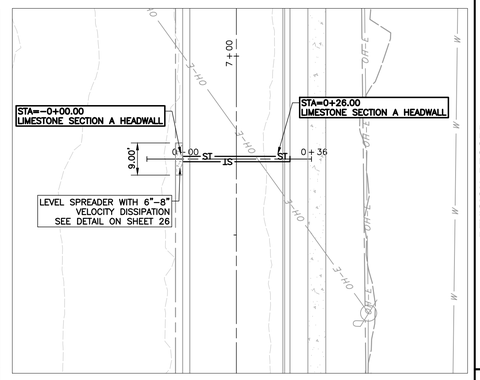
STORM LINE A PROFILE



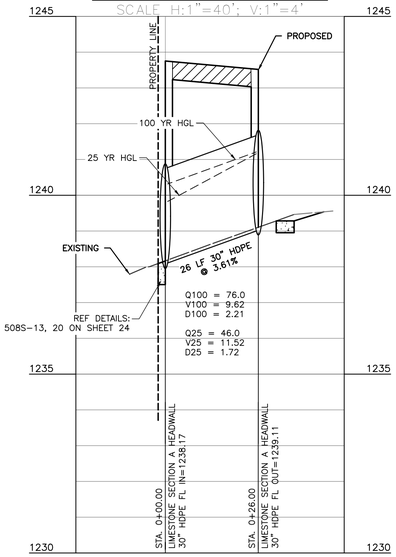


STORM LINE B PROFILE





STORM LINE C PROFILE



NOTES

1. SEE SHEET 06 FOR LIMESTONE SECTION/WALL DETAILS.
2. SIDEWALK CULVERTS WILL BE REQUIRED AT ANY LOCATION WHERE THE PROPOSED SIDEWALK CROSSES A CHANNELIZED FLOW PATH.

NORTH
SCALE IN FEET
0 20 40

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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

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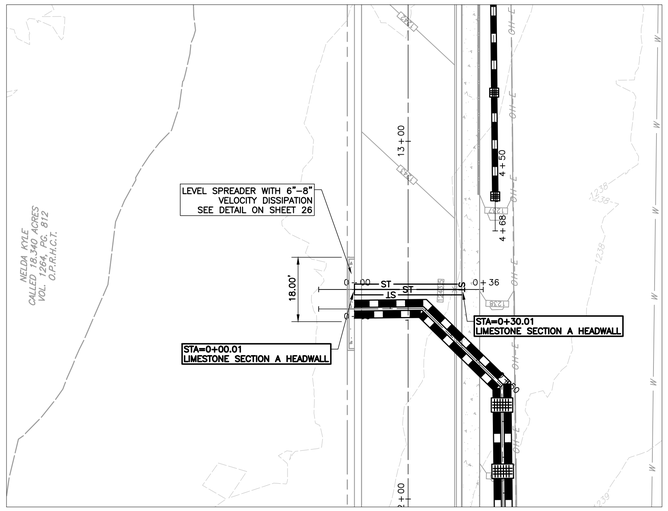
HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

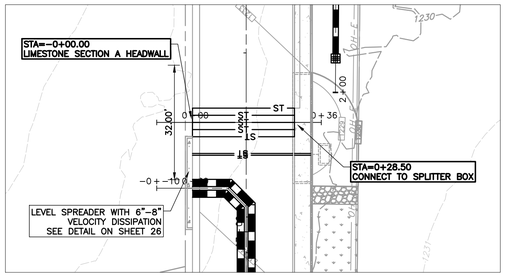
STORM PLAN & PROFILES A-C

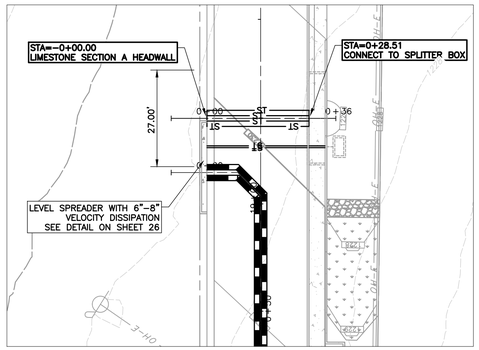
DATE:	1/10/2024
DWG SCALE:	1"=20'
PROJECT NO:	324-199
DRAWN BY:	CEC
CHECKED BY:	CB
APPROVED BY:	MT

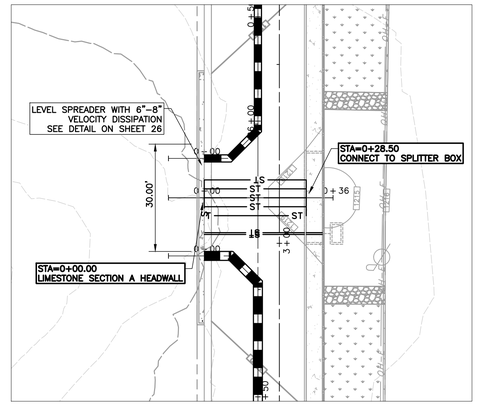
DRAWING NO.: 27
SHEET 27 OF 42

P:\324-001\324-199-DA01\Dwg\CIVIL\324199-CIV01-CAD-STORM.dwg[STORM PLAN & PROFILES A-C] LS(1/10/2024 - drewbe) - LD: 1/10/2024 10:31 AM

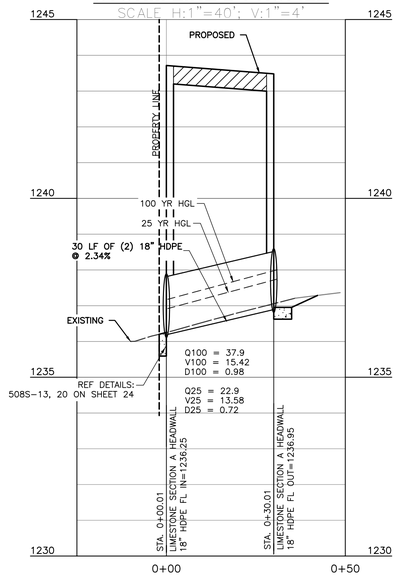




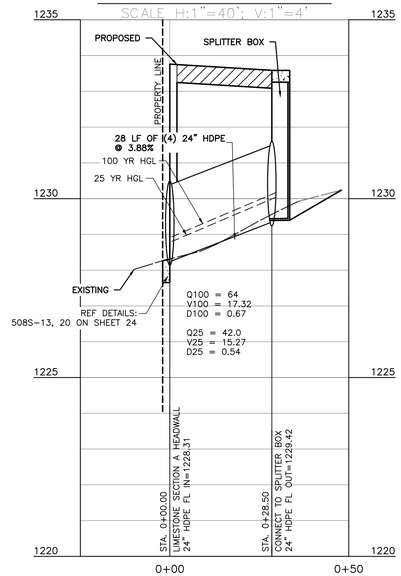




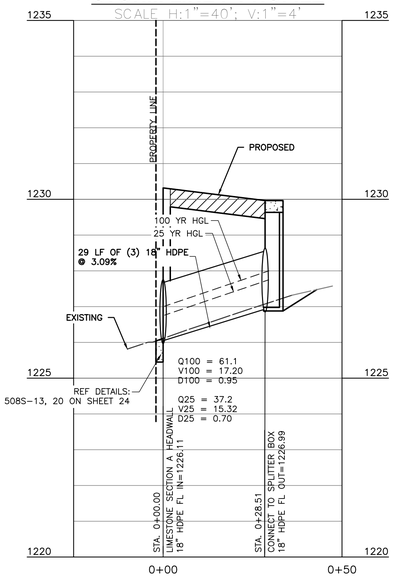
STORM LINE D PROFILE



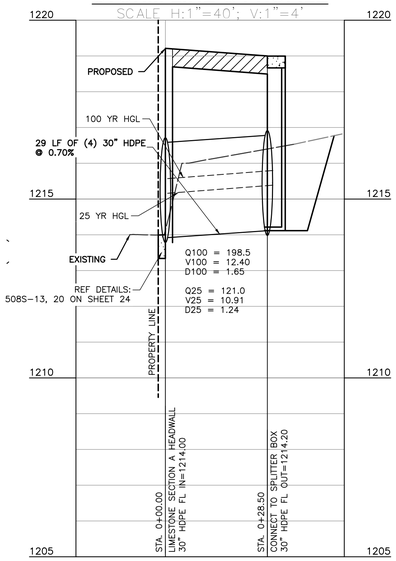
STORM LINE E PROFILE



STORM LINE F PROFILE



STORM LINE G PROFILE



NOTES

1. SEE SHEET 06 FOR LIMESTONE SECTION/WALL DETAILS.
2. SIDEWALK CULVERTS WILL BE REQUIRED AT ANY LOCATION WHERE THE PROPOSED SIDEWALK CROSSES A CHANNELIZED FLOW PATH.

NORTH
SCALE IN FEET
0 20 40

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MICHAEL A. THEONE
142972
LICENSED PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

CEC
Texas Registered Engineering Firm F-38
Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

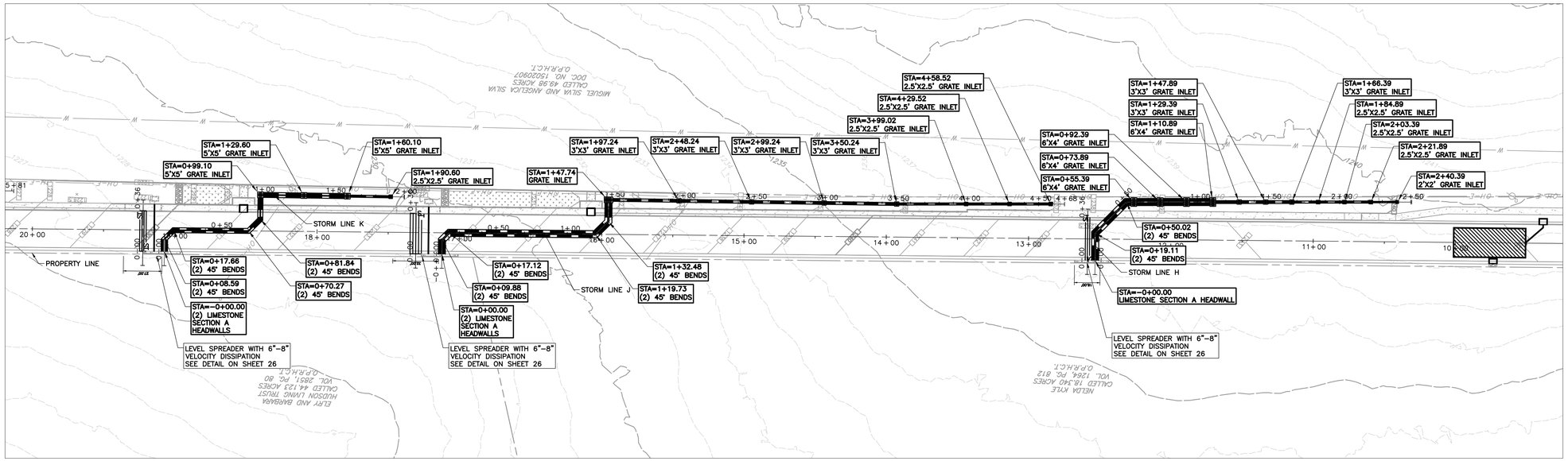
STORM PLAN & PROFILES D-G

DATE:	1/10/2024
DWG SCALE:	1"=20'
PROJECT NO:	324-199
DRAWN BY:	CEC
CHECKED BY:	CB
APPROVED BY:	MT

DRAWING NO.: **28**
SHEET 28 OF 42

SD-2022-0025

P:\320-001\324-199-0401\dwg\civil\324199-civil-0401-STORM.dwg[STORM PLAN & PROFILES D-G] LS(1/10/2024 - cbrowder) - LP: 1/10/2024 10:31 AM



STORM LINE H PROFILE

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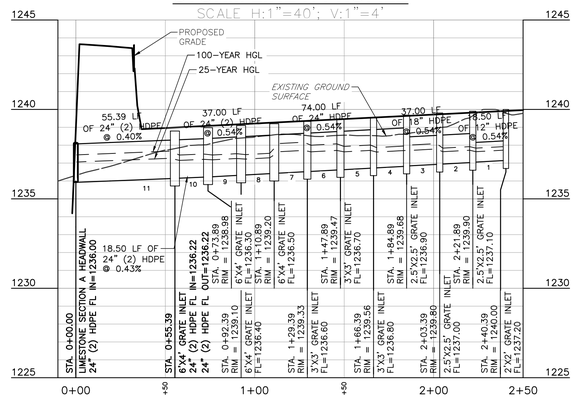

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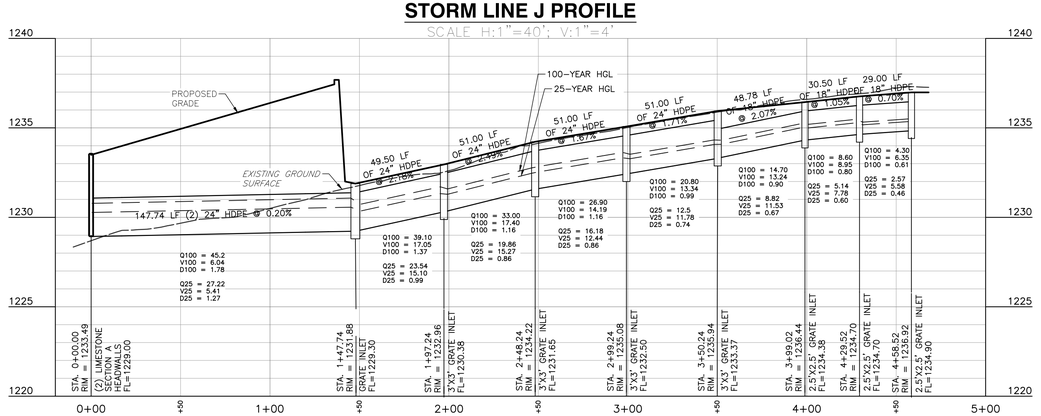

STORM LINE K PROFILE

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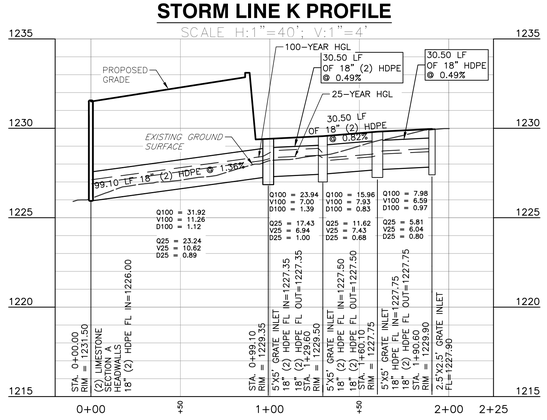

NOTES

1. SEE SHEET 06 FOR LIMESTONE SECTION/WALL DETAILS.
2. SIDEWALK CULVERTS WILL BE REQUIRED AT ANY LOCATION WHERE THE PROPOSED SIDEWALK CROSSES A CHANNELIZED FLOW PATH.

NORTH
SCALE IN FEET
0 40 80

!!! CAUTION !!! IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

STATE OF TEXAS
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SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

STORM PLAN & PROFILES H-K

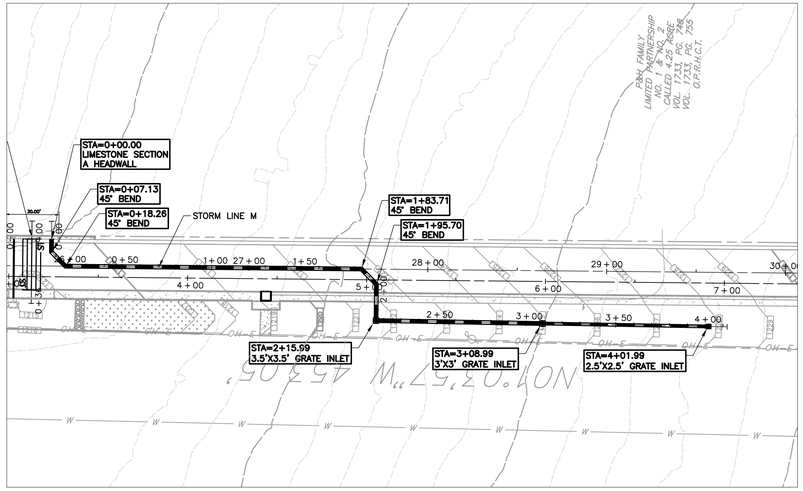
DATE:	1/10/2024
DWG SCALE:	1" = 40'
PROJECT NO:	324-199
DRAWN BY:	CEC
CHECKED BY:	CB
APPROVED BY:	MT

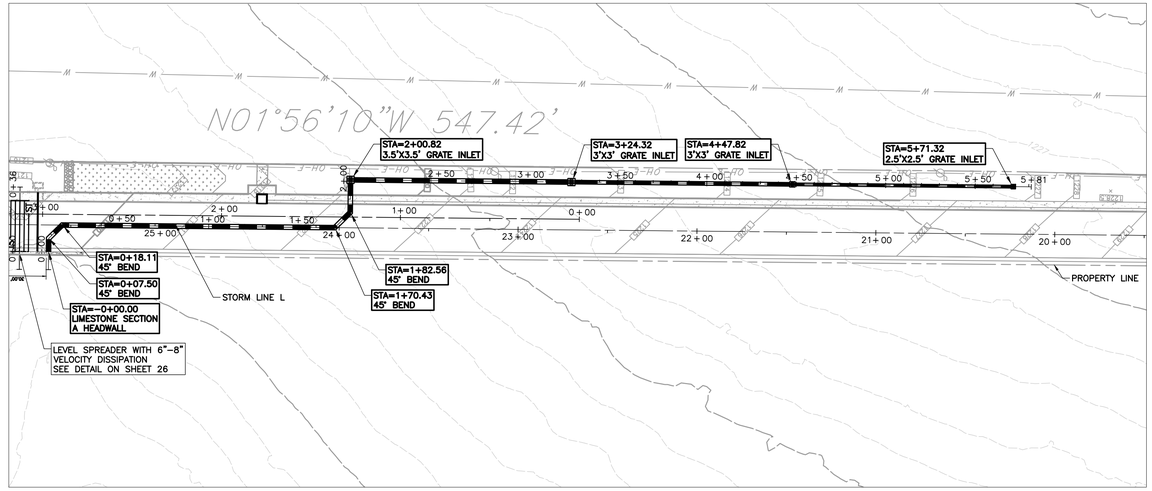
DRAWING NO.: 29
SHEET 29 OF 42

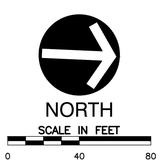
SD-2022-0025

246

P:\200-300\324-199\-0401\dwg\0101\324199-0101-0400-STORM.dwg[STORM PLAN & PROFILES H-K] LS1/10/2024 - cbrowder - LP: 1/10/2024 10:31 AM







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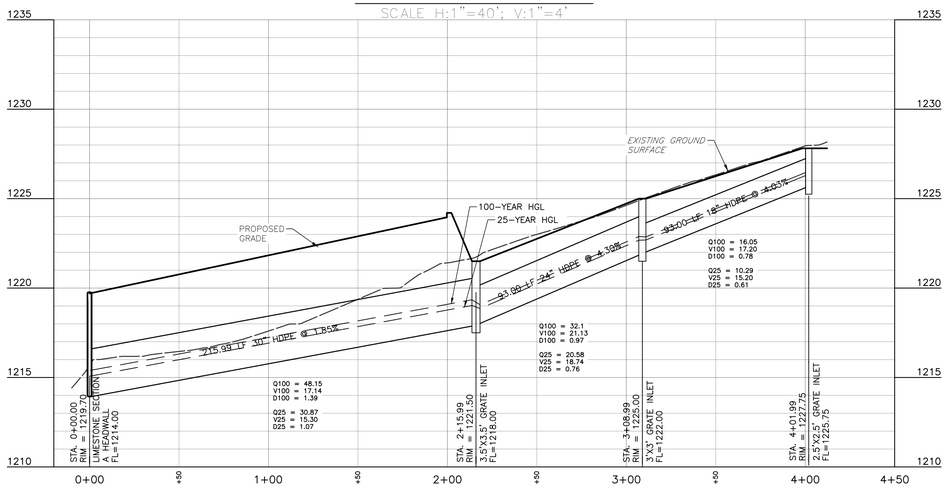
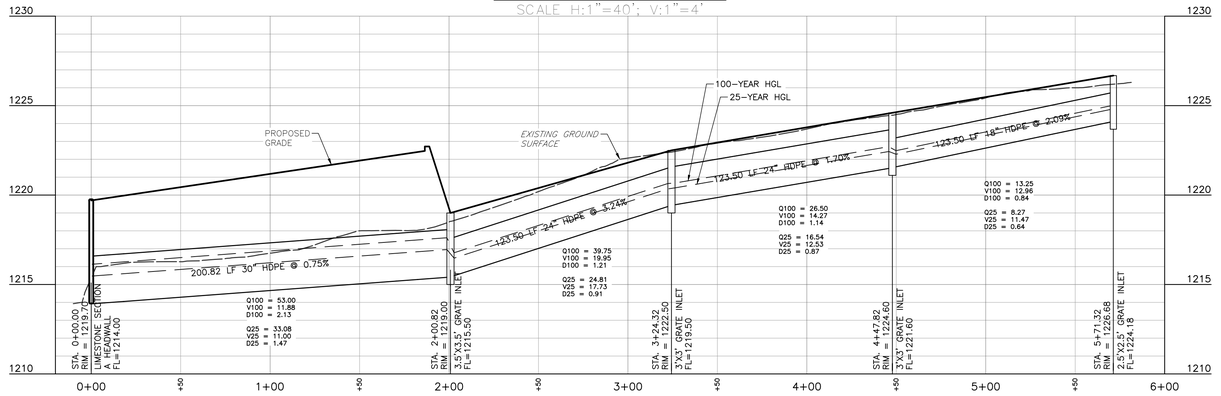
SCALE H:1"=40'; V:1"=4'



STORM LINE L PROFILE

SCALE H:1"=40'; V:1"=4'



NOTES

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HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

STORM PLAN & PROFILES L-M

	CEC
DATE:	1/10/2024
DRAWN BY:	CB
DWG SCALE:	1" = 40'
CHECKED BY:	
PROJECT NO:	324-199
APPROVED BY:	MT

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

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DRAWING NO.: 30

SHEET 30 OF 42

SD-2022-0025

247

P:\320-000\324-199\-CADD\Dwg\Civil\324199-Civil-CADD-STORM.dwg[STORM PLAN & PROFILES L-M] LS(1/10/2024 - cbrowne) - LP: 1/10/2024 10:31 AM

Rigid Pavements

Based on the Hays County criteria stated above, a design ADT of 750 and 500, and a design ESAL value of 34,000 and 25,000 was selected for design. We performed our analyses using current AASHTO pavement thickness design procedures and ACI 325.12R-02 guidance. Based on these procedures, and Hays County, City of Dripping Springs and City of Austin criteria, together with known subgrade conditions, the following Jointed Reinforced Concrete Pavement thickness is recommended:

Local Roadway	**34,000 ESALs**	**6.0 in. concrete over 6.0 in. subbase**
Local Roadway	**25,000 ESALs**	**6.0 in. concrete over 6.0 in. subbase**

The 6.0-inch thickness for the Local Roadway Category is set based on reinforcing steel cover requirements and recommended depth of control joints. In addition, the following recommendations to guide pavement detailing and material selection are provided.

1. Over-excavate and remove any surficial CH clay soils and then scarify and moisture-condition the existing subgrade (limestone derivative material) to a depth of 6 inches and compact to 95% of the maximum dry density as determined using Test Method TEX-113-E at a moisture content within 2% of optimum.
2. Provide at least 6 inches of compacted subbase material beneath the concrete pavement. A site-generated subbase material mined on-site is acceptable provided it conforms with the criteria for select fill presented on page 7 of this report.
3. The subbase material should be compacted to 95% of the maximum dry density determined by TxDOT Test Method TEX-113-E at a moisture content within 2% of optimum. The compacted subbase should extend 2 ft beyond the edges of the pavement structure (including curbs).
4. The concrete pavement should be reinforced with #4 longitudinal bars spaced at 16-inch centers, and transverse bars spaced at 24-inch centers. As an alternate, #10 welded wire fabric (WWF) may be used with 6-inch spacing between longitudinal wires and 12-inch spacing between transverse wires. All reinforcements should be chaired to be secure at slab mid-height. Please refer to TxDOT JCRP Detail Sheet 1 of 2 attached in Appendix 1, for other details (Note: TxDOT longitudinal bar spacing is different.)
5. The concrete mix should be designed to satisfy a 28-day design strength of 4,500 psi with a flexural strength of 650 psi (third point loading). To promote aggregate interlock and efficient load transfer, we recommend crushed limestone aggregate. Contractor should submit concrete mix designs at least 2 weeks before paving commencement.
6. For slipform paving operations, we recommend a maximum concrete slump of 1 to 1.5 inches. For concrete placed by hand or with a vibratory or roller screed, we recommend a maximum slump of 4 inches.
7. We recommend a concrete air content of 3 to 5%.
8. Transverse control joints should be placed on minimum 15 ft centers. Joints should penetrate at least ¼ of the pavement thickness and should be cut within the time allocations prescribed by ACI criteria (ACI 302.1.R, Reference 19). For early-entry saw cutting, the time of cutting is usually in the range of 2 to 6 hrs. We recommend that the successful bidding contractor address this issue in his Quality Control Plan submitted for approval by the engineer. It is important to make the saw cuts early to avoid premature crack formation but not too early to avoid possible spalling and raveling damage to the concrete.
9. Full depth expansion joints should be constructed at 180 ft spacing.
10. Longitudinal joints will also be required along the centerline of the pavement. The longitudinal joints should be cut at the same time as the transverse joints using the same procedure.
11. All saw cut joints should be approximately ¼ inch wide and will need to be routed. See details on the attached TxDOT JCRP Detail Sheets – Appendix A. All joints will need to be sealed with appropriate joint sealer satisfying requirements of ACI 325.12R-4.7. Proposed joint sealer product information shall be submitted to the engineer for approval. The use of backer material and silicone sealer is recommended. Routine maintenance of joints and joint filler over the life of the pavement will be required and could include re-sealing on a 5 to 10-year frequency.
12. It is recommended that the successful bidding contractor provide a detailed Quality Control Plan document outlining specific joint locations (including cul de sacs), method of construction of joints, proposed backer material and joint filler material and periodic maintenance recommendations.
13. Appropriate curing compounds should be used to properly cure the concrete pavement. Proposed curing compounds and application procedures should be submitted for review to the engineer.
14. In lieu of ribbon curbs, it may be possible to thicken the edges of the pavement to support wheel loads and mitigate possible edge cracking if vehicles run off the pavement edge. Guidance is given by the National Ready Mix Concrete Association (NRMCA). NRMCA suggests thickening the edges by 50% of the pavement thickness over a transition extending 4 ft from the pavement edge.
15. Pavement construction should follow the concrete paving specifications provided in Appendix B. In addition, pavement construction should be in general conformance with City of Austin Standard Specifications Item 360.

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HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

RIGID PAVEMENT DESIGN

DATE:	1/10/2024
DWG SCALE:	NTS
PROJECT NO:	324-199
DRAWN BY:	CEC
CHECKED BY:	CB
APPROVED BY:	MT

STATE OF TEXAS
MICHAEL A. THEONE
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PROFESSIONAL ENGINEER

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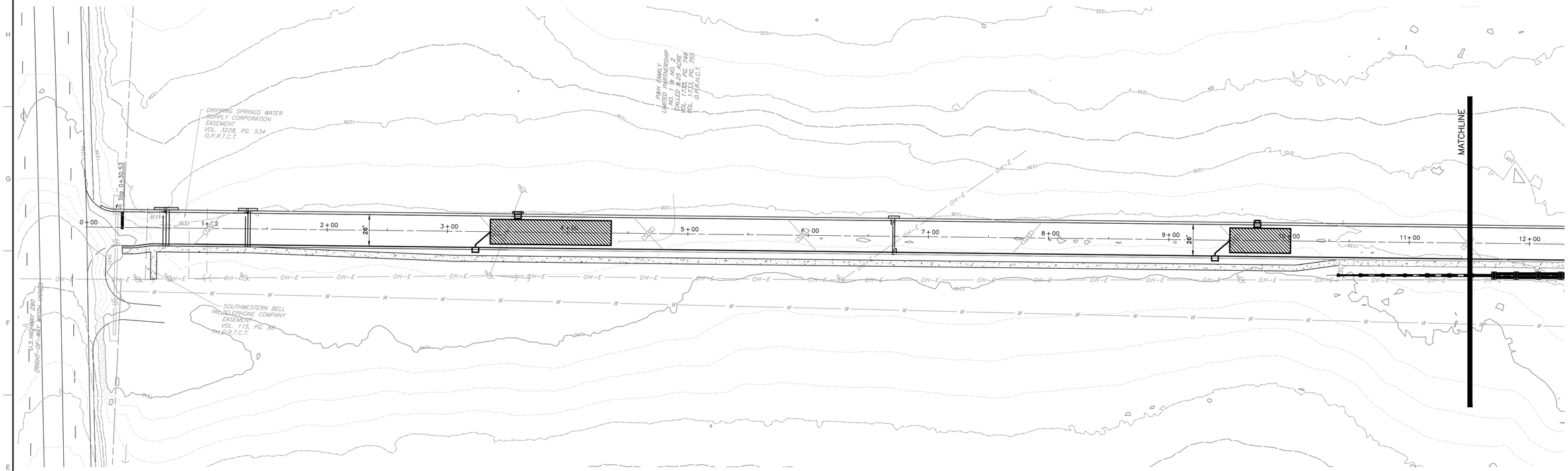
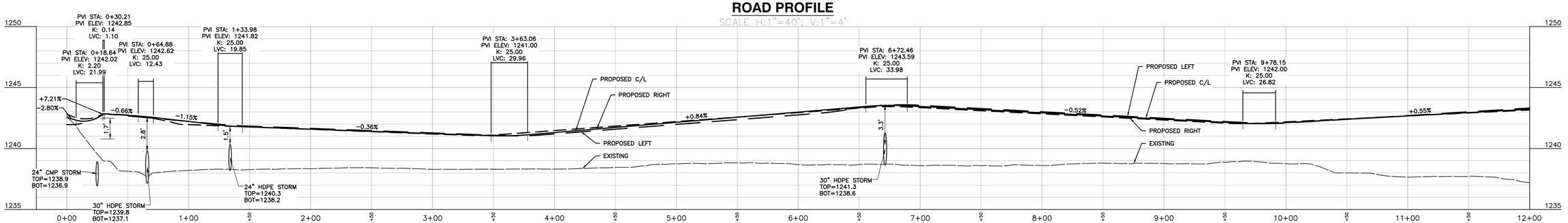
DRAWING NO.: 31
SHEET 31 OF 42

P:\320-0001.324-199\-CADD\Dwg\Civil\324199-Civil-Cadd-STORM.dwg[RIGID PAVEMENT DESIGN] LS(1/10/2024 - Brandon) - LP: 1/10/2024 10:31 AM



ROAD PROFILE

SCALE H:1"=40'; V:1"=4'



LINETYPE LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING	
		RIGHT-OF-WAY	G	G	GAS LINE
		LOT BOUNDARY	OU	OU	OVERHEAD UTILITY
		EASEMENT	UG	UG	UNDERGROUND UTILITY
X	X	FENCE: BARBED	SAN	SAN	SANITARY SEWER LINE
		FENCE: WOOD (PICKET)	W	W	WATER LINE
		FENCE: WOOD (PRIVACY)	F	F	FIRE LINE
		FENCE: CHAIN LINK			ROAD CENTERLINE
I	I	FENCE: IRON			CURB & GUTTER
385	385	MAJOR CONTOUR			STRIPING
		MINOR CONTOUR	FIRE	FIRE	FIRE LANE STRIPING
E	E	ELECTRIC LINE			H.C. ACCESSIBLE ROUTE
OE	OE	OVERHEAD ELECTRIC WIRE	LOC		LIMITS OF CONSTRUCTION
UE	UE	UNDERGROUND ELECTRIC LINE			RAIL ROAD
T	T	TELEPHONE			FLOODWAY
C	C	COMMUNICATIONS LINE			CWQZ
TV	TV	CABLE TELEVISION	ST	ST	STORM SEWER
FO	FO	FIBER OPTIC LINE			DRAINAGE CHANNEL

BLOCK LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING	
	•	BENCHMARK			(MONITORING) WELL
	⊗	CUT IN CONCRETE			UTILITY RISER
	△	CONTROL POINT	HB	HB	HOSE BIB
	◎	IRON PIPE	S	S	SANITARY M.H.
	●	IRON ROD	S	S	CLEANOUT
	○	IRON ROD W/ CAP	D	D	DRAINAGE M.H.
	⊠	MONUMENT TYPE 1			DOWN SPOUT
	⊙	MONUMENT TYPE 2			AREA INLET
	▲	NAIL			CURB INLET
S	S	PIPE BREAK			HEADWALL
J	J	PIPE CAP			SAFETY END TREATMENT
>	>	PIPE FLOW			DRAINAGE FLOW
	◁	REDUCER	E	E	ELEC. M.H.
	⊘	AIR RELEASE VALVE			ELEC./TELE. POLE
	⊛	BLOW-OFF VALVE			GUY WIRE
	⊕	POST INDICATOR VALVE			LIGHT FIXTURE
	⊗	MISCELLANEOUS VALVE			TRAFFIC SIGNAL
	⊘	UTILITY VALVE			PEDESTRIAN SIGNAL
	⊞	UTILITY METER			UTILITY (PULL)BOX
	⋈	BACKFLOW PREVENTER			UTILITY RISER
	⊥	FLUSH CONNECTION			UTILITY SERVICE
		FIRE HYDRANT			

NORTH

SCALE IN FEET

0 40 80

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HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

ROAD PLAN & PROFILE STA 0+00-11+00

DRAWN BY:	CEC
CHECKED BY:	CB
DATE:	1/10/2024
DWG SCALE:	1" = 40'
PROJECT NO:	324-199
APPROVED BY:	MT

DRAWING NO.: **32**

SHEET 32 OF 42

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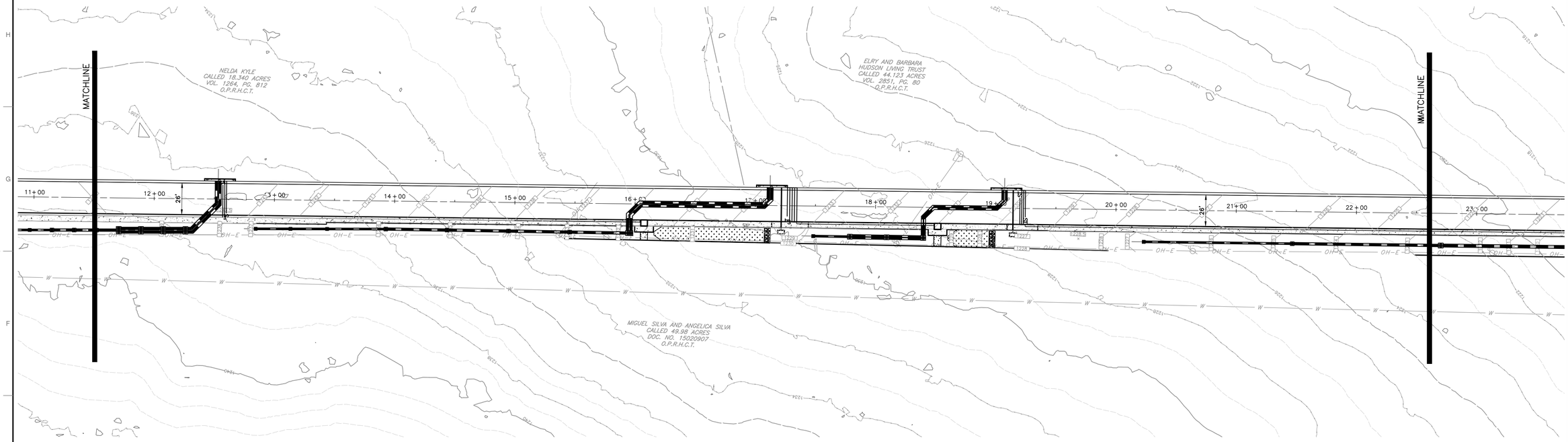

ROAD PROFILE

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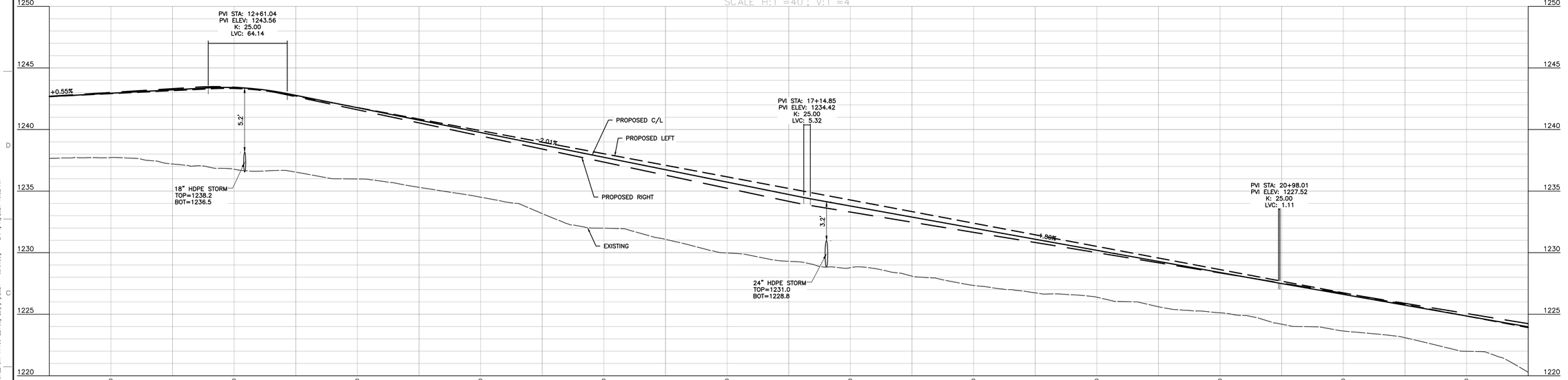

LINETYPE LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING	
		RIGHT-OF-WAY	G	G	GAS LINE
		LOT BOUNDARY	OU	OU	OVERHEAD UTILITY
		EASEMENT	UG	UG	UNDERGROUND UTILITY
X	X	FENCE: BARBED	SAN	SAN	SANITARY SEWER LINE
//	//	FENCE: WOOD (PICKET)	W	W	WATER LINE
□	□	FENCE: WOOD (PRIVACY)	F	F	FIRE LINE
○	○	FENCE: CHAIN LINK			ROAD CENTERLINE
I	I	FENCE: IRON			CURB & GUTTER
385	385	MAJOR CONTOUR			STRIPING
		MINOR CONTOUR	FIRE		FIRE LANE STRIPING
E	E	ELECTRIC LINE			H.C. ACCESSIBLE ROUTE
OE	OE	OVERHEAD ELECTRIC WIRE	LOC		LIMITS OF CONSTRUCTION
UE	UE	UNDERGROUND ELECTRIC LINE			RAIL ROAD
T	T	TELEPHONE			FLOODWAY
C	C	COMMUNICATIONS LINE			CWQZ
TV	TV	CABLE TELEVISION	ST	ST	STORM SEWER
FO	FO	FIBER OPTIC LINE			DRAINAGE CHANNEL

BLOCK LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING	
	•	BENCHMARK			(MONITORING) WELL
	⊗	CUT IN CONCRETE			UTILITY RISER
	△	CONTROL POINT	HB	HB	HOSE BIB
	◎	IRON PIPE	S	S	SANITARY M.H.
	●	IRON ROD	C	C	CLEANOUT
	○	IRON ROD W/ CAP	D	D	DRAINAGE M.H.
	⊡	MONUMENT TYPE 1			DOWN SPOUT
	⊙	MONUMENT TYPE 2			AREA INLET
	▲	NAIL			CURB INLET
S	S	PIPE BREAK			HEADWALL
J	J	PIPE CAP			SAFETY END TREATMENT
›	›	PIPE FLOW			DRAINAGE FLOW
◄	◁	REDUCER	E	E	ELEC. M.H.
A	A	AIR RELEASE VALVE			ELEC./TELE. POLE
B	B	BLOW-OFF VALVE			GUY WIRE
P	P	POST INDICATOR VALVE			LIGHT FIXTURE
M	M	MISCELLANEOUS VALVE			TRAFFIC SIGNAL
U	U	UTILITY VALVE			PEDESTRIAN SIGNAL
		UTILITY METER			UTILITY (PULL)BOX
		BACKFLOW PREVENTER			UTILITY RISER
		FLUSH CONNECTION			UTILITY SERVICE
		FIRE HYDRANT			

NORTH

SCALE IN FEET

0 40 80

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CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

ROAD PLAN & PROFILE STA 11+00-22+00

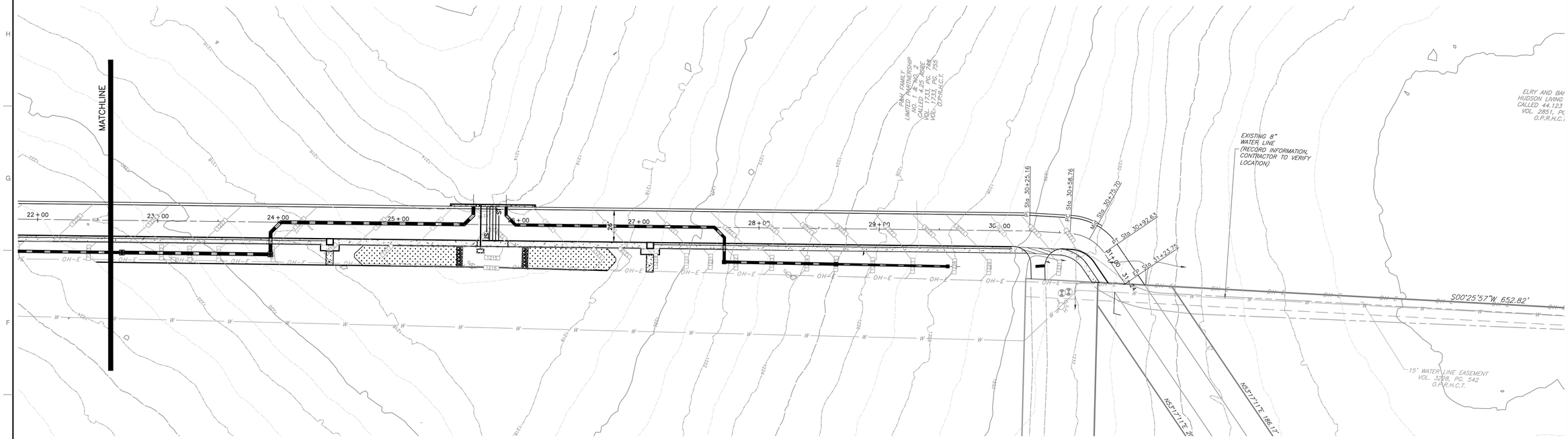
	CEC
DATE:	1/10/2024
DRAWN BY:	CB
DWG SCALE:	1" = 40'
CHECKED BY:	
PROJECT NO:	324-199
APPROVED BY:	MT

DRAWING NO.: **33**

SHEET 33 OF 42

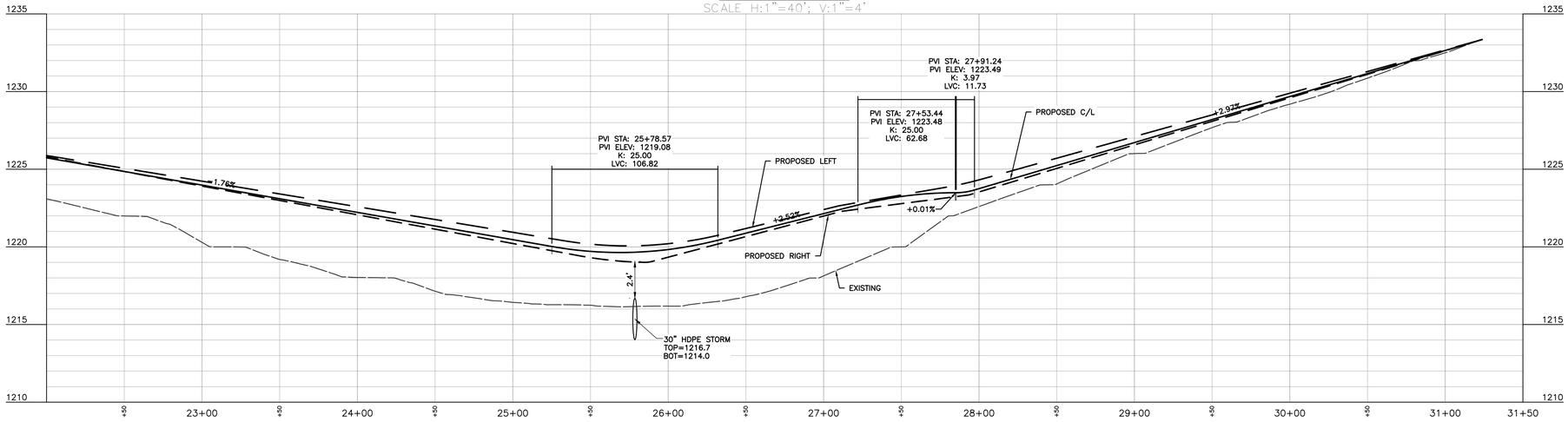
P:\320-000\324-199\--CAD\Dwg\CIVIL\324199-CIV01-C000-ROAD PLAN & PROFILE.dwg[ROAD PLAN & PROFILE STA 11+00-22+00] LS(1/4/2024 - cbrowder) - LP: 1/10/2024 10:32 AM

SD-2022-0025



ROAD PROFILE

SCALE H:1"=40'; V:1"=4'



LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
x x x	x x x	FENCE: BARBED
//	//	FENCE: WOOD (PICKET)
□	□	FENCE: WOOD (PRIVACY)
○	○	FENCE: CHAIN LINK
I	I	FENCE: IRON
385	385	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC LINE
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE

PROPOSED	EXISTING	
G	G	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	SAN	SANITARY SEWER LINE
W	W	WATER LINE
F	F	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
FIRE		FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	ST	STORM SEWER
		DRAINAGE CHANNEL

BLOCK LEGEND

PROPOSED	EXISTING	
	•	BENCHMARK
	⊗	CUT IN CONCRETE
	△	CONTROL POINT
	IP	IRON PIPE
	●	IRON ROD
	○	IRON ROD W/ CAP
	▣	MONUMENT TYPE 1
	⊙	MONUMENT TYPE 2
	▲	NAIL
S	S	PIPE BREAK
]	]	PIPE CAP
›	›	PIPE FLOW
◄	◁	REDUCER
⊛	⊛	AIR RELEASE VALVE
⊛	⊛	BLOW-OFF VALVE
⊛	⊛	POST INDICATOR VALVE
⊗	⊗	MISCELLANEOUS VALVE
◕	⊘	UTILITY VALVE
UM	UM	UTILITY METER
		BACKFLOW PREVENTER
		FLUSH CONNECTION
		FIRE HYDRANT

PROPOSED	EXISTING	
●	△	(MONITORING) WELL
●	○	UTILITY RISER
HB	HB	HOSE BIB
S	S	SANITARY M.H.
C	C	CLEANOUT
D	D	DRAINAGE M.H.
		DOWN SPOUT
		AREA INLET
		CURB INLET
		HEADWALL
		SAFETY END TREATMENT
		DRAINAGE FLOW
E	E	ELEC. M.H.
		ELEC./TELE. POLE
		GUY WIRE
		LIGHT FIXTURE
		TRAFFIC SIGNAL
		PEDESTRIAN SIGNAL
		UTILITY (PULL)BOX
		UTILITY RISER
		UTILITY SERVICE

NORTH

SCALE IN FEET

0 40 80

811 !!! CAUTION !!! IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. !!! CAUTION !!!

STATE OF TEXAS · MICHAEL A. THEONE · 142972 · LICENSED PROFESSIONAL ENGINEER

NO	DATE	REVISION RECORD DESCRIPTION

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-88
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

ROAD PLAN & PROFILE STA 22+00-END

DATE:	1/10/2024
DWG SCALE:	1" = 40'
PROJECT NO:	324-199
DRAWN BY:	CEC
CHECKED BY:	CB
APPROVED BY:	MT

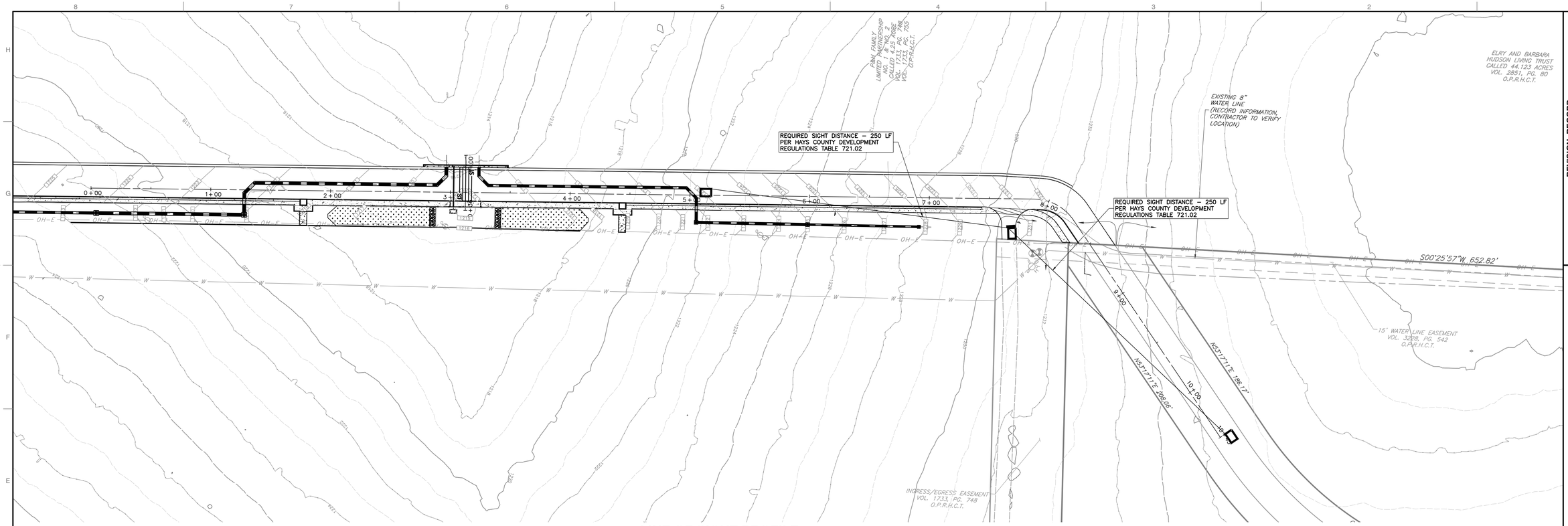
DRAWING NO.: 34

SHEET 34 OF 42

SD-2022-0025

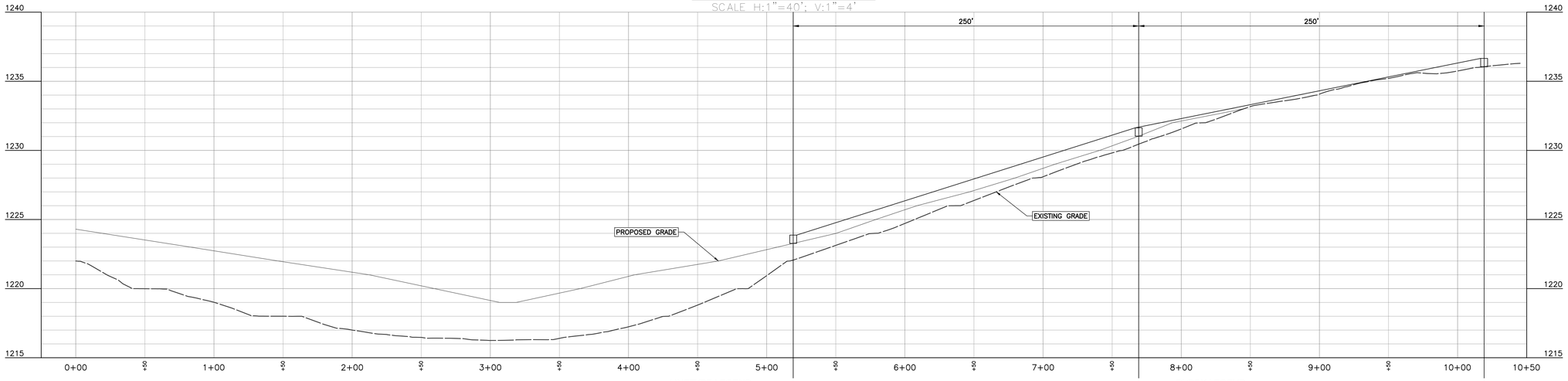
251

P:\320-001\324-199-0401\dwg\civil\324199-C601-C605-ROAD PLAN PROFILE.dwg[ROAD PLAN & PROFILE STA 22+00-END] LS(1/4/2024 - cbrewer) - LP: 1/10/2024 10:32 AM



LINE OF SIGHT PROFILE

SCALE H:1"=40'; V:1"=4'



LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: WOOD (PICKET)
		FENCE: WOOD (PRIVACY)
		FENCE: CHAIN LINK
		FENCE: IRON
385	*385*	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC LINE
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE

PROPOSED	EXISTING	
G	*G*	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	*SAN*	SANITARY SEWER LINE
W	*W*	WATER LINE
F	*F*	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	*ST*	STORM SEWER
		DRAINAGE CHANNEL

BLOCK LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING	
	•	BENCHMARK			(MONITORING) WELL
	⊗	CUT IN CONCRETE			UTILITY RISER
	△	CONTROL POINT			HOSE BIB
		IRON PIPE	S	S	SANITARY M.H.
		IRON ROD	C	C	CLEANOUT
		IRON ROD W/ CAP	D	D	DRAINAGE M.H.
		MONUMENT TYPE 1			DOWN SPOUT
		MONUMENT TYPE 2			AREA INLET
		NAIL			CURB INLET
S	S	PIPE BREAK			HEADWALL
]	]	PIPE CAP			SAFETY END TREATMENT
>	>	PIPE FLOW			DRAINAGE FLOW
		REDUCER	E	E	ELEC. M.H.
		AIR RELEASE VALVE			ELEC./TELE. POLE
		BLOW-OFF VALVE			GUY WIRE
		POST INDICATOR VALVE			LIGHT FIXTURE
		MISCELLANEOUS VALVE			TRAFFIC SIGNAL
		UTILITY VALVE			PEDESTRIAN SIGNAL
		UTILITY METER			UTILITY (PULL)BOX
		BACKFLOW PREVENTER			UTILITY RISER
		FLUSH CONNECTION			UTILITY SERVICE
		FIRE HYDRANT			

NORTH

SCALE IN FEET

0 40 80

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

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Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

ROAD PLAN STA 30.25 - LINE OF SIGHT

DATE:	1/10/2024
DWG SCALE:	1" = 40'
PROJECT NO:	324-199
DRAWN BY:	CEC
CHECKED BY:	CB
APPROVED BY:	MT

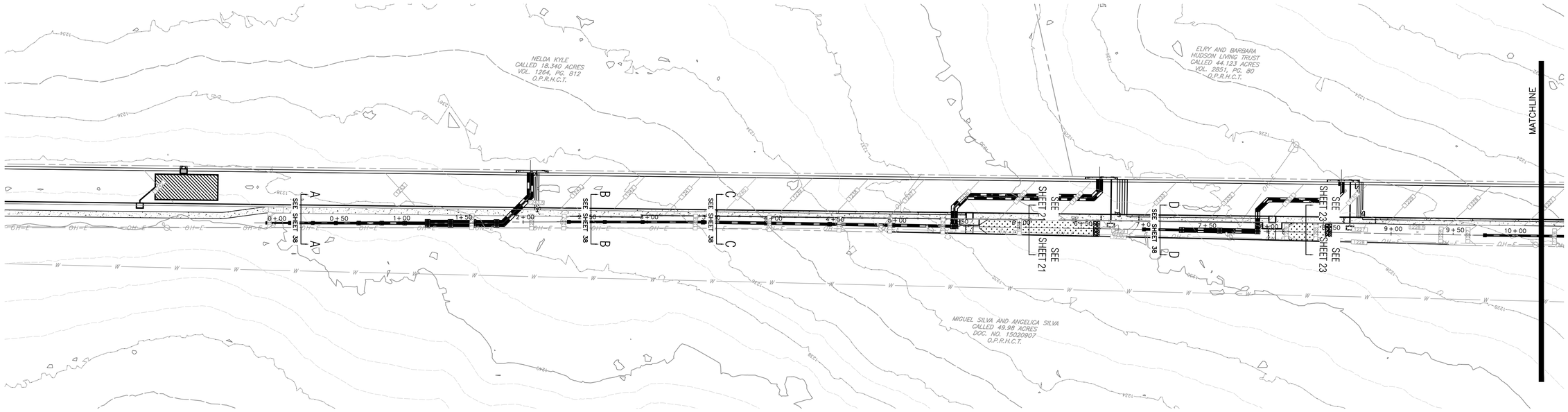
DRAWING NO.: 35

SHEET 35 OF 42

SD-2022-0025

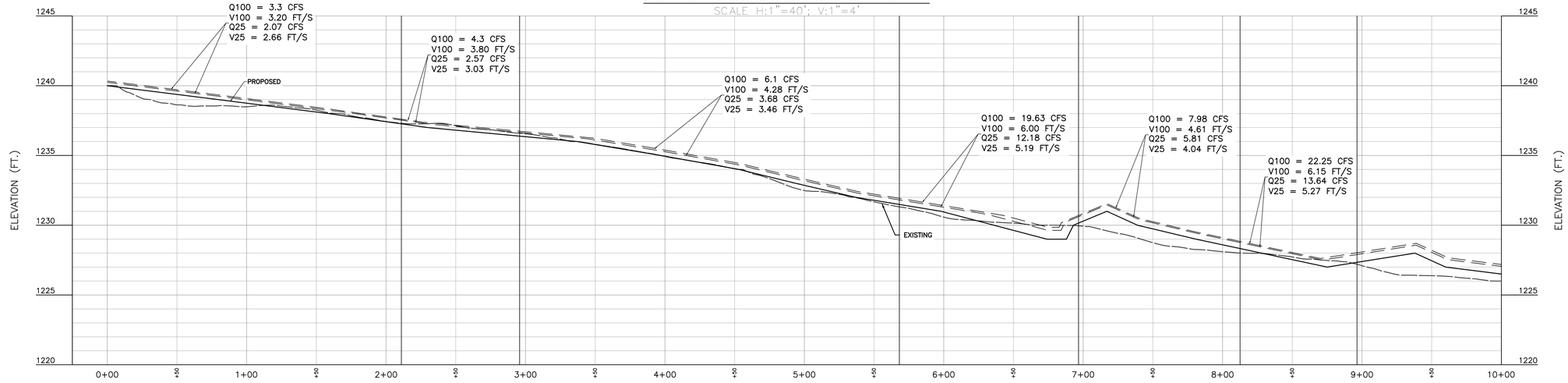
252

P:\320-000\324-199\-CADD\Dwg\CIVIL\324199-CIVIL-2000-LINE OF SIGHT.dwg[ROAD PLAN STA 30.25 - LINE OF SIGHT] LS[1/4/2024 - cbrowne] - LP: 1/10/2024 10:33 AM



ROADSIDE DITCH CHANNEL PROFILE

SCALE H:1"=40'; V:1"=4'



LINETYPE LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY
		LOT BOUNDARY
		EASEMENT
X	X	FENCE: BARBED
//	//	FENCE: WOOD (PICKET)
□	□	FENCE: WOOD (PRIVACY)
○	○	FENCE: CHAIN LINK
I	I	FENCE: IRON
385	*385*	MAJOR CONTOUR
		MINOR CONTOUR
E	E	ELECTRIC LINE
OE	OE	OVERHEAD ELECTRIC WIRE
UE	UE	UNDERGROUND ELECTRIC LINE
T	T	TELEPHONE
C	C	COMMUNICATIONS LINE
TV	TV	CABLE TELEVISION
FO	FO	FIBER OPTIC LINE
G	*G*	GAS LINE
OU	OU	OVERHEAD UTILITY
UG	UG	UNDERGROUND UTILITY
SAN	*SAN*	SANITARY SEWER LINE
W	*W*	WATER LINE
F	*F*	FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
	FIRE	FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
LOC		LIMITS OF CONSTRUCTION
		RAIL ROAD
		FLOODWAY
		CWQZ
ST	*ST*	STORM SEWER
		DRAINAGE CHANNEL

BLOCK LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING
	-	BENCHMARK	●	△ (MONITORING) WELL
	⊗	CUT IN CONCRETE	⊙	UTILITY RISER
	△	CONTROL POINT	HB	HB HOSE BIB
	◎	IRON PIPE	S	S SANITARY M.H.
	●	IRON ROD	C	C CLEANOUT
	○	IRON ROD W/ CAP	D	D DRAINAGE M.H.
	▣	MONUMENT TYPE 1		DOWN SPOUT
	⊙	MONUMENT TYPE 2		AREA INLET
	▲	NAIL		CURB INLET
5	5	PIPE BREAK		HEADWALL
]	]	PIPE CAP		SAFETY END TREATMENT
›	›	PIPE FLOW		DRAINAGE FLOW
		REDUCER	E	E ELEC. M.H.
		AIR RELEASE VALVE		ELEC./TELE. POLE
		BLOW-OFF VALVE		GUY WIRE
		POST INDICATOR VALVE		LIGHT FIXTURE
		MISCELLANEOUS VALVE		TRAFFIC SIGNAL
		UTILITY VALVE		PEDESTRIAN SIGNAL
		UTILITY METER		UTILITY (PULL)BOX
		BACKFLOW PREVENTER		UTILITY RISER
		FLUSH CONNECTION		UTILITY SERVICE
		FIRE HYDRANT		

NORTH

SCALE IN FEET

0 40 80

STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

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REVISION RECORD

NO	DATE	DESCRIPTION

Texas Registered Engineering Firm F-38
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1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

ROADSIDE DITCH P&P 0+00-10+00

DATE:	1/10/2024
DWG SCALE:	1" = 40'
PROJECT NO:	324-199
APPROVED BY:	MT
DRAWN BY:	CEC
CHECKED BY:	CB

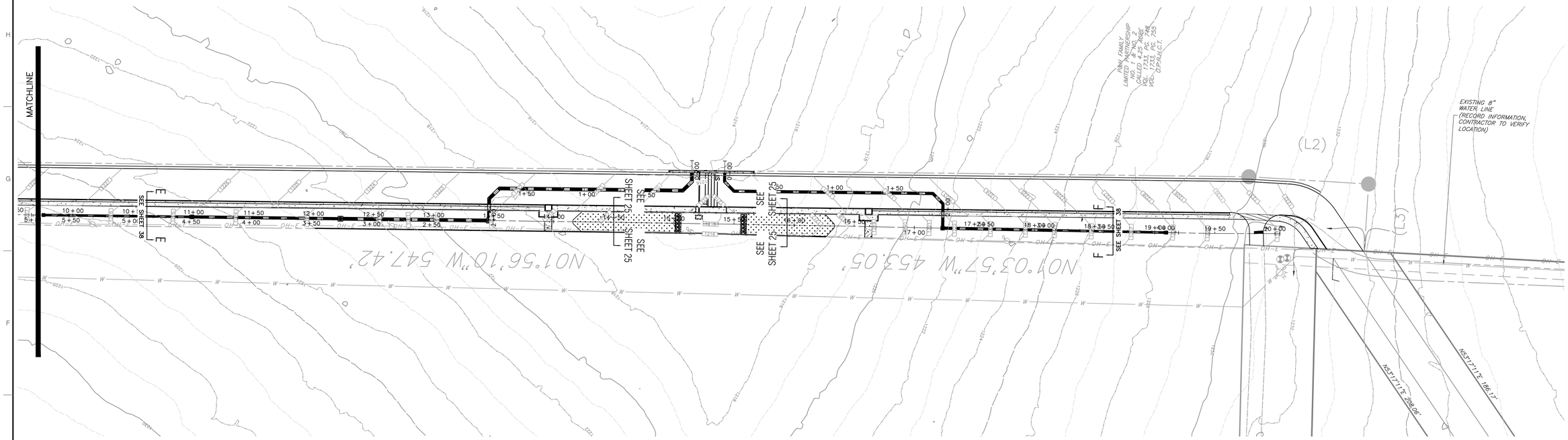
DRAWING NO.: 36

SHEET 36 OF 42

SD-2022-0025

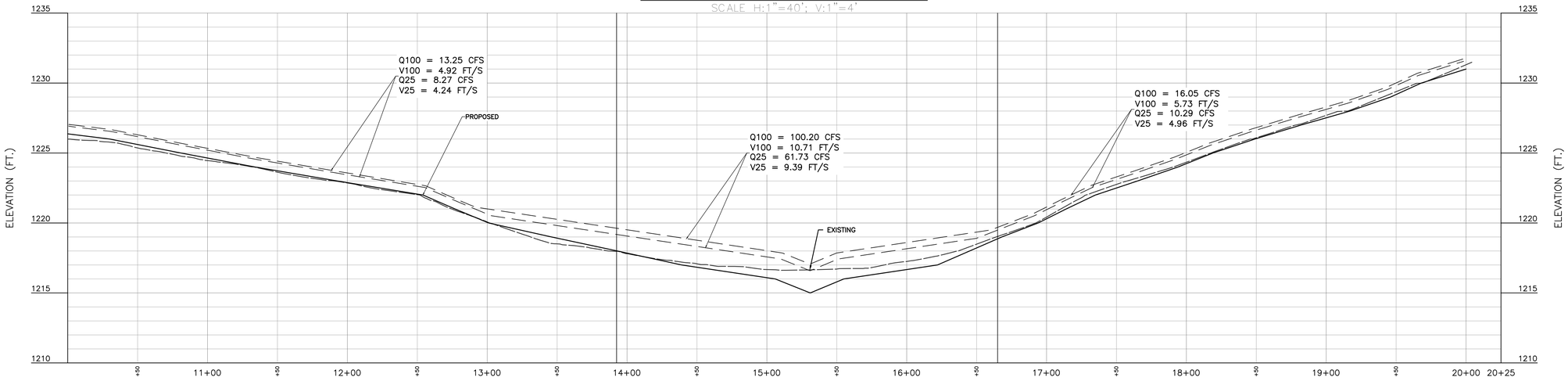
253

A:\320-000\324-199\CAD\Dwg\CIVIL\324199-CIVIL-DRDG-ROADSIDE DITCH PLAN PROFILE.dwg[ROADSIDE DITCH P&P 0+00-10+00] LS(1/14/2024 - drewwm) - LP: 1/10/2024 10:33 AM



ROADSIDE DITCH CHANNEL PROFILE

SCALE H:1"=40'; V:1"=4'



LINETYPE LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING	
		RIGHT-OF-WAY	G	G	GAS LINE
		LOT BOUNDARY	OU	OU	OVERHEAD UTILITY
		EASEMENT	UG	UG	UNDERGROUND UTILITY
x x x x	x x x x	FENCE: BARBED	SAN	SAN	SANITARY SEWER LINE
// //	// //	FENCE: WOOD (PICKET)	W	W	WATER LINE
		FENCE: WOOD (PRIVACY)	F	F	FIRE LINE
		FENCE: CHAIN LINK			ROAD CENTERLINE
I I	I I	FENCE: IRON			CURB & GUTTER
385	385	MAJOR CONTOUR			STRIPING
		MINOR CONTOUR	FIRE	FIRE	FIRE LANE STRIPING
E	E	ELECTRIC LINE			H.C. ACCESSIBLE ROUTE
OE	OE	OVERHEAD ELECTRIC WIRE	LOC		LIMITS OF CONSTRUCTION
UE	UE	UNDERGROUND ELECTRIC LINE			RAIL ROAD
T	T	TELEPHONE			FLOODWAY
C	C	COMMUNICATIONS LINE			CWQZ
TV	TV	CABLE TELEVISION	ST	ST	STORM SEWER
FO	FO	FIBER OPTIC LINE			DRAINAGE CHANNEL

BLOCK LEGEND

PROPOSED	EXISTING		PROPOSED	EXISTING	
	-	BENCHMARK			(MONITORING) WELL
	⊗	CUT IN CONCRETE			UTILITY RISER
	△	CONTROL POINT	HB	HB	HOSE BIB
	◎	IRON PIPE	S	S	SANITARY M.H.
	●	IRON ROD	C	C	CLEANOUT
	○	IRON ROD W/ CAP	D	D	DRAINAGE M.H.
	▣	MONUMENT TYPE 1			DOWN SPOUT
	⊙	MONUMENT TYPE 2			AREA INLET
	▲	NAIL			CURB INLET
S	S	PIPE BREAK			HEADWALL
J	J	PIPE CAP			SAFETY END TREATMENT
›	›	PIPE FLOW			DRAINAGE FLOW
	◁	REDUCER	E	E	ELEC. M.H.
A	A	AIR RELEASE VALVE			ELEC./TELE. POLE
B	B	BLOW-OFF VALVE			GUY WIRE
P	P	POST INDICATOR VALVE			LIGHT FIXTURE
M	M	MISCELLANEOUS VALVE			TRAFFIC SIGNAL
V	V	UTILITY VALVE			PEDESTRIAN SIGNAL
		UTILITY METER			UTILITY (PULL)BOX
		BACKFLOW PREVENTER			UTILITY RISER
		FLUSH CONNECTION			UTILITY SERVICE
		FIRE HYDRANT			

NORTH

SCALE IN FEET

0 40 80

811

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STATE OF TEXAS
MICHAEL A. THEONE
142972
LICENSED
PROFESSIONAL ENGINEER

REVISION RECORD

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www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

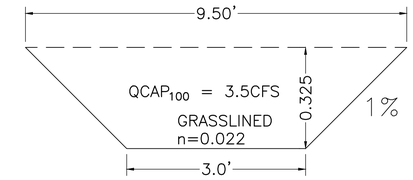
ROADSIDE DITCH P&P 10+00-END

DATE:	1/10/2024
DWG SCALE:	1" = 40'
PROJECT NO:	324-199
APPROVED BY:	MT
DRAWN BY:	CEC
CHECKED BY:	CB

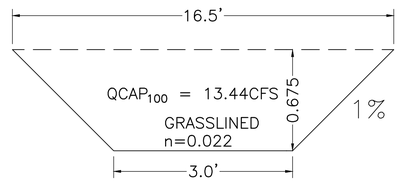
DRAWING NO.: 37

SHEET 37 OF 42

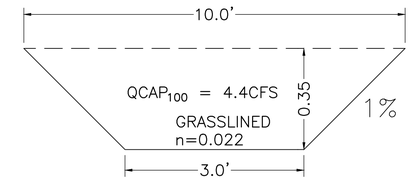
P:\320-000\324-199\-CAD\Dwg\CIVIL\324199-CIVIL-CROSS-ROADSIDE DITCH PLAN PROFILE.dwg[ROADSIDE DITCH P&P 10+00-END] 1/10/2024 10:53 AM - LP: 1/10/2024 10:53 AM



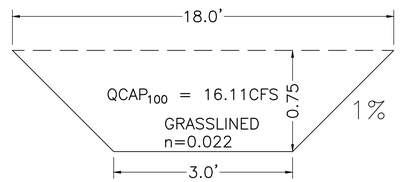
A ROADSIDE DITCH SECTION
16 16 SCALE: NTS
ROADSIDE DITCH A



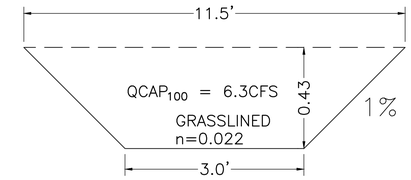
E ROADSIDE DITCH SECTION
16 16 SCALE: NTS
ROADSIDE DITCH E



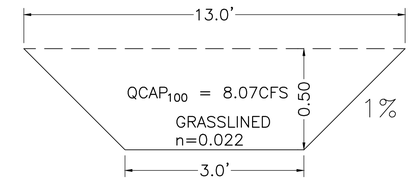
B ROADSIDE DITCH SECTION
16 16 SCALE: NTS
ROADSIDE DITCH B



F ROADSIDE DITCH SECTION
16 16 SCALE: NTS
ROADSIDE DITCH F



C ROADSIDE DITCH SECTION
16 16 SCALE: NTS
ROADSIDE DITCH C



D ROADSIDE DITCH SECTION
16 16 SCALE: NTS
ROADSIDE DITCH D

REVISION RECORD

NO	DATE	DESCRIPTION

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Texas Registered Engineering Firm F-58
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

STATE OF TEXAS
MICHAEL A. THEOHE
142972
LICENSED
PROFESSIONAL ENGINEER

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ROADSIDE DITCH SECTIONS

DATE:	1/10/2024	DRAWN BY:	CEC
DWG SCALE:	1" = 40'	CHECKED BY:	CB
PROJECT NO:			324-199
APPROVED BY:			MT

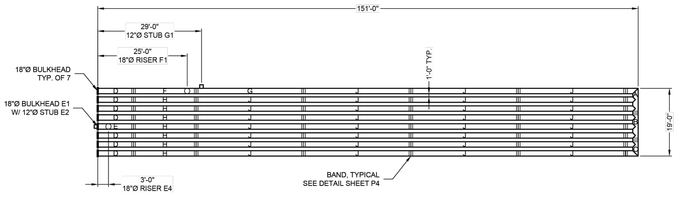
DRAWING NO.:
38
SHEET 38 OF 42

SD-2022-0025

P:\320-000\324-199\-CAD\Dwg\CV01\324199-CV01-CE00-ROADSIDE DITCH PLAN PROFILE.dwg[ROADSIDE DITCH SECTIONS] 1/4/2024 - cbrowder) - LP: 1/10/2024 10:33 AM

P:\320-000\324-199\-CADD\Dwg\CV01\324199-CV01-C900-PDFs FROM CONTECH.dwg(UNDERGROUND DETENTION 1 1 OF 2) LS:(1/4/2024 - cbrowder) - LP: 1/10/2024 10:33 AM

NORTH ARROW PROVIDED FOR REFERENCE ONLY. REFER TO ENGINEERED SITE PLANS FOR EXACT LOCATION AND ORIENTATION



STUB INFORMATION		
PIECE	STUB INVERT	SYSTEM INVERT
12"Ø STUB E2	1,238.00	1,238.00
12"Ø STUB G1	1,238.00	1,238.00

RISER INFORMATION		
PIECE	RIM ELEV.	SYSTEM INVERT
18"Ø RISER E3	1,241.12	1,238.00
18"Ø RISER F1	1,241.06	1,238.00

THE UNDERSIGNED HEREBY APPROVES THE ATTACHED (5) PAGES INCLUDING THE FOLLOWING:

- **PIPE STORAGE = 2,147 CF**
- **MAINLINE PIPE GAGE = 16**
- **WALL TYPE = SOLID W/ XFILTRATION JOINTS**
- **DIAMETER = 18"**
- **FINISH = ALT2**
- **CORRUGATION = 2 2/3x1/2**

CUSTOMER _____ DATE _____

ASSEMBLY

SCALE: 1" = 30'
STRUCTURAL BACKFILL STORAGE: 1,069 CF
TOTAL STORAGE PROVIDED: 3,216 CF
LOADING: H20
PIPE INV. = 1238'±

ASSUMES 12" OF PERIMETER STONE WITH 40% VOIDS. ASSUMES NO STONE ABOVE OR BELOW PIPE.

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
- ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD (EOR) PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE AS REQUIRED, BY CONTRACTOR.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ACCESS CASTINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NOT SUPPLIED BY CONTECH.

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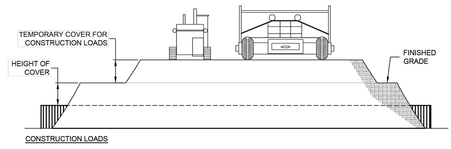
MARK	DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH PROPOSAL DRAWING

18"Ø XFILTRATION RETENTION SYSTEM - 723797-010
BUNKER RANCH LLC - HARDY DRIVEWAY
DRIPPING SPRINGS, TX
SITE DESIGNATION: UDS 1

PROJECT No.	SEQ. No.	DATE
723797	010	10/26/23
DESIGNED: JGB	DRAWN: JGB	
CHECKED: LJK	APPROVED: LJK	
SHEET NO: P1	OF 5	



CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM

NOT TO SCALE

SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL

SCOPE

THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

MATERIAL

THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929.

PIPE

THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M36 OR ASTM A760. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

HANDLING AND ASSEMBLY

SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSPA)

INSTALLATION

SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A798 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

ANTI-FLOTATION PROVISIONS DUE TO HIGH GROUNDWATER OR OTHER FLOTATION CONCERNS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.

MATERIAL SPECIFICATION

NOT TO SCALE

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9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH PROPOSAL DRAWING

18"Ø XFILTRATION RETENTION SYSTEM - 723797-010
BUNKER RANCH LLC - HARDY DRIVEWAY
DRIPPING SPRINGS, TX
SITE DESIGNATION: UDS 1

PROJECT No.	SEQ. No.	DATE
723797	010	10/26/23
DESIGNED: JGB	DRAWN: JGB	
CHECKED: LJK	APPROVED: LJK	
SHEET NO: P2	OF 5	

811 !!! CAUTION !!! IT IS THE CONTRACTORS RESPONSIBILITY TO "VERIFY" ALL UTILITIES (BOTH HORIZONTALLY & VERTICALLY) PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. !!! CAUTION !!!

SHEET 39 OF 42 — DRAWING NO. 39

UNDERGROUND DETENTION 1 1 OF 2

DATE:	8/10/2022	DRAWN BY:	CEC
DWG SCALE:	NTS	CHECKED BY:	CB
PROJECT NO:	324-199		
APPROVED BY:	MAT		

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

Texas Registered Engineering Firm F-38
Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

REVISION RECORD

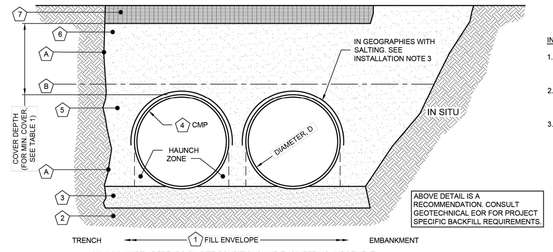
NO	DATE	DESCRIPTION

SD-2022-0025

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.



MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT

INSTALLATION NOTES

1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2:

XFILTRATION™ JOINT STANDARD BACKFILL SPECIFICATIONS

	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.50 × 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24": 3.5D PIPE 24" - 144": D + 4'0" PIPE > 144": D + 10'0"
2	FOUNDATION	**AASHTO 26.5.2** - PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
3	BEDDING	**AASHTO M 43: 3, 357, 4, 467, 5, 56, 57**	ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE OPEN GRADED GRANULAR BEDDING CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A2, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" PER AASHTO 26.3.8.1	
4	CORRUGATED METAL PIPE			
5	BACKFILL	FREE-DRAINING, ANGULAR, WASHED-STONE PER **AASHTO M 43: 3, 357, 4, 467, 5, 56, 57** OR APPROVED EQUAL *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WHERE CONVENTIONAL COMPACTION TESTING IS NOT PRACTICAL, THE MATERIAL SHALL BE MECHANICALLY COMPACTED UNTIL NO FURTHER YIELDING OF MATERIAL IS OBSERVED UNDER THE COMPACTOR. **IN AREAS WITH HIGH WATER TABLE FLUCTUATIONS THAT INTERACT WITH THE PIPE ZONE, CONSIDER INSTALLING A GEOTEXTILE SEPARATION LAYER TO PREVENT SOIL MIGRATION.	
6	COVER MATERIAL	UP TO MIN. COVER - **AASHTO M 145: A-1, A-2, A-3** ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROADBASE MATERIAL WITHIN MIN COVER LIMITS	
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.	
A	SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION WHEN STONE BEDDING IS USED. IF NO STONE BEDDING IS USED, THEN SIDE GEOTEXTILE IS REQUIRED.	
B	GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.	

NOTES:

- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER /2 BUT NO LESS THAN 12" FOR DIAMETERS <72". FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.
- APPROVED REGIONAL EQUIVALENTS FOR SECTION 5 INCLUDE CA-7, MIDOT 6AA, 6A, OR 5G, PROVIDED THEY MEET THE PARTICLE SIZES INDICATED.

MANUFACTURER RECOMMENDED BACKFILL
NOT TO SCALE

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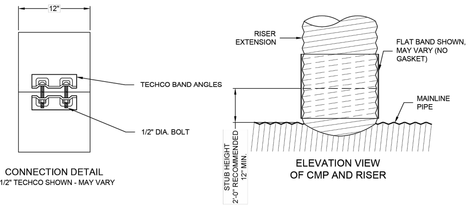
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH PROPOSAL DRAWING

18"Ø XFILTRATION RETENTION SYSTEM - 723797-010
BUNKER RANCH LLC - HARDY DRIVEWAY
DRIPPING SPRINGS, TX
SITE DESIGNATION: UDS 1

PROJECT No:	SEQ. No:	DATE:
723797	010	10/26/23
DESIGNED: JGB	DRAWN: JGB	
CHECKED: LJK	APPROVED: LJK	
SHEET NO: P3	OF 5	



CONNECTION DETAIL
7 1/2" TECHCO SHOWN - MAY VARY

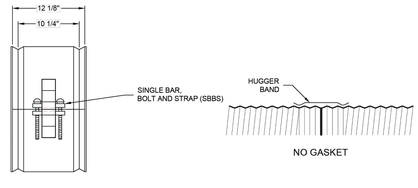
ELEVATION VIEW
OF CMP AND RISER

PLAIN END CMP RISER PIPE

GENERAL NOTES:

1. **DELIVERED BAND STYLE AND FASTENER TYPE MAY VARY BY FABRICATION PLANT.**
2. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
3. BAND MATERIAL AND GAGE TO BE SAME AS RISER MATERIAL.
4. IF RISER HAS A HEIGHT OF COVER OF 10' OR MORE, USE A SLIP JOINT.
5. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   - 12" THRU 48" 1-PIECE
   - 54" 2-PIECES
6. ALL RISER JOINT COMPONENTS WILL BE FIELD ASSEMBLED.
7. MANHOLE RISERS IN APPLICATIONS WHERE TRAFFIC LOADS ARE IMPOSED REQUIRE SPECIAL DESIGN CONSIDERATIONS.
8. DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.

12" RISER BAND DETAIL
NOT TO SCALE



CONNECTION DETAIL
(SBBS)

2 2/3"x1/2" RE-ROLLED END HEL-COR PIPE

GENERAL NOTES:

1. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
2. BAND MATERIALS AND/OR COATING CAN VARY BY LOCATION. CONTACT YOUR CONTECH REPRESENTATIVE FOR AVAILABILITY.
3. BANDS ARE SHAPED TO MATCH THE PIPE-ARCH WHEN APPLICABLE.
4. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   - 12" THRU 48" 1-PIECE
   - 54" THRU 96" 2-PIECES
   - 102" THRU 144" 3-PIECES
5. BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
6. ALL CMP IS REROLLED TO HAVE ANNULAR END CORRUGATIONS OF 2 2/3"x1/2"
7. DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
8. ORDER SHALL DESIGNATE GASKET OPTION, IF REQUIRED (SEE DETAILS ABOVE).

H-12 HUGGER BAND DETAIL
NOT TO SCALE

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CONTECH PROPOSAL DRAWING

18"Ø XFILTRATION RETENTION SYSTEM - 723797-010
BUNKER RANCH LLC - HARDY DRIVEWAY
DRIPPING SPRINGS, TX
SITE DESIGNATION: UDS 1

PROJECT No:	SEQ. No:	DATE:
723797	010	10/26/23
DESIGNED: JGB	DRAWN: JGB	
CHECKED: LJK	APPROVED: LJK	
SHEET NO: P4	OF 5	

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SHEET 40 OF 42
DRAWING NO: 40

UNDERGROUND DETENTION 1 2 OF 2

DATE:	8/10/2022	DRAWN BY:	CEC
DWG SCALE:	NTS	CHECKED BY:	CB
PROJECT NO:	324-199		
APPROVED BY:	MAT		

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SITE DEVELOPMENT PLANS
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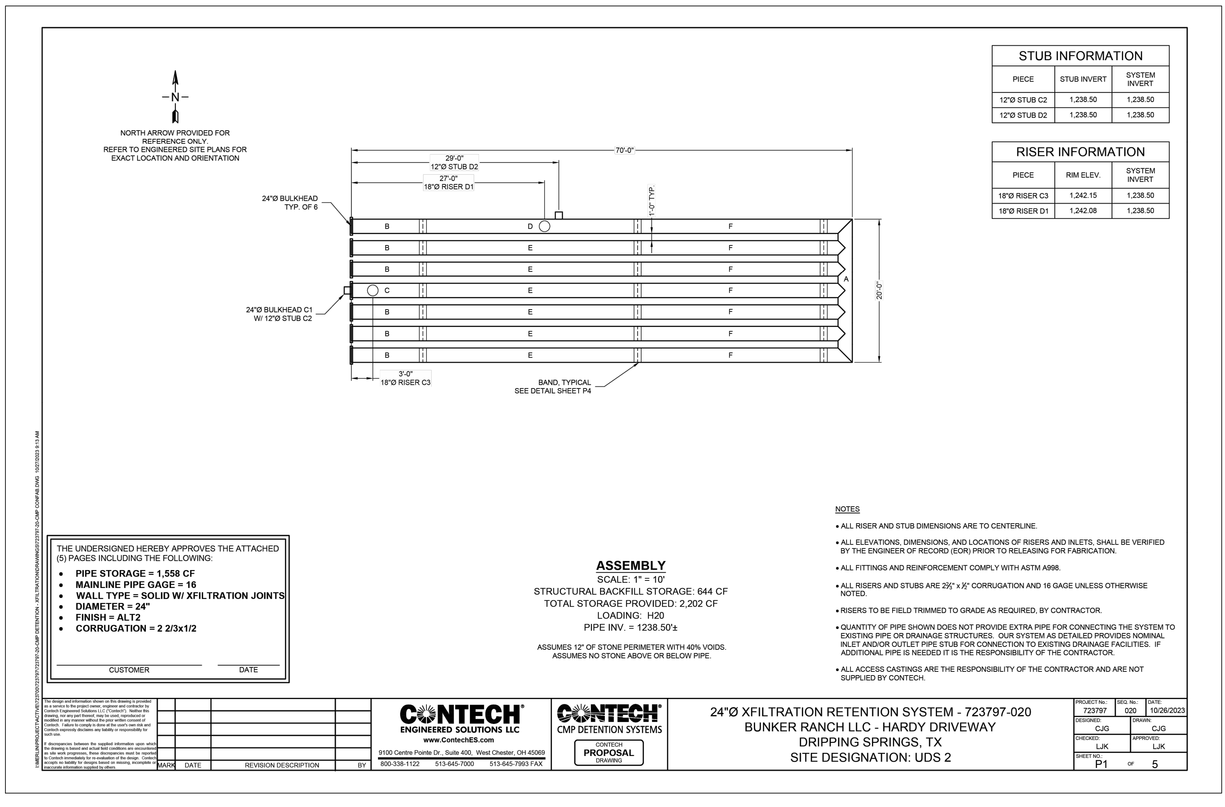
REVISION RECORD

NO	DATE	DESCRIPTION

SD-2022-0025

P:\320-000\324-199\-CADD\Dwg\CV01\324199-CV01-C900-PDFs FROM CONTECH.dwg(UNDERGROUND DETENTION 2 1 OF 2) LS:(1/4/2024 - cbrowder) -- LP: 1/10/2024 10:33 AM



STUB INFORMATION		
PIECE	STUB INVERT	SYSTEM INVERT
12"Ø STUB C2	1,238.50	1,238.50
12"Ø STUB D2	1,238.50	1,238.50

RISER INFORMATION		
PIECE	RIM ELEV.	SYSTEM INVERT
18"Ø RISER C3	1,242.15	1,238.50
18"Ø RISER D1	1,242.08	1,238.50

THE UNDERSIGNED HEREBY APPROVES THE ATTACHED (5) PAGES INCLUDING THE FOLLOWING:

- **PIPE STORAGE = 1,558 CF**
- **MAINLINE PIPE GAGE = 16**
- **WALL TYPE = SOLID W/ XFILTRATION JOINTS**
- **DIAMETER = 24"**
- **FINISH = ALT2**
- **CORRUGATION = 2 2/3x1/2**

CUSTOMER _____ DATE _____

ASSEMBLY
SCALE: 1" = 10'
STRUCTURAL BACKFILL STORAGE: 644 CF
TOTAL STORAGE PROVIDED: 2,202 CF
LOADING: H20
PIPE INV. = 1238.50'±

ASSUMES 12" OF STONE PERIMETER WITH 40% VOIDS.
ASSUMES NO STONE ABOVE OR BELOW PIPE.

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
- ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD (EOR) PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE AS REQUIRED, BY CONTRACTOR.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ACCESS CASTINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NOT SUPPLIED BY CONTECH.

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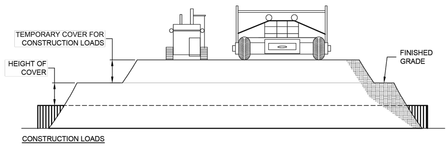
CONTECH **PROPOSAL** DRAWING

24"Ø XFILTRATION RETENTION SYSTEM - 723797-020
BUNKER RANCH LLC - HARDY DRIVEWAY
DRIPPING SPRINGS, TX
SITE DESIGNATION: UDS 2

PROJECT No:	SEQ. No.	DATE:
723797	020	10/26/2023
DESIGNED: CJG	DRAWN: CJG	
CHECKED: LJK	APPROVED: LJK	
SHEET NO: P1	OF 5	



CONSTRUCTION LOADS

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CONSTRUCTION LOADING DIAGRAM
NOT TO SCALE

SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL

SCOPE

THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

MATERIAL

THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929.

PIPE

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ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

HANDLING AND ASSEMBLY

SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSPA)

INSTALLATION

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MATERIAL SPECIFICATION
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BUNKER RANCH LLC - HARDY DRIVEWAY
DRIPPING SPRINGS, TX
SITE DESIGNATION: UDS 2

PROJECT No:	SEQ. No.	DATE:
723797	020	10/26/2023
DESIGNED: CJG	DRAWN: CJG	
CHECKED: LJK	APPROVED: LJK	
SHEET NO: P2	OF 5	

811 !!! CAUTION !!! IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL UTILITIES, BOTH HORIZONTALLY & VERTICALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. !!! CAUTION !!!

SHEET 41 OF 42 — DRAWING NO: 41

UNDERGROUND DETENTION 2 1 OF 2

DATE:	8/10/2022	DRAWN BY:	CEC
DWG SCALE:	NTS	CHECKED BY:	CB
PROJECT NO:	324-199		
APPROVED BY:	MAT		

HARDY T LAND, LLC
SITE DEVELOPMENT PLANS
HARDY DRIVEWAY
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

Texas Registered Engineering Firm F-38
Civil & Environmental Consultants, Inc.
1221 South MoPac Expressway · Suite 350 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
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REVISION RECORD

NO	DATE	DESCRIPTION

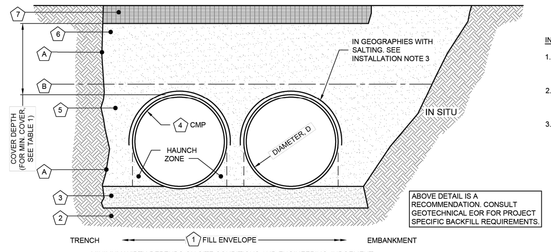
SD-2022-0025

P:\320-000\324-199\-CADD\Dwg\CV01\324199-CV01-C900-PDFs FROM CONTECH.dwg(UNDERGROUND DETENTION 2 2 OF 2] LS(1/4/2024 - cbrowder) - LP: 1/10/2024 10:33 AM

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.



MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT

INSTALLATION NOTES

1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2:

XFILTRATION™ JOINT STANDARD BACKFILL SPECIFICATIONS

	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.50 × 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24": 3.0D PIPE 24" - 144": D + 4'0" PIPE > 144": D + 10'0"
2	FOUNDATION	**AASHTO 26.5.2** - PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
3	BEDDING	**AASHTO M 43: 3, 357, 4, 467, 5, 56, 57**	ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE OPEN GRADED GRANULAR BEDDING CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A2, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" PER AASHTO 26.3.8.1	
4	CORRUGATED METAL PIPE			
5	BACKFILL	FREE-DRAINING, ANGULAR, WASHED-STONE PER **AASHTO M 43: 3, 357, 4, 467, 5, 56, 57** OR APPROVED EQUAL *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WHERE CONVENTIONAL COMPACTION TESTING IS NOT PRACTICAL, THE MATERIAL SHALL BE MECHANICALLY COMPACTED UNTIL NO FURTHER YIELDING OF MATERIAL IS OBSERVED UNDER THE COMPACTOR. **IN AREAS WITH HIGH WATER TABLE FLUCTUATIONS THAT INTERACT WITH THE PIPE ZONE, CONSIDER INSTALLING A GEOTEXTILE SEPARATION LAYER TO PREVENT SOIL MIGRATION.	
6	COVER MATERIAL	UP TO MIN. COVER - **AASHTO M 145: A-1, A-2, A-3** ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROADBASE MATERIAL WITHIN MIN COVER LIMITS	
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.	
A	SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION WHEN STONE BEDDING IS USED. IF NO STONE BEDDING IS USED, THEN SIDE GEOTEXTILE IS REQUIRED.	
B	GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.	

NOTES:

- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER /2 BUT NO LESS THAN 12" FOR DIAMETERS <72". FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.
- APPROVED REGIONAL EQUIVALENTS FOR SECTION 5 INCLUDE CA-7, MIDOT 6AA, 6A, OR 5G, PROVIDED THEY MEET THE PARTICLE SIZES INDICATED.

MANUFACTURER RECOMMENDED BACKFILL
NOT TO SCALE

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800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH® CMP DETENTION SYSTEMS
CONTECH PROPOSAL DRAWING

24"Ø XFILTRATION RETENTION SYSTEM - 723797-020
BUNKER RANCH LLC - HARDY DRIVEWAY
DRIPPING SPRINGS, TX
SITE DESIGNATION: UDS 2

PROJECT No:	SEQ. No.	DATE:
723797	020	10/26/2023
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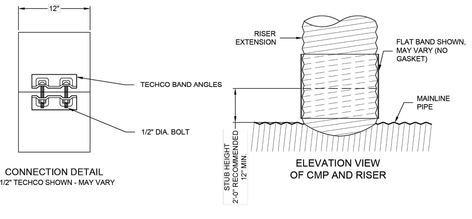
SHEET NO: P3	OF 5	



CONNECTION DETAIL
7 1/2" TECHCO SHOWN - MAY VARY

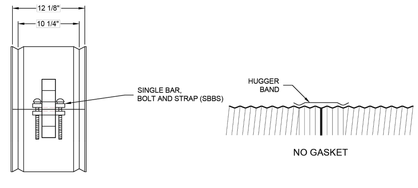
ELEVATION VIEW
OF CMP AND RISER

PLAIN END CMP RISER PIPE

GENERAL NOTES:

1. **DELIVERED BAND STYLE AND FASTENER TYPE MAY VARY BY FABRICATION PLANT.**
2. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
3. BAND MATERIAL AND GAGE TO BE SAME AS RISER MATERIAL.
4. IF RISER HAS A HEIGHT OF COVER OF 10' OR MORE, USE A SLIP JOINT.
5. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   - 12" THRU 48" 1-PIECE
   - 54" 2-PIECES
6. ALL RISER JOINT COMPONENTS WILL BE FIELD ASSEMBLED.
7. MANHOLE RISERS IN APPLICATIONS WHERE TRAFFIC LOADS ARE IMPOSED REQUIRE SPECIAL DESIGN CONSIDERATIONS.
8. DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.

12" RISER BAND DETAIL
NOT TO SCALE



CONNECTION DETAIL
(SBBS)

2 2/3"x1/2" RE-ROLLED END HEL-COR PIPE

GENERAL NOTES:

1. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
2. BAND MATERIALS AND/OR COATING CAN VARY BY LOCATION. CONTACT YOUR CONTECH REPRESENTATIVE FOR AVAILABILITY.
3. BANDS ARE SHAPED TO MATCH THE PIPE-ARCH WHEN APPLICABLE.
4. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   - 12" THRU 48" 1-PIECE
   - 54" THRU 96" 2-PIECES
   - 102" THRU 144" 3-PIECES
5. BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
6. ALL CMP IS REROLLED TO HAVE ANNULAR END CORRUGATIONS OF 2 2/3"x1/2"
7. DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
8. ORDER SHALL DESIGNATE GASKET OPTION, IF REQUIRED (SEE DETAILS ABOVE).

H-12 HUGGER BAND DETAIL
NOT TO SCALE

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24"Ø XFILTRATION RETENTION SYSTEM - 723797-020
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SHEET 42 OF 42 — DRAWING NO: 42

UNDERGROUND DETENTION 2 2 OF 2

DATE:	8/10/2022	DRAWN BY:	CEC
DWG SCALE:	NTS	CHECKED BY:	CB
PROJECT NO:	324-199		
APPROVED BY:	MAT		

HARDY T LAND, LLC
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REVISION RECORD

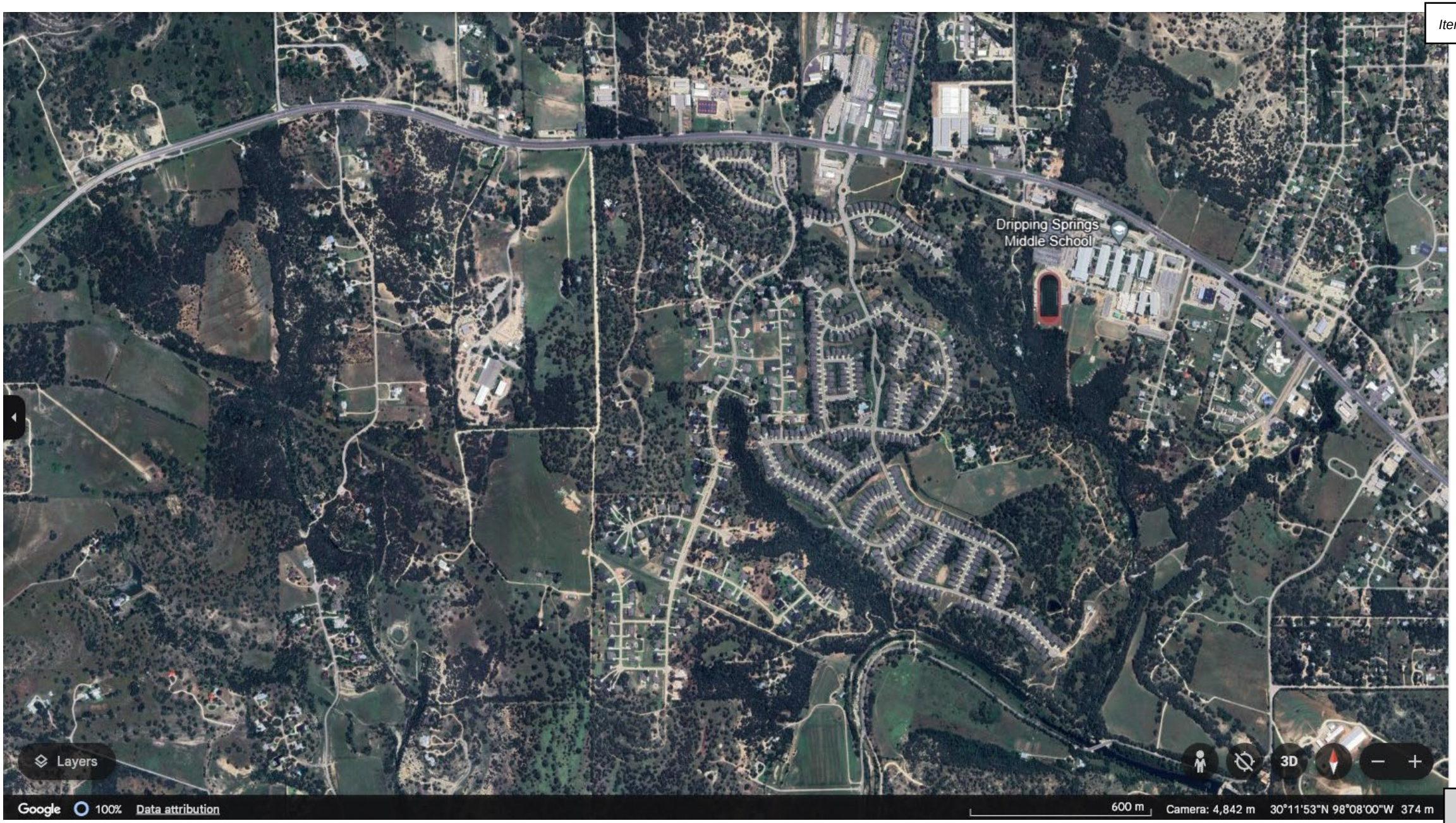
NO	DATE	DESCRIPTION

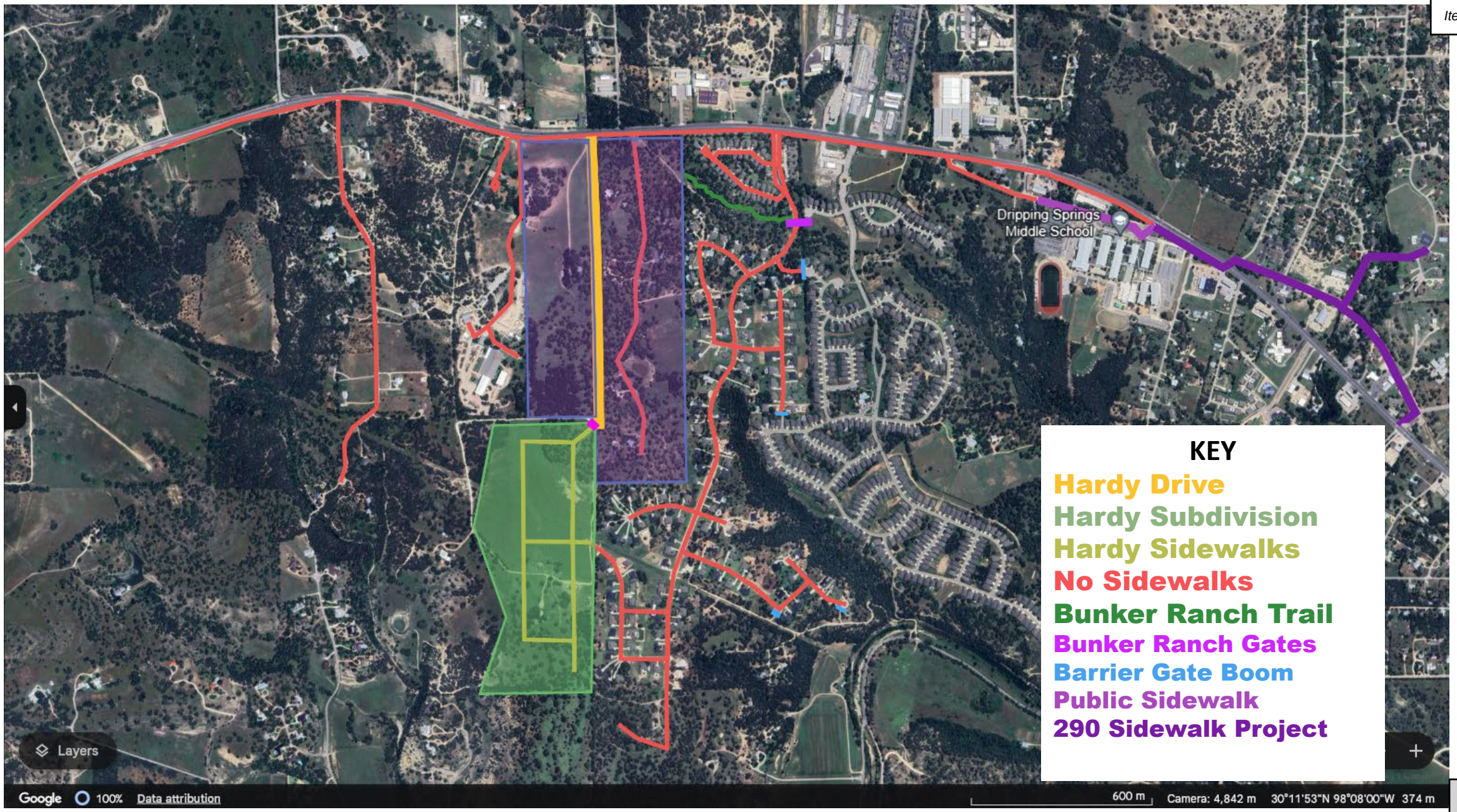
SD-2022-0025

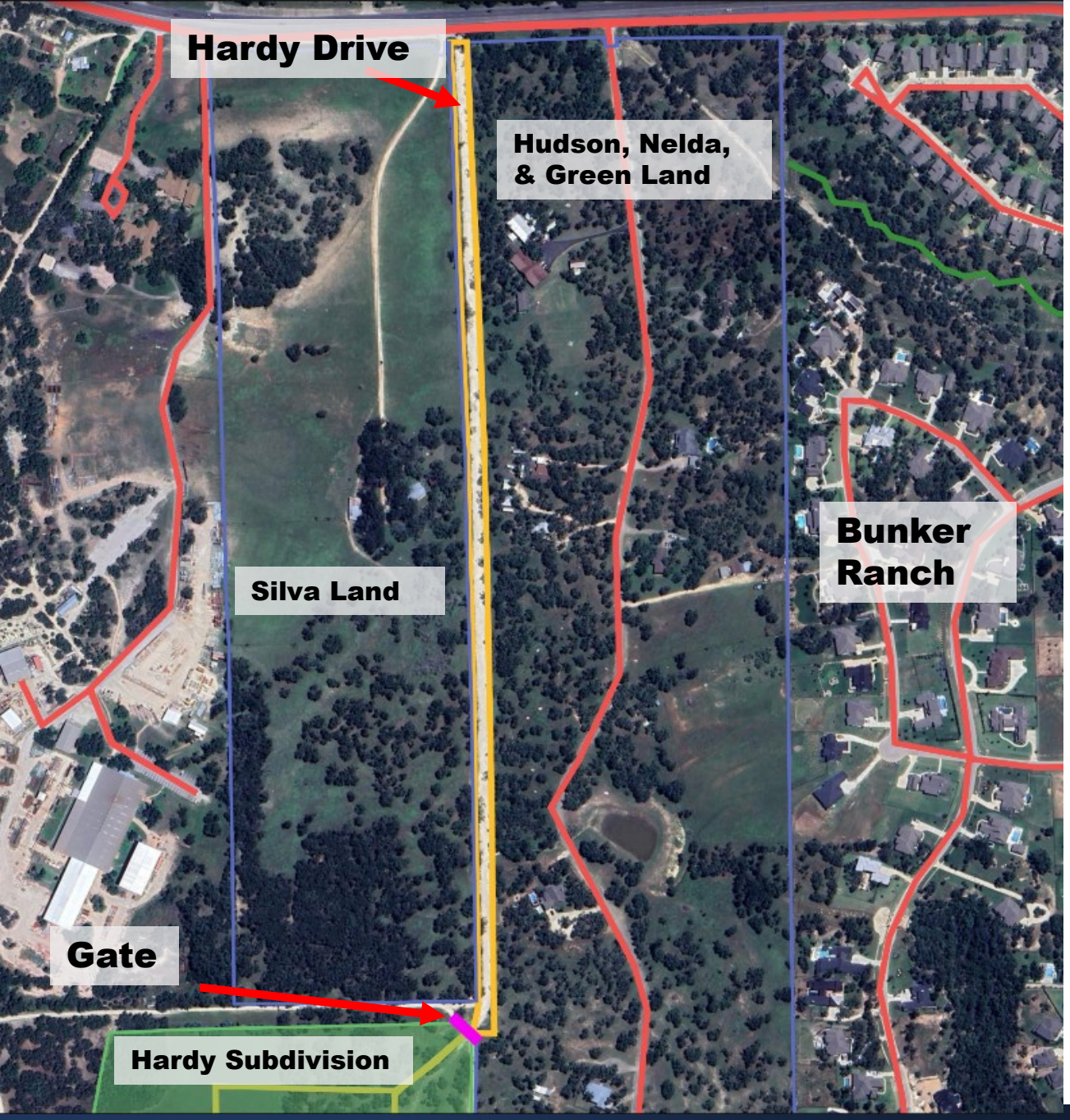
Item 9.

Exhibit F

Overview


Dripping Springs
Middle School
Layers
3D
Google
100%
Data attribution
600 m
Camera: 4,842 m
30°11'53"N 98°08'00"W 374 m


Dripping Springs
Middle School
KEY
Hardy Drive
Hardy Subdivision
Hardy Sidewalks
No Sidewalks
Bunker Ranch Trail
Bunker Ranch Gates
Barrier Gate Boom
Public Sidewalk
290 Sidewalk Project
Layers
Google
100%
Data attribution
600 m
Camera: 4,842 m
30°11'53"N 98°08'00"W 374 m

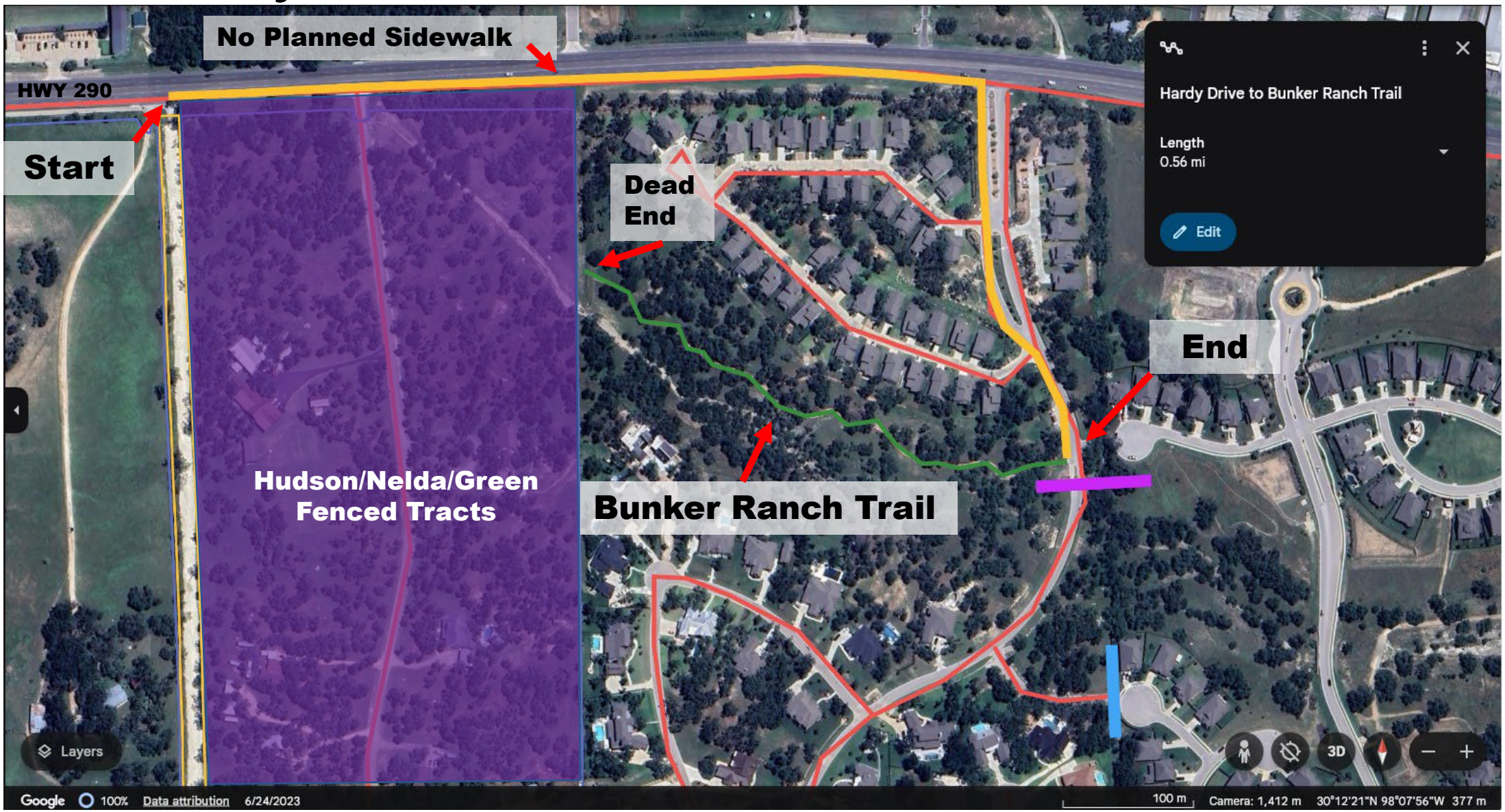


Hardy Drive

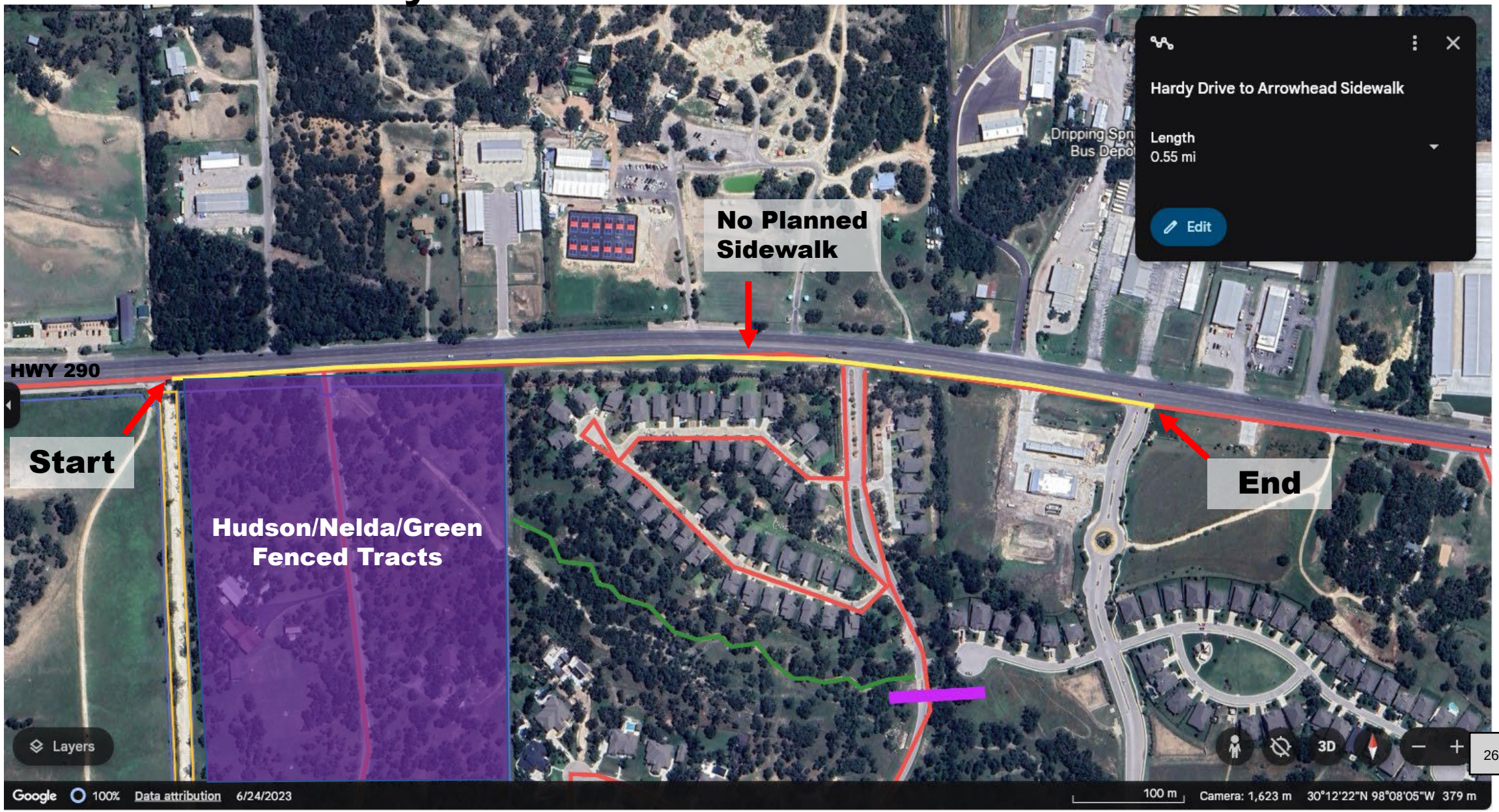
Neighboring Land

- Private
- Fenced
- Rural
- Large Parcels
- No Planned Development/Sale
- No Planned Multifamily Development
- No Planned Commercial Development
- No Connectivity

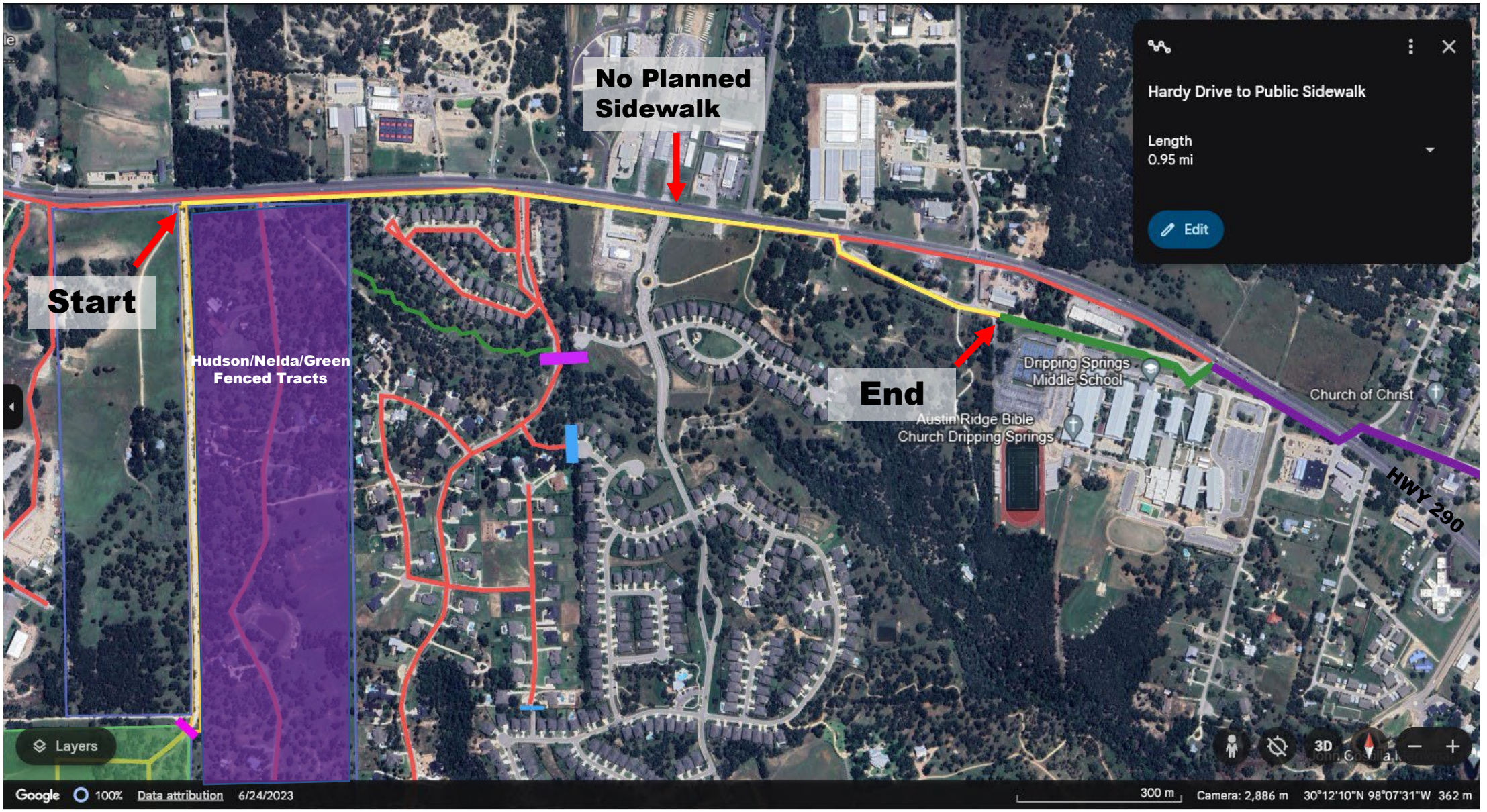
Proximity to Bunker Ranch Trail: Half of a Mile



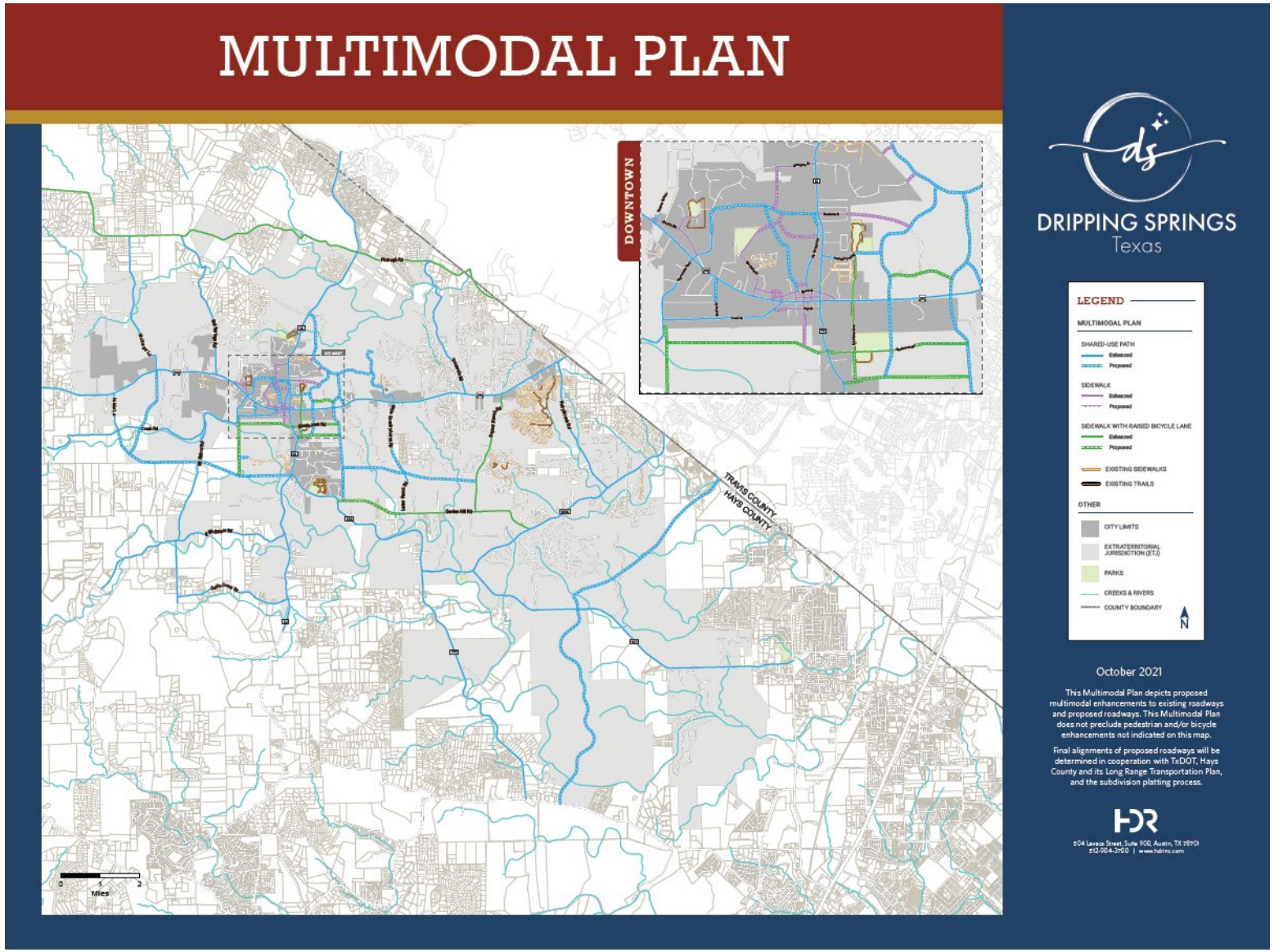
Proximity to Arrowhead: Half of a Mile



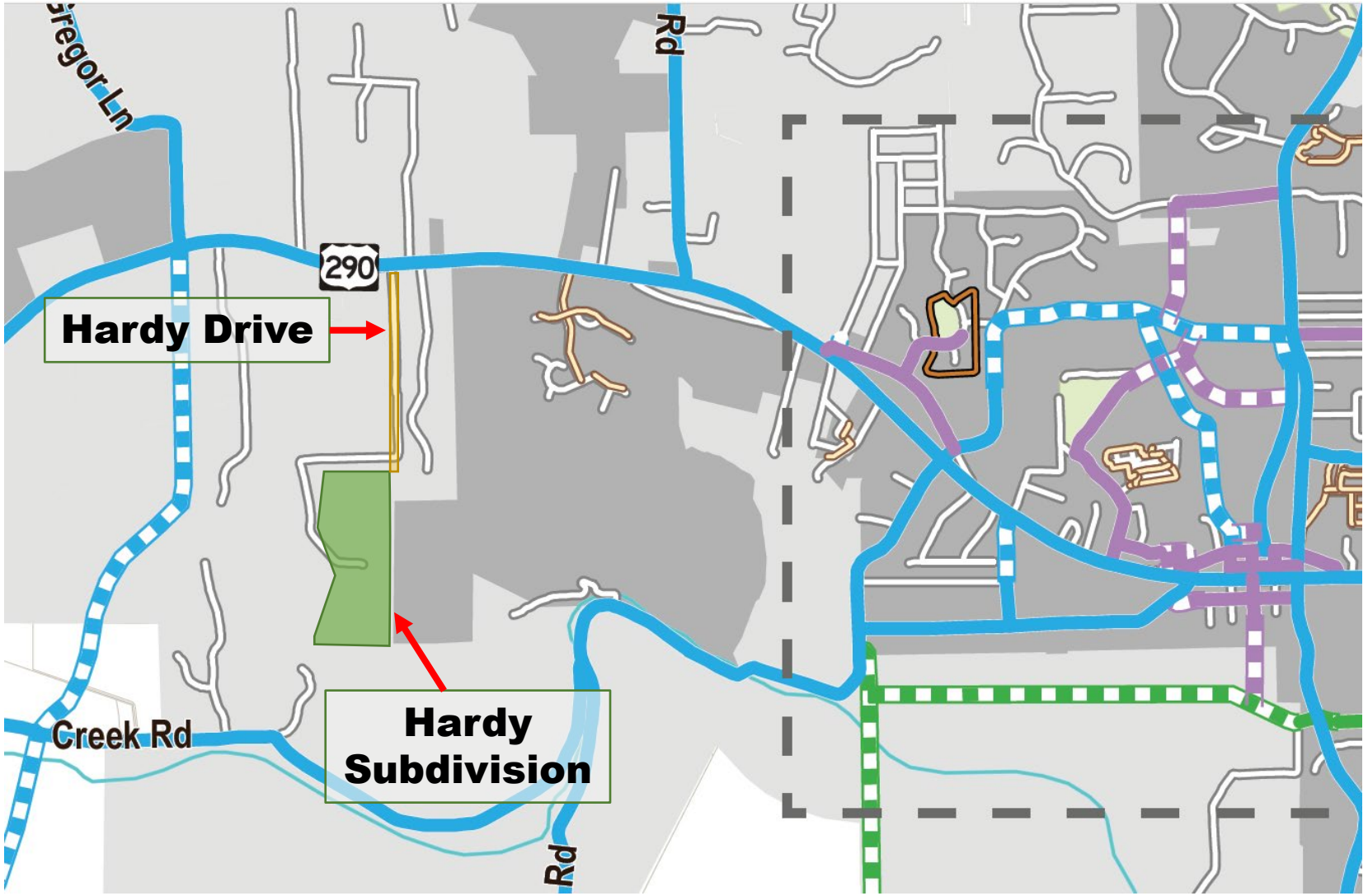
Proximity to Closest Public Sidewalk - Walnut Springs - ~1 Mile



City's Future Sidewalk Plans



City's Future Sidewalk Plans Cont.



SIDEWALK

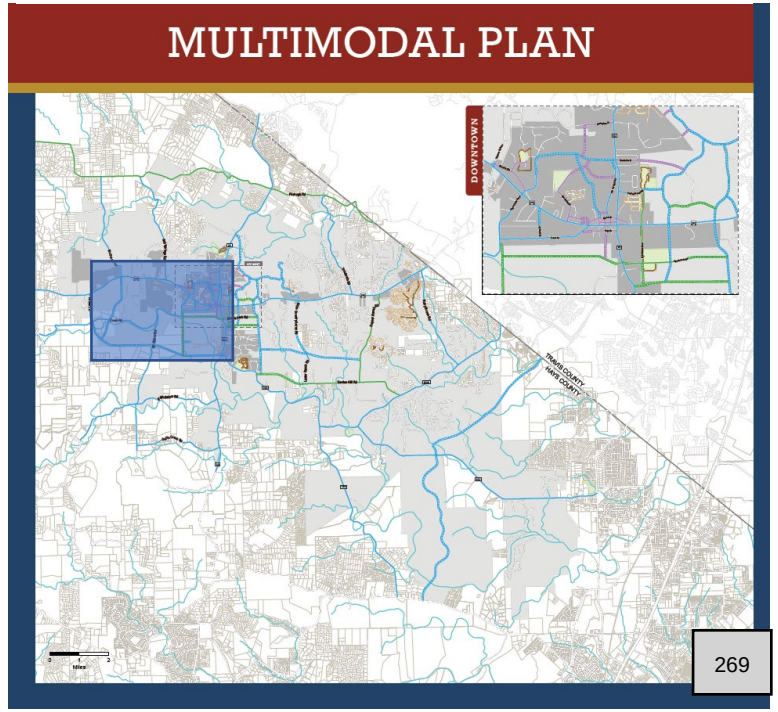
Enhanced

Proposed

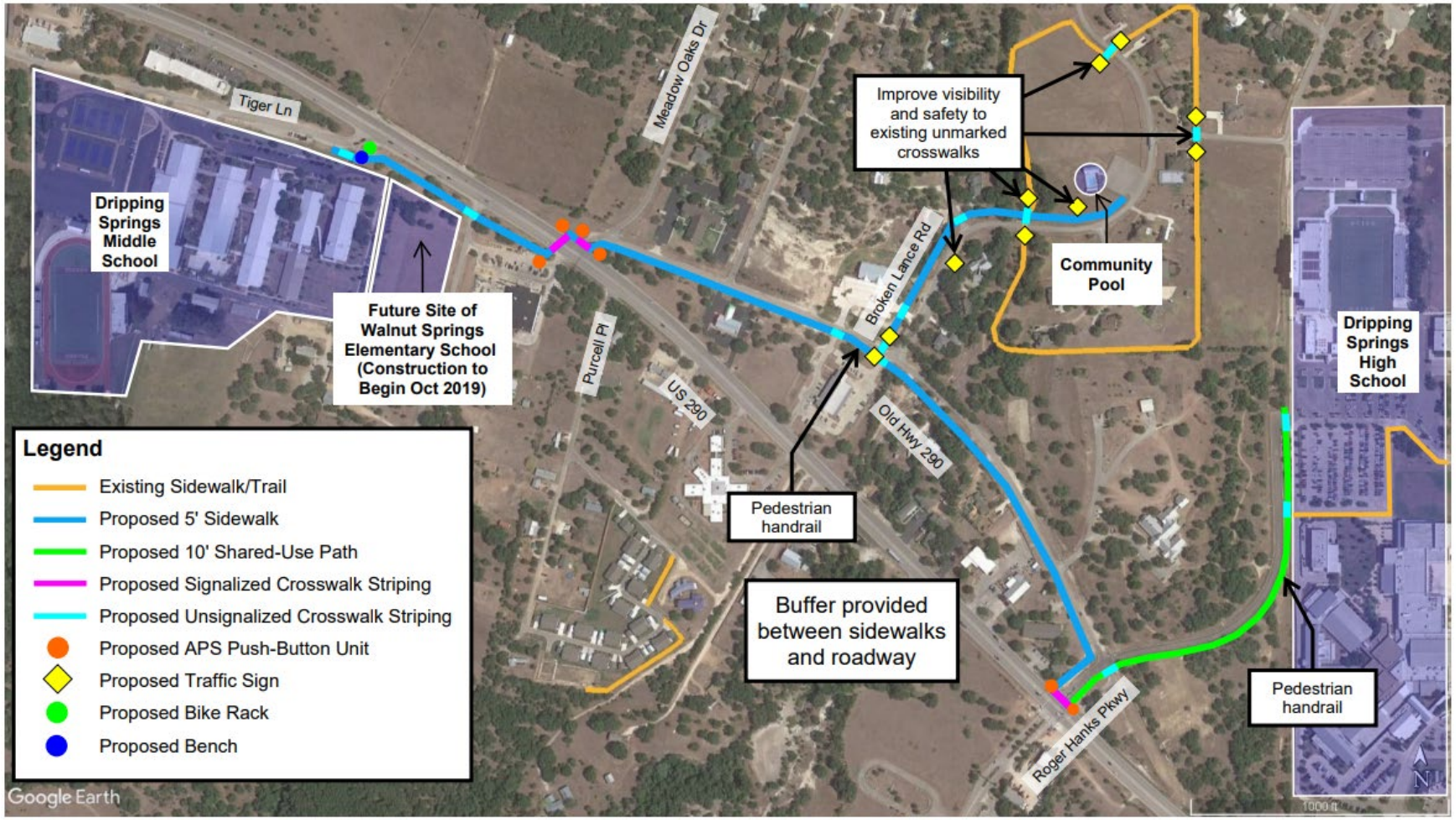
SIDEWALK WITH RAISED BICYCLE LANE

Enhanced

Proposed



City of Dripping Springs
DSMS to DSHS SRTS Shared-Use Path/Sidewalk Project
Project Layout Map

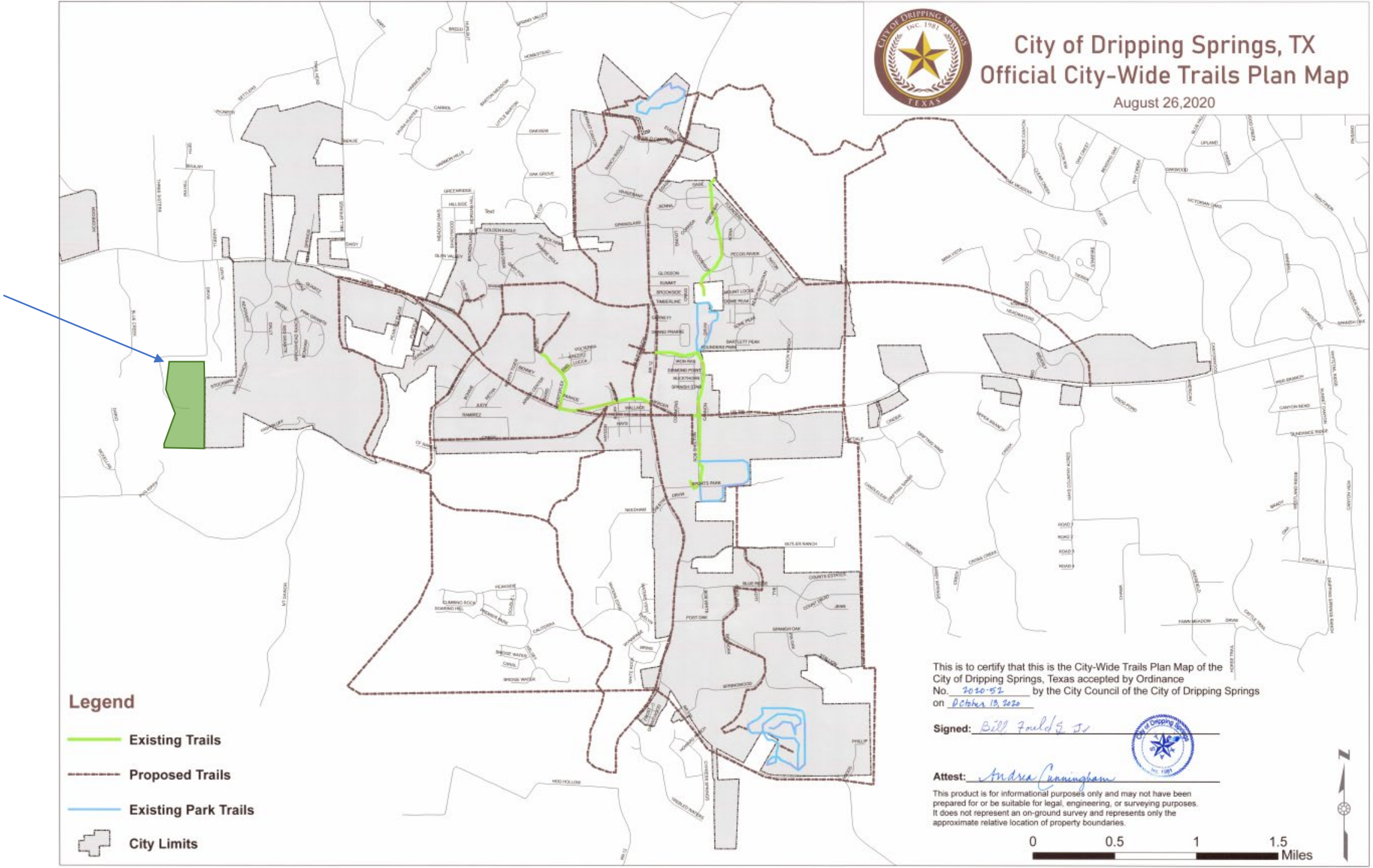


Dripping Spr Middle School SRTS SUP/Sidewalk Project along US Hwy 290 from DSpr High School to DSpr Middle School Project # 0_AUS_Dripping Springs03_SRTS-TA_Dripping Springs MS SUP & Sidewalk

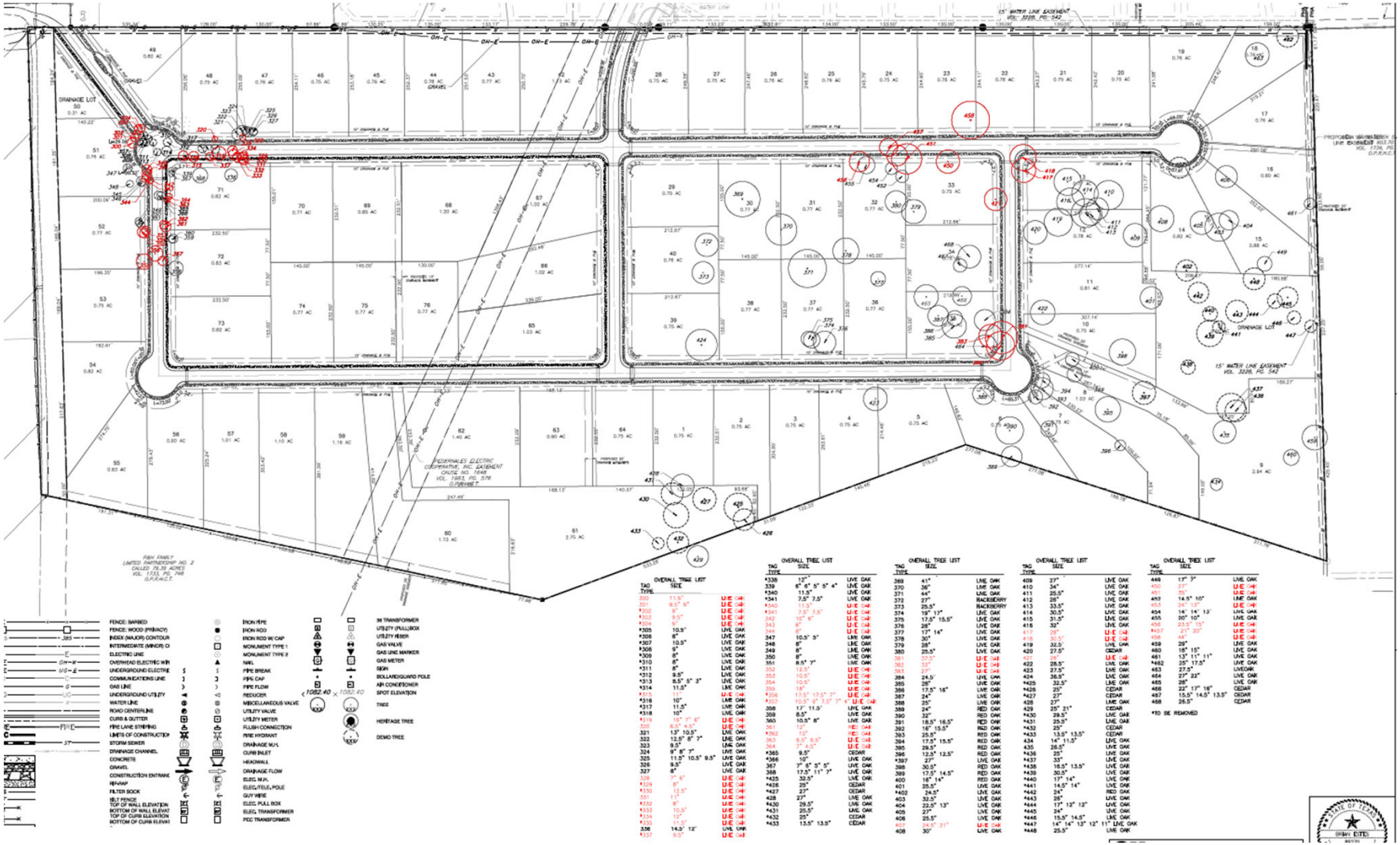
Cite: https://www.cityofdrippingsprings.com/sites/g/files/vyhlif6956/f/uploads/project_location_middle_school_sup_and_sidewalks.pdf

City of Dripping Springs, TX
Official City-Wide Trails Plan Map

August 26,2020



Protected Tree Removal



Protected Tree Removal – Hardy Drive

Protected Tree Removal – Hardy Drive Cont.

Protected Tree Removal – Hardy Drive Cont.

Protected Tree Removal – Hardy Drive Cont.

Protected Tree Removal – Hardy Drive Cont.

Protected Tree Removal – Hardy Drive Cont.

Supplemental Slides

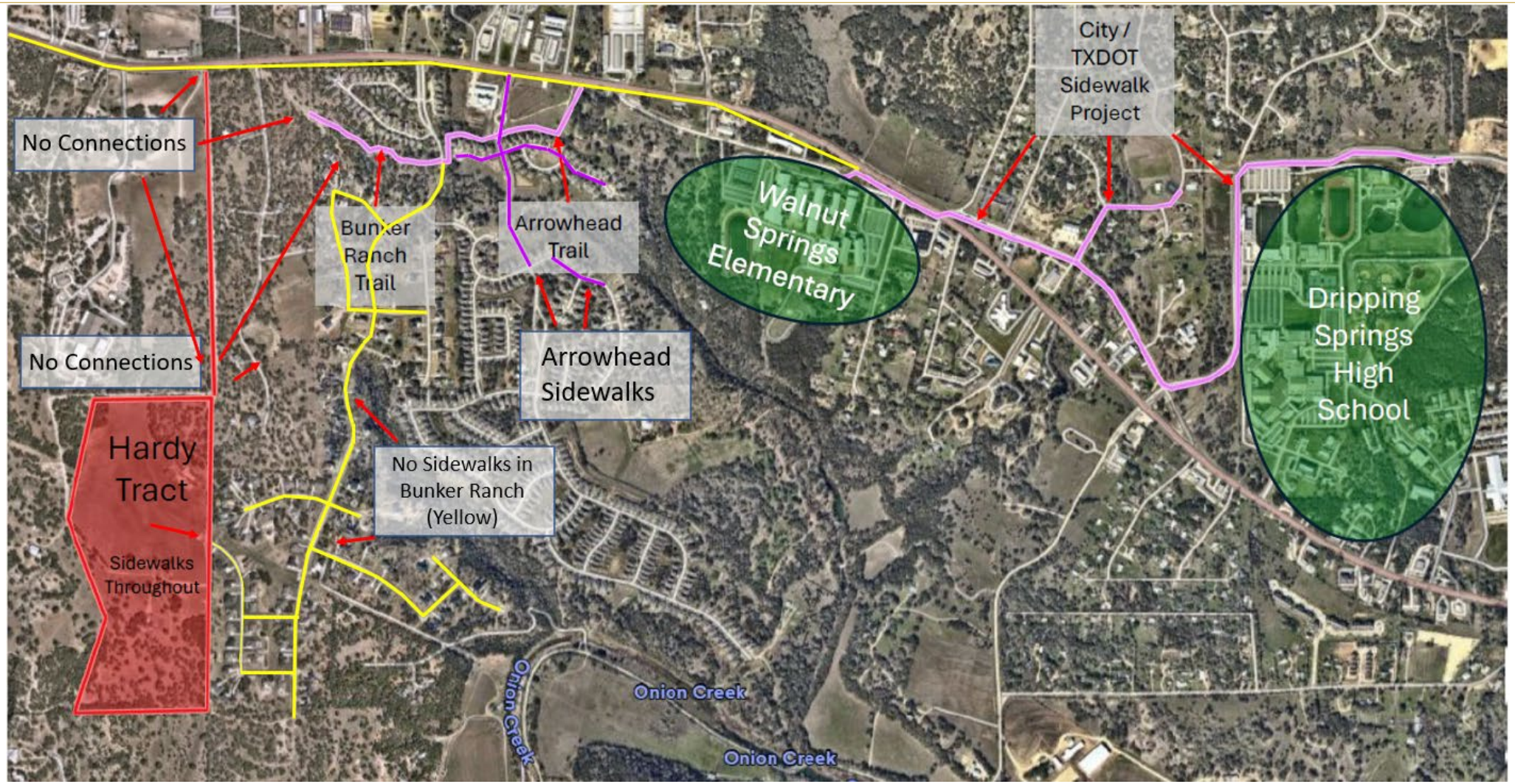


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Exhibit G

JUNE 9, 2021

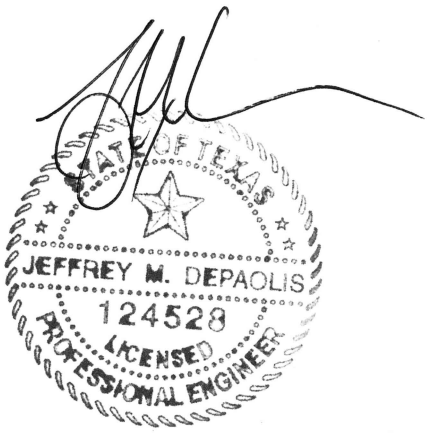
REVISED TRAFFIC IMPACT ANALYSIS FOR THE PROPOSED BUNKER RANCH SUBDIVISION EXPANSION

US 290 and
Bunker Ranch Boulevard

City of Dripping Springs
Hays County, Texas

Prepared for:

The Overlook at Bunker Ranch, LLC
Mr. Steve Harren
317 Grace Lane #240
Austin, Texas 78746
(512) 644-6800



Prepared by:

Civil & Environmental Consultants, Inc.
Mr. Jeffrey M. DePaolis, P.E., PTOE
333 Baldwin Road
Pittsburgh, Pennsylvania 15205
(412) 429-2324

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REVISED TRAFFIC IMPACT ANALYSIS
FOR THE PROPOSED
BUNKER RANCH SUBDIVISION EXPANSION
City of Dripping Springs, Hays County, Texas

EXECUTIVE SUMMARY

General Overview of the Development

- The Bunker Ranch subdivision is located south of US 290, at its intersection with Bunker Ranch Boulevard, in the City of Dripping Springs, Hays County, Texas.
- The Bunker Ranch subdivision was previously approved to include 160 single family units and 42 condominium units. At the time of the data collection for this project, 58 single family units and six (6) condominium units have been constructed and occupied.
- The proposed expansion will include the construction of an additional 228 single family units (388 total single family units).
- Access to the Bunker Ranch subdivision is provided via Bunker Ranch Boulevard at its intersection with US 290. No changes to the site access are planned with the expansion.
- Traffic Impact Analysis revised in order to address review comments received from the traffic engineering consultant for the City of Dripping Springs (HDR Engineering, Inc.) dated June 3, 2021.

Study Intersection

- US 290 with Bunker Ranch Boulevard (existing unsignalized);
- US 290 with Arrowhead Ranch Boulevard (existing unsignalized); and
- US 290 with Springs Lane (existing unsignalized).

Trip Generation and Distribution

- Trip generation of the proposed Bunker Ranch subdivision was determined using rates and formulae contained in the Institute of Transportation Engineers (ITE) publication *Trip Generation*, Tenth Edition, 2017:
  - Land Use Code 210, *Single-Family Detached Housing*, was used to determine the trip generation of the proposed 228 additional single family units.
- Estimated Trip Generation for the proposed development:

  AM Peak Hour: 40 Entering / 122 Exiting / 162 Total

  PM Peak Hour: 134 Entering / 79 Exiting / 213 Total
- Trip distribution provided by the City of Dripping Springs indicates 80% / 20% distribution with the majority of trips originating from or destined to the east of the site along US 290.

Mitigation Measures to be Constructed Concurrent with Development

- No mitigation measures recommended for the Bunker Ranch development expansion.

REVISED TRAFFIC IMPACT ANALYSIS
FOR THE PROPOSED
BUNKER RANCH SUBDIVISION EXPANSION
City of Dripping Springs, Hays County, Texas

Civil & Environmental Consultants (CEC) has completed this Revised Traffic Impact Analysis for the construction of the proposed expansion of the Bunker Ranch subdivision, which is located south of US 290, at its intersection with Bunker Ranch Boulevard, in the City of Dripping Springs, Hays County, Texas.

This Traffic Impact Analysis has been revised in order to address review comments received from the traffic engineering consultant for the City of Dripping Springs, HDR Engineering Inc., dated June 3, 2021.

The following sections of this report contain a project description, data collection, site traffic generation and distribution, projected traffic volumes, analysis, and conclusions and recommendations.

PROJECT DESCRIPTION/DATA COLLECTION/EXISTING ROADWAY DESCRIPTION

PROJECT DESCRIPTION

As shown in Figure 1, the Bunker Ranch subdivision is located south of US 290, at its intersection with Bunker Ranch Boulevard, in the City of Dripping Springs, Hays County, Texas.

The Bunker Ranch subdivision was previously approved to include 160 single family units and 42 condominium units. At the time data collection was performed for this project, 58 single family units and six (6) condominium units had been constructed and occupied. The proposed expansion will include the construction of an additional 228 single family units, for a total of 388 single family units following the proposed expansion.

A copy of the site plan for the proposed Bunker Ranch subdivision has been included with this report as Figure 2.

In accordance with a scope of study developed by the representatives of the City of Dripping Springs and provided to CEC via an email dated March 31, 2021, the following intersections were selected for study:

- US 290 with Bunker Ranch Boulevard (existing unsignalized);
- US 290 with Arrowhead Ranch Boulevard (existing unsignalized); and
- US 290 with Springs Lane (existing unsignalized).

A total of three (3) existing intersections were included in the scope of the study. A copy of the completed City of Dripping Springs/Texas Department of Transportation Traffic Impact Analysis

Scope and Study Area form provided by the City of Dripping Springs has been included in Appendix A to this report.

The study intersections with respect to the site are illustrated in Figure 3.

DATA COLLECTION

Manual turning movement counts were performed at the existing study intersections on Tuesday, April 20, 2021 from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM. These time periods were assumed to include the weekday AM and weekday PM peak hours of vehicular activity for the study area. Summaries of the data collected during the turning movement counts at the study intersections have been included in Appendix C to this report.

The overall peak hours determined from these counts are as follows:

- AM Peak Hour – 8:00 AM – 9:00 AM
- PM Peak Hour – 4:30 PM – 5:30 PM

The results of the turning movement counts are presented in Figure 4.

However, as a result of measures put in place to prevent the spread of COVID-19 including stay at home orders, canceling of events and public gatherings, business closures, university and school closures, increased telecommuting, and increased jobless numbers, traffic volumes observed at the time the turning movement counts were conducted collected may be lower than under pre-COVID conditions in some locations. Therefore, at the request of the City of Dripping Springs, historic traffic count data during pre-COVID conditions was reviewed in order to determine if an adjustment factor is necessary to account for variations in traffic volumes due to the COVID-19 pandemic.

Pre-COVID 24-hour traffic volumes collected in January 2018 along US 290, west of Bell Springs Road, were provided by the City of Dripping Springs. According to this count data, the Average Daily Traffic (ADT) along US 290, west of Bell Springs Road, was 14,959 vehicles per day in 2018.

In order to project current year, 2021, traffic volumes, CEC calculated a background traffic growth rate for the study area. This growth rate was calculated based on Average Annual Daily Traffic (AADT) volume data obtained from the TXDOT Traffic Count Database System (TCDS). The data includes the five (5) most recent years of AADT count data available for three (3) count stations along US 290. Based on this count data, a background traffic growth rate of 2.44 percent per year, linear was calculated. This background traffic growth rate was approved by the City of Dripping Springs Traffic Consultant, HDR Inc., on April 30, 2021. Detailed background traffic growth rate calculations are provided in Appendix B to this report.

The background traffic growth rate of 2.44 percent per year, linear, was then applied to the 2018 ADT volumes provided by the City of Dripping Springs in order to depict existing 2021 24-hour

ADT traffic volumes along US 290, west of Bell Springs Road. The resultant 2021 ADT traffic volumes for US 290, west of Bell Springs Road, was estimated to be 16,054 vehicles per day.

An Automatic Traffic Recorder (ATR) was installed along US 290, west of Bell Springs Road, for 48-continuous hours on Tuesday, April 20, 2021 and Wednesday, April 21, 2021. Based on the data collected using the ATR, the average ADT for this location along US 290 was identified to be approximately 20,717 vehicles per day. This reflects an increase of 4,663 vehicles per day when compared to the ADT data provided by the City of Dripping Springs, grown to estimate existing 2021 conditions. As a result, it is CEC's opinion that traffic volumes within the study area do not require an adjustment factor to account for COVID-19. This evaluation was provided to and approved by the City of Dripping Spring's Traffic Consultant, HDR Inc., in a virtual meeting held on April 3, 2021.

Traffic volume comparisons to evaluate COVID-19 traffic conditions are provided in Appendix D to this report.

EXISTING CONDITIONS

A field reconnaissance of the study area was conducted by CEC to obtain information such as roadway widths, roadway grades, and posted speed limits within the environs of the study intersection. A description of the study roadways is as follows:

US 290 – Within the study area, US 290 is a State-maintained, principal arterial roadway providing a five (5) lane, 63-foot wide improved surface with a 15 foot wide center two-way left turn lane and five (5) foot-wide paved shoulders.

At its intersection with Bunker Ranch Boulevard, US 290 provides a three (3) lane approach for eastbound traffic (two (2) exclusive through lanes and an exclusive right turn lane) and a three (3) lane approach for westbound traffic (left turns from the center, two-way left turn lane and two (2) exclusive through lanes). The intersection is controlled by a Stop sign on the Bunker Ranch Boulevard approach to US 290.

At its intersection with Arrowhead Ranch Boulevard/Dripping Springs Independent School District (DSISD) Transportation Department driveway, US 290 provides a four (4) lane approach for eastbound traffic (left turns from the center, two-way left turn lane, two (2) exclusive through lanes and an exclusive right turn lane) and a three (3) lane approach for westbound traffic (left turns from the center, two-way left turn lane, an exclusive through lane, and a shared through/right turn lane). The intersection is controlled by a Stop sign on the Arrowhead Ranch Boulevard driveway approach to US 290. Although there is no Stop sign on the DSISD Transportation Department driveway approach to US 290, it is assumed that this minor street approach to US 290 is intended to stop prior to entering US 290.

At its intersection with Springs Lane, US 290 provides a three (3) lane approach for eastbound traffic (left turns from the center, two-way left turn lane and two (2) exclusive through lanes) and a two (2) lane approach for westbound traffic (an exclusive through lane and a shared through/right turn lane). The intersection is controlled by a Stop sign on the Springs Lane approach to US 290.

The posted speed limit of US 290 is 60 miles per hour west of Arrowhead Ranch Boulevard and 50 miles per hour east of Arrowhead Ranch Boulevard.

Bunker Ranch Boulevard – At its intersection with US 290, Bunker Ranch Boulevard is a privately-maintained roadway, providing a 20-foot wide lane for ingress traffic and a 20-foot wide lane for egress traffic, separated by a 20-foot wide median. Bunker Ranch Boulevard provides a one (1) lane approach to US 290 for northbound traffic. The posted speed limit on Bunker Ranch Boulevard is 25 mph.

Arrowhead Ranch Boulevard – At its intersection with US 290, Arrowhead Ranch Boulevard is a privately-maintained roadway providing a 24-foot wide lane for ingress traffic and a 24-foot wide lane for egress traffic, separated by a eight (8) foot wide median. Arrowhead Ranch Boulevard provides a one (1) lane approach to US 290 for northbound traffic. There is no posted speed limit on Arrowhead Ranch Boulevard.

Dripping Springs Independent School District (DSISD) Transportation Department Driveway – At its intersection with US 290, the Dripping Springs Independent School District (DSISD) Transportation Department driveway is a privately-maintained roadway providing a 40-foot wide improved lane with a single lane approach to US 290 for southbound traffic. There is no posted speed limit on the DSISD Transportation Department driveway.

Springs Lane – At its intersection with US 290, Springs Lane is a privately-owned roadway, providing a two (2) lane, 30-foot wide improved surface with a single lane approach to US 290 for southbound traffic. There is no posted speed limit on Springs Lane.

Photographs of each approach to the study intersections are included in Appendix E to this report.

EXISTING 2021 CONDITION CAPACITY ANALYSIS

Capacity calculations were performed for each of the existing study intersections using existing 2021 peak hour traffic volumes and the methodologies published by the Transportation Research Board in their *Highway Capacity Manual*, Sixth Edition, 2017. This methodology determines how well an intersection, approach to an intersection, or movement at an intersection operates, and assigns to it a Level of Service (LOS) A through F, with LOS A representing the best operating conditions and LOS F, the worst. Detailed definitions of LOS have been included in Appendix F to this report.

The results of the capacity calculations performed using existing 2021 peak hour traffic volumes and conditions at the existing study intersections are presented in Figure 5 for the weekday AM and weekday PM peak hours. LOS, delay, and volume to capacity ratios for each approach to each study intersection are summarized in Table 1 and Table 2 for the weekday AM and weekday PM peak hours, respectively.

The results of the capacity calculations performed using existing 2021 condition traffic volumes revealed that each of the existing study intersections currently operates at an overall intersection Level of Service A during both the weekday AM and weekday PM peak hours, with all movements

at the study intersections operating at a Level of Service C or better, with the exception of the DSISD Transportation Department driveway approach to US 290, which currently operates at a LOS D during the weekday AM peak hour and a LOS E during the weekday PM peak hour. Copies of the capacity calculations performed using existing 2021 peak hour traffic volumes and conditions at the existing study intersections are included in Appendix G to this report.

FORECASTED 2025 NO-BUILD (BASE) TRAFFIC VOLUMES

The proposed Bunker Ranch subdivision expansion is anticipated to be completed and fully occupied in 2025. Therefore, traffic volumes were projected for the study intersections for forecasted 2025 conditions.

Forecasted 2025 background traffic volumes for the weekday AM and weekday PM peak hours were determined by applying the aforementioned background traffic growth rate of 2.44 percent per year, linear, to the existing 2021 peak hour traffic volumes (Figure 4). The resultant forecasted 2025 background weekday AM and weekday PM peak hour traffic volumes are presented in Figure 6.

As previously discussed, the Bunker Ranch subdivision was previously approved to include 160 single family units and 42 condominium units but, at the time data collection was performed for this project, 58 single family units and six (6) condominium units had been constructed and occupied. Therefore, the anticipated weekday AM and PM peak hour trips to be generated by the 102 single family units and 36 condominium units that have been approved but not yet constructed or occupied have been included in the within the approved no-build (base) condition traffic volumes.

Vehicular trip generation of the 102 single family units and 36 condominium units that have been approved but not yet constructed or occupied was projected based upon data published by the Institute of Transportation Engineers (ITE) in their *Trip Generation*, Tenth Edition, 2017. Land Use Code 210, *Single-Family Detached Housing*, was used to estimate the trip generation for the 102 single family units and Land Use Code 220, *Multifamily Low-Rise*, was used to estimate the trip generation for the 36 multi-family condo units.

Using this methodology, the approved but not yet constructed or occupied residential units within the Bunker Ranch subdivision can be anticipated to generate a total of 90 trips during the weekday AM peak hour (22 trips entering and 68 trips exiting) and a total of 122 trips during the weekday PM peak hour (77 trips entering and 45 trips exiting). Copies of the trip generation calculations performed in order to estimate the anticipated trip generation of the approved but not yet constructed or occupied residential units within the Bunker Ranch subdivision are included in Appendix H to this report.

The forecasted trips to be generated by the approved but not yet constructed or occupied residential units within the Bunker Ranch subdivision were distributed onto the study roadways and through the study intersections based on an arrival/departure distribution provided by the Traffic Engineering Consultant for the City of Dripping Springs. According to this information, 80 percent of primary trips within the study area are anticipated to originate from and be destined to

the east along US 290 and the remaining 20 percent of primary trips are anticipated to originate from and be destined to the west along US 290. The anticipated distribution of the forecasted trips to be generated by the approved but not yet constructed or occupied residential units within the Bunker Ranch subdivision is presented in Figure 7.

The anticipated trips to be added to the study intersections by the approved but not yet constructed or occupied residential units within the Bunker Ranch subdivision during the weekday AM and weekday PM peak hours are presented in Figure 8.

Similarly, it is understood that approximately 181 of the 403 residential units that have been approved as part of the Arrowhead Ranch residential development have been constructed and are occupied. Therefore, the anticipated weekday AM and PM peak hour trips to be generated by the 222 single family units that have been approved but not yet constructed or occupied have been included in the within the approved no-build (base) condition traffic volumes.

Vehicular trip generation of the 222 single family units that have been approved but not yet constructed or occupied was projected based upon data published by the aforementioned *Trip Generation*. Land Use Code 210, *Single-Family Detached Housing*, was used to estimate the trip generation for the 222 single family units.

Using this methodology, the approved but not constructed or occupied residential units within the Arrowhead Ranch residential development can be anticipated to generate a total of 158 trips during the weekday AM peak hour (40 trips entering and 118 trips exiting) and a total of 207 trips during the weekday PM peak hour (131 trips entering and 76 trips exiting).

The forecasted trips to be generated by the approved but not yet constructed or occupied residential units within the Arrowhead Ranch development were distributed onto the study roadways and through the study intersections based on the aforementioned arrival/departure distribution provided by the Traffic Engineering Consultant for the City of Dripping Springs. The anticipated distribution of the forecasted trips to be generated by the approved but not yet constructed or occupied residential units within the Arrowhead Ranch residential development is presented in Figure 9.

In addition, according to representatives of the City of Dripping Springs, a 6,000 SF super convenience store with 10 vehicle fueling positions and a 1,800 SF liquor store are currently planned to be constructed as part of the Arrowhead Ranch development. It is CEC's understanding that these commercial developments have not submitted a TIA and are not currently approved by the City of Dripping Springs. However, the City of Dripping Springs has requested that the anticipated trips to be generated by these planned commercial developments be included in the background traffic projections.

The City of Dripping Springs provided a conceptual site plan for these planned Arrowhead Ranch commercial developments. Based on the site plan provided, access to these commercial developments is proposed via a new site access driveway to US 290, the centerline of which is shown to be located approximately 320 feet west of the centerline of Arrowhead Ranch Boulevard, that will be restricted to right turns in/right turns out only. A second, full-movement driveway to

Arrowhead Ranch Boulevard is also planned to provide access to these commercial developments. A copy of the conceptual site plan for the planned Arrowhead Ranch commercial developments is included in Appendix I to this report.

Vehicular trip generation for the planned Arrowhead Ranch commercial developments was projected based upon data published in the aforementioned *Trip Generation*. Land Use Code 960, *Super Convenience Market/Gas Station*, was used to estimate the trip generation for the 6,000 SF super convenience store with 10 vehicle fueling positions. Land Use Code 899, *Liquor Store*, was used to estimate the trip generation for the 1,800 SF liquor store.

Using this methodology, the proposed 6,000 SF super convenience store with 10 vehicle fueling positions can be anticipated to generate a total of 488 trips during the weekday AM peak hour (244 trips entering and 244 trips exiting) and a total of 386 trips during the weekday PM peak hour (193 trips entering and 193 trips exiting). Similarly, the proposed 1,800 SF liquor store can be anticipated to generate a total of eight (8) trips during the weekday AM peak hour (four (4) trips entering and four (4) trips exiting) and a total of 29 trips during the weekday PM peak hour (15 trips entering and 14 trips exiting).

In addition, a portion of the total trips to be generated by the proposed Arrowhead Ranch 6,000 SF super convenience store with 10 vehicle fueling positions can be anticipated to be pass-by trips (those trips that are already traveling the study roadways and will stop at the site as an intermediate stop between their primary origin and their primary destination). The forecasted pass-by trips to be generated by the planned 6,000 SF super convenience store with 10 vehicle fueling positions, as a percentage of the total site trip generation, were estimated using data published by ITE in their *Trip Generation Handbook*, Third Edition, 2017. Land Use Code 960, *Super Convenience Market/Gas Station*, was used to estimate the trip generation for the 6,000 SF super convenience store with 10 vehicle fueling positions. According to this information, a *Super Convenience Market/Gas Station* can be anticipated to generate approximately 76 percent pass-by trips during both the weekday AM and PM peak hours.

Using this methodology, approximately 370 of the 488 trips generated by the planned 6,000 SF super convenience store with 10 vehicle fueling positions during the weekday AM peak hour can be anticipated to be pass-by trips (185 trips entering/185 trips exiting) and approximately 294 of the total 386 trips generated by the planned 6,000 SF super convenience store with 10 vehicle fueling positions during the weekday PM peak hour can be anticipated to be pass-by trips (147 trips entering/147 trips exiting).

The forecasted primary trips to be generated by the planned Arrowhead Ranch commercial developments were distributed onto the study roadways and through the study intersections based on the aforementioned arrival/departure distribution provided by the Traffic Engineering Consultant for the City of Dripping Springs. The anticipated distribution of the forecasted trips to be generated by the planned Arrowhead Ranch commercial developments is presented in Figure 10.

Forecasted pass-by trips to be generated by the planned super convenience store with 10 vehicle fueling positions were distributed through the study intersections based on the existing peak hour

traffic volume distributions along US 290 during each individual peak hours analyzed for both the weekday AM and PM peak hours. The forecasted pass-by trip distribution percentages are presented in Figure 11.

The anticipated trips to be added to the study intersections by the approved but not yet constructed or occupied residential units within the Arrowhead Ranch residential development during the weekday AM and weekday PM peak hours are presented in Figure 12.

The anticipated trips to be added to the study intersections by the planned Arrowhead Ranch liquor store during the weekday AM and weekday PM peak hours are presented in Figure 13.

The forecasted primary trips to be added to the study intersections by the planned Arrowhead Ranch super convenience market/gas station are presented in Figure 14.

The forecasted pass-by trips to be added to the study intersections by the planned Arrowhead Ranch super convenience market/gas station are presented in Figure 15.

The total trips to be added to each of the study intersections by the Arrowhead Ranch development, including both primary and pass-by trips, are presented in Figure 16.

Forecasted 2025 no-build traffic volumes for the weekday AM and weekday PM peak hours were determined by adding anticipated trips to be added to the study intersections by the approved but not yet constructed or occupied residential units within the Bunker Ranch subdivision (Figure 8) and the total trips to be added to each of the study intersections by the Arrowhead Ranch development (Figure 16) to the forecasted 2025 background traffic volumes (Figure 6). The resultant 2025 no-build (base) traffic volumes are presented in Figure 17.

FORECASTED 2025 NO-BUILD (BASE) CONDITION CAPACITY CALCULATIONS

Capacity calculations were performed for each of the study intersections using forecasted 2025 no-build (base) condition traffic volumes during the weekday AM and weekday PM peak hours. The results of the capacity calculations performed using forecasted 2025 no-build (base) condition traffic volumes are presented in Figure 18 for the weekday AM and weekday PM peak hours. LOS, delay, and volume to capacity ratios for each approach to each study intersection are summarized in Table 1 and Table 2 for the weekday AM and weekday PM peak hours, respectively.

The results of the capacity calculations performed using forecasted 2025 no-build (base) condition traffic volumes revealed that the study intersections of US 290 with Bunker Ranch Boulevard and US 290 with Springs Lane are anticipated to operate at an overall intersection Level of Service A during the weekday AM and PM peak hours, with all movements at each intersection forecasted to operate at a LOS C or better during each of the peak hours analyzed.

However, the study intersection of US 290 with Arrowhead Ranch Boulevard/DSISD Transportation Department driveway is anticipated to operate at an overall intersection Level of Service F during both the weekday AM and PM peak hours, with both the northbound Arrowhead

Ranch Boulevard and the southbound DSISD Transportation Department driveway approaches to the intersection operating at LOS F during each of the peak hours analyzed.

Copies of the capacity calculations performed using forecasted 2025 no-build (base) traffic volumes and conditions are included in Appendix L to this report.

According to the City of Dripping Springs Code of Ordinances, Chapter 28, Exhibit A, Section 11.11, *"The intersections included within the traffic impact analysis shall be considered adequate to serve the proposed development if existing intersections can accommodate the existing service volume, the service volume of the proposed development, and the service volume of approved but unbuilt developments holding valid, unexpired building permits at level of service "C" or above."* Therefore, because of the forecasted decrease in Level of Service, mitigation measures will need to be considered for the intersection of US 290 with Arrowhead Ranch Boulevard.

Warrants for the installation of traffic signal control were evaluated at the study intersection of US 290 with Arrowhead Ranch Boulevard. These analyses were performed using criteria published in Chapter 4C, Traffic Control Signal Needs Studies, contained in the *Texas Manual on Uniform Traffic Control Devices* (TMUTCD). Specifically Warrant III, the *Peak Hour* warrant, was evaluated. The peak hour signal warrant is anticipated to be satisfied at the intersection of US 290 with Arrowhead Ranch Boulevard under forecasted 2025 no-build (base) conditions during both the weekday AM and weekday PM peak hours. Therefore, traffic signal control is assumed to be necessary for the planned Arrowhead Ranch development and the installation of traffic signal control at the intersection of US 290 with Arrowhead Ranch Boulevard would be the sole responsibility of the Arrowhead Ranch development.

Copies of the graphs used to verify warrants for the installation of traffic signal control are included in Appendix L to this report.

Therefore, capacity calculations were then performed for the study intersection of US 290 with Arrowhead Ranch Boulevard assuming the installation of a traffic signal at the intersection. The results of these capacity calculations revealed that the intersection of US 290 with Arrowhead Ranch Boulevard could be anticipated to operate at an overall intersection Level of Service C or better during the weekday AM and PM peak hours, with all movements operating at a LOS C or better, following installation of traffic signal control. The anticipated Levels of Service at the intersection of US 290 with Arrowhead Ranch Boulevard, assuming the installation of a traffic signal, are presented in Figure 19 for the weekday AM and weekday PM peak hours. LOS, delay, and volume to capacity ratios for each approach are summarized in Table 1 and Table 2 for the weekday AM and weekday PM peak hours, respectively.

Copies of the capacity calculations performed using forecasted 2025 no-build (base) traffic volumes including mitigations are included in Appendix M to this report.

SITE TRAFFIC GENERATION AND DISTRIBUTION

VEHICULAR TRIP GENERATION

Vehicular trip generation for the proposed Bunker Ranch subdivision expansion was projected based upon data published in the aforementioned *Trip Generation*. Land Use Code 210, *Single-Family Detached Housing*, was used to estimate the trip generation for the proposed 228 Single family units.

Using this methodology, the proposed Bunker Ranch subdivision expansion can be anticipated to generate a total of 162 trips during the weekday AM peak hour (40 trips entering and 122 trips exiting) and a total of 213 trips during the weekday PM peak hour (134 trips entering and 79 trips exiting).

SITE TRAFFIC DISTRIBUTION

As previously detailed, arrival and departure distribution for the proposed Bunker Ranch subdivision expansion was provided by the Traffic Engineering Consultant for the City of Dripping Springs. This trip distribution is summarized in Figure 7.

The forecasted trips to be added to each of the study intersections by the proposed Bunker Ranch subdivision expansion are presented in Figure 20.

FORECASTED 2025 BUILD (WITH DEVELOPMENT) TRAFFIC VOLUMES

The forecasted 2025 build traffic volumes (with development) at each of the study intersections during the weekday AM and weekday PM hours were determined by adding the forecasted trips to be added to the study intersection by the proposed Bunker Ranch subdivision expansion (Figure 20) to the forecasted 2025 no-build (base) traffic volumes (Figure 17). The resultant forecasted 2025 build (with development) traffic volumes are presented in Figure 21.

FORECASTED 2025 BUILD (WITH DEVELOPMENT) CONDITION CAPACITY CALCULATIONS

Capacity calculations were performed for each of the study intersections using forecasted 2025 build (with development) traffic volumes and conditions during the weekday AM and weekday PM peak hours. The results of the capacity calculations performed using forecasted 2025 build (with development) conditions and traffic volumes are presented in Figure 22 for the weekday AM and weekday PM peak hours. LOS, delay, and volume to capacity ratios for each approach are summarized in Table 1 and Table 2 for the weekday AM and weekday PM peak hours, respectively.

The results of the capacity calculations performed using forecasted 2025 build (with development) condition traffic volumes revealed that the study intersections of US 290 with Bunker Ranch Boulevard and US 290 with Springs Lane are anticipated to continue to operate at an overall intersection Level of Service A during the weekday AM and PM peak hours, with all movements

at each intersection forecasted to operate at a LOS D or better. Therefore, no mitigation measures are necessary for the intersections of US 290 with Bunker Ranch Boulevard and US 290 with Springs Lane following completion of the Bunker Ranch subdivision expansion.

However, similar to the analyses performed for the 2025 no-build (base) conditions, the study intersection of US 290 with Arrowhead Ranch Boulevard is anticipated to operate with an overall intersection Level of Service F during both the weekday AM and PM peak hours, with both the northbound Arrowhead Ranch Boulevard and the southbound DSISD Transportation Department driveway approaches to the intersection operating at LOS F during each of the peak hours analyzed under existing traffic control. As previously detailed, warrants for the installation of traffic signal control at the intersection of US 290 with Arrowhead Ranch Boulevard are forecasted to be satisfied under forecasted 2025 no-build (base) conditions. Therefore, traffic signal control is assumed to be necessary for the planned Arrowhead Ranch development. Installation of traffic signal control at the intersection of US 290 with Arrowhead Ranch Boulevard is the sole responsibility of the Arrowhead Ranch development.

Copies of the capacity calculations performed using forecasted 2025 build (with development) traffic volumes are included in Appendix N to this report.

Therefore, capacity calculations were then performed for the study intersection of US 290 with Arrowhead Ranch Boulevard assuming the installation of a traffic signal at the intersection. The results of these capacity calculations revealed that the intersection of US 290 with Arrowhead Ranch Boulevard could be anticipated to operate at an overall intersection Level of Service C or better during the weekday AM and PM peak hours, with all movements operating at a LOS C or better, following installation of traffic signal control. The anticipated Levels of Service at the intersection of US 290 with Arrowhead Ranch Boulevard, assuming the installation of a traffic signal, are presented in Figure 23 for the weekday AM and weekday PM peak hours. LOS, delay, and volume to capacity ratios for each approach are summarized in Table 1 and Table 2 for the weekday AM and weekday PM peak hours, respectively.

Copies of the capacity calculations performed using forecasted 2025 build (with development) traffic volumes including mitigations are included in Appendix O to this report.

ADDITIONAL ANALYSES

SIGNAL WARRANT EVALUATION

As previously discussed, warrants for the installation of traffic signal control at the study intersection of US 290 with Arrowhead Ranch Boulevard are anticipated to be satisfied under forecasted 2025 no-build (base) conditions and are forecasted to continue to be satisfied under forecasted 2025 build (with development) conditions.

According to the City of Dripping Springs Code of Ordinances, Chapter 28, Exhibit A, Section 11.11, *"The intersections included within the traffic impact analysis shall be considered adequate to serve the proposed development if existing intersections can accommodate the existing service volume, the service volume of the proposed development, and the service volume of approved but*

unbuilt developments holding valid, unexpired building permits at level of service "C" or above." Therefore, signal warrant evaluations were not performed for the intersections of US 290 with Bunker Ranch Boulevard and US 290 with Springs Lane.

QUEUING ANALYSIS

Traffic volumes at each of the study intersections were used to perform queuing analyses for each approach to each intersection. These queuing analyses were reported as the 95th percentile queue from the average of five (5) runs of SimTraffic Traffic Signal Coordination Software by TrafficWare. The results of these queuing analyses are summarized in Table 1 and Table 2 for the weekday AM and weekday PM peak hours, respectively.

As described under Existing Conditions, a center, two-way left turn lane is provided along US 290 within the study area. SimTraffic Traffic Signal Coordination Software does not account for left turns being made within a center two-way left turn lane. Therefore, in order to accurately model the intersections, the center, two-way left turn lane was treated as an exclusive left turn lane at each of the study intersections.

Based on the results of these queueing analyses, each of the existing auxiliary turn lanes at the study intersections is of sufficient length to accommodate all existing queues, as well as all forecasted 2025 queues, both without and following the proposed Bunker Ranch subdivision expansion.

However it should be noted that the right turn in/right turn out driveway proposed to be constructed as part of the planned Arrowhead Ranch commercial developments will be located in the middle of the taper of the existing eastbound right turn lane on US 290 at its intersection with Arrowhead Ranch Boulevard. Therefore, it is anticipated that the eastbound right turn lane on US 290 will need to be lengthened in order to accommodate the location of the right turn in/right turn out driveway and the increase in traffic volumes associated with the Arrowhead Ranch development.

Copies of the queuing analyses performed for existing 2021, forecasted 2025 no-build (base), forecasted 2025 no-build (base) mitigated, forecasted 2025 build (with development), and forecasted 2025 build (with development) mitigated conditions have been included in Appendix P, Appendix Q, Appendix R, Appendix S and Appendix T to this report, respectively.

STOPPING SIGHT DISTANCE

Stopping sight distance calculations were performed for the US 290 approaches to Arrowhead Ranch Boulevard, as warrants for the installation of traffic signal control at the intersection are anticipated to be satisfied and the installation of a traffic signal is anticipated to be required in order to mitigate the impacts caused by the construction of the proposed Arrowhead Ranch commercial development. Stopping sight distance calculations were completed based on the methodologies presented in the TXDOT *Roadway Design Manual*, July 2020. For analysis purposes, the stopping sight distance required for vehicles approaching a stopped vehicle along US 290 was evaluated

The posted speed limit of US 290 is 60 miles per hour west of Arrowhead Ranch Boulevard and 50 miles per hour east of Arrowhead Ranch Boulevard. Therefore, for analysis purposes, the stopping sight distance calculations were conservatively based on a posted speed limit of 60 miles per hour. According to the TXDOT Roadway Design Manual, Section 3, Table 2-1, the required stopping sight distance for a 60 mph posted speed limit is 570 feet.

The available stopping sight distance for the US 290 approaches to Arrowhead Ranch Boulevard was measured to the location of the projected back of the queues on US 290. Based on the results of the queuing analysis performed, the back of queue on the eastbound US 290 approach to Arrowhead Ranch Boulevard was identified to be approximately 230 feet back from the intersection during the weekday AM peak hour and approximately 196 feet back from the intersection during the weekday PM peak hour. The back of queue on the westbound US 290 approach to Arrowhead Ranch Boulevard was identified to be approximately 170 feet back from the intersection during the weekday AM peak hour and approximately 152 feet back from the intersection during the weekday PM peak hour.

Based on the sight distance measurements performed at the intersection of US 290 with Arrowhead Ranch Boulevard, greater than 1,000 feet of sight distance is available to the back of queue along eastbound US 290 and greater than 1,000 feet of sight distance is available to the back of queue along westbound US 290. Therefore, the available sight distance along US 290 to the back of queue at Arrowhead Ranch Boulevard exceeds the required stopping sight distance for a posted speed limit of 60 miles per hour.

CONCLUSIONS/RECOMMENDATIONS

The study concluded that the construction of the proposed Bunker Ranch Residential Development expansion will have no significant impact on the operation of the study intersections.

Following completion of the proposed Bunker Ranch Residential Development expansion, the study intersections of US 290 with Bunker Ranch Boulevard and US 290 with Springs Lane are anticipated to continue to operate at an overall intersection Level of Service A during the weekday AM and PM peak hours, with all movements operating at a LOS D or better.

However, it should be noted that, under both forecasted 2025 no-build (base) and forecasted 2025 build (with development) conditions, the study intersection of US 290 with Arrowhead Ranch Boulevard is anticipated to operate at an overall intersection Level of Service F during both the weekday AM and PM peak hours, with both the northbound Arrowhead Ranch Boulevard and the southbound DSISD Transportation Department driveway approaches to the intersection operating at LOS F during each of the peak hours analyzed. These Failure Levels of Service can be directly attributed to the traffic volumes generated by the planned Arrowhead Ranch commercial developments, including a 1,800 SF liquor store and a 6,000 SF super convenience store with 10 vehicle fueling positions.

Warrants for the installation of traffic signal control are anticipated to be satisfied at the intersection of US 290 with Arrowhead Ranch Boulevard under forecasted 2025 no-build (base)

TABLES

TABLE 1
SUMMARY OF CAPACITY ANALYSIS RESULTS - AM PEAK HOUR
Proposed Bunker Ranch Subdivision Expansion Traffic Impact Analysis
City of Dripping Springs, Hays County, Texas

Intersection/Movement	2021 Existing Conditions					2025 No-Build Conditions					2025 No-Build Mitigated Conditions (5)					2025 Build Conditions					2025 Build Mitigated Conditions (5)				
	LOS (1)	Delay (1)	V/C (2)	95th % Queue (ft) (3)	Bay Length (ft) (4)	LOS (1)	Delay (1)	V/C (2)	95th % Queue (ft) (3)	Bay Length (ft) (4)	LOS (1)	Delay (1)	V/C (2)	95th % Queue (ft) (3)	Bay Length (ft) (4)	LOS (1)	Delay (1)	V/C (2)	95th % Queue (ft) (3)	Bay Length (ft) (4)	LOS (1)	Delay (1)	V/C (2)	95th % Queue (ft) (3)	Bay Length (ft) (4)
US 290 with Bunker Ranch Boulevard																									
Eastbound US 290																									
EB Through	A	0.0	--	0'	1490'	A	0.0	--	0'	1490'	--	--	--	--	--	A	0.0	--	0'	1490'	--	--	--	--	--
EB Right			--	0'	240'			--	0'	240'			--	--	--			--	0'	240'			--	--	--
EB Approach			--	--	--			--	--	--			--	--	--			--	--	--			--	--	--
Westbound US 290																									
WB Left (6)	A	9.4	0.046	36'	150'+	A	9.9	0.075	43'	150'+	--	--	--	--	--	B	10.2	0.123	45'	150'+	--	--	--	--	--
WB Through	A	0.0	--	0'	780'	A	0.0	--	0'	780'	--	--	--	--	--	A	0.0	--	0'	780'	--	--	--	--	--
WB Approach	A	0.6	--	--	--	A	0.9	--	--	--	--	--	--	--	--	A	1.4	--	--	--	--	--	--	--	--
Northbound Bunker Ranch Blvd.																									
NB Approach	B	11.8	0.045	48'	--	B	14.4	0.213	60'	--	--	--	--	--	--	C	20.5	0.517	156'	--	--	--	--	--	--
Overall Intersection	A	0.5	--	--	--	A	1.3	--	--	--	--	--	--	--	--	A	3.3	--	--	--	--	--	--	--	--
US 290 with Arrowhead Ranch Boulevard																									
Eastbound US 290																									
EB Left (6)	A	8.9	0.001	3'	150'+	A	8.7	0.001	0'	150'+	B	16.6	0.00	5'	150'+	A	8.8	0.001	5'	150'+	B	20.0	0.00	4'	150'+
EB Through	A	0.0	--	0'	780'	A	0.0	--	2'	780'	C	23.5	0.78	201'	780'	A	0.0	--	0'	780'	C	32.2	0.85	230'	780'
EB Right	A	0.0	--	0'	250'	A	0.0	--	10'	250'	B	18.0	0.17	58'	250'	A	0.0	--	9'	250'	C	21.5	0.16	59'	250'
EB Approach	A	0.0	--	--	--	A	0.0	--	--	--	C	23.3	--	--	--	A	0.0	--	--	--	C	31.9	--	--	--
Westbound US 290																									
WB Left (6)	A	0.2	0.053	32'	150'	B	11.3	0.296	96'	150'	B	17.5	0.63	132'	150'	B	12.3	0.327	95'	150'	C	27.1	0.74	160'	150'
WB Through	A	0.0	--	0'	440'	A	0.0	--	11'	440'	B	14.8	0.45	150'	440'	A	0.0	--	21'	440'	B	18.2	0.46	170'	440'
WB Right																									
WB Approach	A	0.6	--	--	--	A	3.2	--	--	--	B	15.5	--	--	--	A	3.4	--	--	--	C	20.7	--	--	--
Northbound Arrowhead Ranch Blvd.																									
NB Approach	C	19.6	0.248	68'	--	F	2,413	6.111	358'	--	C	22.9	0.74	318'	--	F	3508.7	8.462	355'	--	C	28.5	0.67	335'	--
Southbound DSISD Driveway																									
SB Approach	D	31.9	0.017	15'	--	F	105.9	0.062	13'	--	B	15.5	0.01	9'	--	F	145.0	0.084	13'	--	B	16.9	0.00	10'	--
Overall Intersection	A	1.3	--	--	--	F	509.9	--	--	--	C	20.1	--	--	--	F	690.3	--	--	--	C	26.8	--	--	--
US 290 with Springs Lane																									
Eastbound US 290																									
EB Left (6)	A	9.1	0.003	11'	150'+	A	9.6	0.003	8'	150'+	--	--	--	--	--	A	9.7	0.003	10'	150'+	--	--	--	--	--
EB Through	A	0.0	--	0'	440'	A	0.0	--	0'	440'	--	--	--	--	--	A	0.0	--	0'	440'	--	--	--	--	--
EB Approach	A	0.0	--	--	--	A	0.0	--	--	--	--	--	--	--	--	A	0.0	--	--	--	--	--	--	--	--
Westbound US 290																									
WB Through	A	0.0	--	0'	490'	A	0.0	--	0'	490'	--	--	--	--	--	A	0.0	--	0'	490'	--	--	--	--	--
WB Right																									
WB Approach			--	--	--			--	--	--			--		--			--	--	--			--	--	--
Southbound Springs Lane																									
SB Approach	C	17.0	0.056	35'	--	C	19.7	0.067	36'	--	--	--	--	--	--	C	20.9	0.072	40'	--	--	--	--	--	--
Overall Intersection	A	0.2	--	--	--	A	0.2	--	--	--	--	--	--	--	--	A	0.2	--	--	--	--	--	--	--	--

(1) Level of service determined through the use of Synchro Traffic Simulation Software, Version 11. All calculations were performed using the methodologies published in Highway Capacity Manual 6th Edition by the Transportation Research Board.
(2) Volume to capacity ration (v/c) were calculated using Synchro Traffic Simulation Software, Version 11. All calculations were performed using the methodologies published in Highway Capacity Manual 6th Edition by the Transportation Research Board.
(3) 95th percentile queue lengths were calculated using SimTraffic Traffic Signal Coordination Software. Results of queueing analysis represent the average of five (5) SimTraffic simulation runs.
(4) Existing queue storage capacity was determined through the use of Google Earth Software and signal plans. All storage lengths were rounded up to the nearest 5 ft. increment.
(5) Results of the capacity analyses performed without mitigations indicate that the intersection of US 290 with Arrowhead Ranch Boulevard is forecasted to operate under LOS F conditions. Therefore, it is anticipated that mitigation measures will need to be constructed by the Arrowhead Ranch development in order to mitigate the projected LOS F conditions. As a result, mitigated conditions for this study represent the anticipated need to install traffic signal control at the intersection of US 290 with Arrowhead Ranch Boulevard.

TABLE 2
SUMMARY OF CAPACITY ANALYSIS RESULTS - PM PEAK HOUR
Proposed Bunker Ranch Subdivision Expansion Traffic Impact Analysis
City of Dripping Springs, Hays County, Texas

Intersection/Movement	2021 Existing Conditions					2025 No-Build Conditions					2025 No-Build Mitigated Conditions [5]					2025 Build Conditions					2025 Build Mitigated Conditions [5]				
	LOS [1]	Delay [1]	V/C [2]	95th % Queue (ft) [3]	Bay Length (ft) [4]	LOS [1]	Delay [1]	V/C [2]	95th % Queue (ft) [3]	Bay Length (ft) [4]	LOS [1]	Delay [1]	V/C [2]	95th % Queue (ft) [3]	Bay Length (ft) [4]	LOS [1]	Delay [1]	V/C [2]	95th % Queue (ft) [3]	Bay Length (ft) [4]	LOS [1]	Delay [1]	V/C [2]	95th % Queue (ft) [3]	Bay Length (ft) [4]
US 290 with Bunker Ranch Boulevard																									
Eastbound US 290																									
EB Through	A	0.0	--	0'	1490'	A	0.0	--	0'	1490'	--	--	--	--	--	A	0.0	--	0'	1490'	--	--	--	--	--
EB Right			--	0'	240'			--	0'	240'			--	--	--			--	4'	240'			--	--	--
EB Approach			--	--	--			--	--	--			--	--	--			--	--	--			--	--	--
Westbound US 290																									
WB Left [6]	A	9.1	0.016	21'	150'+	A	9.7	0.1	45'	150'+	--	--	--	--	--	B	10.9	0.254	68'	150'+	--	--	--	--	--
WB Through	A	0.0	--	0'	780'	A	0.0	--	0'	780'	--	--	--	--	--	A	0.0	--	0'	780'	--	--	--	--	--
WB Approach	A	0.1	--	--	--	A	0.8	--	--	--	--	--	--	--	--	A	1.8	--	--	--	--	--	--	--	--
Northbound Bunker Ranch Blvd.																									
NB Approach	B	12.1	0.078	50'	--	B	14.2	0.196	98'	--	--	--	--	--	--	C	20.5	0.45	196'	--	--	--	--	--	--
Overall Intersection	A	0.3	--	--	--	A	1.1	--	--	--	--	--	--	--	--	A	2.7	--	--	--	--	--	--	--	--
US 290 with Arrowhead Ranch Boulevard																									
Eastbound US 290																									
EB Left [6]	B	11.8	0.004	2'	150'+	B	11.7	0.004	8'	150'+	B	13.6	0.01	5'	150'+	B	12.5	0.004	6'	150'+	B	13.4	0.01	9'	150'+
EB Through	A	0.0	--	0'	780'	A	0.0	--	0'	780'	B	18.0	0.69	196'	780'	A	0.0	--	0'	780'	B	18.1	0.71	196'	780'
EB Right	A	0.0	--	0'	250'	A	0.0	--	10'	250'	B	14.0	0.08	45'	250'	A	0.0	--	13'	250'	B	13.8	0.08	42'	250'
EB Approach	A	0.0	--	--	--	A	0.0	--	--	--	B	17.8	--	--	--	A	0.0	--	--	--	B	17.9	--	--	--
Westbound US 290																									
WB Left [6]	A	9.4	0.068	33'	150'	B	11.4	0.352	116'	150'	B	12.3	0.62	151'	150'	B	12	0.372	148'	150'	B	12.8	0.64	152'	150'
WB Through	A	0.0	--	0'	440'	A	0.0	--	0'	440'	B	11.8	0.54	143'	440'	A	0.0	--	111'	440'	B	12.2	0.59	152'	440'
WB Right																									
WB Approach	A	0.6	--	--	--	A	3.0	--	--	--	B	11.9	--	--	--	A	2.9	--	--	--	B	12.4	--	--	--
Northbound Arrowhead Ranch Blvd.																									
NB Approach	B	14.2	0.106	42'	--	F	1,016.3	3.051	326'	--	C	21.2	0.63	183'	--	F	1362.1	3.78	321'	--	C	22.2	0.64	189'	--
Southbound DSISD Driveway																									
SB Approach	E	41.4	0.02	11'	--	F	155.1	0.079	11'	--	B	16.3	0.01	14'	--	F	204.7	0.103	20'	--	B	17.1	0.01	12'	--
Overall Intersection	A	0.8	--	--	--	F	140.0	--	--	--	B	15.2	--	--	--	F	171.2	--	--	--	B	15.5	--	--	--
US 290 with Springs Lane																									
Eastbound US 290																									
EB Left [6]	B	10.1	0.003	6'	150'+	B	11.2	0.004	12'	150'+	--	--	--	--	--	B	11.8	0.004	9'	150'+	--	--	--	--	--
EB Through	A	0.0	--	0'	440'	A	0.0	--	0'	440'	--	--	--	--	--	A	0.0	--	0'	440'	--	--	--	--	--
EB Approach	A	0.0	--	--	--	A	0.0	--	--	--	--	--	--	--	--	A	0.0	--	--	--	--	--	--	--	--
Westbound US 290																									
WB Through	A	0.0	--	0'	490'	A	0.0	--	0'	490'	--	--	--	--	--	A	0.0	--	0'	490'	--	--	--	--	--
WB Right																									
WB Approach			--	--	--			--	--	--			--		--			--	--	--			--	--	--
Southbound Springs Lane																									
SB Approach	C	18.9	0.068	46'	--	C	23.6	0.089	44'	--	--	--	--	--	--	D	26.7	0.102	46'	--	--	--	--	--	--
Overall Intersection	A	0.2	--	--	--	A	0.2	--	--	--	--	--	--	--	--	A	0.2	--	--	--	--	--	--	--	--

(1) Level of service determined through the use of Synchro Traffic Simulation Software, Version 11. All calculations were performed using the methodologies published in Highway Capacity Manual 6th Edition by the Transportation Research Board.

(2) Volume to capacity ration (v/c) were calculated using Synchro Traffic Simulation Software, Version 11. All calculations were performed using the methodologies published in Highway Capacity Manual 6th Edition by the Transportation Research Board.

(3) 95th percentile queue lengths were calculated using SimTraffic Traffic Signal Coordination Software. Results of queueing analysis represent the average of five (5) SimTraffic simulation runs.

(4) Existing queue storage capacity was determined through the use of Google Earth Software and signal plans. All storage lengths were rounded up to the nearest 5 ft. increment.

(5) Results of the capacity analyses performed without mitigations indicate that the intersection of US 290 with Arrowhead Ranch Boulevard is forecasted to operate under LOS F conditions. Therefore, it is anticipated that mitigation measures will need to be constructed by the Arrowhead Ranch development in order to mitigate the projected LOS F conditions. As a result, mitigated conditions for this study represent the anticipated need to install traffic signal control at the intersection of US 290 with Arrowhead Ranch Boulevard.

(6) A two-way center left turn lane is provided along US 290 within the environs of the study. Synchro Traffic Simulation Software, Version 11 does not account for left turns being made within a center two-way left turn lane. Therefore, in order to accurately model the intersections, the center two-way left turn lane was treated as an exclusive left turn lane at each of the study intersections. For analysis purpose, the lanes were evaluated as having a storage length of 150 feet. However, additional storage is available within this center two-way left turn lane.

Source: Analysis by CEC.

TABLE 3
APPROVED BUNKER RANCH SUBDIVISION TRIP GENERATION SUMMARY
Proposed Bunker Ranch Subdivision Expansion Traffic Impact Analysis
City of Dripping Springs, Hays County, Texas

Description/Land Use Code	Size	Time Period	Trip Generation[1]		
			Primary Trips		
			In	Out	Total
APPROVED BUNKER RANCH SUBDIVISION					
Approved Existing Bunker Ranch Subdivision					
Single-Family Detached Housing	160 units	Weekday 24 Hour	801	801	1602
		Weekday AM Peak Hour	30	88	118
		Weekday PM Peak Hour	101	59	160
Multifamily Low-Rise	42 units	Weekday 24 Hour	153	154	307
		Weekday AM Peak Hour	5	16	21
		Weekday PM Peak Hour	17	10	27
Subtotal	--	Weekday 24 Hour	954	955	1,909
		Weekday AM Peak Hour	35	104	139
		Weekday PM Peak Hour	118	69	187
Existing Bunker Ranch Subdivision Currently Constructed/Occupied [2]					
Single-Family Detached Housing	58 units	Weekday 24 Hour	315	315	630
		Weekday AM Peak Hour	12	34	46
		Weekday PM Peak Hour	38	22	60
Multifamily Low-Rise	6 units	Weekday 24 Hour	22	22	44
		Weekday AM Peak Hour	1	2	3
		Weekday PM Peak Hour	3	2	5
Subtotal	--	Weekday 24 Hour	337	337	674
		Weekday AM Peak Hour	13	36	49
		Weekday PM Peak Hour	41	24	65
Bunker Ranch Subdivison Approved Residential Units Not Yet Constructed/Occupied to be Included in Background Traffic Volumes					
Single-Family Detached Housing	102 units	Weekday 24 Hour	486	486	972
		Weekday AM Peak Hour	18	54	72
		Weekday PM Peak Hour	63	37	100
Multifamily Low-Rise	36 units	Weekday 24 Hour	131	132	263
		Weekday AM Peak Hour	4	14	18
		Weekday PM Peak Hour	14	8	22
Subtotal	--	Weekday 24 Hour	617	618	1,235
		Weekday AM Peak Hour	22	68	90
		Weekday PM Peak Hour	77	45	122

(1) Anticipated trip generation calculated based on the rates published in the Institute of Transportation Engineers (ITE) *Trip Generation* , 10th Edition publication.

(2) Data regarding the number of residential units that have yet to be constructed or occupied have been provided by the City of Dripping Springs. The Bunker Ranch Development has currently been approved for the construction of 160 single family units and 42 condo units. At this time, 102 single family units and 36 condo units have yet to be constructed or occupied.

Source: Analysis by CEC.

TABLE 4
PROPOSED BUNKER RANCH SUBDIVISION EXPANSION TRIP GENERATION SUMMARY
Proposed Bunker Subdivsion Expansion Traffic Impact Analysis
City of Dripping Springs, Hays County, Texas

Description/Land Use Code	Size	Time Period	Trip Generation[1]		
			Primary Trips		
			In	Out	Total
BUNKER RANCH RESIDENTIAL DEVELOPMENT					
Proposed Total Bunker Ranch Subdivision After Expansion					
Single-Family Detached Housing	388 units	Weekday 24 Hour	1810	1810	3620
		Weekday AM Peak Hour	70	210	280
		Weekday PM Peak Hour	235	138	373
Approved Bunker Ranch Subdivision Single Family Units [3]					
Single-Family Detached Housing	160 units	Weekday 24 Hour	801	801	1602
		Weekday AM Peak Hour	30	88	118
		Weekday PM Peak Hour	101	59	160
Proposed New Bunker Ranch Subdivsion Residential Single Family Units [3]					
Single-Family Detached Housing	228 units	Weekday 24 Hour	1,009	1,009	2,018
		Weekday AM Peak Hour	40	122	162
		Weekday PM Peak Hour	134	79	213

(1) Anticipated trip generation calculated based on the rates published in the Institute of Transportation Engineers (ITE) *Trip Generation* , 10th Edition publication.
(2) Data regarding the number of residential units that have yet to be constructed or occupied have been provided by the City of Dripping Springs. The Bunker Ranch Development has currently been approved for the construction of 160 single family units and 42 condo units. At this time, 102 single family units and 36 condo units have yet to be constructed or occupied.
(3) From Table 3.
(4) The total Bunker Ranch Subdivision Trips was calcualted by adding the existing approved Bunker Ranch Subdivison trips (160 Single Family Residential Units plus 42 Multifamily Low-Rise Residential Units shown on Table 3) to the proposed Bunker Ranch Subdivision Expansion trips (Additional 228 Single Family Residential Units shown on Table 4).

Source: Analysis by CEC.

TABLE 5
PROPOSED BUNKER RANCH SUBDIVISION APPROVED PLUS EXPANSION TRIP GENERATION SUMMARY
Proposed Bunker Subdivsion Expansion Traffic Impact Analysis
City of Dripping Springs, Hays County, Texas

Description/Land Use Code	Size	Time Period	Trip Generation[1]		
			Primary Trips		
			In	Out	Total
APPROVED BUNKER RANCH SUBDIVISION [1]					
Approved Existing Bunker Ranch Subdivision					
Single-Family Detached Housing	160 units	Weekday 24 Hour	801	801	1602
		Weekday AM Peak Hour	30	88	118
		Weekday PM Peak Hour	101	59	160
Multifamily Low-Rise	42 units	Weekday 24 Hour	153	154	307
		Weekday AM Peak Hour	5	16	21
		Weekday PM Peak Hour	17	10	27
Subtotal	--	Weekday 24 Hour	954	955	1,909
		Weekday AM Peak Hour	35	104	139
		Weekday PM Peak Hour	118	69	187
PROPOSED NEW BUNKER RANCH SUBDIVISION EXPANSION [2]					
Single-Family Detached Housing	228 units	Weekday 24 Hour	1,009	1,009	2,018
		Weekday AM Peak Hour	40	122	162
		Weekday PM Peak Hour	134	79	213
Multifamily Low-Rise	--	Weekday 24 Hour	--	--	--
		Weekday AM Peak Hour	--	--	--
		Weekday PM Peak Hour	--	--	--
Subtotal	--	Weekday 24 Hour	1,009	1,009	2,018
		Weekday AM Peak Hour	40	122	162
		Weekday PM Peak Hour	134	79	213
TOTAL APPROVED BUNKER RANCH SUBDIVISION PLUS PROPOSED NEW BUNKER RANCH SUBDIVISION EXPANSION					
Single-Family Detached Housing	388 units	Weekday 24 Hour	1,810	1,810	3,620
		Weekday AM Peak Hour	70	210	280
		Weekday PM Peak Hour	235	138	373
Multifamily Low-Rise	42 units	Weekday 24 Hour	153	154	307
		Weekday AM Peak Hour	5	16	21
		Weekday PM Peak Hour	17	10	27
Subtotal	--	Weekday 24 Hour	1,963	1,964	3,927
		Weekday AM Peak Hour	75	226	301
		Weekday PM Peak Hour	252	148	400

(1) From Table 3.

(2) From Table 4.

Source: Analysis by CEC.

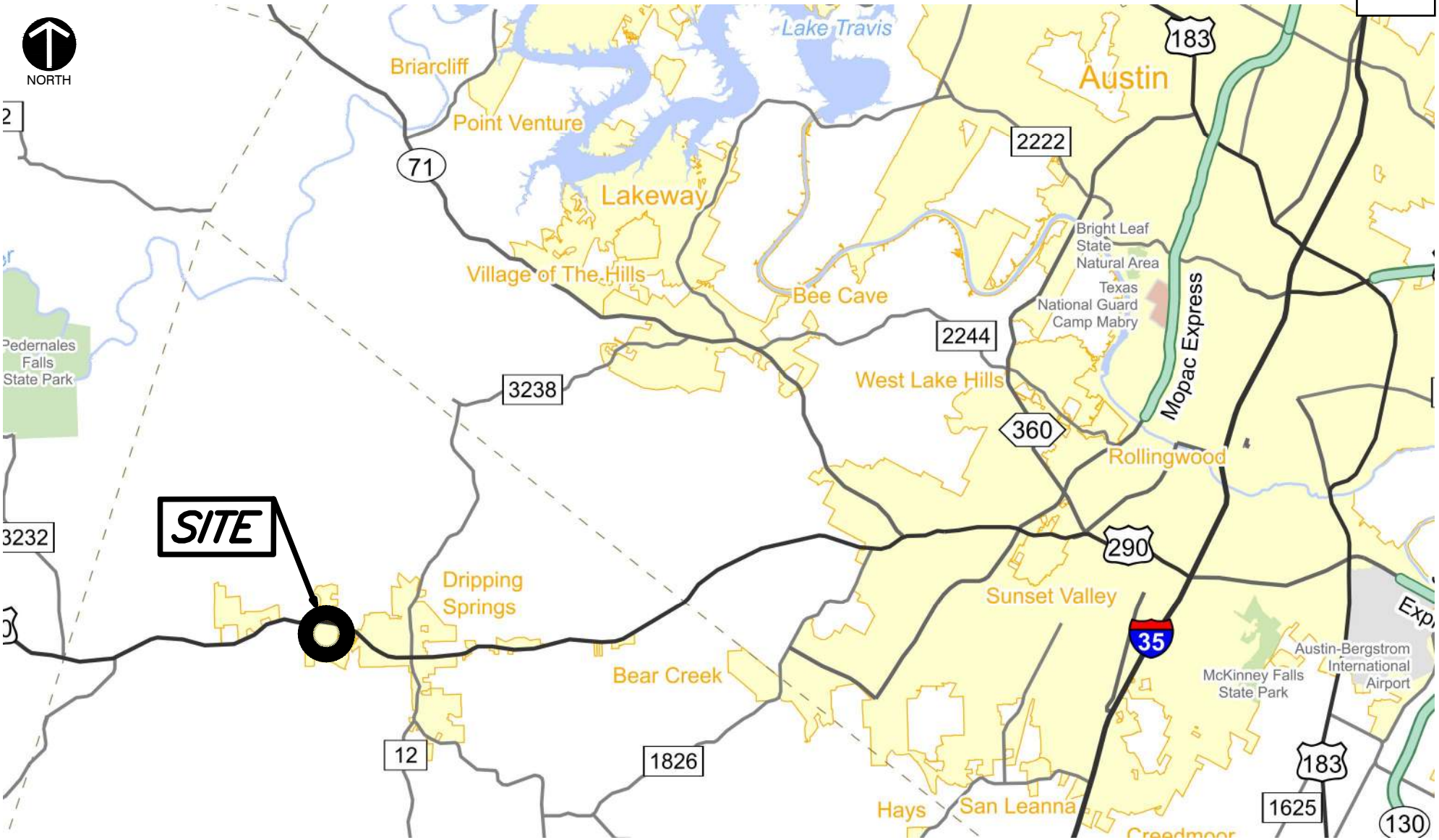
TABLE 6
ARROWHEAD RANCH DEVELOPMENT TRIP GENERATION SUMMARY
Proposed Bunker Ranch Subdivision Expansion Traffic Impact Analysis
City of Dripping Springs, Hays County, Texas

Description/Land Use Code	Size	Time Period	Trip Generation[1]								
			Primary Trips			Pass-By Trips			Total Trips		
			In	Out	Total	In	Out	Total	In	Out	Total
ARROWHEAD RANCH DEVELOPMENT											
Total Approved Arrowhead Ranch Residential Development											
Single-Family Detached Housing	403 units	Weekday 24 Hour	1874	1874	3748	0	0	0	1,874	1,874	3,748
		Weekday AM Peak Hour	73	218	291	0	0	0	73	218	291
		Weekday PM Peak Hour	244	143	387	0	0	0	244	143	387
Existing Arrowhead Ranch Residential Development Currently Constructed/Occupied [2]											
Single-Family Detached Housing	181 units	Weekday 24 Hour	898	897	1795	0	0	0	898	897	1,795
		Weekday AM Peak Hour	33	100	133	0	0	0	33	100	133
		Weekday PM Peak Hour	113	67	180	0	0	0	113	67	180
Arrowhead Ranch Residential Development Approved Residential Units Not Yet Constructed/Occupied to be Included in Background Traffic Volumes											
Single-Family Detached Housing	222 units	Weekday 24 Hour	976	977	1953	0	0	0	976	977	1,953
		Weekday AM Peak Hour	40	118	158	0	0	0	40	118	158
		Weekday PM Peak Hour	131	76	207	0	0	0	131	76	207
Planned Arrowhead Ranch Development Commercial Development [3]											
Liquor Store	1,800 SF	Weekday 24 Hour	92	91	183	0	0	0	92	91	183
		Weekday AM Peak Hour	4	4	8	0	0	0	4	4	8
		Weekday PM Peak Hour	15	14	29	0	0	0	15	14	29
Super Convenience Market/Gas Station	6,000 SF	Weekday 24 Hour	No Data Available for Weekday 24-Hour Period						1,153	1,152	2,305
		Weekday AM Peak Hour	59	59	118	185	185	370	244	244	488
		Weekday PM Peak Hour	46	46	92	147	147	294	193	193	386
SubTotal		Weekday 24 Hour	--	--	--	--	--	--	1,245	1,243	2488
		Weekday AM Peak Hour	63	63	126	185	185	370	248	248	496
		Weekday PM Peak Hour	61	60	121	147	147	294	208	207	415

(1) Anticipated trip generation calculated based on the rates published in the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition publication.
(2) Data regarding the number of residential units that are currently constructed and occupied have been provided by the City of Dripping Springs.
(3) The City of Dripping Springs has requested that trips associated with the planned Arrowhead Ranch Super Convenience Market/Gas Station and Liquor Store be included in the background traffic projections. A conceptual site plan for these commercial developments has been provided by the City of Dripping Springs.

Source: Analysis by CEC.

FIGURES



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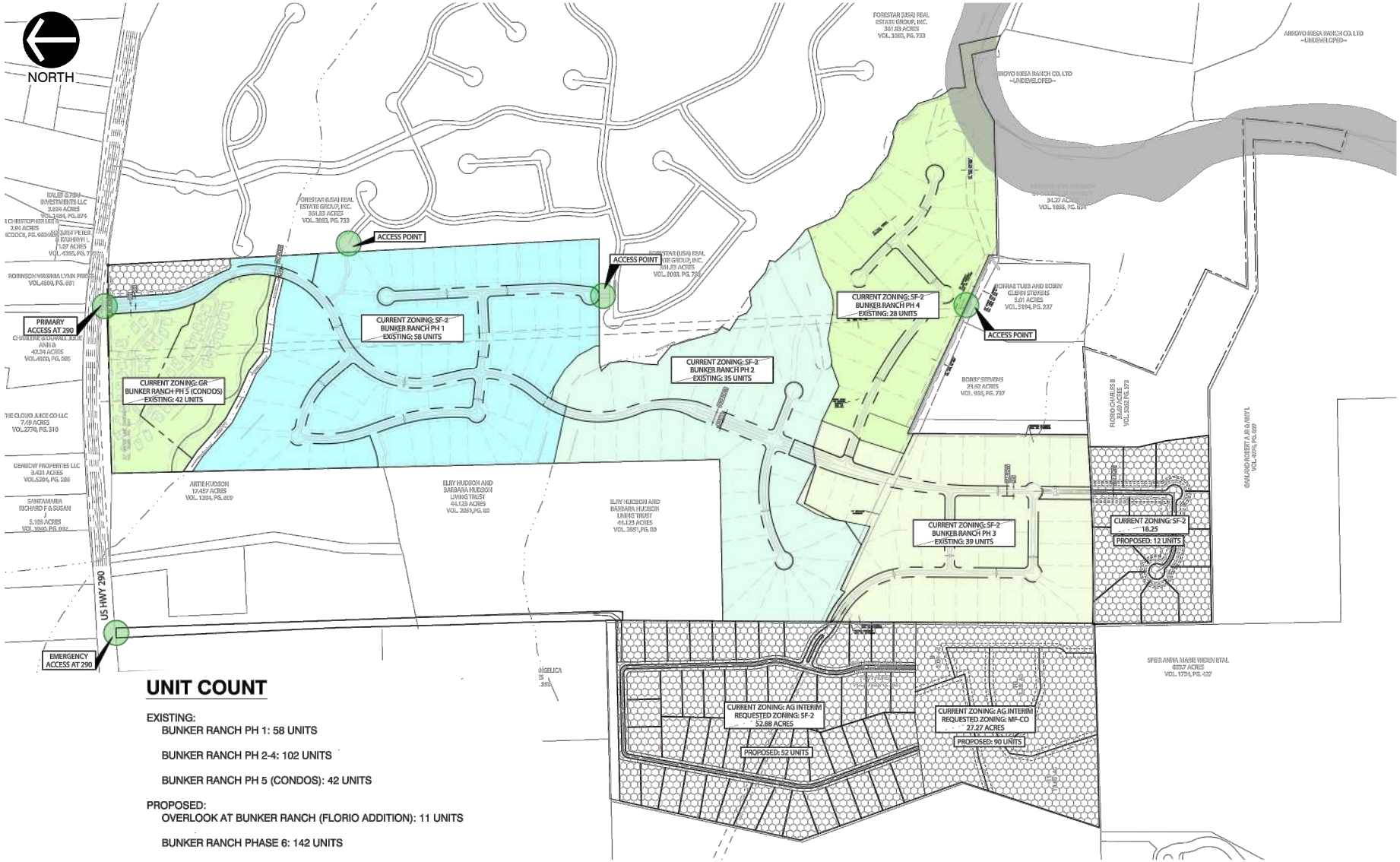
BUNKER RANCH SUBDIVISION EXPANSION
TRAFFIC IMPACT ANALYSIS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SITE LOCATION

DRAWN BY:	ANL	CHECKED BY:	CAD	APPROVED BY:	JMD	FIGURE NO.:	1
DATE:	MAY 2021	DWG SCALE:	NOT TO SCALE	PROJECT NO:	304-065		



UNIT COUNT

EXISTING:

BUNKER RANCH PH 1: 58 UNITS

BUNKER RANCH PH 2-4: 102 UNITS

BUNKER RANCH PH 5 (CONDOS): 42 UNITS

PROPOSED:

OVERLOOK AT BUNKER RANCH (FLORIO ADDITION): 11 UNITS

BUNKER RANCH PHASE 6: 142 UNITS

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SITE PLAN

DRAWN BY:	ANL	CHECKED BY:	CAD	APPROVED BY:	JMD	FIGURE NO.:	2
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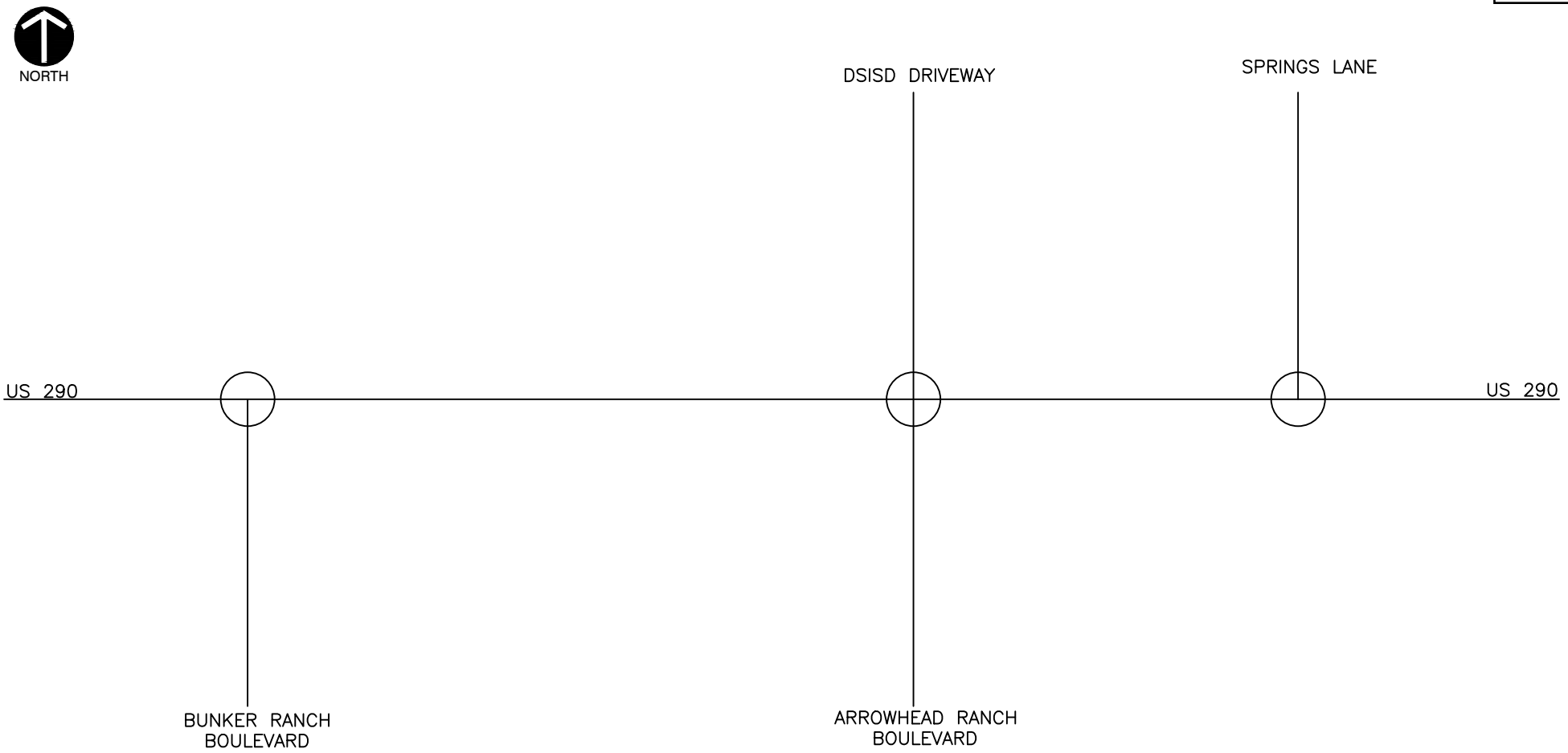

LEGEND

Existing Unsignalized Intersection

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STUDY INTERSECTIONS

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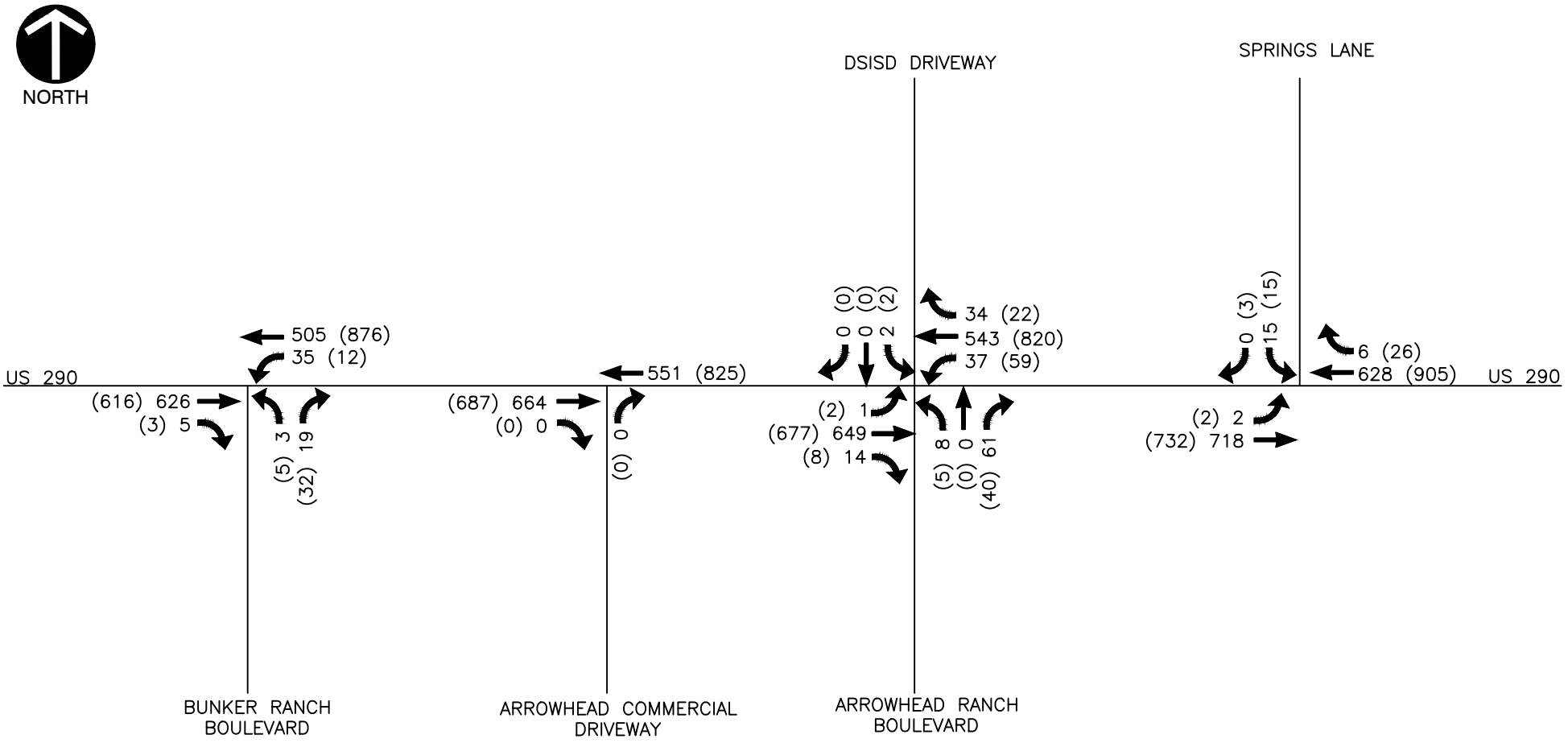
DATE:	MAY 2021	DWG SCALE:	NOT TO SCALE	PROJECT NO:	304-065		



LEGEND

123 A.M. Peak Hour Traffic Volumes

(123) P.M. Peak Hour Traffic Volumes

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EXISTING 2021
PEAK HOUR TRAFFIC VOLUMES

DRAWN BY:	ANL	CHECKED BY:	CAD	APPROVED BY:	JMD	FIGURE NO.:	4
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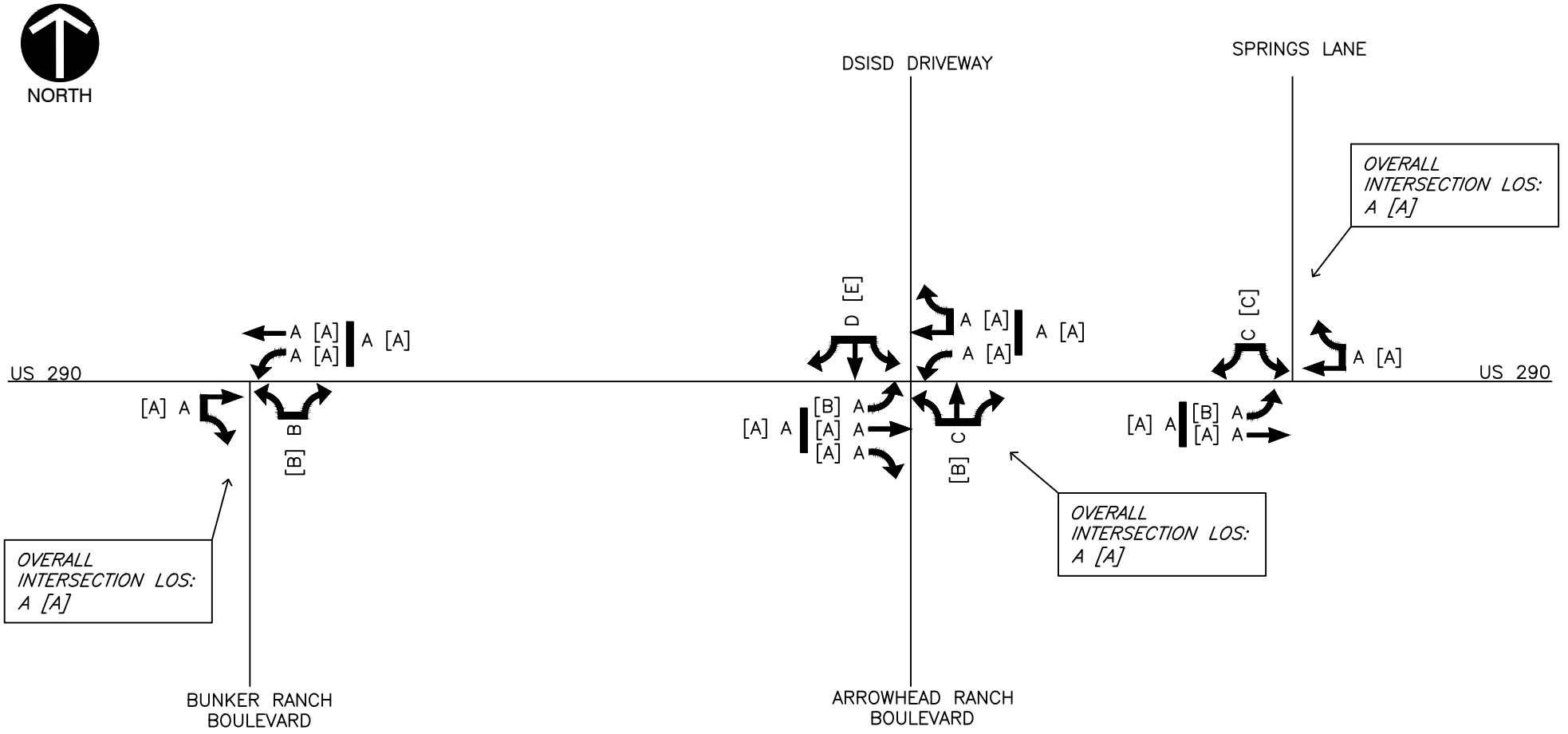

LEGEND

A A.M. Peak Hour Levels of Service

[B] P.M. Peak Hour Levels of Service

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EXISTING 2021
PEAK HOUR LEVELS OF SERVICE

DRAWN BY:	ANL	CHECKED BY:	CAD	APPROVED BY:	JMD	FIGURE NO.:	5
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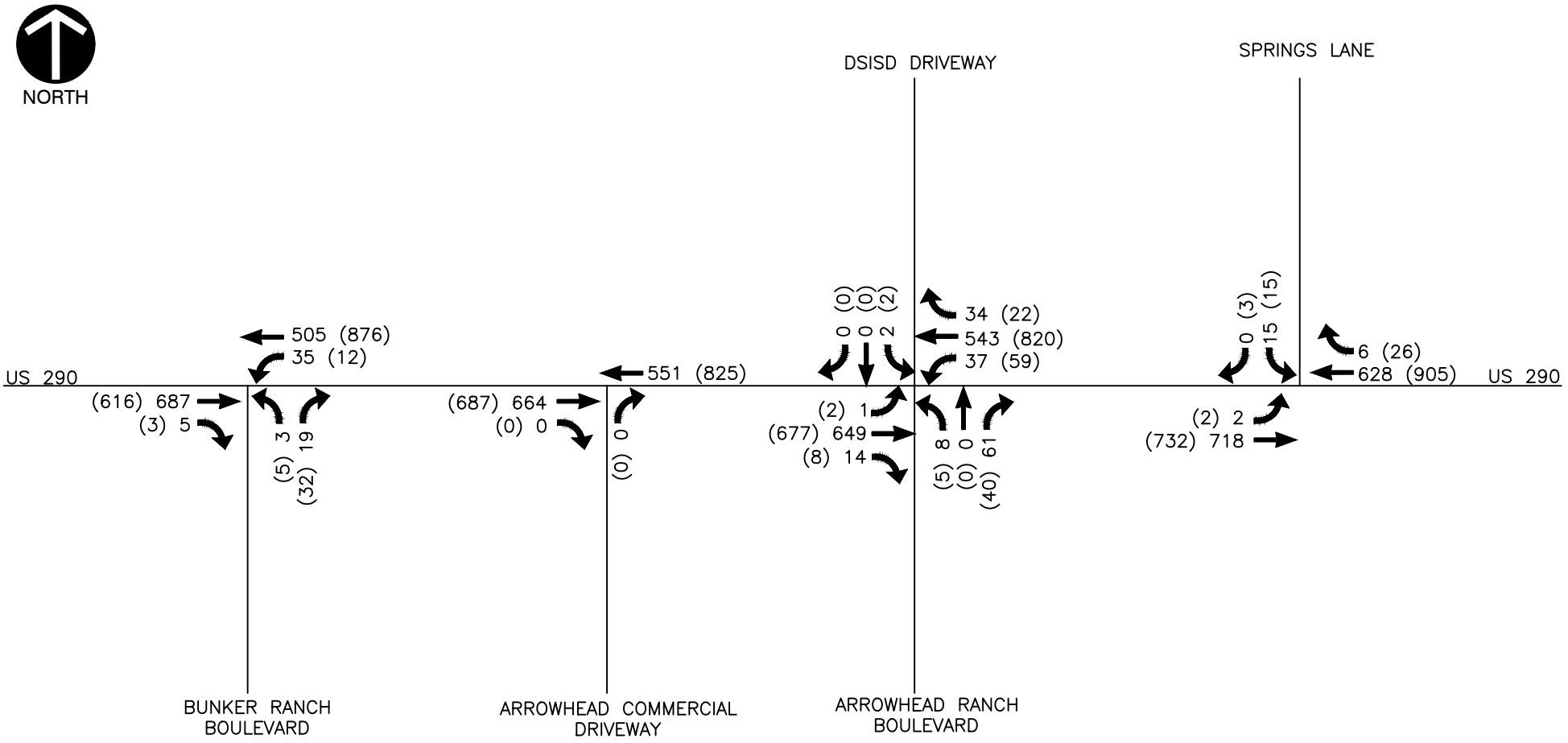

LEGEND

123 A.M. Peak Hour Traffic Volumes

(123) P.M. Peak Hour Traffic Volumes

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FORECASTED 2025 BACKGROUND
PEAK HOUR TRAFFIC VOLUMES

DRAWN BY:	ANL	CHECKED BY:	CAD	APPROVED BY:	JMD	FIGURE NO.:	6
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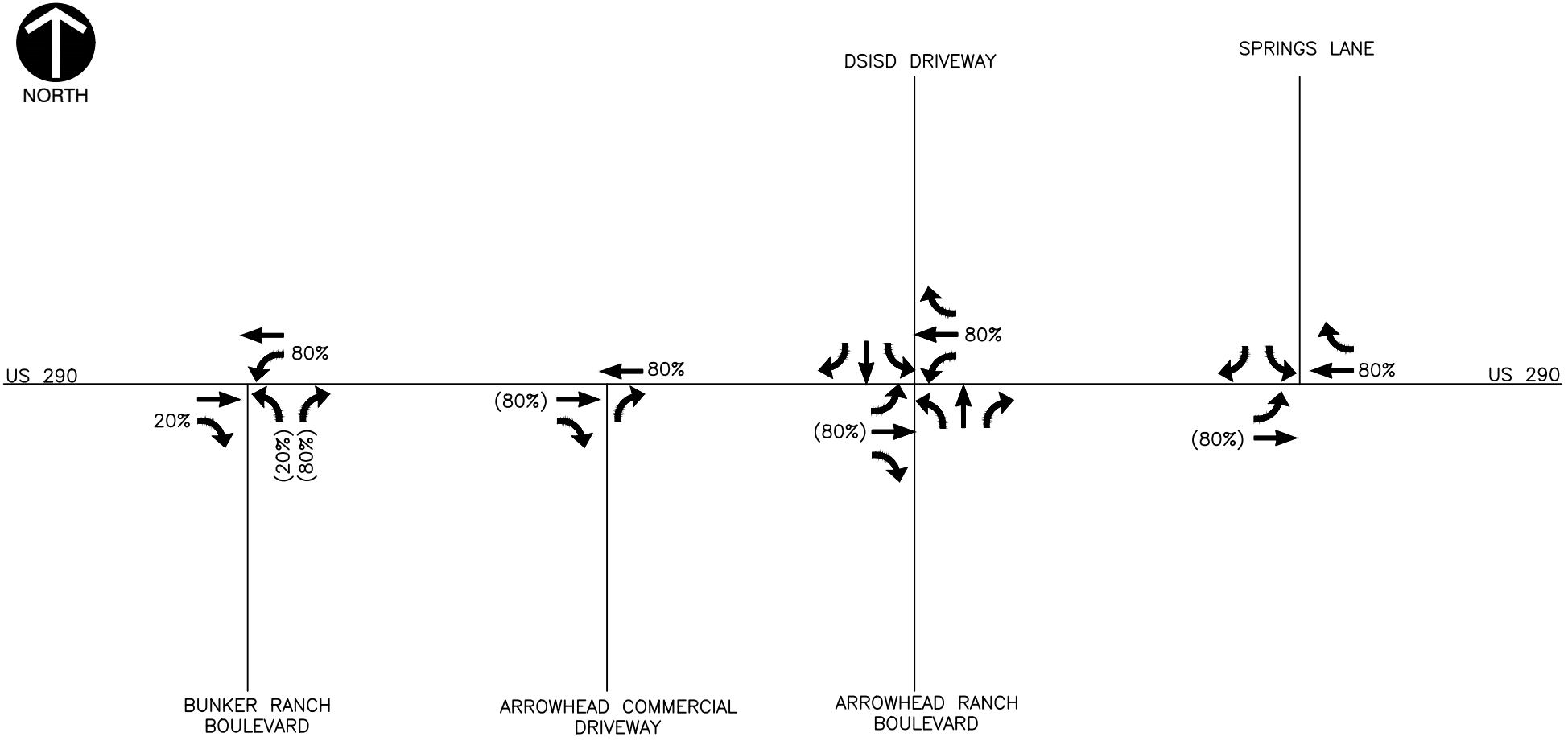

LEGEND

12% Primary Trip Arrival Distribution

(12%) Primary Trip Departure Distribution

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ANTICIPATED BUNKER RANCH RESIDENTIAL PRIMARY TRIP ARRIVAL/DEPARTURE DISTRIBUTION

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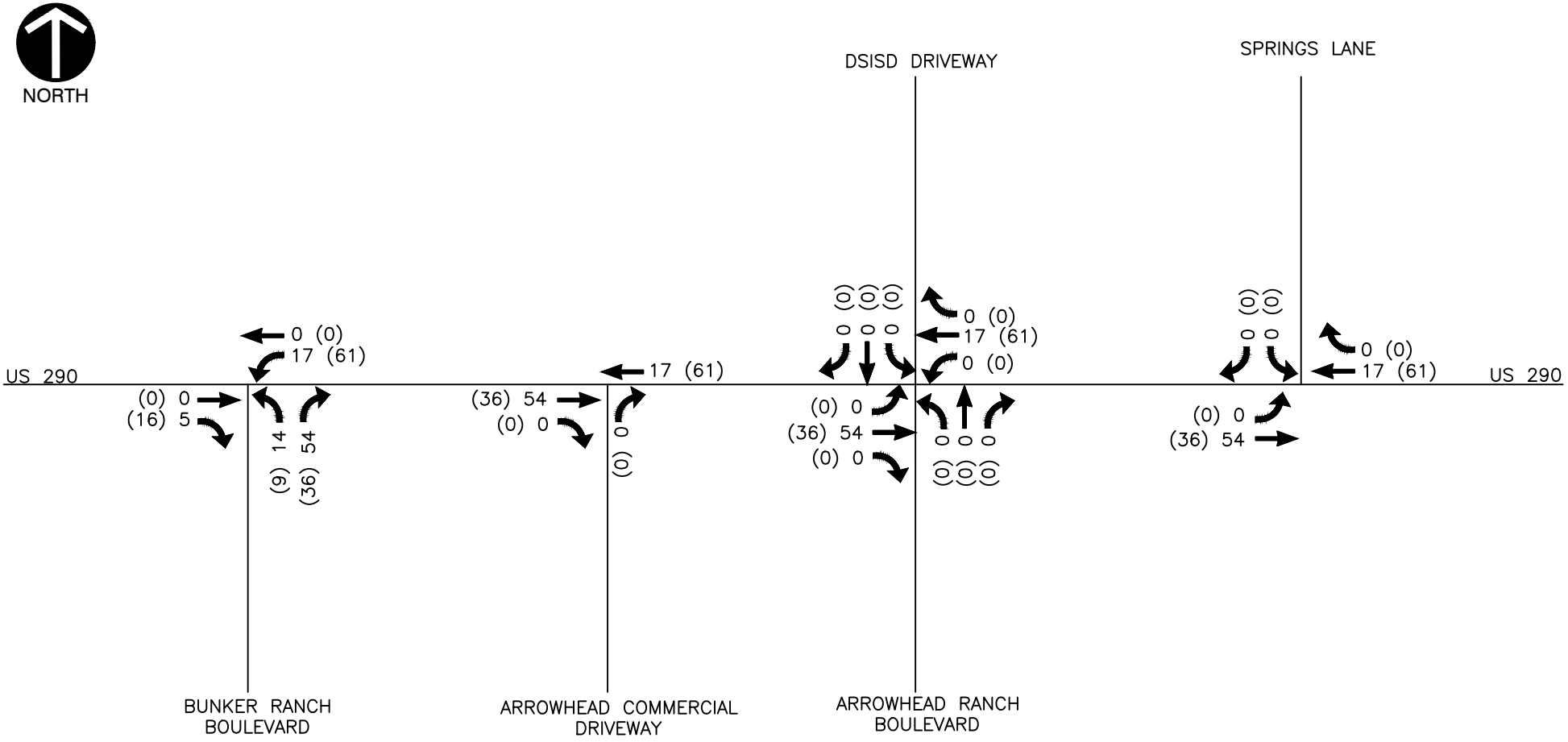

LEGEND

123 A.M. Peak Hour Traffic Volumes

(123) P.M. Peak Hour Traffic Volumes

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ANTICIPATED BUNKER RANCH APPROVED BACKGROUND PRIMARY SITE GENERATED PEAK HOUR TRIPS

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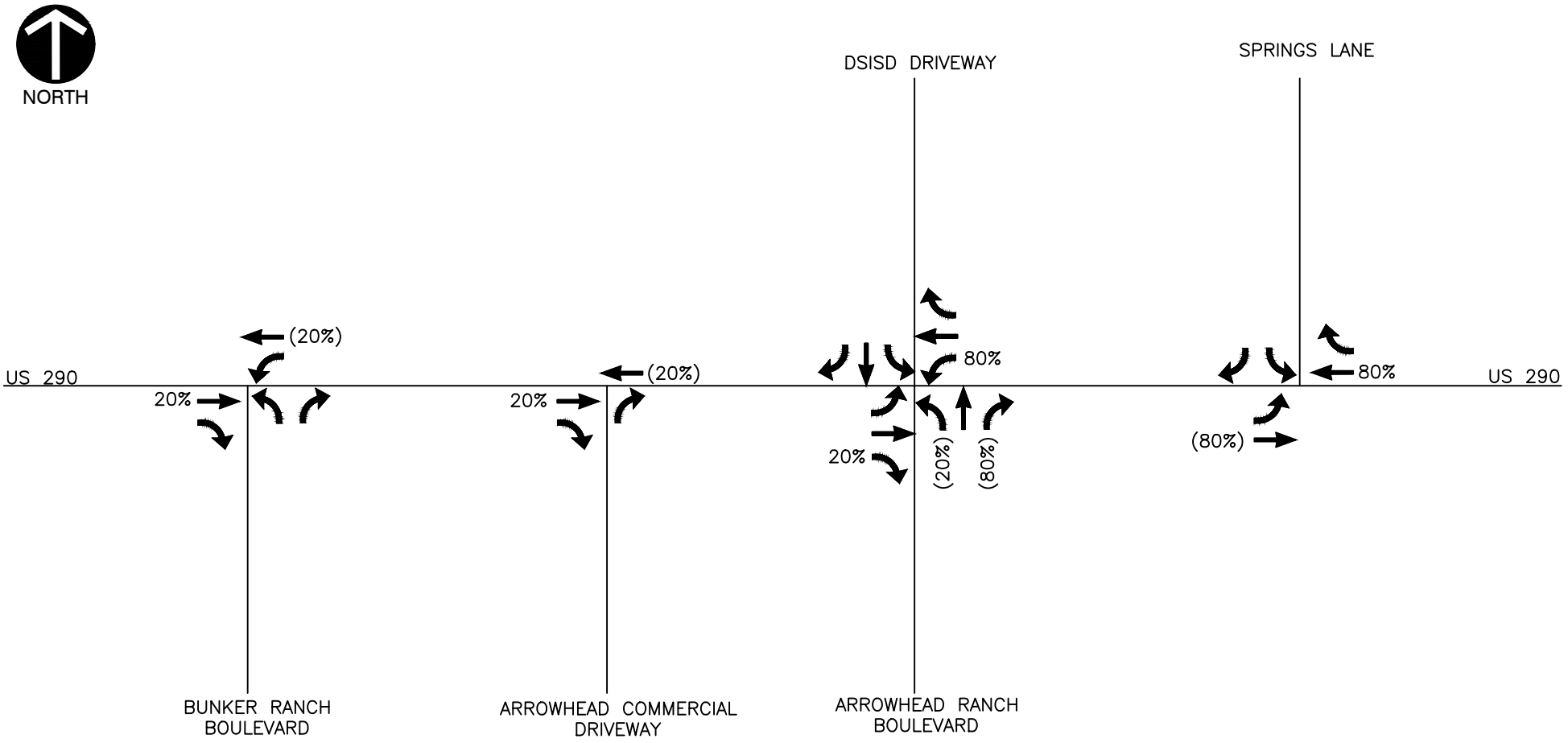

LEGEND

12% Primary Trip Arrival Distribution

(12%) Primary Trip Departure Distribution

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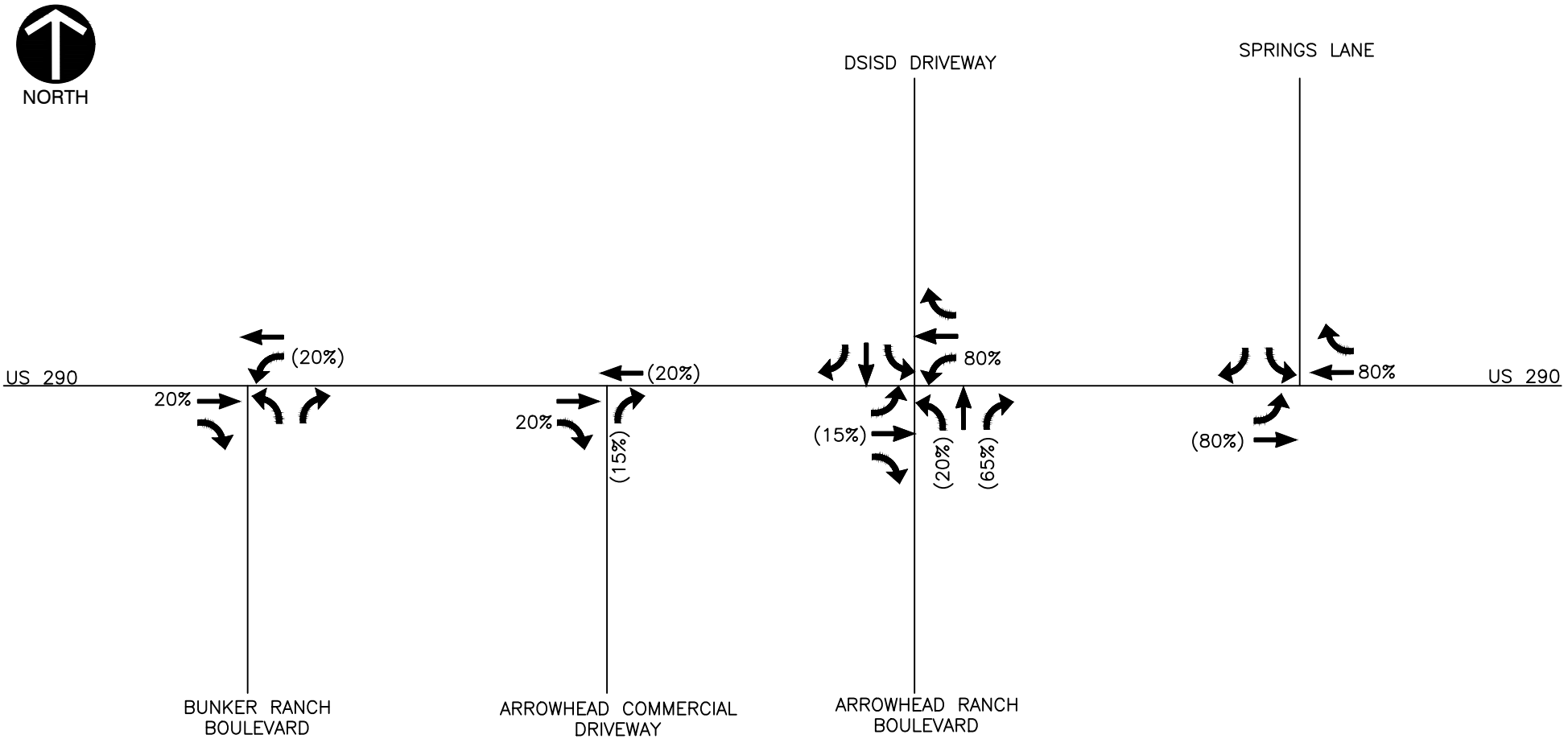
ANTICIPATED ARROWHEAD RANCH RESIDENTIAL PRIMARY TRIP ARRIVAL/DEPARTURE DISTRIBUTION

DRAWN BY:	ANL	CHECKED BY:	CAD	APPROVED BY:	JMD	FIGURE NO.:	9
DATE:	MAY 2021	DWG SCALE:	NOT TO SCALE	PROJECT NO:	304-065		



LEGEND

12% Primary Trip Arrival Distribution

(12%) Primary Trip Departure Distribution

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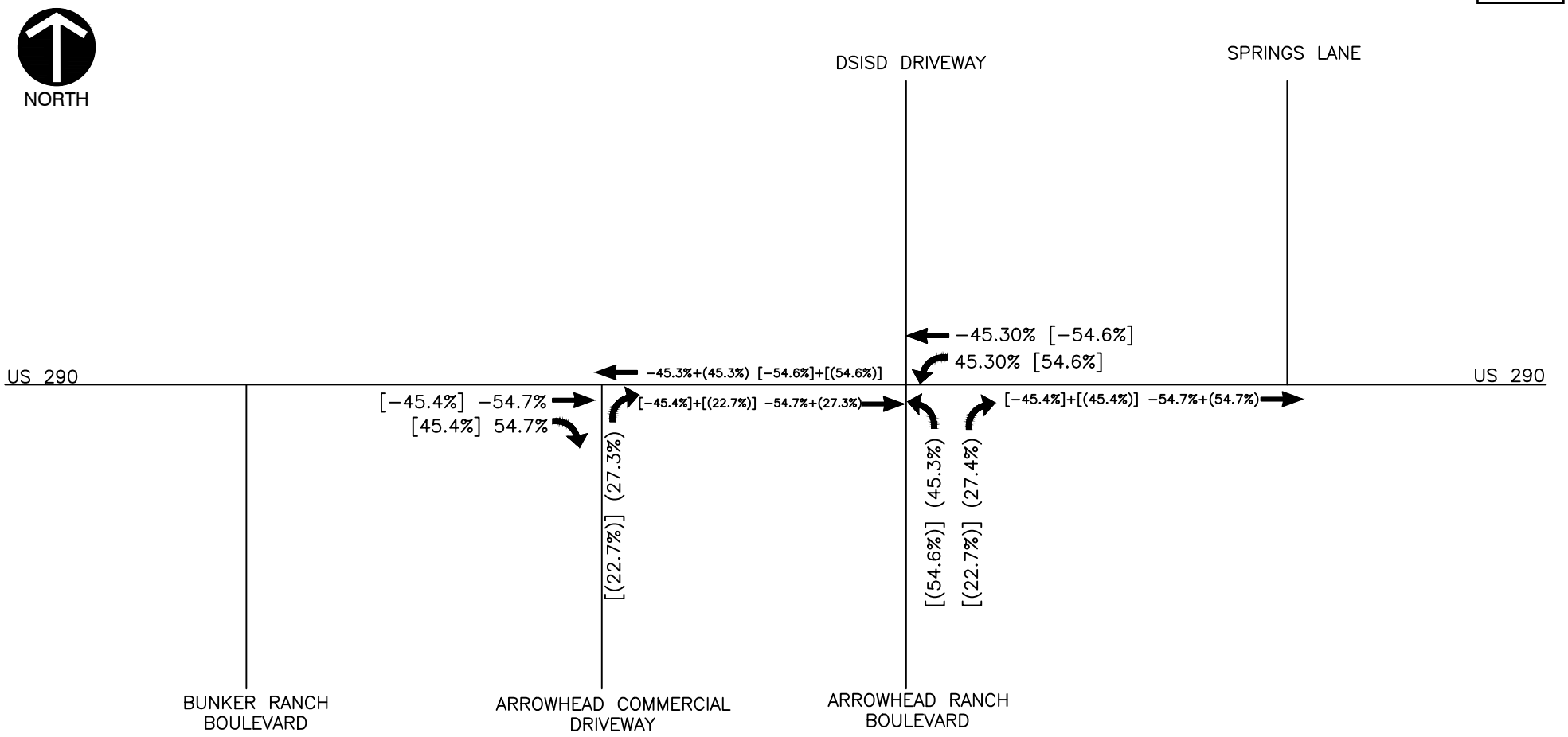
ANTICIPATED ARROWHEAD RANCH COMMERCIAL PRIMARY TRIP ARRIVAL/DEPARTURE DISTRIBUTION

DRAWN BY:	ANL	CHECKED BY:	CAD	APPROVED BY:	JMD	FIGURE NO.:	10
DATE:	MAY 2021	DWG SCALE:	NOT TO SCALE	PROJECT NO:	304-065		



LEGEND

12%	AM Peak Hour Arrival Trip Distribution
(12%)	AM Peak Hour Departure Trip Distribution
[12%]	PM Peak Hour Arrival Trip Distribution
[(12%)]	PM Peak Hour Departure Trip Distribution

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ANTICIPATED ARROWHEAD RANCH COMMERCIAL PASS-BY TRIP ARRIVAL/DEPARTURE DISTRIBUTION

DRAWN BY:	ANL	CHECKED BY:	CAD	APPROVED BY:	JMD	FIGURE NO.:	11
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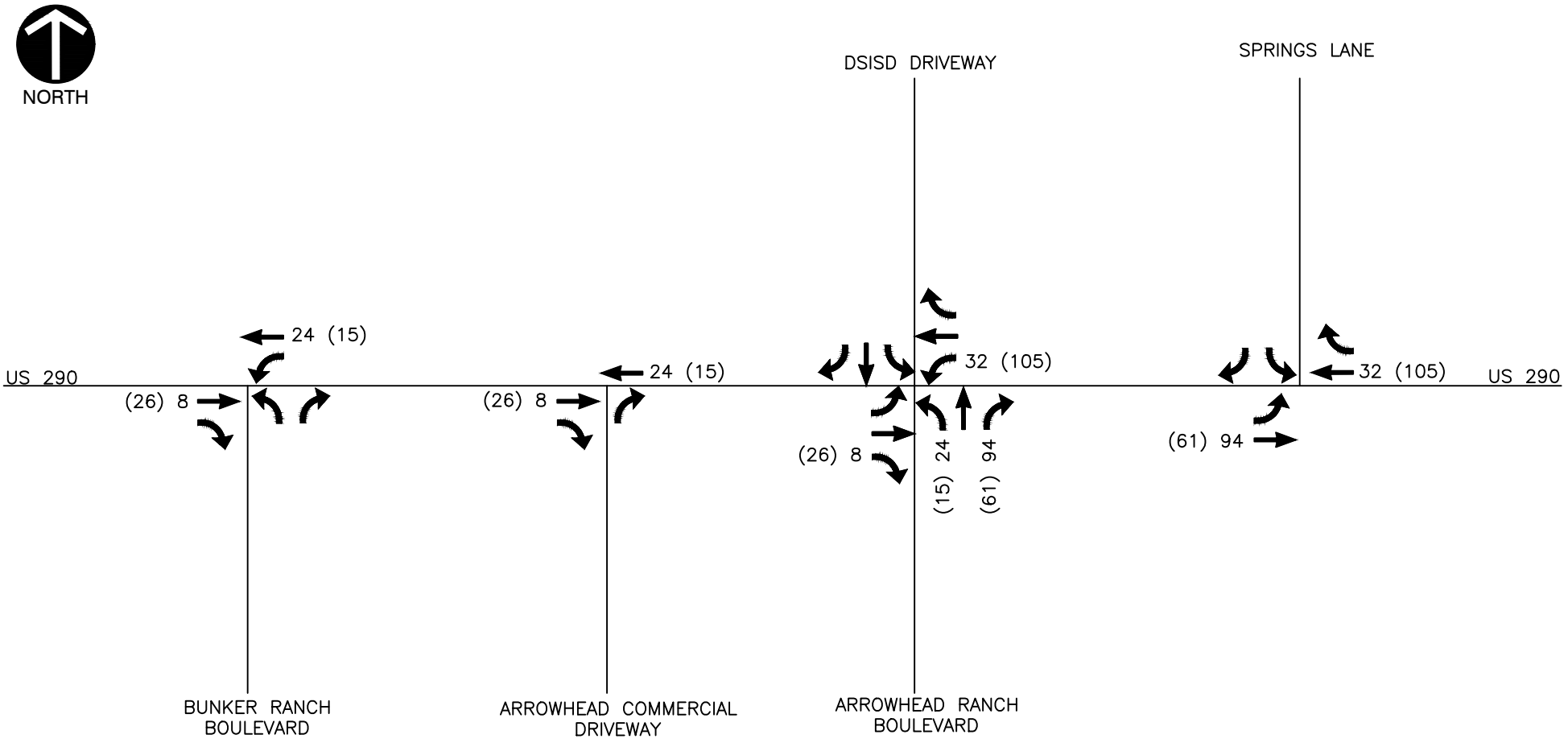

LEGEND

123 A.M. Peak Hour Traffic Volumes

(123) P.M. Peak Hour Traffic Volumes

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ANTICIPATED ARROWHEAD RANCH APPROVED BACKGROUND RESIDENTIAL SITE GENERATED PEAK HOUR TRIPS

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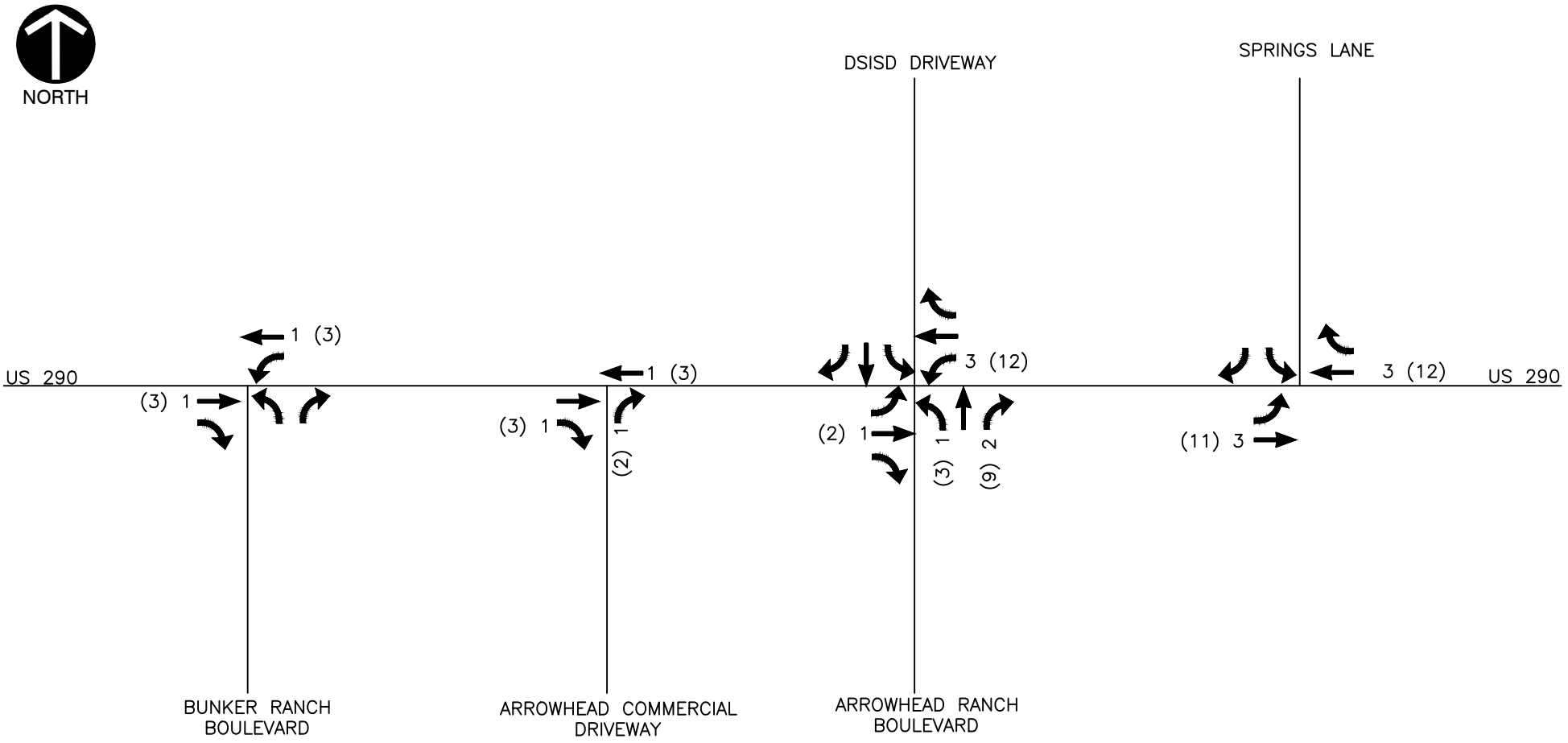
DATE:	MAY 2021	DWG SCALE:	NOT TO SCALE	PROJECT NO:	304-065		



LEGEND

123 A.M. Peak Hour Traffic Volumes

(123) P.M. Peak Hour Traffic Volumes

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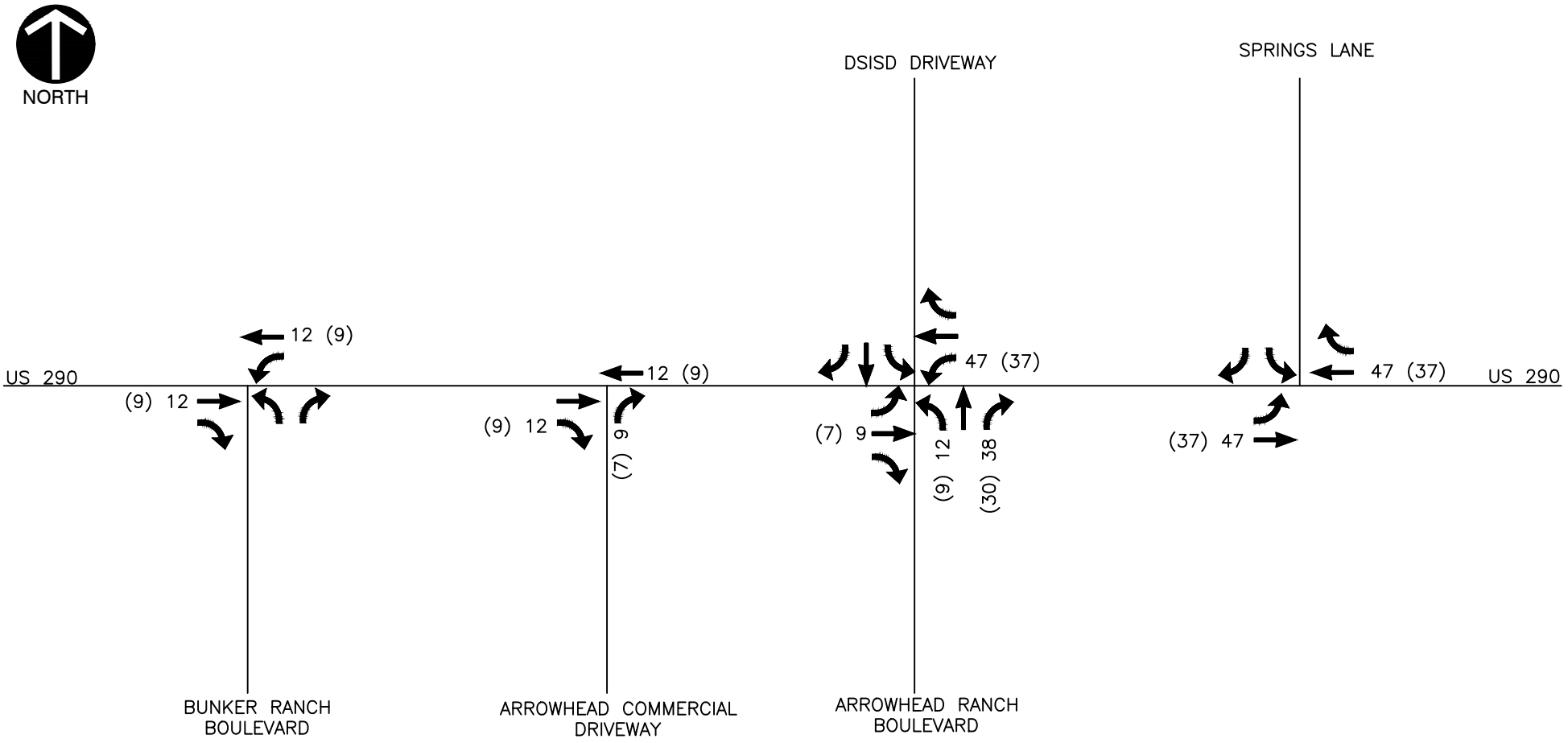
ANTICIPATED ARROWHEAD RANCH PLANNED LIQUOR STORE
PRIMARY SITE GENERATED PEAK HOUR TRIPS

DRAWN BY:	ANL	CHECKED BY:	CAD	APPROVED BY:	JMD	FIGURE NO.:	13
DATE:	MAY 2021	DWG SCALE:	NOT TO SCALE	PROJECT NO:	304-065		



LEGEND

123 A.M. Peak Hour Traffic Volumes

(123) P.M. Peak Hour Traffic Volumes

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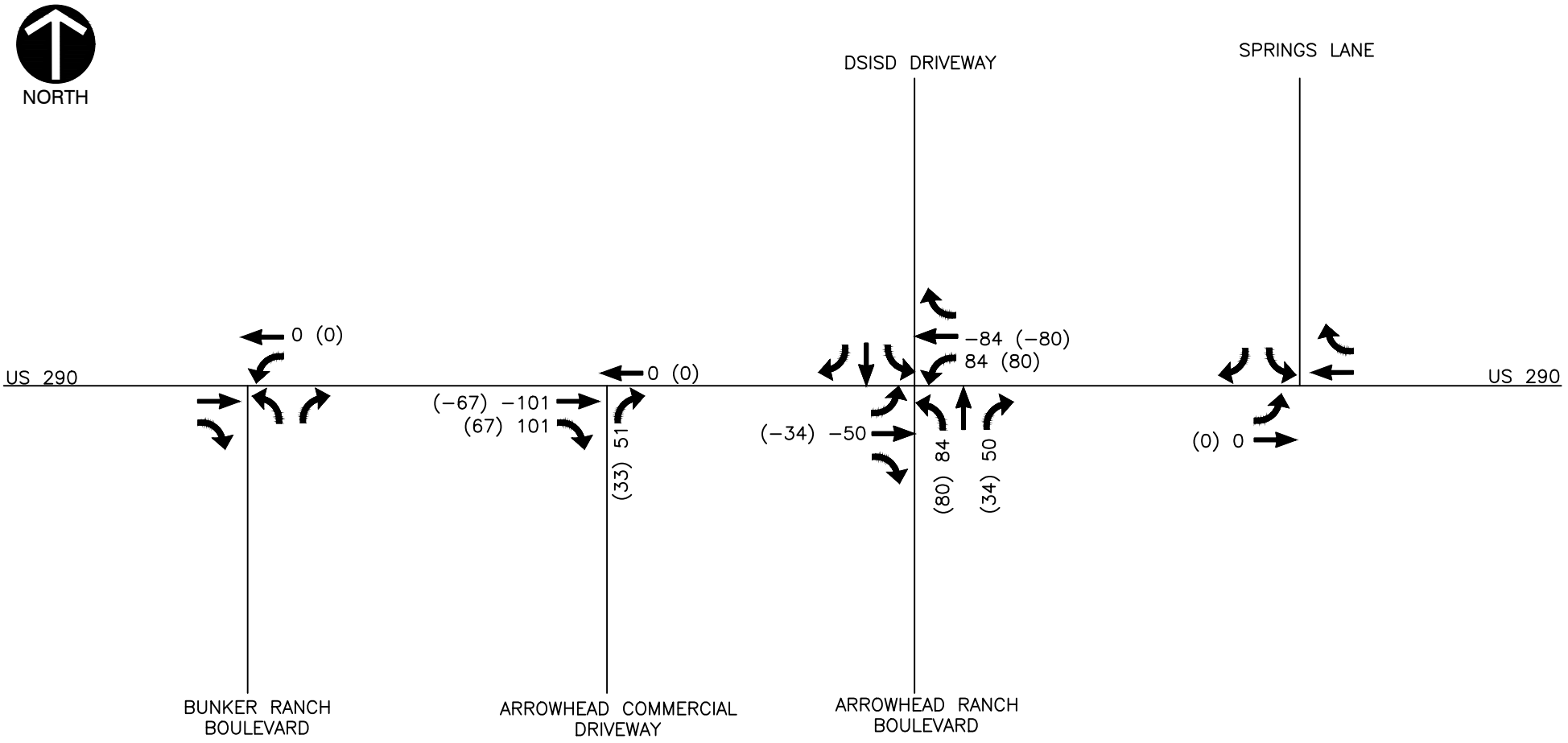
ANTICIPATED ARROWHEAD RANCH PLANNED GAS STATION
PRIMARY SITE GENERATED PEAK HOUR TRIPS

DRAWN BY:	ANL	CHECKED BY:	CAD	APPROVED BY:	JMD	FIGURE NO.:	14
DATE:	MAY 2021	DWG SCALE:	NOT TO SCALE	PROJECT NO:	304-065		



LEGEND

123 A.M. Peak Hour Traffic Volumes

(123) P.M. Peak Hour Traffic Volumes

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ANTICIPATED ARROWHEAD RANCH PLANNED GAS STATION
PASS-BY SITE GENERATED PEAK HOUR TRIPS

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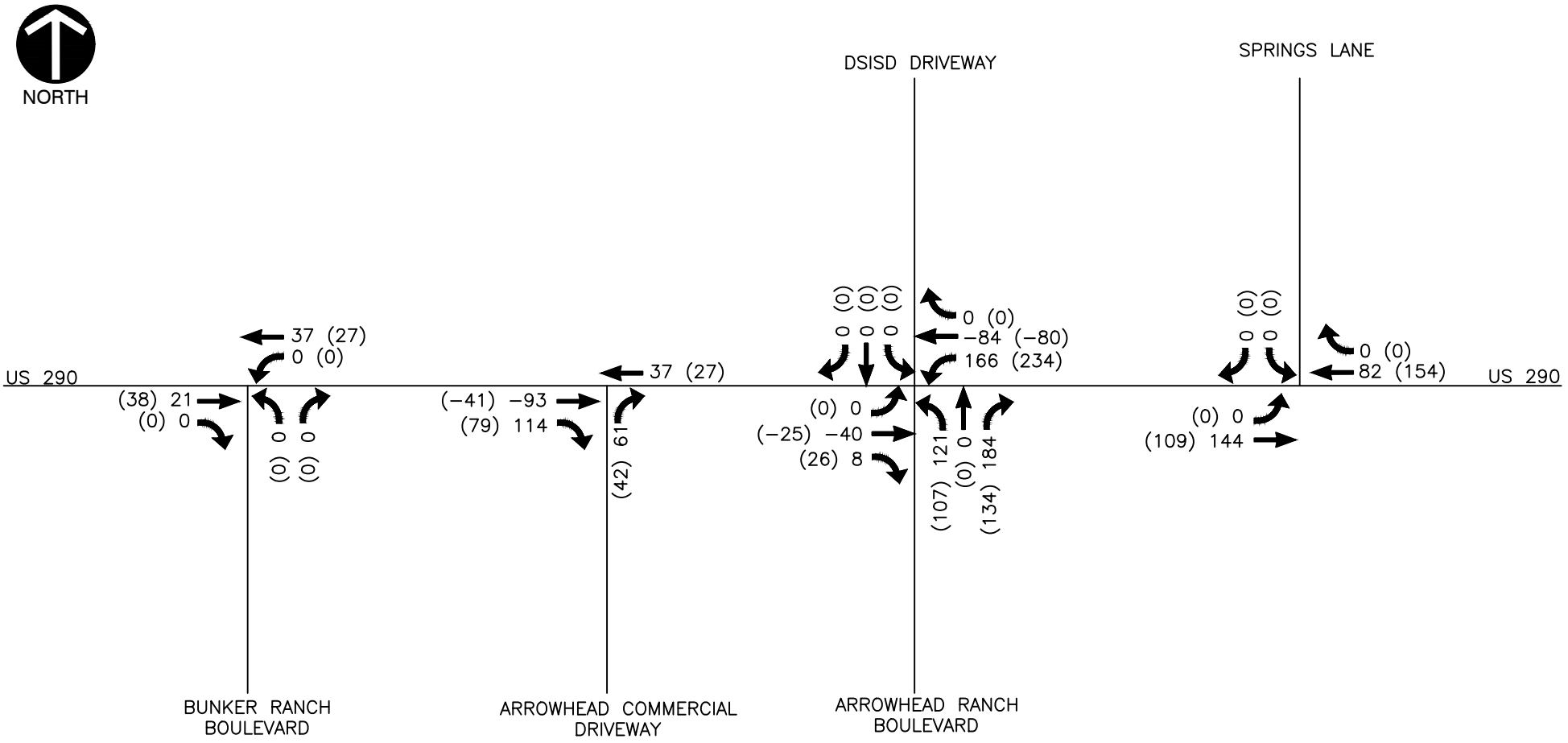

LEGEND

123 A.M. Peak Hour Traffic Volumes

(123) P.M. Peak Hour Traffic Volumes

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BUNKER RANCH SUBDIVISION EXPANSION
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CITY OF DRIPPING SPRINGS
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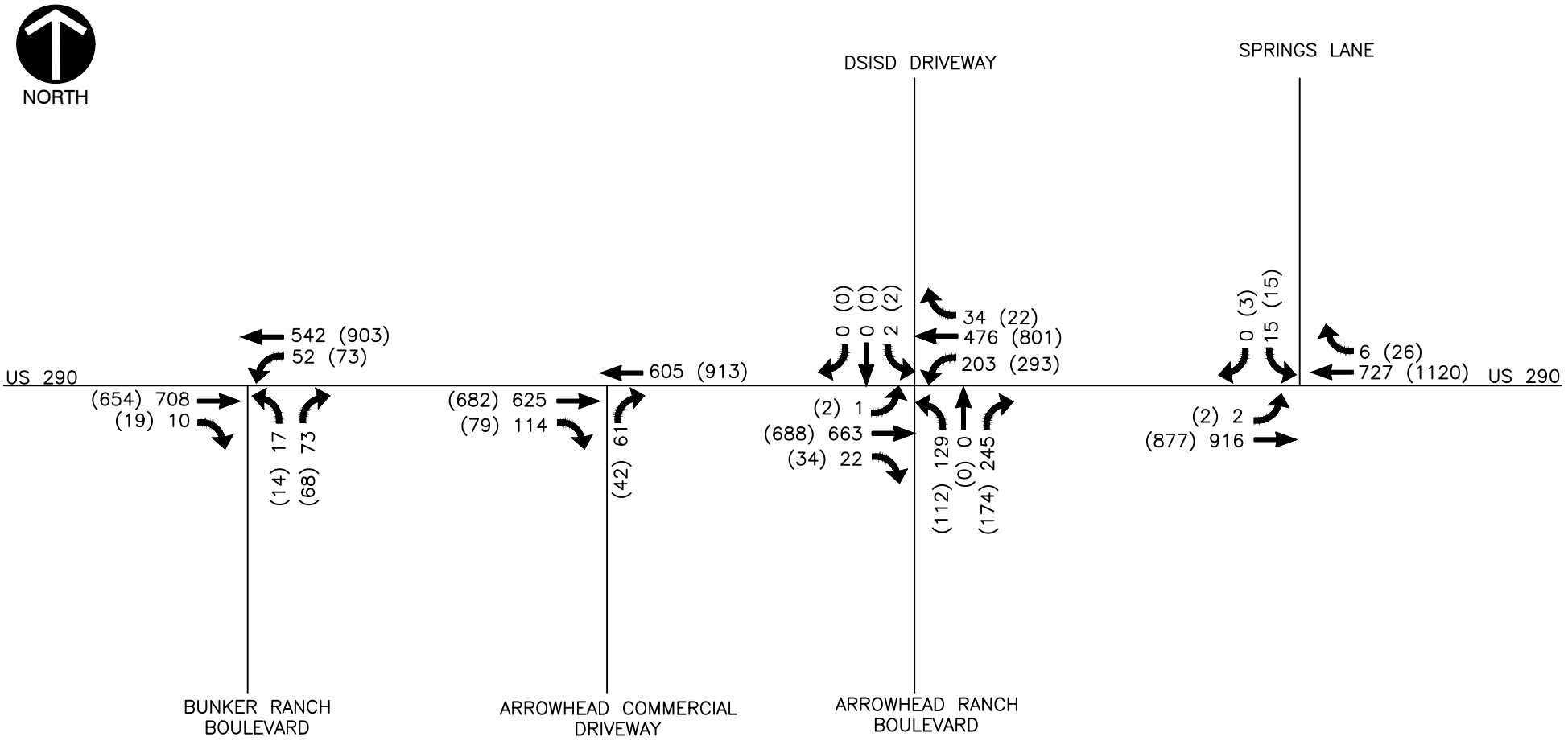
ANTICIPATED ARROWHEAD RANCH TOTAL BACKGROUND SITE GENERATED PEAK HOUR TRIPS

DRAWN BY:	ANL	CHECKED BY:	CAD	APPROVED BY:	JMD	FIGURE NO.:	16
DATE:	MAY 2021	DWG SCALE:	NOT TO SCALE	PROJECT NO:	304-065		



LEGEND

123 A.M. Peak Hour Traffic Volumes

(123) P.M. Peak Hour Traffic Volumes

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BUNKER RANCH SUBDIVISION EXPANSION
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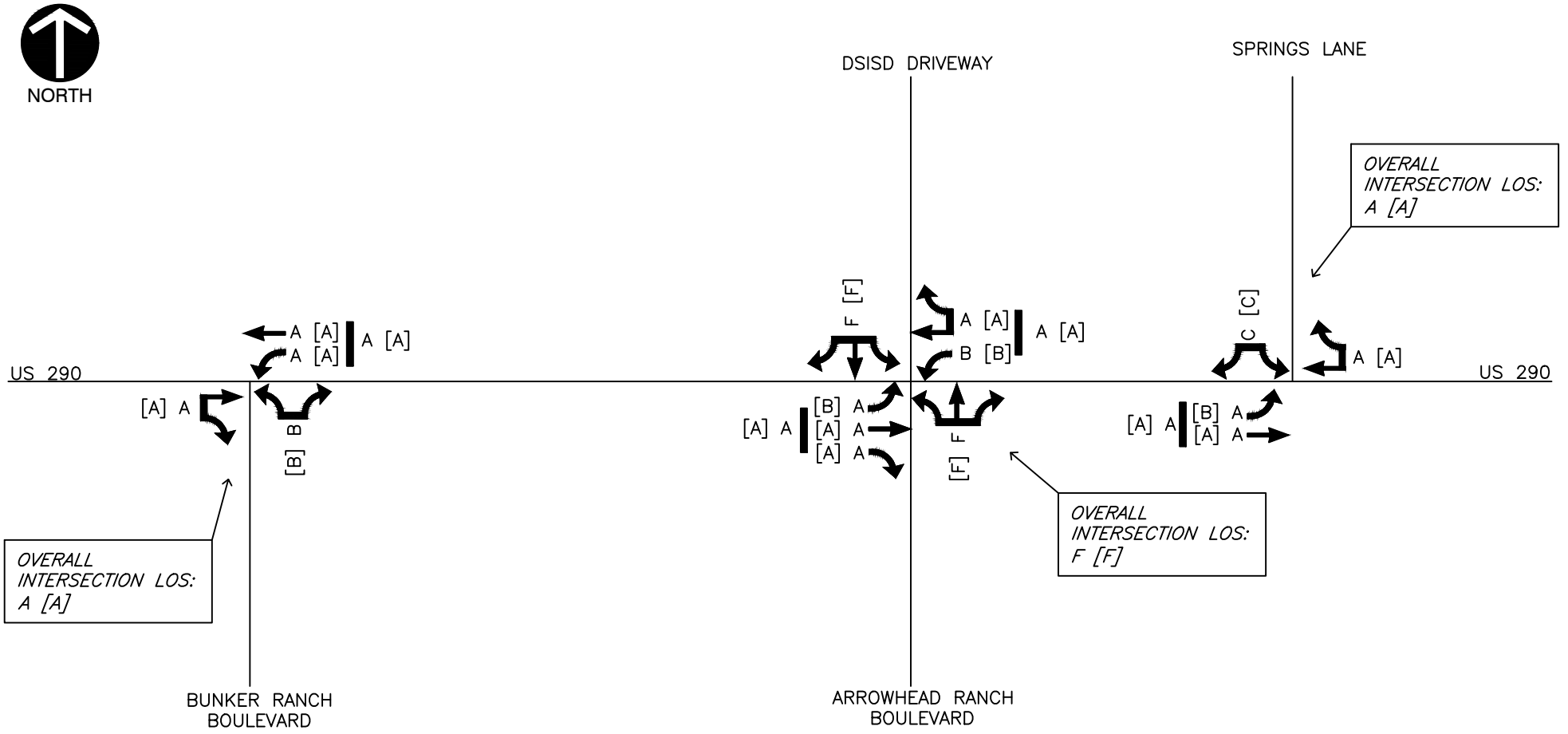
FORECASTED 2025 NO-BUILD (BASE)
PEAK HOUR TRAFFIC VOLUMES

DRAWN BY:	ANL	CHECKED BY:	CAD	APPROVED BY:	JMD	FIGURE NO.:	17
DATE:	MAY 2021	DWG SCALE:	NOT TO SCALE	PROJECT NO:	304-065		



LEGEND

A A.M. Peak Hour Levels of Service

[B] P.M. Peak Hour Levels of Service

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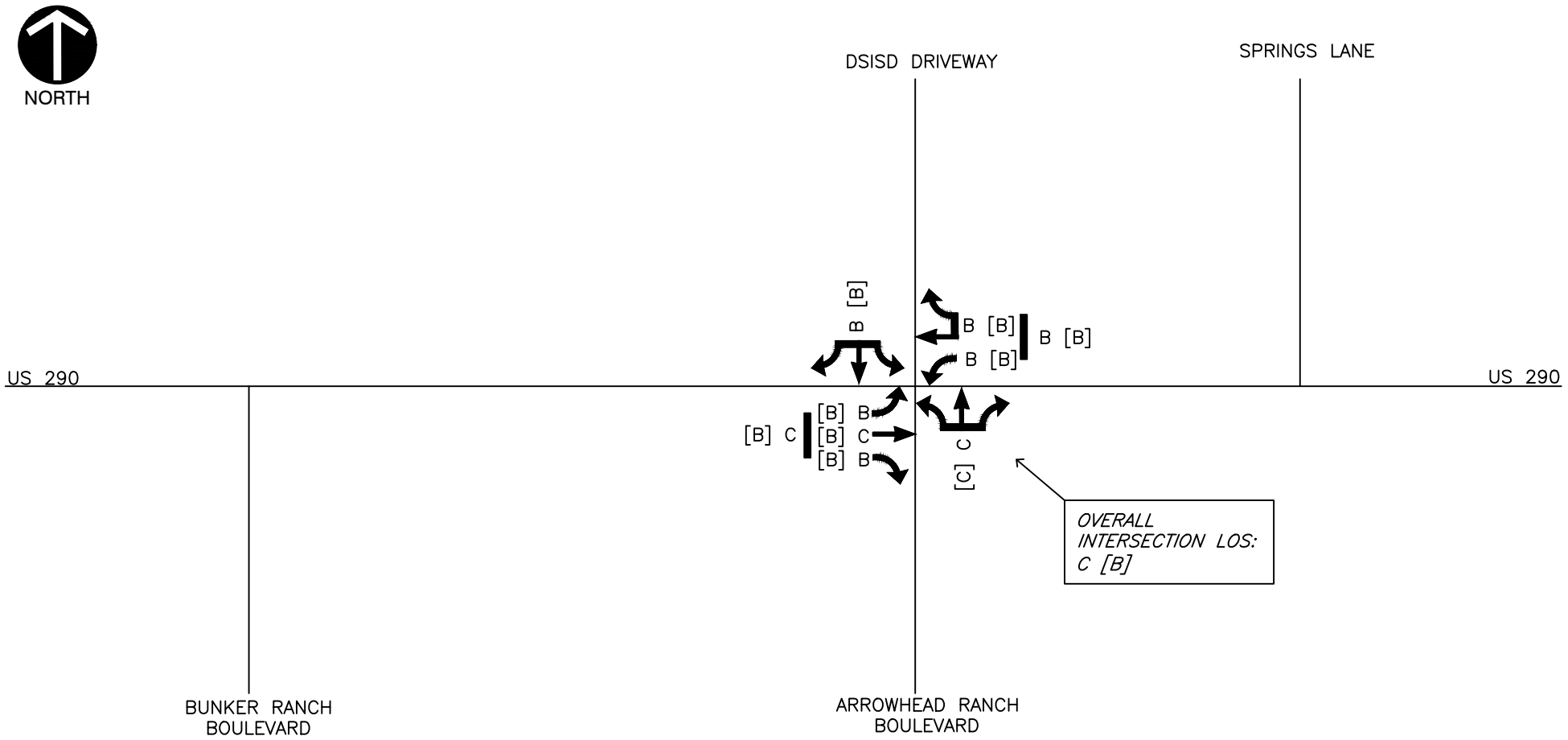
FORECASTED 2025 NO-BUILD(BASE)
LEVELS OF SERVICE

DRAWN BY:	ANL	CHECKED BY:	CAD	APPROVED BY:	JMD	FIGURE NO.:	18
DATE:	MAY 2021	DWG SCALE:	NOT TO SCALE	PROJECT NO:	304-065		



LEGEND

A A.M. Peak Hour Levels of Service

[B] P.M. Peak Hour Levels of Service

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BUNKER RANCH SUBDIVISION EXPANSION
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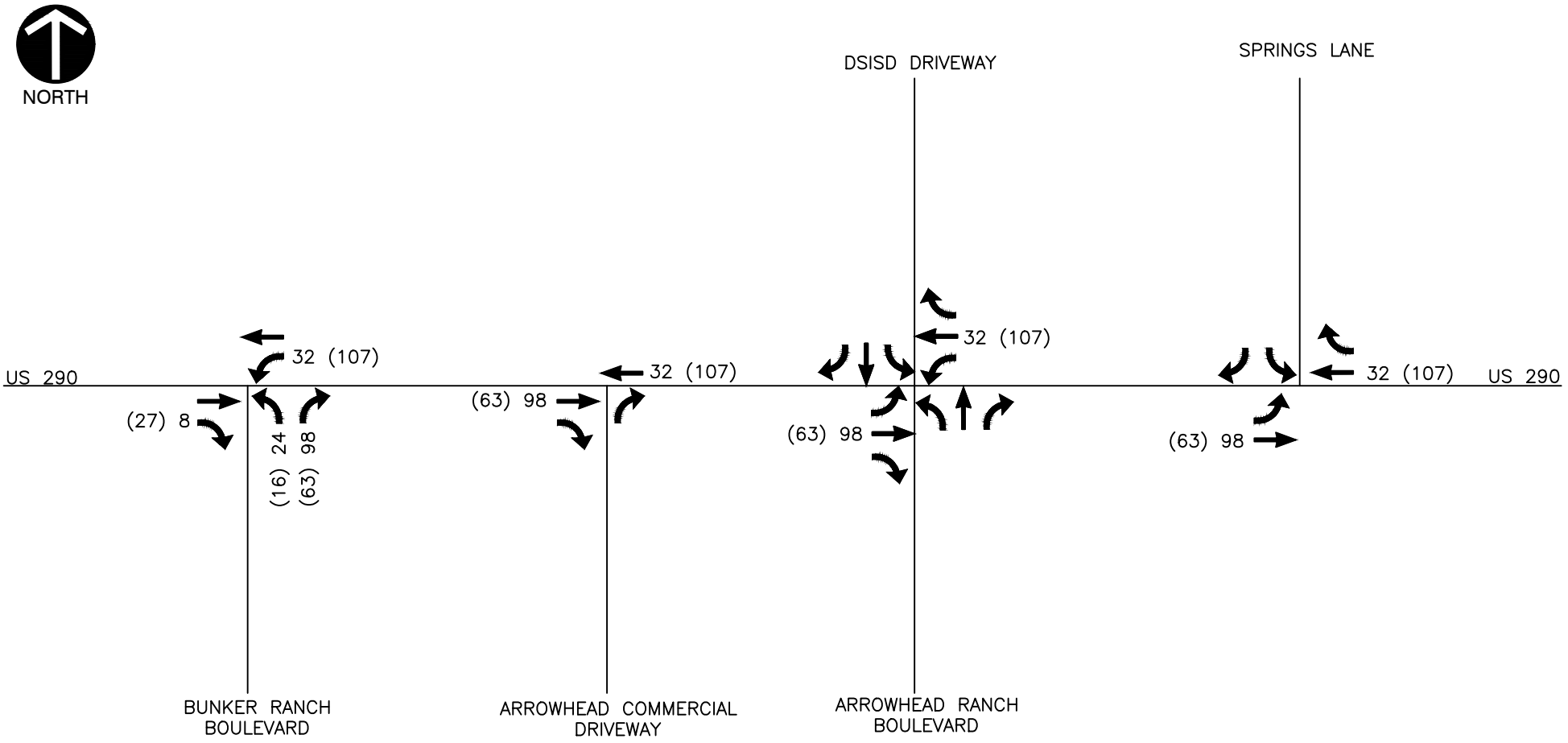
HAYS COUNTY, TEXAS

FORECASTED 2025 NO BUILD(BASE)-MITIGATED LEVELS OF SERVICE

DRAWN BY:	ANL	CHECKED BY:	CAD	APPROVED BY:	JMD	FIGURE NO.:	19
DATE:	MAY 2021	DWG SCALE:	NOT TO SCALE	PROJECT NO:	304-065		



LEGEND

123 A.M. Peak Hour Traffic Volumes

(123) P.M. Peak Hour Traffic Volumes

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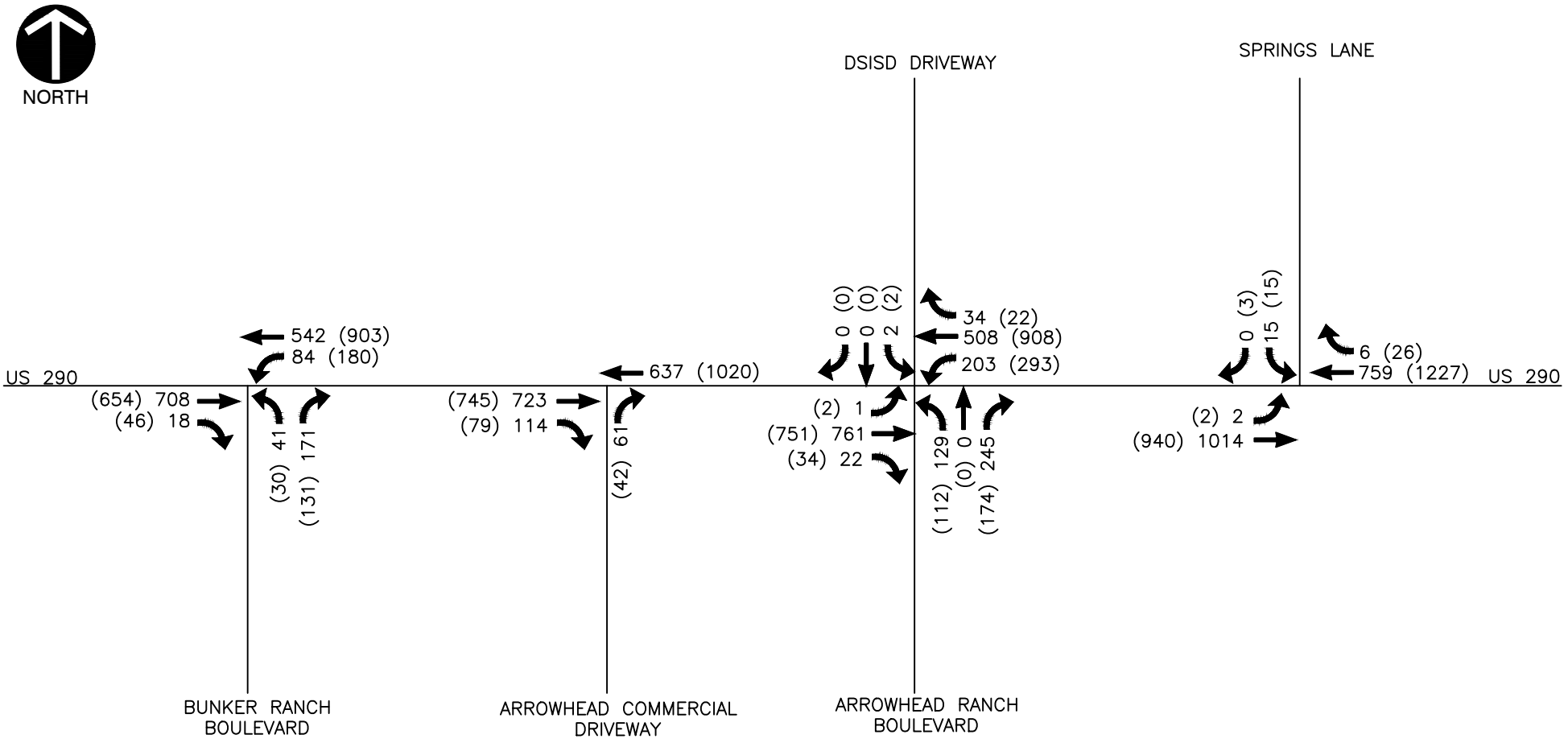
ANTICIPATED PROPOSED BUNKER RANCH PRIMARY SITE GENERATED PEAK HOUR TRIPS

DRAWN BY:	ANL	CHECKED BY:	CAD	APPROVED BY:	JMD	FIGURE NO.:	20
DATE:	MAY 2021	DWG SCALE:	NOT TO SCALE	PROJECT NO:	304-065		



LEGEND

123 A.M. Peak Hour Traffic Volumes

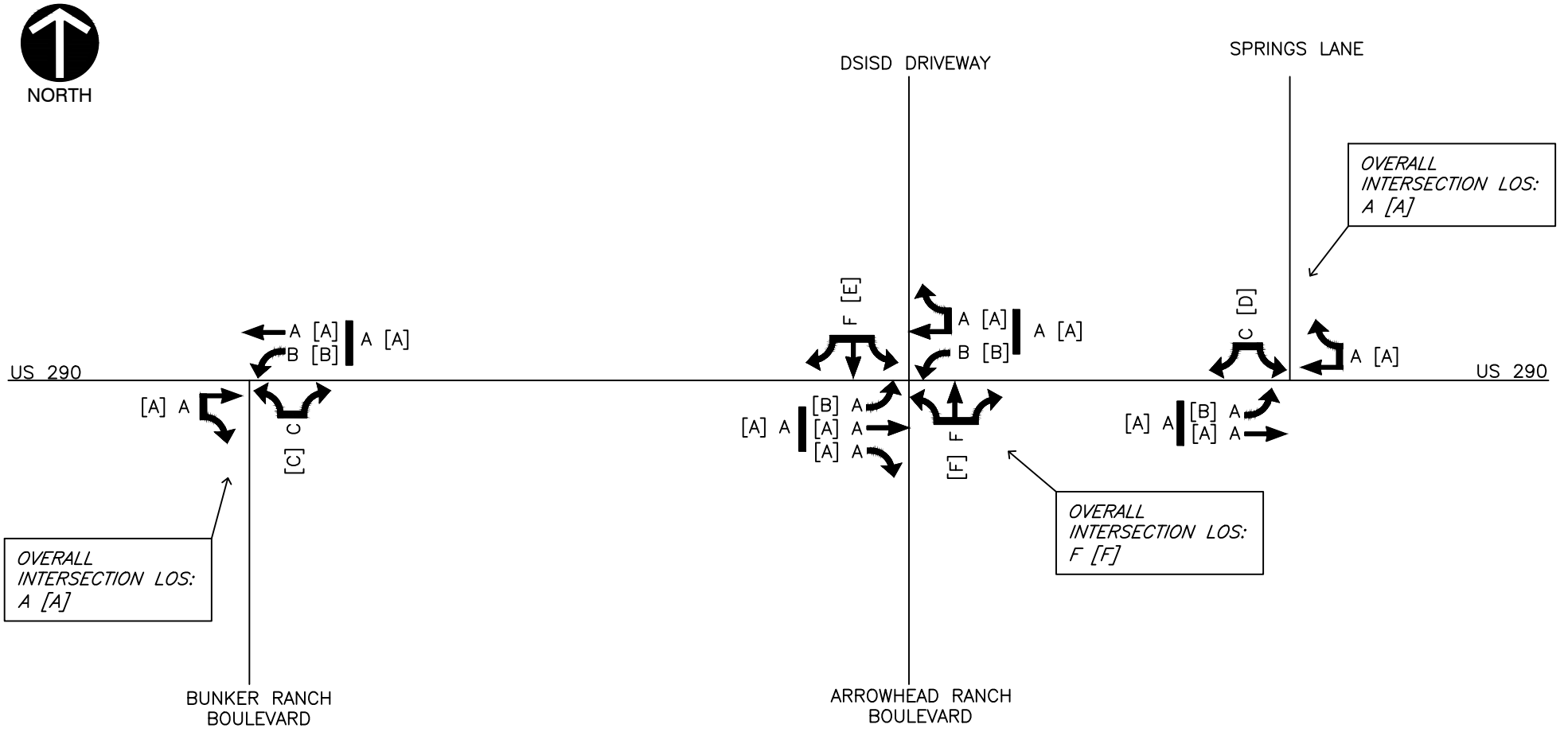
(123) P.M. Peak Hour Traffic Volumes

Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
412-429-2324 · 800-365-2324
www.cecinc.com

BUNKER RANCH SUBDIVISION EXPANSION
TRAFFIC IMPACT ANALYSIS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

FORECASTED 2025 BUILD (WITH DEVELOPMENT)
PEAK HOUR TRAFFIC VOLUMES

DRAWN BY:	ANL	CHECKED BY:	CAD	APPROVED BY:	JMD	FIGURE NO.:	21
DATE:	MAY 2021	DWG SCALE:	NOT TO SCALE	PROJECT NO:	304-065		



LEGEND

A A.M. Peak Hour Levels of Service

[B] P.M. Peak Hour Levels of Service

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BUNKER RANCH SUBDIVISION EXPANSION
TRAFFIC IMPACT ANALYSIS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

FORECASTED 2025 BUILD (WITH DEVELOPMENT) PEAK HOUR LEVELS OF SERVICE

DRAWN BY:	ANL	CHECKED BY:	CAD	APPROVED BY:	JMD	FIGURE NO.:	22
DATE:	MAY 2021	DWG SCALE:	NOT TO SCALE	PROJECT NO:	304-065		

APPENDIX A
TRAFFIC IMPACT ANALYSIS SCOPE OF STUDY

TRAFFIC IMPACT ANALYSIS SCOPE AND STUDY AREA

Project Name:	Bunker Ranch	**Date:**	March 31, 2021
Location:	South of the intersection of US 290 and Bunker Ranch Boulevard		
Owner's Agent:	Civil & Environmental Consultants, Inc.	**Phone:**	512-439-0400

1. Background Information

The following information should be provided:

- Site Map or Site Plan.
- Location/Study area map specifying major roadways within the study area.
- Identify state and county roadways in the study area. Scope should be provided to all agencies impacted by the study.
- Identify adopted plans and public infrastructure improvement projects applicable to this site.

2. Intersection Level of Service

Calculations for AM and PM peak hours must be performed for the intersections listed below, showing existing traffic conditions and projected traffic conditions, identifying site, non-site, and total traffic:

- US 290 and Bunker Ranch Boulevard
- US 290 and Arrowhead Ranch Boulevard
- US 290 and Springs Lane
- All Site Driveways Accessing US 290

AM and PM peak-hour turning movement counts will be collected at the study intersections to determine existing background traffic and should be collected while school is in session. If

historical counts must be obtained due to the COVID-19 pandemic and reduced traffic, a growth rate approved by the city must be applied to reflect existing “2021” conditions. If counts are collected during the COVID-19 reduced traffic conditions, adjustments to the traffic counts should be made, and data to justify the adjustments should be provided with the submittal of the TIA.

The Intersection Capacity Analysis should include the following build-out phases/years:

- Phase 1 – Residential land use buildout year
- Phase 2 – Commercial land use buildout year

Intersection Capacity Analysis for each phase/year shall include:

- Level of Service by movements
- Delay by movements
- V/C by movements
- Queuing analysis with 95% queue length by movements, vs existing storage bay and/or distance from adjacent intersection(s)

3. Roadway Analysis

Document the projected daily volumes on Bunker Ranch Boulevard for each analysis phase/year.

4. Sight Distance Analysis

- When proposed mitigation recommends a new traffic signal be installed, an analysis of the stopping sight distance on approach to stopped queues (back of queue) should be included.
- New intersections or driveways must provide an analysis of the intersection sight distance. The intersection of US 290 and Bunker Ranch Boulevard is considered an existing driveway and does not require a sight distance analysis.

5. Transportation Improvements

The following adopted plans and public infrastructure improvement projects applicable to this site should be considered in the analysis.

- Dripping Springs Traffic Study 2020 (Dripping Springs)
- Dripping Springs Thoroughfare Plan (Dripping Springs)

Consider the following for transportation improvements related to the site:

- Improvements required to mitigate the impact of site traffic for intersections below Level of Service C, based on City of Dripping Springs Code Chapter 28, Exhibit A, Section 11.11.

6. Other Considerations

- Ensure automated traffic data captures demand. Manual observations or a multiple period analysis may be necessary.
- Capture and report data to calibrate model for existing operational analysis (i.e. queue length and approach/movement delay recommended)
- Methodology for capacity and level of service shall be Highway Capacity Manual, latest edition (i.e. Synchro, version 10).
- Discuss and illustrate model calibration (i.e. queue length and approach/movement delay recommended).

7. Study Assumptions

The following assumptions must be included in the analysis:

- Background traffic ——the average annual growth rate shall be calculated using available sources and documented in the report. Identified growth rate for use in analysis which must be approved by the City prior to submittal
- Projects for background traffic calculations:
    - Arrowhead Ranch

  The City will provide available land use information for the proposed development.
- Transit Trips/Walking/Biking Reductions – N/A
- Internal Capture Reductions – N/A
- Pass-By Trip Reductions – Appropriate pass-by trip reductions may be applied to commercial land uses based on the ITE Trip Generation Manual, 10th Edition.
- Trip distribution – To be determined based on existing and historical data. Analysis used to support distribution assumptions should be provided with the submittal of the TIA. Obtain approval by the City prior to submittal.

8. Submittal Requirements

- Submit an electronic version of the draft TIA report for agency review. Once all agency comments are resolved, submit two (2) printed copies of the final report, signed and sealed by a professional engineer licensed in the State of Texas for submittal to City of Dripping Springs. The final report should also be provided in electronic format. Submit an electronic version of the draft and final TIA report TxDOT through DropBox.
- The submittal should include the following: PDF of the TIA, Synchro Network for all conditions analyzed and background DXF or aerial format (Synchro files must be in real world coordinates), excel spreadsheets with, overall trip generation, internal and pass-by trip reduction rates if applicable, site trip distribution and assignment within roadway network and site driveways, A CAD file for the site plan, if available.
- Traffic signal modeling requirements:
    - All intersections must be modeled in one Synchro file (including unsignalized intersections).
    - Synchro signal timing sheets are to be included with the submittal.

  - Present intersection LOS by movements, Delay by movements, v/c by movements, and 95% queue length by movements in a tabular format (preferably in 11”x17”) for different scenarios noted.
- The following Maps should be included in the TIA report:
  - Site Map or Site Plan.
  - Location/Study area map specifying major roadways within the study area.
  - A map showing all bicycle routes, bus transit and bus stops within ½ mile of the site
  - A map showing all background projects and trip generation for each project,
  - A map showing all roadways and driveways analyzed (labeled and dimensioned)
  - An aerial map of all intersections with roadway improvements (dimensioned), including above ground utilities called out.

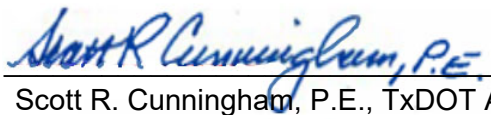
This scope and study are based upon discussions between Civil & Environmental Consultants, Inc., the City of Dripping Springs transportation consultant, and TxDOT. Any change in these assumptions may require a change in scope.

Approved by:

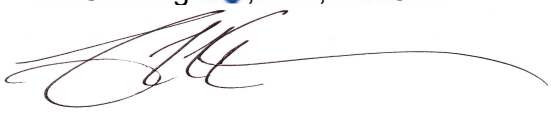
Chad Gilpin, P.E., City Engineer, City of Dripping Springs

Reviewed by:

Leslie D. Pollack, P.E., PTOE, HDR Engineering, Inc.

Approved by: 

Scott R. Cunningham, P.E., TxDOT Austin District

Agree to follow: 

Jeffrey M. DePaolis, P.E., PTOE, Civil & Environmental Consultants, Inc.

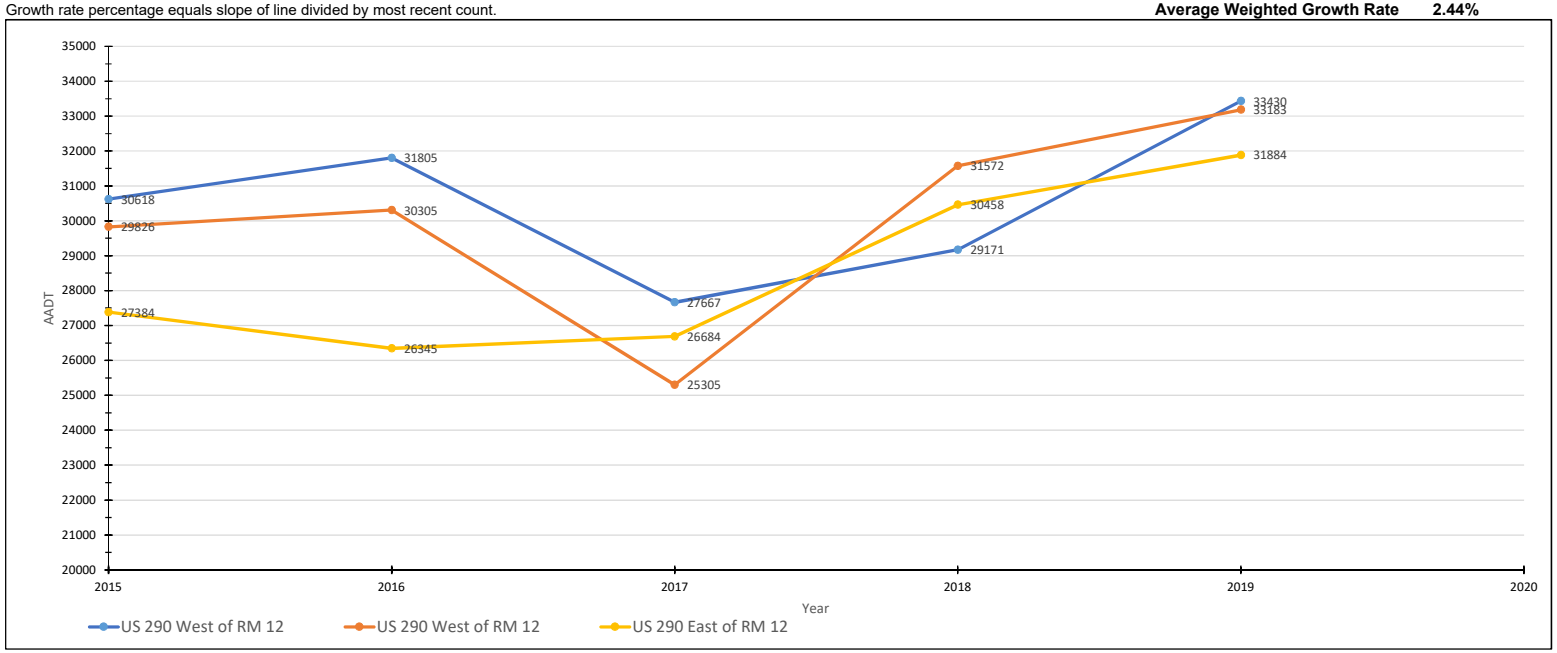
APPENDIX B
BACKGROUND TRAFFIC GROWTH RATE CALCULATIONS

TABLE A1
BACKGROUND TRAFFIC GROWTH RATE CALCULATIONS

Station ID #	Location	AADT Traffic Counts (1)											Statistics						
		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Slope	Y-Intercept	Number of Data Points	R Squared	Growth Rate (2)	Weight	Weighted Growth
109,265	US 290 West of RM 12						30618	31805	27667	29171	33430		299.0000	-572544.8	5	0.045	0.90%	0.34	0.31%
109,273	US 290 West of RM 12						29826	30305	25305	31572	33183		798.1000	-1579729.5	5	0.183	2.40%	0.34	0.81%
109,321	US 290 East of RM 12						27384	26345	26684	30458	31884		1311.3	-2616341.1	5	0.703	4.10%	0.32	1.33%
										Total	98,497							1.00	2.44%

(1) Traffic count data obtained form the TXDOT Traffic Count Database System (TCDS)
(2) Growth rate percentage equals slope of line divided by most recent count.

Average Weighted Growth Rate 2.44%



Droznek, Chris

From: Pollack, Leslie <Leslie.Pollack@hdrinc.com>
Sent: Friday, April 30, 2021 4:06 PM
To: Droznek, Chris
Subject: RE: Bunker Ranch TIA

Hi Chris, I am good with the growth rate as proposed. Thank you!

Leslie D. Pollack, P.E., PTOE
D 512.904.3728 **M** 512.560.1619

hdrinc.com/follow-us

From: Droznek, Chris <cdroznek@cecinc.com>
Sent: Friday, April 30, 2021 7:23 AM
To: Pollack, Leslie <Leslie.Pollack@hdrinc.com>
Subject: RE: Bunker Ranch TIA

CAUTION: [EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Leslie,

Thank you. I'm also attaching a copy of the calculated growth rate for the study area. Since our project is located on US 290, I collected AADT data along US 290. From the TXDOT Traffic Count Database System (TCDS) I was able to locate 3 count locations along US 290 and within Dripping Springs. I utilized the most recent 5 years of AADT data available for the calculations. From this data I calculated a linear growth rate of 2.44% per year using a weighted average of the three locations.

I understand that you want to verify this information prior to submission of the TIA. Please review the attached calculated growth rate and provide me with any comments or suggestions as to what background traffic growth rate you would like to utilize for the study area.

Thank you,

Chris

Chris A. Droznek II, P.E. | *Project Manager*
Civil & Environmental Consultants, Inc.
333 Baldwin Road, Pittsburgh, PA 15205
direct 412.249.3177 **office** 412.429.2324 **mobile** 412.804.8807
www.cecinc.com

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Personal Business Relationships

APPENDIX C
TURNING MOVEMENT COUNT SUMMARIES

GRAM Traffic Counting, Inc.

3751 FM 1105, Bldg. A
Georgetown, TX 78626
512-832-8650

File Name : Site 1 - US 290 & Bunker Ranch Blvd - AM
Site Code : 1_____
Start Date : 4/20/2021
Page No : 1

Groups Printed- Vehicles - Heavy vehicles

	Southbound					US 290 Westbound					Bunker Ranch Blvd Northbound					US 290 Eastbound					
Start Time	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Int. Total
07:00	0	0	0	0	0	4	82	0	0	86	0	0	2	0	2	0	148	0	0	148	236
07:15	0	0	0	0	0	4	100	0	0	104	0	0	4	0	4	0	161	0	0	161	269
07:30	0	0	0	0	0	8	131	0	1	140	0	0	5	0	5	0	178	1	0	179	324
07:45	0	0	0	0	0	11	118	0	0	129	1	0	3	0	4	0	157	0	0	157	290
Total	0	0	0	0	0	27	431	0	1	459	1	0	14	0	15	0	644	1	0	645	1119
08:00	0	0	0	0	0	12	137	0	0	149	0	0	5	0	5	0	137	1	0	138	292
08:15	0	0	0	0	0	5	109	0	0	114	0	0	3	0	3	0	141	0	0	141	258
08:30	0	0	0	0	0	7	108	0	0	115	3	0	1	0	4	0	180	2	0	182	301
08:45	0	0	0	0	0	11	151	0	0	162	0	0	10	1	11	0	168	2	0	170	343
Total	0	0	0	0	0	35	505	0	0	540	3	0	19	1	23	0	626	5	0	631	1194
Grand Total	0	0	0	0	0	62	936	0	1	999	4	0	33	1	38	0	1270	6	0	1276	2313
Apprch %	0	0	0	0		6.2	93.7	0	0.1		10.5	0	86.8	2.6		0	99.5	0.5	0		
Total %	0	0	0	0	0	2.7	40.5	0	0	43.2	0.2	0	1.4	0	1.6	0	54.9	0.3	0	55.2	
Vehicles	0	0	0	0	0	60	825	0	1	886	3	0	32	1	36	0	1168				
% Vehicles	0	0	0	0	0	96.8	88.1	0	100	88.7	75	0	97	100	94.7	0	92	83.3	0	91.9	90.6
Heavy vehicles																					
% Heavy vehicles	0	0	0	0	0	3.2	11.9	0	0	11.3	25	0	3	0	5.3	0	8	16.7	0	8.1	9.4

	Southbound					US 290 Westbound					Bunker Ranch Blvd Northbound					US 290 Eastbound					
Start Time	Left	Thru	Right	U-TURN	App. Total		Thru	Right	U-TURN	App. Total		Thru	Right	U-TURN	App. Total		Thru	Right	U-TURN	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00																					
08:00	0	0	0	0	0	**12**	137	0	0	149	0	0	5	0	5	0	137	1	0	138	292
08:15	0	0	0	0	0	5	109	0	0	114	0	0	3	0	3	0	141	0	0	141	258
08:30	0	0	0	0	0	7	108	0	0	115	**3**	0	1	0	4	0	**180**	**2**	0	**182**	301
08:45	0	0	0	0	0	11	**151**	0	0	**162**	0	0	**10**	**1**	**11**	0	168	2	0	170	**343**
Total Volume	0	0	0	0	0	35	505	0	0	540	3	0	19	1	23	0	626	5	0	631	1194
% App. Total	0	0	0	0		6.5	93.5	0	0		13	0	82.6	4.3		0	99.2	0.8	0		
PHF	.000	.000	.000	.000	.000	.729	.836	.000	.000	.833	.250	.000	.475	.250	.523	.000	.869	.625	.000	.867	.870
Vehicles	0	0	0	0	0	34	433	0	0	467	3	0	18	1	22	0	569	4	0	573	1062
% Vehicles						97.1	85.7	0	0	86.5	100	0	94.7	100	95.7	0	90.9	80.0	0	90.8	88.9
Heavy vehicles																					
% Heavy vehicles	0	0	0	0	0	2.9	14.3	0	0	13.5	0	0	5.3	0	4.3	0	9.1	20.0	0	9.2	11.1

GRAM Traffic Counting, Inc.

3751 FM 1105, Bldg. A
Georgetown, TX 78626
512-832-8650

File Name : Site 1 - US 290 & Bunker Ranch Blvd - PM
Site Code : 1_____
Start Date : 4/20/2021
Page No : 1

Groups Printed- Vehicles - Heavy vehicles

	Southbound					US 290 Westbound					Bunker Ranch Blvd Northbound					US 290 Eastbound					
Start Time	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Int. Total
16:00	0	0	0	0	0	6	151	0	0	157	2	0	10	0	12	0	172	1	0	173	342
16:15	0	0	0	0	0	8	188	0	0	196	0	0	10	0	10	0	155	0	0	155	361
16:30	0	0	0	0	0	5	295	0	0	300	0	0	7	0	7	0	141	1	0	142	449
16:45	0	0	0	0	0	5	196	0	0	201	2	0	5	0	7	0	156	1	0	157	365
Total	0	0	0	0	0	24	830	0	0	854	4	0	32	0	36	0	624	3	0	627	1517
17:00	0	0	0	0	0	2	186	0	0	188	2	0	10	0	12	0	157	1	0	158	358
17:15	0	0	0	0	0	0	199	0	0	199	1	0	10	0	11	0	162	0	0	162	372
17:30	0	0	0	0	0	6	178	0	0	184	2	0	8	0	10	0	162	1	0	163	357
17:45	0	0	0	0	0	2	164	0	0	166	0	0	10	0	10	0	142	1	0	143	319
Total	0	0	0	0	0	10	727	0	0	737	5	0	38	0	43	0	623	3	0	626	1406
Grand Total	0	0	0	0	0	34	1557	0	0	1591	9	0	70	0	79	0	1247	6	0	1253	2923
Apprch %	0	0	0	0		2.1	97.9	0	0		11.4	0	88.6	0		0	99.5	0.5	0		
Total %	0	0	0	0	0	1.2	53.3	0	0	54.4	0.3	0	2.4	0	2.7	0	42.7	0.2	0	42.9	
Vehicles	0	0	0	0	0	32	1508										1186				
% Vehicles	0	0	0	0	0	94.1	96.9	0	0	96.8	100	0	95.7	0	96.2	0	95.1	100	0	95.1	96.1
Heavy vehicles																					
% Heavy vehicles	0	0	0	0	0	5.9	3.1	0	0	3.2	0	0	4.3	0	3.8	0	4.9	0	0	4.9	3.9

	Southbound					US 290 Westbound					Bunker Ranch Blvd Northbound					US 290 Eastbound					
Start Time	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	0	0	0	0	**5**	**295**	0	0	**300**	0	0	7	0	7	0	141	**1**	0	142	**449**
16:45	0	0	0	0	0	5	196	0	0	201	**2**	0	5	0	7	0	156	1	0	157	365
17:00	0	0	0	0	0	2	186	0	0	188	2	0	**10**	0	**12**	0	157	1	0	158	358
17:15	0	0	0	0	0	0	199	0	0	199	1	0	10	0	11	0	**162**	0	0	**162**	372
Total Volume	0	0	0	0	0	12	876	0	0	888	5	0	32	0	37	0	616	3	0	619	1544
% App. Total	0	0	0	0		1.4	98.6	0	0		13.5	0	86.5	0		0	99.5	0.5	0		
PHF	.000	.000	.000	.000	.000	.600	.742	.000	.000	.740	.625	.000	.800	.000	.771	.000	.951	.750	.000	.955	.860
Vehicles	0	0	0	0	0	12	860	0	0	872	5	0	31	0	36	0	583	3	0	586	1494
% Vehicles							98.2	0	0	98.2	100	0	96.9	0	97.3	0	94.6	100	0	94.7	96.8
Heavy vehicles																					
% Heavy vehicles	0	0	0	0	0	0	1.8	0	0	1.8	0	0	3.1	0	2.7	0	5.4	0	0	5.3	3.2

GRAM Traffic Counting, Inc.

3751 FM 1105, Bldg. A
Georgetown, TX 78626
512-832-8650

File Name : Site 2 - US 290 & Arrowhead Ranch Blvd - AM
Site Code : 2_____
Start Date : 4/20/2021
Page No : 1

Groups Printed- Vehicles - Heavy Vehicles

	Bus Barn Driveway Southbound					US 290 Westbound					Arrowhead Ranch Blvd Northbound					US 290 Eastbound					
Start Time	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Int. Total
07:00	0	0	0	0	0	4	97	0	0	101	1	0	22	0	23	0	156	0	0	156	280
07:15	3	0	0	0	3	9	106	0	0	115	1	0	20	0	21	0	160	2	0	162	301
07:30	1	0	1	0	2	12	138	3	1	154	2	0	21	0	23	0	176	0	0	176	355
07:45	1	0	0	0	1	11	143	4	0	158	2	0	10	0	12	0	168	0	0	168	339
Total	5	0	1	0	6	36	484	7	1	528	6	0	73	0	79	0	660	2	0	662	1275
08:00	0	0	0	0	0	6	144	0	0	150	2	0	15	0	17	0	142	2	0	144	311
08:15	1	0	0	0	1	11	119	2	0	132	3	0	16	0	19	0	155	3	0	158	310
08:30	0	0	0	0	0	8	126	6	0	140	2	0	13	0	15	1	173	4	0	178	333
08:45	1	0	0	0	1	12	154	26	0	192	1	0	17	0	18	0	179	5	0	184	395
Total	2	0	0	0	2	37	543	34	0	614	8	0	61	0	69	1	649	14	0	664	1349
Grand Total	7	0	1	0	8	73	1027	41	1	1142	14	0	134	0	148	1	1309	16	0	1326	2624
Apprch %	87.5	0	12.5	0		6.4	89.9	3.6	0.1		9.5	0	90.5	0		0.1	98.7	1.2	0		
Total %	0.3	0	0	0	0.3	2.8	39.1	1.6	0	43.5	0.5	0	5.1	0	5.6	0	49.9	0.6	0	50.5	
Vehicles	4	0	0	0	4	69	919	7	1	996	7	0	130	0	137	1	1223				
% Vehicles	57.1	0	0	0	50	94.5	89.5	17.1	100	87.2	50	0	97	0	92.6	100	93.4	12.5	0	92.5	90.1
Heavy Vehicles																					
% Heavy Vehicles	42.9	0	100	0	50	5.5	10.5	82.9	0	12.8	50	0	3	0	7.4	0	6.6	87.5	0	7.5	9.9

	Bus Barn Driveway Southbound					US 290 Westbound					Arrowhead Ranch Blvd Northbound					US 290 Eastbound					
Start Time	Left	Thru	Right	U-TURN	App. Total		Thru	Right	U-TURN	App. Total		Thru	Right	U-TURN	App. Total		Thru	Right	U-TURN	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00																					
08:00	0	0	0	0	0	6	144	0	0	150	2	0	15	0	17	0	142	2	0	144	311
08:15	**1**	0	0	0	**1**	11	119	2	0	132	**3**	0	16	0	**19**	0	155	3	0	158	310
08:30	0	0	0	0	0	8	126	6	0	140	2	0	13	0	15	**1**	173	4	0	178	333
08:45	1	0	0	0	1	**12**	**154**	**26**	0	**192**	1	0	**17**	0	18	0	**179**	**5**	0	**184**	**395**
Total Volume	2	0	0	0	2	37	543	34	0	614	8	0	61	0	69	1	649	14	0	664	1349
% App. Total	100	0	0	0		6	88.4	5.5	0		11.6	0	88.4	0		0.2	97.7	2.1	0		
PHF	.500	.000	.000	.000	.500	.771	.881	.327	.000	.799	.667	.000	.897	.000	.908	.250	.906	.700	.000	.902	.854
Vehicles	2	0	0	0	2	36	476	3	0	515	1	0	59	0	60	1	601	2	0	604	1181
% Vehicles						97.3	87.7	8.8	0	83.9	12.5	0	96.7	0	87.0	100	92.6	14.3	0	91.0	87.5
Heavy Vehicles																					
% Heavy Vehicles	0	0	0	0	0	2.7	12.3	91.2	0	16.1	87.5	0	3.3	0	13.0	0	7.4	85.7	0	9.0	12.5

GRAM Traffic Counting, Inc.

3751 FM 1105, Bldg. A
Georgetown, TX 78626
512-832-8650

File Name : Site 2 - US 290 & Arrowhead Ranch Blvd - PM
Site Code : 2_____
Start Date : 4/20/2021
Page No : 1

Groups Printed- Vehicles - Heavy Vehicles

	Bus Barn Driveway Southbound					US 290 Westbound					Arrowhead Ranch Blvd Northbound					US 290 Eastbound					
Start Time	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Int. Total
16:00	2	0	0	0	2	7	161	0	0	168	2	0	8	0	10	0	183	2	0	185	365
16:15	1	0	0	0	1	14	205	2	0	221	0	0	16	0	16	0	161	1	0	162	400
16:30	0	0	0	0	0	18	236	2	0	256	0	0	11	0	11	1	152	2	0	155	422
16:45	1	0	0	0	1	13	189	1	0	203	0	0	12	0	12	0	166	4	0	170	386
Total	4	0	0	0	4	52	791	5	0	848	2	0	47	0	49	1	662	9	0	672	1573
17:00	0	0	0	0	0	9	198	5	0	212	3	0	11	0	14	1	182	0	0	183	409
17:15	1	0	0	0	1	19	197	14	0	230	2	0	6	0	8	0	177	2	0	179	418
17:30	3	0	2	0	5	15	175	10	0	200	0	0	8	0	8	2	182	0	0	184	397
17:45	6	0	0	0	6	12	157	6	0	175	0	0	11	0	11	0	158	4	0	162	354
Total	10	0	2	0	12	55	727	35	0	817	5	0	36	0	41	3	699	6	0	708	1578
Grand Total	14	0	2	0	16	107	1518	40	0	1665	7	0	83	0	90	4	1361	15	0	1380	3151
Apprch %	87.5	0	12.5	0		6.4	91.2	2.4	0		7.8	0	92.2	0		0.3	98.6	1.1	0		
Total %	0.4	0	0.1	0	0.5	3.4	48.2	1.3	0	52.8	0.2	0	2.6	0	2.9	0.1	43.2	0.5	0	43.8	
Vehicles	13	0	2	0	15	105	1464										1302				
% Vehicles	92.9	0	100	0	93.8	98.1	96.4	7.5	0	94.4	85.7	0	97.6	0	96.7	75	95.7	93.3	0	95.6	95
Heavy Vehicles																					
% Heavy Vehicles	7.1	0	0	0	6.2	1.9	3.6	92.5	0	5.6	14.3	0	2.4	0	3.3	25	4.3	6.7	0	4.4	5

	Bus Barn Driveway Southbound					US 290 Westbound					Arrowhead Ranch Blvd Northbound					US 290 Eastbound					
Start Time	Left	Thru	Right	U-TURN	App. Total		Thru	Right	U-TURN	App. Total		Thru	Right	U-TURN	App. Total		Thru	Right	U-TURN	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	0	0	0	0	18	**236**	2	0	**256**	0	0	11	0	11	**1**	152	2	0	155	**422**
16:45	**1**	0	0	0	**1**	13	189	1	0	203	0	0	**12**	0	12	0	166	**4**	0	170	386
17:00	0	0	0	0	0	9	198	5	0	212	**3**	0	11	0	**14**	1	**182**	0	0	**183**	409
17:15	1	0	0	0	1	**19**	197	**14**	0	230	2	0	6	0	8	0	177	2	0	179	418
Total Volume	2	0	0	0	2	59	820	22	0	901	5	0	40	0	45	2	677	8	0	687	1635
% App. Total	100	0	0	0		6.5	91	2.4	0		11.1	0	88.9	0		0.3	98.5	1.2	0		
PHF	.500	.000	.000	.000	.500	.776	.869	.393	.000	.880	.417	.000	.833	.000	.804	.500	.930	.500	.000	.939	.969
Vehicles	2	0	0	0	2	58	796	1	0	855	5	0	38	0	43	1	647	7	0	655	1555
% Vehicles						98.3	97.1	4.5	0	94.9	100	0	95.0	0	95.6	50.0	95.6	87.5	0	95.3	95.1
Heavy Vehicles																					
% Heavy Vehicles	0	0	0	0	0	1.7	2.9	95.5	0	5.1	0	0	5.0	0	4.4	50.0	4.4	12.5	0	4.7	4.9

GRAM Traffic Counting, Inc.

3751 FM 1105, Bldg. A
Georgetown, TX 78626
512-832-8650

File Name : Site 3 - US 290 & Springs Ln - AM
Site Code : 3_____
Start Date : 4/20/2021
Page No : 1

Groups Printed- Vehicles - Heavy Vehicles

	Springs Ln Southbound					US 290 Westbound					Northbound					US 290 Eastbound					
Start Time	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Int. Total
07:00	9	0	1	0	10	0	97	2	0	99	0	0	0	0	0	1	181	0	0	182	291
07:15	7	0	2	0	9	0	122	2	0	124	0	0	0	0	0	1	191	0	0	192	325
07:30	6	0	1	0	7	0	146	6	0	152	0	0	0	0	0	0	208	0	0	208	367
07:45	9	0	1	0	10	0	158	4	0	162	0	0	0	0	0	0	177	0	0	177	349
Total	31	0	5	0	36	0	523	14	0	537	0	0	0	0	0	2	757	0	0	759	1332
08:00	5	0	0	0	5	0	158	1	0	159	0	0	0	0	0	0	159	0	0	159	323
08:15	5	0	0	0	5	0	135	0	0	135	0	0	0	0	0	1	173	0	0	174	314
08:30	2	0	0	0	2	0	138	3	0	141	0	0	0	0	0	0	187	0	1	188	331
08:45	3	0	0	0	3	0	197	2	0	199	0	0	0	0	0	1	199	0	0	200	402
Total	15	0	0	0	15	0	628	6	0	634	0	0	0	0	0	2	718	0	1	721	1370
Grand Total	46	0	5	0	51	0	1151	20	0	1171	0	0	0	0	0	4	1475	0	1	1480	2702
Apprch %	90.2	0	9.8	0		0	98.3	1.7	0		0	0	0	0		0.3	99.7	0	0.1		
Total %	1.7	0	0.2	0	1.9	0	42.6	0.7	0	43.3	0	0	0	0	0	0.1	54.6	0	0	54.8	
Vehicles	44	0	4	0	48	0	1004										1372				
% Vehicles	95.7	0	80	0	94.1	0	87.2	90	0	87.3	0	0	0	0	0	75	93	0	100	93	90.5
Heavy Vehicles																					
% Heavy Vehicles	4.3	0	20	0	5.9	0	12.8	10	0	12.7	0	0	0	0	0	25	7	0	0	7	9.5

	Springs Ln Southbound					US 290 Westbound					Northbound					US 290 Eastbound					
Start Time	Left	Thru	Right	U-TURN	App. Total		Thru	Right	U-TURN	App. Total		Thru	Right	U-TURN	App. Total		Thru	Right	U-TURN	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00																					
08:00	**5**	0	0	0	**5**	0	158	1	0	159	0	0	0	0	0	0	159	0	0	159	323
08:15	5	0	0	0	5	0	135	0	0	135	0	0	0	0	0	**1**	173	0	0	174	314
08:30	2	0	0	0	2	0	138	**3**	0	141	0	0	0	0	0	0	187	0	**1**	188	331
08:45	3	0	0	0	3	0	**197**	2	0	**199**	0	0	0	0	0	1	**199**	0	0	**200**	**402**
Total Volume	15	0	0	0	15	0	628	6	0	634	0	0	0	0	0	2	718	0	1	721	1370
% App. Total	100	0	0	0		0	99.1	0.9	0		0	0	0	0		0.3	99.6	0	0.1		
PHF	.750	.000	.000	.000	.750	.000	.797	.500	.000	.796	.000	.000	.000	.000	.000	.500	.902	.000	.250	.901	.852
Vehicles	15	0	0	0	15	0	525	6	0	531	0	0	0	0	0	2	667	0	1	670	1216
% Vehicles							83.6	100	0	83.8	0	0	0	0	0	100	92.9	0	100	92.9	88.8
Heavy Vehicles																					
% Heavy Vehicles	0	0	0	0	0	0	16.4	0	0	16.2	0	0	0	0	0	0	7.1	0	0	7.1	11.2

GRAM Traffic Counting, Inc.

3751 FM 1105, Bldg. A
Georgetown, TX 78626
512-832-8650

File Name : Site 3 - US 290 & Springs Ln - PM
Site Code : 3_____
Start Date : 4/20/2021
Page No : 1

Groups Printed- Vehicles - Heavy Vehicles

	Springs Ln Southbound					US 290 Westbound					Northbound					US 290 Eastbound					
Start Time	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Int. Total
16:00	3	0	0	0	3	0	185	4	0	189	0	0	0	0	0	0	203	0	0	203	395
16:15	4	0	1	0	5	0	226	6	0	232	0	0	0	0	0	0	182	0	0	182	419
16:30	4	0	0	0	4	0	260	6	0	266	0	0	0	0	0	1	162	0	0	163	433
16:45	2	0	2	0	4	0	192	7	0	199	0	0	0	0	0	1	187	0	0	188	391
Total	13	0	3	0	16	0	863	23	0	886	0	0	0	0	0	2	734	0	0	736	1638
17:00	7	0	1	0	8	0	211	6	0	217	0	0	0	0	0	0	190	0	0	190	415
17:15	2	0	0	0	2	0	242	7	0	249	0	0	0	0	0	0	193	0	0	193	444
17:30	3	0	0	0	3	0	193	4	0	197	0	0	0	0	0	1	195	0	0	196	396
17:45	3	0	0	0	3	0	189	4	0	193	0	0	0	0	0	0	169	0	0	169	365
Total	15	0	1	0	16	0	835	21	0	856	0	0	0	0	0	1	747	0	0	748	1620
Grand Total	28	0	4	0	32	0	1698	44	0	1742	0	0	0	0	0	3	1481	0	0	1484	3258
Apprch %	87.5	0	12.5	0		0	97.5	2.5	0		0	0	0	0		0.2	99.8	0	0		
Total %	0.9	0	0.1	0	1	0	52.1	1.4	0	53.5	0	0	0	0	0	0.1	45.5	0	0	45.5	
Vehicles	28	0	3	0	31	0	1613										1419				
% Vehicles	100	0	75	0	96.9	0	95	97.7	0	95.1	0	0	0	0	0	100	95.8	0	0	95.8	95.4
Heavy Vehicles																					
% Heavy Vehicles	0	0	25	0	3.1	0	5	2.3	0	4.9	0	0	0	0	0	0	4.2	0	0	4.2	4.6

	Springs Ln Southbound					US 290 Westbound					Northbound					US 290 Eastbound					
Start Time	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Left	Thru	Right	U-TURN	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	4	0	0	0	4	0	**260**	6	0	**266**	0	0	0	0	0	**1**	162	0	0	163	433
16:45	2	0	**2**	0	4	0	192	**7**	0	199	0	0	0	0	0	1	187	0	0	188	391
17:00	**7**	0	1	0	**8**	0	211	6	0	217	0	0	0	0	0	0	190	0	0	190	415
17:15	2	0	0	0	2	0	242	7	0	249	0	0	0	0	0	0	**193**	0	0	**193**	**444**
Total Volume	15	0	3	0	18	0	905	26	0	931	0	0	0	0	0	2	732	0	0	734	1683
% App. Total	83.3	0	16.7	0		0	97.2	2.8	0		0	0	0	0		0.3	99.7	0	0		
PHF	.536	.000	.375	.000	.563	.000	.870	.929	.000	.875	.000	.000	.000	.000	.000	.500	.948	.000	.000	.951	.948
Vehicles	15	0	2	0	17	0	864	25	0	889	0	0	0	0	0	2	700	0	0	702	1608
% Vehicles			66.7	0	94.4	0	95.5	96.2	0	95.5	0	0	0	0	0	100	95.6	0	0	95.6	95.5
Heavy Vehicles																					
% Heavy Vehicles	0	0	33.3	0	5.6	0	4.5	3.8	0	4.5	0	0	0	0	0	0	4.4	0	0	4.4	4.5

GRAM Traffic Counting, Inc.
3751 FM 1105, Bldg. A
Georgetown, TX 78626
512-832-8650

Site Code: 1
Station ID:
US 290
East of CR 239
Latitude: 0' 0.0000 Undefined

Start Time	20-Apr-21 Tue	Westbound Morning	Westbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Eastbound Morning	Eastbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals Afternoon
12:00		9	167			7	192				
12:15		11	164			4	179				
12:30		6	219			5	148				
12:45		4	183	30	733	4	140	20	659	50	1392
01:00		4	182			1	159				
01:15		3	216			2	153				
01:30		4	202			8	154				
01:45		3	177	14	777	4	162	15	628	29	1405
02:00		2	216			2	139				
02:15		1	201			3	189				
02:30		5	190			4	216				
02:45		4	164	12	771	3	176	12	720	24	1491
03:00		6	215			3	201				
03:15		3	234			4	184				
03:30		3	209			5	168				
03:45		3	173	15	831	6	184	18	737	33	1568
04:00		4	197			8	189				
04:15		5	225			7	221				
04:30		9	261			24	182				
04:45		16	211	34	894	21	188	60	780	94	1674
05:00		12	212			28	200				
05:15		26	241			33	190				
05:30		51	210			56	197				
05:45		70	180	159	843	59	173	176	760	335	1603
06:00		66	210			89	155				
06:15		71	169			99	157				
06:30		66	167			132	164				
06:45		86	135	289	681	141	134	461	610	750	1291
07:00		101	104			173	108				
07:15		122	118			195	100				
07:30		165	131			218	117				
07:45		170	96	558	449	177	88	763	413	1321	862
08:00		159	107			167	92				
08:15		138	71			163	70				
08:30		163	66			173	65				
08:45		190	81	650	325	187	62	690	289	1340	614
09:00		193	77			175	52				
09:15		133	61			172	52				
09:30		159	45			166	38				
09:45		161	43	646	226	171	41	684	183	1330	409
10:00		162	40			175	25				
10:15		178	30			175	24				
10:30		168	23			153	21				
10:45		158	36	666	129	150	16	653	86	1319	215
11:00		159	28			171	19				
11:15		153	14			164	11				
11:30		176	13			209	17				
11:45		139	12	627	67	182	6	726	53	1353	120
Total		3700	6726			4278	5918			7978	12644
Percent		35.5%	64.5%			42.0%	58.0%			38.7%	61.3%

GRAM Traffic Counting, Inc.
3751 FM 1105, Bldg. A
Georgetown, TX 78626
512-832-8650

Site Code: 1
Station ID:
US 290
East of CR 239
Latitude: 0' 0.0000 Undefined

Start Time	21-Apr-21 Wed	Westbound Morning	Westbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Eastbound Morning	Eastbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals Afternoon
12:00		12	159			3	173				
12:15		9	197			7	157				
12:30		4	189			3	152				
12:45		8	181	33	726	1	151	14	633	47	1359
01:00		3	153			0	152				
01:15		4	208			2	158				
01:30		6	188			9	170				
01:45		2	158	15	707	2	146	13	626	28	1333
02:00		2	176			4	151				
02:15		3	180			3	186				
02:30		3	177			5	222				
02:45		4	182	12	715	3	176	15	735	27	1450
03:00		4	152			1	174				
03:15		6	207			2	160				
03:30		5	184			5	168				
03:45		2	200	17	743	8	192	16	694	33	1437
04:00		10	194			8	219				
04:15		5	232			9	200				
04:30		8	225			21	176				
04:45		13	220	36	871	15	168	53	763	89	1634
05:00		12	243			23	172				
05:15		23	227			45	194				
05:30		47	219			39	194				
05:45		61	266	143	955	65	180	172	740	315	1695
06:00		66	201			64	184				
06:15		68	178			117	163				
06:30		80	193			112	166				
06:45		96	168	310	740	151	136	444	649	754	1389
07:00		81	130			187	115				
07:15		139	118			194	123				
07:30		155	124			188	95				
07:45		183	128	558	500	188	89	757	422	1315	922
08:00		149	102			187	91				
08:15		144	93			170	105				
08:30		149	82			172	91				
08:45		175	88	617	365	196	89	725	376	1342	741
09:00		171	80			177	59				
09:15		175	67			164	51				
09:30		166	60			167	36				
09:45		154	44	666	251	170	38	678	184	1344	435
10:00		148	38			173	58				
10:15		163	33			164	30				
10:30		161	25			177	28				
10:45		188	23	660	119	177	28	691	144	1351	263
11:00		168	17			162	32				
11:15		156	23			174	14				
11:30		184	8			182	13				
11:45		184	17	692	65	169	5	687	64	1379	129
Total		3759	6757			4265	6030			8024	12787
Percent		35.7%	64.3%			41.4%	58.6%			38.6%	61.4%
Grand Total		7459	13483			8543	11948			16002	25431
Percent		35.6%	64.4%			41.7%	58.3%			38.6%	61.4%
ADT		ADT 20,716		AADT 20,716							

APPENDIX D
COVID-19 TRAFFIC VOLUME FACTOR EVALUATION

Volume Comparison for COVID-19 Factor Determination

Data Source	ADT Traffic Volumes		
	Eastbound	Westbound	Total
Tuesday, January 30, 2018	7,570	7,389	14,959
Grown to 2021 (2.44% per year linear)	8,124	7,930	16,054
Tuesday, April 20, 2021	10,196	10,426	20,622
Wednesday, April 21, 2021	10,295	10,516	20,811
Average	10,246	10,471	20,717
Difference	2,122	2,541	4,663

Linear Growth Rate	2.44%
2018	**2021**
1.0732	

Based on data, no factor to adjust 2021 traffic volumes to account for COVID conditions will be applied.

2018 traffic count data provided by the City of Dripping Springs

GRAM Traffic Counting Inc.
3751 FM 1105 Bldg A
Georgetown, TX 78626
512-832-8650

Site Code: 2
Station ID:
Hwy 290
West of Bell Springs Rd
Latitude: 0' 0.0000 Undefined

Start Time	30-Jan-18 Tue	Eastbound Morning	Eastbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Westbound Morning	Westbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals Afternoon
12:00		4	131			18	124				
12:15		3	110			5	132				
12:30		6	133			6	120				
12:45		4	122	17	496	3	122	32	498	49	994
01:00		1	145			1	125				
01:15		2	135			4	113				
01:30		4	115			2	124				
01:45		2	117	9	512	1	116	8	478	17	990
02:00		3	113			3	121				
02:15		2	152			2	125				
02:30		1	170			1	115				
02:45		3	142	9	577	2	148	8	509	17	1086
03:00		4	136			5	161				
03:15		1	107			2	146				
03:30		12	100			0	173				
03:45		7	105	24	448	3	130	10	610	34	1058
04:00		6	107			3	150				
04:15		3	121			5	160				
04:30		10	97			6	171				
04:45		19	101	38	426	8	156	22	637	60	1063
05:00		23	123			9	195				
05:15		35	129			20	170				
05:30		55	164			34	142				
05:45		67	130	180	546	52	166	115	673	295	1219
06:00		91	125			36	159				
06:15		108	109			60	151				
06:30		134	106			51	145				
06:45		123	83	456	423	64	101	211	556	667	979
07:00		118	69			65	115				
07:15		166	70			84	60				
07:30		168	63			89	95				
07:45		153	55	605	257	106	85	344	355	949	612
08:00		152	32			90	66				
08:15		144	43			92	63				
08:30		164	36			95	78				
08:45		166	26	626	137	122	55	399	262	1025	399
09:00		147	17			104	69				
09:15		150	30			109	49				
09:30		127	36			126	36				
09:45		147	24	571	107	123	30	462	184	1033	291
10:00		141	23			89	24				
10:15		117	15			93	34				
10:30		116	20			122	32				
10:45		134	12	508	70	108	23	412	113	920	183
11:00		133	16			97	16				
11:15		134	5			120	15				
11:30		114	6			118	10				
11:45		116	4	497	31	109	6	444	47	941	78
Total		3540	4030			2467	4922			6007	8952
Percent		46.8%	53.2%			33.4%	66.6%			40.2%	59.8%
Grand Total		3540	4030			2467	4922			6007	8952
Percent		46.8%	53.2%			33.4%	66.6%			40.2%	59.8%
ADT		ADT 3,815		AADT 3,815							

APPENDIX E
INTERSECTION APPROACH PHOTOGRAPHS

Intersection: US 290 with Bunker Ranch Boulevard

Eastbound US 290 Approach

Westbound US 290 Approach

Intersection: US 290 with Bunker Ranch Boulevard

Northbound Bunker Ranch Boulevard

Intersection: US 290 with Arrowhead Ranch Boulevard/DSISD Driveway

Eastbound US 290 Approach

Westbound US 290 Approach

Intersection: US 290 with Arrowhead Ranch Boulevard/DSISD Driveway

Northbound Arrowhead Ranch Boulevard Approach

Looking at Southbound DSISD Driveway

Intersection: US 290 with Springs Lane Road

Eastbound US 290 Approach

Westbound US 290 Approach

Intersection: US 290 with Springs Lane Road

Southbound Springs Lane Approach

APPENDIX F
LEVEL OF SERVICE DEFINITIONS

LEVELS OF SERVICE

Intersection levels of service (LOS) were determined through implementation of the methodology presented in the *Highway Capacity Manual 6th Edition*, published by the Transportation Research Board.

i. Signalized Intersections

An explanation of level of service at signalized intersections is as follows:

This subsection describes the LOS criteria for the motorized vehicle mode. The criteria for the motorized vehicle mode are different from those for other modes. Specifically, the motorized vehicle mode criteria are based on performance measures that are field measurable and perceivable by travelers. The criteria for other modes are based on scores reported by travelers indicating their perception of service quality.

LOS can be characterized for the entire intersection, each intersection approach, and each lane group. Control delay alone is used to characterize LOS for the entire intersection of an approach. Control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. Delay quantifies the increase in travel time due to traffic signal control. It is also a surrogate measure of driver discomfort and fuel consumption. The volume-to-capacity ratio quantifies the degree to which a phases's capacity is utilized by a lane group. The following paragraphs describe each LOS.

LOS A describes operations with a control delay of 10 s/veh or less and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. If it is due to favorable progression, most vehicles arrive during the green indication and travel through the intersection without stopping.

LOS B describes operations with control delay between 10 and 20 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.

LOS C describes operations with control delay between 20 and 35 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when progression is favorable or the cycle length is moderate. Individual *cycle failures* (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear at this level. The number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.

LOS D describes operations with control delay between 35 and 55 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long. Many vehicles stop and individual cycle failures are noticeable.

LOS E describes operations with control delay between 55 and 80 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long. Individual cycle failures are frequent.

LOS F describes operations with control delay exceeding 80 s/veh or a volume-to-capacity ratio greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.

A lane group can incur a delay less than 80 s/veh when the volume-to-capacity ratio exceeds 1.0. This condition typically occurs when the cycle length is short, the signal progression is favorable, or both. As a result, both the delay and volume-to-capacity ratio are considered when lane group LOS is established. A ratio of 1.0 or more indicates that cycle capacity is fully utilized and represents failure from a capacity perspective (just as delay in excess of 80 s/veh represents failure from a delay perspective).

Exhibit 19-8 lists the LOS thresholds established for the motor vehicle mode at a signalized intersection.

Exhibit 19-8
LOS Criteria: Signalized Intersection

Control Delay (s/veh)	LOS by Volume-to-Capacity (v/c) Ratio[1]	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 – 20	B	F
> 20 – 35	C	F
> 35 – 55	D	F
> 55 – 80	E	F
> 80	F	F

(1) For approach-based and intersectionwide assessments, LOS is defined solely by control delay.

ii. Unsignalized Intersections

The following level-of-service criteria for two-way stop-controlled and all-way stop-controlled intersections differ from the criteria for signalized intersections. The primary reason for this difference is that drivers expect different levels of performance from various kinds of transportation facilities. The expectation is that a signalized intersection is designed to carry higher traffic volumes than an unsignalized intersection. Thus, a higher level of control delay is acceptable at a signalized intersection for the same level of service.

Level of service for two-way stop-controlled (TWSC) intersections and an all-way stop control intersections is determined by the computed or measured control delay. For motor vehicles, LOS is determined for each minor-street movement (or shared movement), as well as the major-street left turns, by using the criteria given in Exhibit 20-2 and Exhibit 21-8. For TWSC intersections, LOS is not defined for the intersection as a whole or for major –street approaches for three primary reasons: (a) major-street through vehicles are assumed to experience zero delay; (b) the disproportionate number of major-street through vehicles a typical TWSC intersection skews the weighted average of all movements, resulting in a very low overall average delay for all vehicles; and (c) the resulting low delay can mask LOS deficiencies for minor movements. Level of service for two-way stop control is not defined for the intersection as a whole, while level of service for all-way stop control is defined for the intersection as a whole. Level of service criteria are given in Exhibit 20-2 (two-way stop-controlled intersections) and Exhibit 21-8 (all-way stop controlled intersections).

Exhibit 20-2 and Exhibit 21-8
LOS Criteria: Two-Way and All-Way Stop Controlled Intersections

Control Delay (s/veh)	LOS by Volume-to-Capacity (v/c) Ratio (1)(2)	
	v/c ≤ 1.0	v/c > 1.0
0 – 10	A	F
> 10 – 15	B	F
> 15 – 25	C	F
> 25 – 35	D	F
> 35 – 50	E	F
> 50	F	F

(1) TWSC: The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection as a whole.
(2) AWSC: For approaches and intersectionwide assessment, LOS is defined solely by control delay.

APPENDIX G
EXISTING 2021 CAPACITY CALCULATIONS

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	626	5	35	505	3	19
Future Vol, veh/h	626	5	35	505	3	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	240	150	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	10	20	3	15	0	6
Mvmt Flow	720	6	40	580	3	22

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	726	0	1090	360
Stage 1	-	-	-	-	720	-
Stage 2	-	-	-	-	370	-
Critical Hdwy	-	-	4.16	-	6.8	7.02
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.23	-	3.5	3.36
Pot Cap-1 Maneuver	-	-	866	-	213	625
Stage 1	-	-	-	-	448	-
Stage 2	-	-	-	-	675	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	866	-	203	625
Mov Cap-2 Maneuver	-	-	-	-	329	-
Stage 1	-	-	-	-	448	-
Stage 2	-	-	-	-	644	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.6	11.8
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	557	-	-	866	-
HCM Lane V/C Ratio	0.045	-	-	0.046	-
HCM Control Delay (s)	11.8	-	-	9.4	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	649	14	37	543	34	8	0	61	2	0	0
Future Vol, veh/h	1	649	14	37	543	34	8	0	61	2	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	150	-	250	150	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	0	8	86	3	13	92	88	0	4	0	0	0
Mvmt Flow	1	764	16	44	639	40	9	0	72	2	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	679	0	0	780	0	0	1174	1533	382	1131	1529	340
Stage 1	-	-	-	-	-	-	766	766	-	747	747	-
Stage 2	-	-	-	-	-	-	408	767	-	384	782	-
Critical Hdwy	4.1	-	-	4.16	-	-	9.26	6.5	6.98	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	8.26	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	8.26	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.23	-	-	4.38	4	3.34	3.5	4	3.3
Pot Cap-1 Maneuver	923	-	-	827	-	-	75	118	610	161	118	662
Stage 1	-	-	-	-	-	-	218	415	-	376	423	-
Stage 2	-	-	-	-	-	-	409	414	-	616	408	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	923	-	-	827	-	-	72	112	610	136	112	662
Mov Cap-2 Maneuver	-	-	-	-	-	-	72	112	-	136	112	-
Stage 1	-	-	-	-	-	-	218	415	-	376	401	-
Stage 2	-	-	-	-	-	-	387	392	-	543	408	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.6	19.6	31.9
HCM LOS			C	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	327	923	-	-	827	-	-	136
HCM Lane V/C Ratio	0.248	0.001	-	-	0.053	-	-	0.017
HCM Control Delay (s)	19.6	8.9	-	-	9.6	-	-	31.9
HCM Lane LOS	C	A	-	-	A	-	-	D
HCM 95th %tile Q(veh)	1	0	-	-	0.2	-	-	0.1

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	718	628	6	15	0
Future Vol, veh/h	2	718	628	6	15	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	0	8	17	0	0	0
Mvmt Flow	2	845	739	7	18	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	746	0	-	0	1170	373
Stage 1	-	-	-	-	743	-
Stage 2	-	-	-	-	427	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	871	-	-	-	189	630
Stage 1	-	-	-	-	436	-
Stage 2	-	-	-	-	632	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	871	-	-	-	189	630
Mov Cap-2 Maneuver	-	-	-	-	317	-
Stage 1	-	-	-	-	435	-
Stage 2	-	-	-	-	632	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	17
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	871	-	-	-	317
HCM Lane V/C Ratio	0.003	-	-	-	0.056
HCM Control Delay (s)	9.1	-	-	-	17
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	616	3	12	876	5	32
Future Vol, veh/h	616	3	12	876	5	32
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	240	150	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	6	0	0	2	0	4
Mvmt Flow	716	3	14	1019	6	37

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	719	0	1254	358
Stage 1	-	-	-	-	716	-
Stage 2	-	-	-	-	538	-
Critical Hdwy	-	-	4.1	-	6.8	6.98
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.34
Pot Cap-1 Maneuver	-	-	892	-	167	633
Stage 1	-	-	-	-	450	-
Stage 2	-	-	-	-	555	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	892	-	164	633
Mov Cap-2 Maneuver	-	-	-	-	299	-
Stage 1	-	-	-	-	450	-
Stage 2	-	-	-	-	546	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	12.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	550	-	-	892	-
HCM Lane V/C Ratio	0.078	-	-	0.016	-
HCM Control Delay (s)	12.1	-	-	9.1	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	677	8	59	820	22	5	0	40	2	0	0
Future Vol, veh/h	2	677	8	59	820	22	5	0	40	2	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	150	-	250	150	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	50	5	13	2	3	96	0	0	5	0	0	0
Mvmt Flow	2	698	8	61	845	23	5	0	41	2	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	868	0	0	706	0	0	1247	1692	349	1332	1689	434
Stage 1	-	-	-	-	-	-	702	702	-	979	979	-
Stage 2	-	-	-	-	-	-	545	990	-	353	710	-
Critical Hdwy	5.1	-	-	4.14	-	-	7.5	6.5	7	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.7	-	-	2.22	-	-	3.5	4	3.35	3.5	4	3.3
Pot Cap-1 Maneuver	530	-	-	888	-	-	132	94	638	114	94	576
Stage 1	-	-	-	-	-	-	400	443	-	272	331	-
Stage 2	-	-	-	-	-	-	495	327	-	642	440	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	530	-	-	888	-	-	125	87	638	101	87	576
Mov Cap-2 Maneuver	-	-	-	-	-	-	125	87	-	101	87	-
Stage 1	-	-	-	-	-	-	398	441	-	271	308	-
Stage 2	-	-	-	-	-	-	461	304	-	598	438	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.6	14.2	41.4
HCM LOS			B	E

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	438	530	-	-	888	-	-	101
HCM Lane V/C Ratio	0.106	0.004	-	-	0.068	-	-	0.02
HCM Control Delay (s)	14.2	11.8	-	-	9.4	-	-	41.4
HCM Lane LOS	B	B	-	-	A	-	-	E
HCM 95th %tile Q(veh)	0.4	0	-	-	0.2	-	-	0.1

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	732	905	26	15	3
Future Vol, veh/h	2	732	905	26	15	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	5	5	4	0	34
Mvmt Flow	2	771	953	27	16	3

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	980	0	-	0	1357	490
Stage 1	-	-	-	-	967	-
Stage 2	-	-	-	-	390	-
Critical Hdwy	4.1	-	-	-	6.8	7.58
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.64
Pot Cap-1 Maneuver	712	-	-	-	143	447
Stage 1	-	-	-	-	334	-
Stage 2	-	-	-	-	659	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	712	-	-	-	143	447
Mov Cap-2 Maneuver	-	-	-	-	257	-
Stage 1	-	-	-	-	333	-
Stage 2	-	-	-	-	659	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	18.9
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	712	-	-	-	277
HCM Lane V/C Ratio	0.003	-	-	-	0.068
HCM Control Delay (s)	10.1	-	-	-	18.9
HCM Lane LOS	B	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.2

APPENDIX H
BUNKER RANCH TRIP GENERATION CALCULATIONS

Trip Generation Calculations
Bunker Ranch Development
City of Dripping Springs, Hays County, Texas

Proposed Total Bunker Ranch Development Single Family Homes (160 Approved plus 228 Proposed)

388 units ITE Land Use Code 210 Single-Family Detached Housing

Weekday 24-Hour	=======>	Ln(T) =	0.92	Ln(	X	) +	2.71	(	50	% Entering/	50	% Exiting)		
		Ln(T) =	0.92	Ln(	388	) +	2.71							
		Ln(T) =	0.92	(	5.961	) +	2.71							
		Ln(T) =			8.19			(	1810	Entering/	1810	Exiting)		
		T =			3619.622									
		T =			3620									
A.M. Peak Hour	=======>	T =	0.71	(	X	) +	4.8	(	25	% Entering/	75	% Exiting)		
		T =	0.71	(	388.00	) +	4.80							
		T =			280.28									
		T =			280			(	70	Entering/	210	Exiting)		
P.M. Peak Hour	=======>	Ln(T) =	0.96	Ln(	X	) +	0.2	(	63	% Entering/	37	% Exiting)		
		Ln(T) =	0.96	Ln(	388	) +	0.2							
		Ln(T) =	0.96	(	5.961	) +	0.2							
		Ln(T) =			5.92			(	235	Entering/	138	Exiting)		
		T =			373.368									
		T =			373									

Trip Generation Calculations
Bunker Ranch Development
City of Dripping Springs, Hays County, Texas

Bunker Ranch Approved Single Family Units

160	units	ITE Land Use Code			210				Single-Family Detached Housing							
	Weekday 24-Hour	=======>	Ln(T) =	0.92	Ln(	X	) +	2.71		(	50	% Entering/	50	% Exiting)		
			Ln(T) =	0.92	Ln(	160	) +	2.71								
			Ln(T) =	0.92	(	5.075	) +	2.71								
			Ln(T) =			7.38				(	801	Entering/	801	Exiting)		
			T =			1602.243										
			T =			1602										
	A.M. Peak Hour	=======>	T =	0.71	(	X	) +	4.8		(	25	% Entering/	75	% Exiting)		
			T =	0.71	(	160.00	) +	4.80								
			T =			118.4										
			T =			118				(	30	Entering/	88	Exiting)		
	P.M. Peak Hour	=======>	Ln(T) =	0.96	Ln(	X	) +	0.2		(	63	% Entering/	37	% Exiting)		
			Ln(T) =	0.96	Ln(	160	) +	0.2								
			Ln(T) =	0.96	(	5.075	) +	0.2								
			Ln(T) =			5.07				(	101	Entering/	59	Exiting)		
			T =			159.520										
			T =			160										

Trip Generation Calculations
Bunker Ranch Development
City of Dripping Springs, Hays County, Texas

Bunker Ranch Single Family Homes Currently Built and Occupied

58 units ITE Land Use Code 210 Single-Family Detached Housing

Weekday 24-Hour	=======>	Ln(T) =	0.92	Ln(	X	) +	2.71	(	50	% Entering/	50	% Exiting)		
		Ln(T) =	0.92	Ln(	58	) +	2.71							
		Ln(T) =	0.92	(	4.060	) +	2.71							
		Ln(T) =			6.45			(	315	Entering/	315	Exiting)		
		T =			629.929									
		T =			630									
A.M. Peak Hour	=======>	T =	0.71	(	X	) +	4.8	(	25	% Entering/	75	% Exiting)		
		T =	0.71	(	58.00	) +	4.80							
		T =			45.98									
		T =			46			(	12	Entering/	34	Exiting)		
P.M. Peak Hour	=======>	Ln(T) =	0.96	Ln(	X	) +	0.2	(	63	% Entering/	37	% Exiting)		
		Ln(T) =	0.96	Ln(	58	) +	0.2							
		Ln(T) =	0.96	(	4.060	) +	0.2							
		Ln(T) =			4.10			(	38	Entering/	22	Exiting)		
		T =			60.221									
		T =			60									

Trip Generation Calculations
Bunker Ranch Development
City of Dripping Springs, Hays County, Texas

Bunker Ranch Development Approved Multifamily Units

42	units	ITE Land Use Code			220					Multfamily Low-Rise							
	Weekday 24-Hour	=======>	T =	7.32	(	X	)				(	50	% Entering/	50	% Exiting)		
			T =	7.32	(	42.00	)										
			T =			307.44											
			T =			307					(	153	Entering/	154	Exiting)		
	A.M. Peak Hour	=======>	Ln(T) =	0.95	Ln(	X	)	-	0.51		(	23	% Entering/	77	% Exiting)		
			Ln(T) =	0.95	Ln(	42	)	-	0.51								
			Ln(T) =	0.95	(	3.738	)	-	0.51								
			Ln(T) =			3.04					(	5	Entering/	16	Exiting)		
			T =			20.922											
			T =			21											
	P.M. Peak Hour	=======>	Ln(T) =	0.89	Ln(	X	)	-	0.02		(	63	% Entering/	37	% Exiting)		
			Ln(T) =	0.89	Ln(	42	)	-	0.02								
			Ln(T) =	0.89	(	3.738	)	-	0.02								
			Ln(T) =			3.31					(	17	Entering/	10	Exiting)		
			T =			27.290											
			T =			27											

Trip Generation Calculations
Bunker Ranch Development
City of Dripping Springs, Hays County, Texas

Bunker Ranch Development Multifamily Units Currently Constructed and Occupied

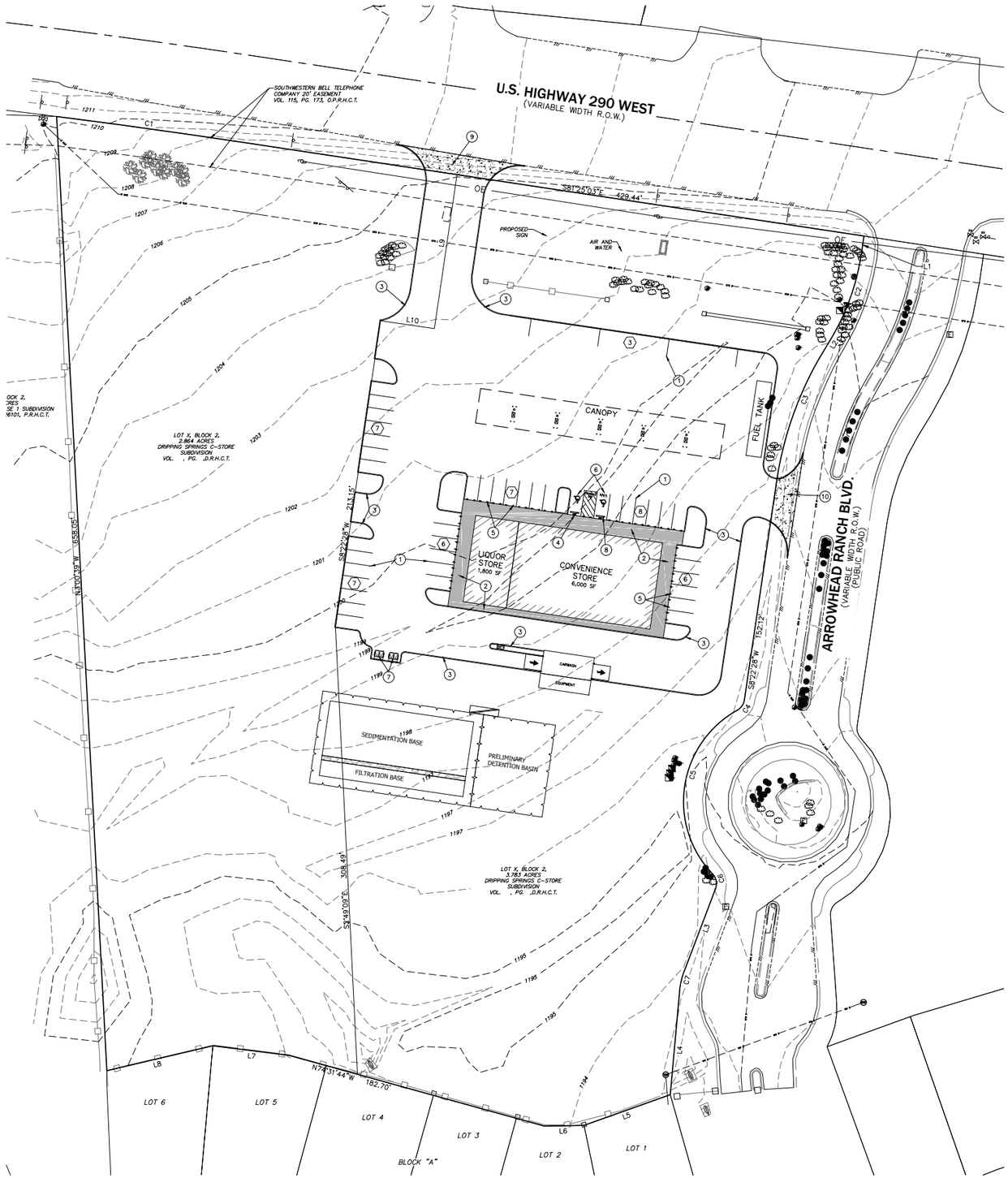
6	units	ITE Land Use Code			220				Multfamily Low-Rise						
	Weekday 24-Hour	=======>	T =	7.56	(	X	) -	40.86	(	50	% Entering/	50	% Exiting)		
			T =	7.56	(	6.00	) -	40.86							
			T =			4.5									
			T =			5			(	2	Entering/	3	Exiting)		
	A.M. Peak Hour	=======>	Ln(T) =	0.95	Ln(	X	) -	0.51	(	23	% Entering/	77	% Exiting)		
			Ln(T) =	0.95	Ln(	6	) -	0.51							
			Ln(T) =	0.95	(	1.792	) -	0.51							
			Ln(T) =			1.19			(	1	Entering/	2	Exiting)		
			T =			3.294									
			T =			3									
	P.M. Peak Hour	=======>	Ln(T) =	0.89	Ln(	X	) -	0.02	(	63	% Entering/	37	% Exiting)		
			Ln(T) =	0.89	Ln(	6	) -	0.02							
			Ln(T) =	0.89	(	1.792	) -	0.02							
			Ln(T) =			1.57			(	3	Entering/	2	Exiting)		
			T =			4.829									
			T =			5									

APPENDIX I
ARROWHEAD RANCH CONCEPTUAL SITE PLAN

TRAFFIC SUMMARY TABLE

SITE USE CONVENIENCE STORE	6,000 SF
PARKING STORAGE STANDARDS MINIMUM PARKING RATIO	1 PER 200 SF GFA
SITE USE LIQUOR STORE	1,800 SF
PARKING STORAGE STANDARDS MINIMUM PARKING RATIO	1 PER 200 SF GFA
SITE USE CAR WASH	910 SF
PARKING STORAGE STANDARDS MINIMUM PARKING RATIO	1 PER WASHING BAY
REGULAR MINIMUM REQUIRED PARKING PARKING SPACES PARKING BY GAS PUMPS ACTUAL/PROPOSED PARKING (INCLUDING H.C. PARKING)	40 44 10 54
HANDICAPPED (ADA) REQUIRED REGULAR H.C. PARKING PROPOSED H.C. PARKING REQUIRED V.A. PARKING	2 TOTAL 2 (1 V.A. INCLUDED) 1 (1 INCLUDED IN TOTAL)

	TOTAL ACRES	IMPERVIOUS COVER (SF)	IMPERVIOUS COVER (AC)	IMPERVIOUS COVER (%)
LOT A C-STORE	3.783	70,430	1.617	42.74 %
LOT B RETAIL	2.864	32,346	0.743	25.94 %
TOTAL SITE	6.647	102,776	2.36	35.50 %



0 20' 40' 80'
SCALE: 1" = 30'

LEGEND

	BOUNDARY / RIGHT OF WAY LINE
	CONCRETE CURB
	EASEMENT / SETBACK LINE
FIRE LANE	FIRE LANE
OU OU	OVERHEAD UTILITIES
G G	EXISTING GAS MAIN
	EXISTING EDGE OF ASPHALT
E.G.T.CA. ESMT	ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
DS	DOWNSPOUT
	LIGHT POLES
	EXISTING LIGHT POLES
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
P	EXISTING TRAFFIC SIGNAL POLE
	EXISTING WATER METER
E	EXISTING ELECTRIC METER
T	EXISTING TELEPHONE PEDESTAL
E	EXISTING CABLE BOX
	CONCRETE WHEEL STOP
	SIGN
9	PARKING STALL COUNT
	ACCESSIBLE PARKING
4	CONCRETE DRIVEWAY

CIVIL KEY NOTES

1	PAVEMENT STRIPING (TYPICAL) (REFERENCE SHEET C13)
2	CONCRETE SIDEWALK (REFERENCE SHEET C13)
3	6" CONCRETE CURB (TYPICAL) (REFERENCE SHEET C13)
4	HANDICAP SIGN (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)
5	BOLLARDS (REFERENCE SHEET C13)
6	ACCESSIBILITY STRIPING (REFERENCE SHEET C13)
7	GARBAGE DUMPSTER (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)
8	CONCRETE WHEEL STOP (REFERENCE SHEET C13)
9	TXDOT CONCRETE DRIVEWAY (REFERENCE SHEET C13)
10	CONCRETE DRIVEWAY (REFERENCE SHEET C14)
11	CURB RAMP (REFERENCE SHEET C13)
12	DOWNSPOUT (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)

NOTES:

1. REFERENCE STRUCTURAL PLANS FOR FOUNDATION.
2. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
3. REFER TO GENERAL NOTE SHEET FOR ADDITIONAL SITE NOTES.
4. "C" IN PARKING SPACE DENOTES COMPACT SPACE. COMPACT SPACES ARE 8' X 16'.
5. PAVEMENT MARKINGS IN BEXAR COUNTY R.O.W. MUST BE THERMOPLASTIC.
6. PAVEMENT DESIGN FOR AUXILIARY LANES ABUTTING AN EXISTING ROAD SHALL BE MINIMUM 2" HMAC TYPE D (OR TYPE C) AND 12" HMAC TYPE B OR MATCH EXISTING PAVEMENT SECTION (IF KNOWN).
7. REFERENCE CANOPY PLANS FOR CANOPY AND FUEL TANK DETAILS.
8. REFERENCE ARCHITECTURAL PLANS FOR CAR WASH CONFIGURATION AND DETAILS.

UP ENGINEERING + SURVEYING
11903 JONES MALTSBERGER ROAD, SUITE 102
SAN ANTONIO, TX 78216 TEL 210-774-####
WWW.UPENGINEERING.COM TBPE F-#### TBPELS F-#####

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF NATASHA F. UHLRICH, P.E. #######ON March 26, 2021

DRIPPING SPRINGS REAL ESTATE, LLC
7410 BLANCO ROAD, SUITE 225
SAN ANTONIO, TEXAS 78216

DRIPPING SPRINGS C-STORE
PLAT NO. ##########

REV	DATE	DESCRIPTION	BY

DESIGNED BY: WPF
DRAFTED BY: JWH
CHECKED BY: NFU

SHEET
##
OF C17

Date: Mar 26, 2021, 4:33pm User ID: TJM
File: c:_Projects\128 - Dripping Springs C-Store\ACAD\Exhibits\Site Exhibit.dwg

APPENDIX J
ARROWHEAD RANCH TRIP GENERATION CALCULATIONS

Trip Generation Calculations
Arrowhead Ranch Development
City of Dripping Springs, Hays County, Texas

Approved Arrowhead Ranch Residential Units

403 units ITE Land Use Code 210 Single-Family Detached Housing

Weekday 24-Hour	=======>	Ln(T) =	0.92	Ln(	X	) +	2.71	(	50	% Entering/	50	% Exiting)		
		Ln(T) =	0.92	Ln(	403	) +	2.71							
		Ln(T) =	0.92	(	5.999	) +	2.71							
		Ln(T) =			8.23			(	1874	Entering/	1874	Exiting)		
		T =			3748.165									
		T =			3748									
A.M. Peak Hour	=======>	T =	0.71	(	X	) +	4.8	(	25	% Entering/	75	% Exiting)		
		T =	0.71	(	403.00	) +	4.80							
		T =			290.93									
		T =			291			(	73	Entering/	218	Exiting)		
P.M. Peak Hour	=======>	Ln(T) =	0.96	Ln(	X	) +	0.2	(	63	% Entering/	37	% Exiting)		
		Ln(T) =	0.96	Ln(	403	) +	0.2							
		Ln(T) =	0.96	(	5.999	) +	0.2							
		Ln(T) =			5.96			(	244	Entering/	143	Exiting)		
		T =			387.215									
		T =			387									

Trip Generation Calculations
Arrowhead Ranch Development
City of Dripping Springs, Hays County, Texas

Arrowhead Ranch Single Family Residential Units Currently Constructed and Occupiec

181 units ITE Land Use Code 210 Single-Family Detached Housing

Weekday 24-Hour	=======>	Ln(T) =	0.92	Ln(	X	) +	2.71	(	50	% Entering/	50	% Exiting)		
		Ln(T) =	0.92	Ln(	181	) +	2.71							
		Ln(T) =	0.92	(	5.198	) +	2.71							
		Ln(T) =			7.49			(	898	Entering/	897	Exiting)		
		T =			1794.743									
		T =			1795									
A.M. Peak Hour	=======>	T =	0.71	(	X	) +	4.8	(	25	% Entering/	75	% Exiting)		
		T =	0.71	(	181.00	) +	4.80							
		T =			133.31									
		T =			133			(	33	Entering/	100	Exiting)		
P.M. Peak Hour	=======>	Ln(T) =	0.96	Ln(	X	) +	0.2	(	63	% Entering/	37	% Exiting)		
		Ln(T) =	0.96	Ln(	181	) +	0.2							
		Ln(T) =	0.96	(	5.198	) +	0.2							
		Ln(T) =			5.19			(	113	Entering/	67	Exiting)		
		T =			179.569									
		T =			180									

Trip Generation Calculations
Arrowhead Ranch Development
City of Dripping Springs, Hays County, Texas

1,800	Square Feet	ITE Land Use Code		899				Liquor Store						
	Weekday 24-Hour	=======>	T =	101.49	(	X	)		(	50	% Entering/	50	% Exiting)
			T =	101.49	(	1.80	)						
			T =			182.682							
			T =			183			(	92	Entering/	91	Exiting)
	A.M. Peak Hour	=======>	T =	4.55	(	X	)		(	51	% Entering/	49	% Exiting)
	Peak Hour of Generator		T =	4.55	(	1.80	)						
			T =			8.19							
			T =			8			(	4	Entering/	4	Exiting)
	P.M. Peak Hour	=======>	T =	16.37	(	X	)		(	50	% Entering/	50	% Exiting)
			T =	16.37	(	1.80	)						
			T =			29.466							
			T =			29			(	15	Entering/	14	Exiting)

Trip Generation Calculations
Arrowhead Ranch Development
City of Dripping Springs, Hays County, Texas

10	Vehicle Fueling Positions																				
6,000	Square Feet	ITE Land Use Code		960						Super Convenience Market/Gas Station											
	Weekday 24-Hour	=======>	T =	230.52	(	X	)										(	50	% Entering/	50	% Exiting)
			T =	230.52	(	10	)														
			T =			2305.2															
			T =			2305											(	1153	Entering/	1152	Exiting)
	A.M. Peak Hour	=======>	T =	[(VFP Factor	) x	(Number of VFP	)] +	[(GFA Factor	) x	(GFA	)] +	(Constant)					(	50	% Entering/	50	% Exiting)
			T =	(16.1	x	10	) +	(135	x	6	) +	-483									
			T =					488													
			T =					488									(	244	Entering/	244	Exiting)
	P.M. Peak Hour	=======>	T =	[(VFP Factor	) x	(Number of VFP	)] +	[(GFA Factor	) x	(GFA	)] +	(Constant)					(	50	% Entering/	50	% Exiting)
			T =	(11.5	x	10	) +	(82.9	x	6	) +	-226									
			T =					386.4													
			T =					386									(	193	Entering/	193	Exiting)

Pass-By Trip Generation

A.M. Peak Hour	=======>	76	%	Pass-By Trips										
					Primary	=	59	Entering /	59	Exiting				
					Pass-By	=	185	Entering /	185	Exiting				
P.M. Peak Hour	=======>	76	%	Pass-By Trips										
					Primary	=	46	Entering /	46	Exiting				
					Pass-By	=	147	Entering /	147	Exiting				

APPENDIX K
FORECASTED 2025 NO-BUILD (BASE) CAPACITY CALCULATIONS

Intersection	
Int Delay, s/veh	1.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	708	10	52	542	17	73
Future Vol, veh/h	708	10	52	542	17	73
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	240	150	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	10	20	3	15	0	6
Mvmt Flow	814	11	60	623	20	84

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	825	0	1246	407
Stage 1	-	-	-	-	814	-
Stage 2	-	-	-	-	432	-
Critical Hdwy	-	-	4.16	-	6.8	7.02
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.23	-	3.5	3.36
Pot Cap-1 Maneuver	-	-	795	-	169	582
Stage 1	-	-	-	-	401	-
Stage 2	-	-	-	-	628	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	795	-	156	582
Mov Cap-2 Maneuver	-	-	-	-	284	-
Stage 1	-	-	-	-	401	-
Stage 2	-	-	-	-	581	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.9	14.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	486	-	-	795	-
HCM Lane V/C Ratio	0.213	-	-	0.075	-
HCM Control Delay (s)	14.4	-	-	9.9	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.8	-	-	0.2	-

Intersection	
Int Delay, s/veh	509.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	663	22	203	476	34	129	0	245	2	0	0
Future Vol, veh/h	1	663	22	203	476	34	129	0	245	2	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	150	-	250	150	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	0	8	86	3	13	92	88	0	4	0	0	0
Mvmt Flow	1	780	26	239	560	40	152	0	288	2	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	600	0	0	806	0	0	1540	1860	390	1450	1866	300
Stage 1	-	-	-	-	-	-	782	782	-	1058	1058	-
Stage 2	-	-	-	-	-	-	758	1078	-	392	808	-
Critical Hdwy	4.1	-	-	4.16	-	-	9.26	6.5	6.98	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	8.26	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	8.26	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.23	-	-	4.38	4	3.34	3.5	4	3.3
Pot Cap-1 Maneuver	987	-	-	808	-	-	~ 35	74	603	94	73	702
Stage 1	-	-	-	-	-	-	212	408	-	244	304	-
Stage 2	-	-	-	-	-	-	221	297	-	610	397	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	987	-	-	808	-	-	~ 27	52	603	38	51	702
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 27	52	-	38	51	-
Stage 1	-	-	-	-	-	-	212	408	-	244	214	-
Stage 2	-	-	-	-	-	-	156	209	-	318	397	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	3.2	$ 2413.3	105.9
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	72	987	-	-	808	-	-	38
HCM Lane V/C Ratio	6.111	0.001	-	-	0.296	-	-	0.062
HCM Control Delay (s)	$ 2413.3	8.7	-	-	11.3	-	-	105.9
HCM Lane LOS	F	A	-	-	B	-	-	F
HCM 95th %tile Q(veh)	49.3	0	-	-	1.2	-	-	0.2

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	916	727	6	15	0
Future Vol, veh/h	2	916	727	6	15	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	0	8	17	0	0	0
Mvmt Flow	2	1078	855	7	18	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	862	0	-	0	1402	431
Stage 1	-	-	-	-	859	-
Stage 2	-	-	-	-	543	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	789	-	-	-	133	578
Stage 1	-	-	-	-	380	-
Stage 2	-	-	-	-	552	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	789	-	-	-	133	578
Mov Cap-2 Maneuver	-	-	-	-	263	-
Stage 1	-	-	-	-	379	-
Stage 2	-	-	-	-	552	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	19.7
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	789	-	-	-	263
HCM Lane V/C Ratio	0.003	-	-	-	0.067
HCM Control Delay (s)	9.6	-	-	-	19.7
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	1.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	654	19	73	903	14	68
Future Vol, veh/h	654	19	73	903	14	68
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	240	150	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	6	0	0	2	0	4
Mvmt Flow	760	22	85	1050	16	79

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	782	0	1455	380
Stage 1	-	-	-	-	760	-
Stage 2	-	-	-	-	695	-
Critical Hdwy	-	-	4.1	-	6.8	6.98
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.34
Pot Cap-1 Maneuver	-	-	845	-	123	612
Stage 1	-	-	-	-	428	-
Stage 2	-	-	-	-	462	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	845	-	111	612
Mov Cap-2 Maneuver	-	-	-	-	243	-
Stage 1	-	-	-	-	428	-
Stage 2	-	-	-	-	415	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.7	14.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	486	-	-	845	-
HCM Lane V/C Ratio	0.196	-	-	0.1	-
HCM Control Delay (s)	14.2	-	-	9.7	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.7	-	-	0.3	-

Intersection	
Int Delay, s/veh	140

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	688	34	293	801	22	112	0	178	2	0	0
Future Vol, veh/h	2	688	34	293	801	22	112	0	178	2	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	150	-	250	150	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	50	5	13	2	3	96	0	0	5	0	0	0
Mvmt Flow	2	709	35	302	826	23	115	0	184	2	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	849	0	0	744	0	0	1730	2166	355	1801	2190	425
Stage 1	-	-	-	-	-	-	713	713	-	1442	1442	-
Stage 2	-	-	-	-	-	-	1017	1453	-	359	748	-
Critical Hdwy	5.1	-	-	4.14	-	-	7.5	6.5	7	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.7	-	-	2.22	-	-	3.5	4	3.35	3.5	4	3.3
Pot Cap-1 Maneuver	541	-	-	859	-	-	~ 58	48	633	51	46	583
Stage 1	-	-	-	-	-	-	394	438	-	142	199	-
Stage 2	-	-	-	-	-	-	258	197	-	637	423	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	541	-	-	859	-	-	~ 42	31	633	26	30	583
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 42	31	-	26	30	-
Stage 1	-	-	-	-	-	-	392	436	-	141	129	-
Stage 2	-	-	-	-	-	-	167	128	-	451	421	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	3	$ 1016.3	155.1
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	98	541	-	-	859	-	-	26
HCM Lane V/C Ratio	3.051	0.004	-	-	0.352	-	-	0.079
HCM Control Delay (s)	$ 1016.3	11.7	-	-	11.4	-	-	155.1
HCM Lane LOS	F	B	-	-	B	-	-	F
HCM 95th %tile Q(veh)	29	0	-	-	1.6	-	-	0.2

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	877	1120	26	15	3
Future Vol, veh/h	2	877	1120	26	15	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	5	5	4	0	34
Mvmt Flow	2	923	1179	27	16	3

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1206	0	-	0	1659	603
Stage 1	-	-	-	-	1193	-
Stage 2	-	-	-	-	466	-
Critical Hdwy	4.1	-	-	-	6.8	7.58
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.64
Pot Cap-1 Maneuver	586	-	-	-	90	371
Stage 1	-	-	-	-	254	-
Stage 2	-	-	-	-	604	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	586	-	-	-	90	371
Mov Cap-2 Maneuver	-	-	-	-	195	-
Stage 1	-	-	-	-	253	-
Stage 2	-	-	-	-	604	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	23.6
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	586	-	-	-	212
HCM Lane V/C Ratio	0.004	-	-	-	0.089
HCM Control Delay (s)	11.2	-	-	-	23.6
HCM Lane LOS	B	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.3

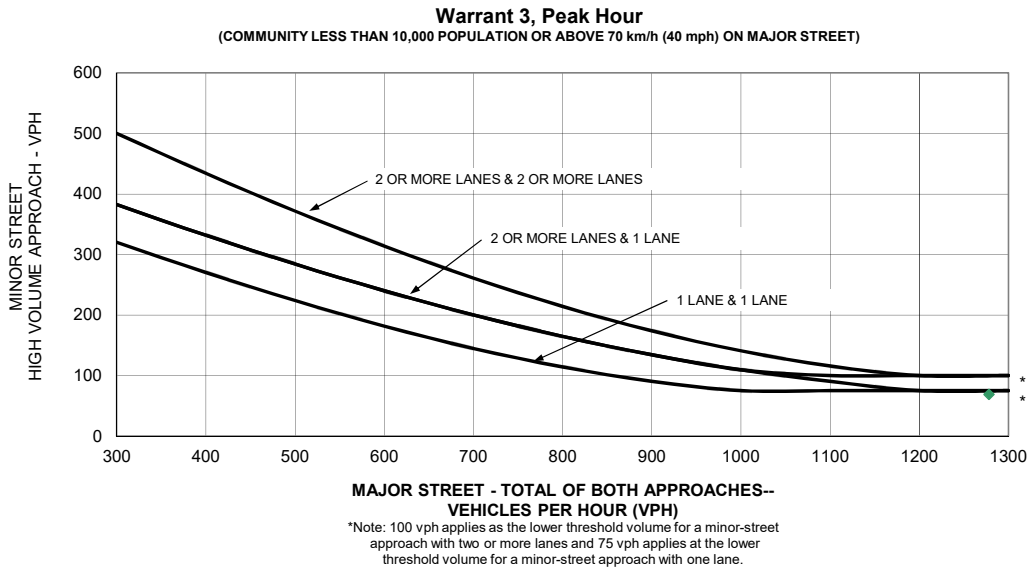
APPENDIX L
TRAFFIC SIGNAL WARRANT EVALUATION

Project:		Bunker Ranch TIA	**Calculations:**	CAD
Major Street	**Name:**	US 290	**Date:**	5/6/21
	Speed Limit (mph):	50-60	**Checked by:**	JMD
	Approach Lanes:	2	**Date:**	5/6/21
Minor Street	**Name:**	Arrowhead Ranch Blvd		
	Speed Limit (mph):	25		
	Approach Lanes:	1		
Population < 10000?		Yes		

Civil & Environmental Consultants, Inc.

Warrant 3 - Peak Hour

Signal Warrant Satisfied? [X] Yes [ ] No



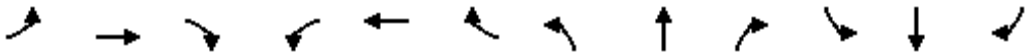
Scenario	Major Street (vph)	Minor Street (vph)	Warrant Volume Minor Street	Warrant Satisfied?
2021 Existing, AM Peak	1278	69	75	NO
2021 Existing, PM Peak	1588	45	75	NO
2025 No-Build, AM Peak	1399	374	75	YES
2025 No-Build, PM Peak	1840	286	75	YES
2025 Build, AM Peak	1529	374	75	YES
2025 Build, PM Peak	2010	286	75	YES

Signal warrant satisfied if hourly threshold satisfied for any 1 hour of an average day.

APPENDIX M
FORECASTED 2025 NO-BUILD (BASE) MITIGATED CAPACITY CALCULATIONS

HCM 6th Signalized Intersection Summary
3: Arrowhead Ranch Blvd/DSISD Dwy & US 290

2025 No Build (Base) Mitigate
Timing Plan: AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	1	663	22	203	476	34	129	0	245	2	0	0
Future Volume (veh/h)	1	663	22	203	476	34	129	0	245	2	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1976	1781	625	1930	1707	537	596	1976	1841	1900	1976	1900
Adj Flow Rate, veh/h	1	780	26	239	560	40	152	0	288	2	0	0
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Percent Heavy Veh, %	0	8	86	3	13	92	88	0	4	0	0	0
Cap, veh/h	350	1002	157	377	1256	90	233	19	342	387	0	0
Arrive On Green	0.00	0.30	0.30	0.11	0.41	0.41	0.32	0.00	0.32	0.32	0.00	0.00
Sat Flow, veh/h	1882	3385	530	1838	3071	219	501	60	1063	870	0	0
Grp Volume(v), veh/h	1	780	26	239	295	305	440	0	0	2	0	0
Grp Sat Flow(s),veh/h/ln	1882	1692	530	1838	1622	1668	1624	0	0	871	0	0
Q Serve(g_s), s	0.0	14.2	2.4	5.6	8.8	8.9	14.7	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.0	14.2	2.4	5.6	8.8	8.9	16.9	0.0	0.0	0.1	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.13	0.35		0.65	1.00		0.00
Lane Grp Cap(c), veh/h	350	1002	157	377	663	682	594	0	0	387	0	0
V/C Ratio(X)	0.00	0.78	0.17	0.63	0.45	0.45	0.74	0.00	0.00	0.01	0.00	0.00
Avail Cap(c_a), veh/h	487	1412	221	440	797	820	892	0	0	600	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	16.6	21.6	17.5	14.9	14.3	14.3	21.1	0.0	0.0	15.5	0.0	0.0
Incr Delay (d2), s/veh	0.0	1.9	0.5	2.3	0.5	0.5	1.8	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	4.9	0.3	2.0	2.6	2.7	6.3	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	16.6	23.5	18.0	17.3	14.8	14.8	22.9	0.0	0.0	15.5	0.0	0.0
LnGrp LOS	B	C	B	B	B	B	C	A	A	B	A	A
Approach Vol, veh/h		807			839			440			2	
Approach Delay, s/veh		23.3			15.5			22.9			15.5	
Approach LOS		C			B			C			B	

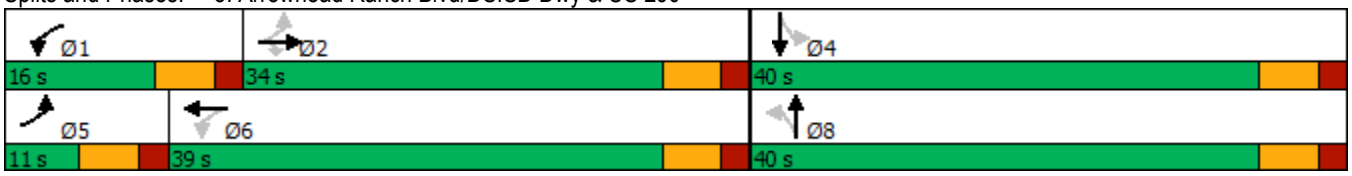
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	13.7	25.9		27.6	6.1	33.4		27.6				
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	10.0	28.0		34.0	5.0	33.0		34.0				
Max Q Clear Time (g_c+I1), s	7.6	16.2		2.1	2.0	10.9		18.9				
Green Ext Time (p_c), s	0.2	3.7		0.0	0.0	3.0		2.7				

Intersection Summary			
HCM 6th Ctrl Delay		20.1	
HCM 6th LOS		C	

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	1	663	22	203	476	129	0	2	0
Future Volume (vph)	1	663	22	203	476	129	0	2	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	5	2		1	6		8		4
Permitted Phases	2		2	6		8		4	
Detector Phase	5	2	2	1	6	8	8	4	4
Switch Phase									
Minimum Initial (s)	5.0	10.0	10.0	5.0	10.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	16.0	16.0	11.0	16.0	11.0	11.0	11.0	11.0
Total Split (s)	11.0	34.0	34.0	16.0	39.0	40.0	40.0	40.0	40.0
Total Split (%)	12.2%	37.8%	37.8%	17.8%	43.3%	44.4%	44.4%	44.4%	44.4%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0		6.0		6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes				
Recall Mode	None	Min	Min	None	Min	None	None	None	None
Act Effct Green (s)	27.9	22.7	22.7	38.3	36.7		25.3		25.3
Actuated g/C Ratio	0.37	0.30	0.30	0.50	0.48		0.33		0.33
v/c Ratio	0.00	0.78	0.08	0.62	0.41		0.86		0.01
Control Delay	12.0	31.8	0.5	19.8	15.8		34.8		17.5
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	12.0	31.8	0.5	19.8	15.8		34.8		17.5
LOS	B	C	A	B	B		C		B
Approach Delay		30.8			16.9		34.8		17.5
Approach LOS		C			B		C		B

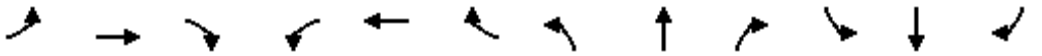
Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 76.3	
Natural Cycle: 55	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.86	
Intersection Signal Delay: 26.1	Intersection LOS: C
Intersection Capacity Utilization 64.6%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 3: Arrowhead Ranch Blvd/DSISD Dwy & US 290



HCM 6th Signalized Intersection Summary
3: Arrowhead Ranch Blvd/DSISD Dwy & US 290

2025 No Build (Base) Mitigate
Timing Plan: PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	2	688	34	293	801	22	112	0	174	2	0	0
Future Volume (veh/h)	2	688	34	293	801	22	112	0	174	2	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1205	1826	1707	1945	1856	477	1900	1976	1826	1900	1976	1900
Adj Flow Rate, veh/h	2	709	35	302	826	23	115	0	179	2	0	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	50	5	13	2	3	96	0	0	5	0	0	0
Cap, veh/h	246	1023	427	490	1541	43	215	22	227	389	0	0
Arrive On Green	0.00	0.30	0.30	0.15	0.44	0.44	0.23	0.00	0.23	0.23	0.00	0.00
Sat Flow, veh/h	1148	3469	1447	1853	3503	98	542	94	989	1124	0	0
Grp Volume(v), veh/h	2	709	35	302	416	433	294	0	0	2	0	0
Grp Sat Flow(s),veh/h/ln	1148	1735	1447	1853	1763	1838	1625	0	0	1124	0	0
Q Serve(g_s), s	0.1	9.9	1.0	5.6	9.5	9.5	7.6	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.1	9.9	1.0	5.6	9.5	9.5	9.3	0.0	0.0	0.1	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.05	0.39		0.61	1.00		0.00
Lane Grp Cap(c), veh/h	246	1023	427	490	775	809	464	0	0	389	0	0
V/C Ratio(X)	0.01	0.69	0.08	0.62	0.54	0.54	0.63	0.00	0.00	0.01	0.00	0.00
Avail Cap(c_a), veh/h	348	2088	871	824	1479	1542	710	0	0	585	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	13.6	17.1	14.0	11.0	11.3	11.3	19.8	0.0	0.0	16.3	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.9	0.1	1.3	0.6	0.6	1.4	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	3.1	0.3	1.6	2.6	2.7	3.4	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.6	18.0	14.0	12.3	11.8	11.8	21.2	0.0	0.0	16.3	0.0	0.0
LnGrp LOS	B	B	B	B	B	B	C	A	A	B	A	A
Approach Vol, veh/h		746			1151			294			2	
Approach Delay, s/veh		17.8			11.9			21.2			16.3	
Approach LOS		B			B			C			B	

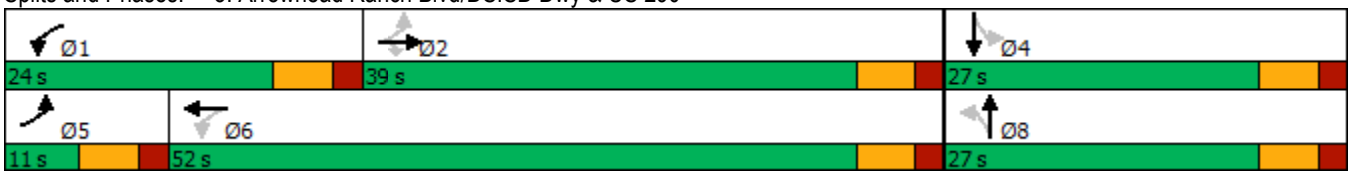
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	14.1	22.2		18.6	6.2	30.1		18.6				
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	18.0	33.0		21.0	5.0	46.0		21.0				
Max Q Clear Time (g_c+I1), s	7.6	11.9		2.1	2.1	11.5		11.3				
Green Ext Time (p_c), s	0.6	4.2		0.0	0.0	4.9		1.3				

Intersection Summary			
HCM 6th Ctrl Delay		15.2	
HCM 6th LOS		B	

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	2	688	34	293	801	112	0	2	0
Future Volume (vph)	2	688	34	293	801	112	0	2	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	5	2		1	6		8		4
Permitted Phases	2		2	6		8		4	
Detector Phase	5	2	2	1	6	8	8	4	4
Switch Phase									
Minimum Initial (s)	5.0	10.0	10.0	5.0	10.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	16.0	16.0	11.0	16.0	11.0	11.0	11.0	11.0
Total Split (s)	11.0	39.0	39.0	24.0	52.0	27.0	27.0	27.0	27.0
Total Split (%)	12.2%	43.3%	43.3%	26.7%	57.8%	30.0%	30.0%	30.0%	30.0%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0		6.0		6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes				
Recall Mode	None	None	None	None	None	Min	Min	Min	Min
Act Effct Green (s)	23.8	18.5	18.5	35.0	33.5		10.4		10.4
Actuated g/C Ratio	0.41	0.32	0.32	0.60	0.58		0.18		0.18
v/c Ratio	0.01	0.65	0.06	0.54	0.43		0.65		0.01
Control Delay	7.0	20.6	0.2	9.6	9.1		17.6		22.5
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	7.0	20.6	0.2	9.6	9.1		17.6		22.5
LOS	A	C	A	A	A		B		C
Approach Delay		19.6			9.2		17.6		22.5
Approach LOS		B			A		B		C

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 58.1	
Natural Cycle: 55	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.65	
Intersection Signal Delay: 13.9	Intersection LOS: B
Intersection Capacity Utilization 65.4%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 3: Arrowhead Ranch Blvd/DSISD Dwy & US 290



APPENDIX N
FORECASTED 2025 BUILD (WITH DEVELOPMENT) CAPACITY CALCULATIONS

Intersection	
Int Delay, s/veh	3.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	708	18	84	542	41	171
Future Vol, veh/h	708	18	84	542	41	171
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	240	150	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	10	20	3	15	0	6
Mvmt Flow	814	21	97	623	47	197

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	835	0	1320	407
Stage 1	-	-	-	-	814	-
Stage 2	-	-	-	-	506	-
Critical Hdwy	-	-	4.16	-	6.8	7.02
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.23	-	3.5	3.36
Pot Cap-1 Maneuver	-	-	788	-	151	582
Stage 1	-	-	-	-	401	-
Stage 2	-	-	-	-	576	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	788	-	132	582
Mov Cap-2 Maneuver	-	-	-	-	263	-
Stage 1	-	-	-	-	401	-
Stage 2	-	-	-	-	505	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.4	20.5
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	471	-	-	788	-
HCM Lane V/C Ratio	0.517	-	-	0.123	-
HCM Control Delay (s)	20.5	-	-	10.2	-
HCM Lane LOS	C	-	-	B	-
HCM 95th %tile Q(veh)	2.9	-	-	0.4	-

Intersection	
Int Delay, s/veh	690.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	761	22	203	508	34	129	0	245	2	0	0
Future Vol, veh/h	1	761	22	203	508	34	129	0	245	2	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	150	-	250	150	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	0	8	86	3	13	92	88	0	4	0	0	0
Mvmt Flow	1	895	26	239	598	40	152	0	288	2	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	638	0	0	921	0	0	1674	2013	448	1546	2019	319
Stage 1	-	-	-	-	-	-	897	897	-	1096	1096	-
Stage 2	-	-	-	-	-	-	777	1116	-	450	923	-
Critical Hdwy	4.1	-	-	4.16	-	-	9.26	6.5	6.98	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	8.26	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	8.26	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.23	-	-	4.38	4	3.34	3.5	4	3.3
Pot Cap-1 Maneuver	956	-	-	731	-	-	~ 26	59	553	79	59	683
Stage 1	-	-	-	-	-	-	172	361	-	231	292	-
Stage 2	-	-	-	-	-	-	214	285	-	564	351	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	956	-	-	731	-	-	~ 19	40	553	28	40	683
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 19	40	-	28	40	-
Stage 1	-	-	-	-	-	-	172	361	-	231	197	-
Stage 2	-	-	-	-	-	-	~ 144	192	-	270	351	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	3.4	$ 3508.7	145
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	52	956	-	-	731	-	-	28
HCM Lane V/C Ratio	8.462	0.001	-	-	0.327	-	-	0.084
HCM Control Delay (s)	$ 3508.7	8.8	-	-	12.3	-	-	145
HCM Lane LOS	F	A	-	-	B	-	-	F
HCM 95th %tile Q(veh)	51.7	0	-	-	1.4	-	-	0.3

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	1014	759	6	15	0
Future Vol, veh/h	2	1014	759	6	15	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	0	8	17	0	0	0
Mvmt Flow	2	1193	893	7	18	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	900	0	-	0	1498	450
Stage 1	-	-	-	-	897	-
Stage 2	-	-	-	-	601	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	763	-	-	-	115	562
Stage 1	-	-	-	-	363	-
Stage 2	-	-	-	-	516	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	763	-	-	-	115	562
Mov Cap-2 Maneuver	-	-	-	-	244	-
Stage 1	-	-	-	-	362	-
Stage 2	-	-	-	-	516	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	20.9
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	763	-	-	-	244
HCM Lane V/C Ratio	0.003	-	-	-	0.072
HCM Control Delay (s)	9.7	-	-	-	20.9
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	2.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	654	46	180	903	30	131
Future Vol, veh/h	654	46	180	903	30	131
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	240	150	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	6	0	0	2	0	4
Mvmt Flow	760	53	209	1050	35	152

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	813	0	1703	380
Stage 1	-	-	-	-	760	-
Stage 2	-	-	-	-	943	-
Critical Hdwy	-	-	4.1	-	6.8	6.98
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.34
Pot Cap-1 Maneuver	-	-	823	-	84	612
Stage 1	-	-	-	-	428	-
Stage 2	-	-	-	-	344	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	823	-	63	612
Mov Cap-2 Maneuver	-	-	-	-	173	-
Stage 1	-	-	-	-	428	-
Stage 2	-	-	-	-	257	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.8	20.5
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	416	-	-	823	-
HCM Lane V/C Ratio	0.45	-	-	0.254	-
HCM Control Delay (s)	20.5	-	-	10.9	-
HCM Lane LOS	C	-	-	B	-
HCM 95th %tile Q(veh)	2.3	-	-	1	-

Intersection	
Int Delay, s/veh	171.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	751	34	293	908	22	112	0	174	2	0	0
Future Vol, veh/h	2	751	34	293	908	22	112	0	174	2	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	150	-	250	150	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	50	5	13	2	3	96	0	0	5	0	0	0
Mvmt Flow	2	774	35	302	936	23	115	0	179	2	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	959	0	0	809	0	0	1850	2341	387	1943	2365	480
Stage 1	-	-	-	-	-	-	778	778	-	1552	1552	-
Stage 2	-	-	-	-	-	-	1072	1563	-	391	813	-
Critical Hdwy	5.1	-	-	4.14	-	-	7.5	6.5	7	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.7	-	-	2.22	-	-	3.5	4	3.35	3.5	4	3.3
Pot Cap-1 Maneuver	481	-	-	812	-	-	~ 47	37	603	40	36	537
Stage 1	-	-	-	-	-	-	360	410	-	121	176	-
Stage 2	-	-	-	-	-	-	239	174	-	610	395	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	481	-	-	812	-	-	~ 33	23	603	20	23	537
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 33	23	-	20	23	-
Stage 1	-	-	-	-	-	-	359	408	-	121	111	-
Stage 2	-	-	-	-	-	-	150	109	-	427	393	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	2.9	$ 1362.1	204.7
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	78	481	-	-	812	-	-	20
HCM Lane V/C Ratio	3.78	0.004	-	-	0.372	-	-	0.103
HCM Control Delay (s)	$ 1362.1	12.5	-	-	12	-	-	204.7
HCM Lane LOS	F	B	-	-	B	-	-	F
HCM 95th %tile Q(veh)	30.7	0	-	-	1.7	-	-	0.3

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	940	1227	26	15	3
Future Vol, veh/h	2	940	1227	26	15	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	5	5	4	0	34
Mvmt Flow	2	989	1292	27	16	3

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1319	0	-	0	1805	660
Stage 1	-	-	-	-	1306	-
Stage 2	-	-	-	-	499	-
Critical Hdwy	4.1	-	-	-	6.8	7.58
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.64
Pot Cap-1 Maneuver	531	-	-	-	72	338
Stage 1	-	-	-	-	221	-
Stage 2	-	-	-	-	581	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	531	-	-	-	72	338
Mov Cap-2 Maneuver	-	-	-	-	170	-
Stage 1	-	-	-	-	220	-
Stage 2	-	-	-	-	581	-

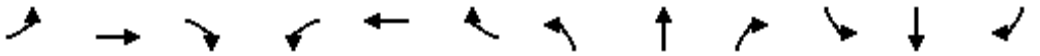
Approach	EB	WB	SB
HCM Control Delay, s	0	0	26.7
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	531	-	-	-	185
HCM Lane V/C Ratio	0.004	-	-	-	0.102
HCM Control Delay (s)	11.8	-	-	-	26.7
HCM Lane LOS	B	-	-	-	D
HCM 95th %tile Q(veh)	0	-	-	-	0.3

APPENDIX O
FORECASTED 2025 BUILD (WITH DEVELOPMENT) MITIGATED CAPACITY CALCULATIONS

HCM 6th Signalized Intersection Summary
3: Arrowhead Ranch Blvd/DSISD Dwy & US 290

2025 Build Mitigate
Timing Plan: AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	1	761	22	203	508	34	129	0	245	2	0	0
Future Volume (veh/h)	1	761	22	203	508	34	129	0	245	2	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1976	1781	625	1930	1707	537	596	1976	1841	1900	1976	1900
Adj Flow Rate, veh/h	1	895	26	239	598	40	152	0	288	2	0	0
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Percent Heavy Veh, %	0	8	86	3	13	92	88	0	4	0	0	0
Cap, veh/h	320	1054	165	323	1289	86	245	19	390	417	0	0
Arrive On Green	0.00	0.31	0.31	0.11	0.42	0.42	0.37	0.00	0.37	0.37	0.00	0.00
Sat Flow, veh/h	1882	3385	530	1838	3086	206	509	51	1062	901	0	0
Grp Volume(v), veh/h	1	895	26	239	314	324	440	0	0	2	0	0
Grp Sat Flow(s),veh/h/ln	1882	1692	530	1838	1622	1670	1622	0	0	901	0	0
Q Serve(g_s), s	0.0	20.9	3.0	7.0	11.8	11.8	17.1	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.0	20.9	3.0	7.0	11.8	11.8	19.7	0.0	0.0	0.1	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.12	0.35		0.65	1.00		0.00
Lane Grp Cap(c), veh/h	320	1054	165	323	677	697	654	0	0	417	0	0
V/C Ratio(X)	0.00	0.85	0.16	0.74	0.46	0.46	0.67	0.00	0.00	0.00	0.00	0.00
Avail Cap(c_a), veh/h	429	1244	195	343	692	713	654	0	0	417	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	20.0	27.2	21.0	19.3	17.7	17.7	23.0	0.0	0.0	16.9	0.0	0.0
Incr Delay (d2), s/veh	0.0	5.0	0.4	7.8	0.5	0.5	5.5	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	8.1	0.4	3.2	3.8	4.0	8.3	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	20.0	32.2	21.5	27.1	18.2	18.2	28.5	0.0	0.0	16.9	0.0	0.0
LnGrp LOS	B	C	C	C	B	B	C	A	A	B	A	A
Approach Vol, veh/h		922			877			440			2	
Approach Delay, s/veh		31.9			20.7			28.5			16.9	
Approach LOS		C			C			C			B	

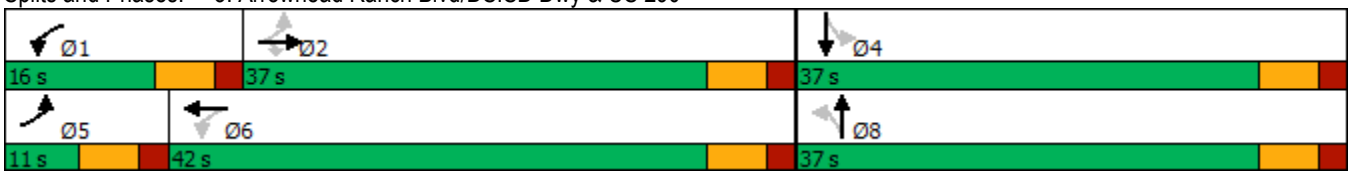
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	15.1	32.3		37.0	6.1	41.2		37.0				
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	10.0	31.0		31.0	5.0	36.0		31.0				
Max Q Clear Time (g_c+I1), s	9.0	22.9		2.1	2.0	13.8		21.7				
Green Ext Time (p_c), s	0.1	3.4		0.0	0.0	3.3		2.1				

Intersection Summary												
HCM 6th Ctrl Delay			26.8									
HCM 6th LOS			C									

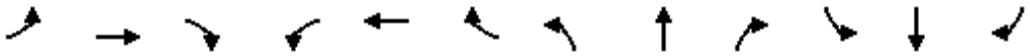
Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	1	761	22	203	508	129	0	2	0
Future Volume (vph)	1	761	22	203	508	129	0	2	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	5	2		1	6		8		4
Permitted Phases	2		2	6		8		4	
Detector Phase	5	2	2	1	6	8	8	4	4
Switch Phase									
Minimum Initial (s)	5.0	10.0	10.0	5.0	10.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	16.0	16.0	11.0	16.0	11.0	11.0	11.0	11.0
Total Split (s)	11.0	37.0	37.0	16.0	42.0	37.0	37.0	37.0	37.0
Total Split (%)	12.2%	41.1%	41.1%	17.8%	46.7%	41.1%	41.1%	41.1%	41.1%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0		6.0		6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes				
Recall Mode	None	None	None	None	None	Max	Max	Max	Max
Act Effct Green (s)	32.6	27.6	27.6	43.1	41.2		31.1		31.1
Actuated g/C Ratio	0.38	0.32	0.32	0.50	0.48		0.36		0.36
v/c Ratio	0.00	0.84	0.07	0.72	0.44		0.81		0.01
Control Delay	11.0	35.4	0.4	27.5	16.5		32.7		19.5
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	11.0	35.4	0.4	27.5	16.5		32.7		19.5
LOS	B	D	A	C	B		C		B
Approach Delay		34.4			19.5		32.7		19.5
Approach LOS		C			B		C		B

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 86.4	
Natural Cycle: 55	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.84	
Intersection Signal Delay: 28.2	Intersection LOS: C
Intersection Capacity Utilization 67.3%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 3: Arrowhead Ranch Blvd/DSISD Dwy & US 290



HCM 6th Signalized Intersection Summary
3: Arrowhead Ranch Blvd/DSISD Dwy & US 290



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	2	751	34	293	908	22	112	0	174	2	0	0
Future Volume (veh/h)	2	751	34	293	908	22	112	0	174	2	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1205	1826	1707	1945	1856	477	1900	1976	1826	1900	1976	1900
Adj Flow Rate, veh/h	2	774	35	302	936	23	115	0	179	2	0	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	50	5	13	2	3	96	0	0	5	0	0	0
Cap, veh/h	226	1090	455	473	1598	39	211	21	224	377	0	0
Arrive On Green	0.00	0.31	0.31	0.14	0.45	0.45	0.23	0.00	0.23	0.23	0.00	0.00
Sat Flow, veh/h	1148	3469	1447	1853	3516	86	544	91	989	1106	0	0
Grp Volume(v), veh/h	2	774	35	302	469	490	294	0	0	2	0	0
Grp Sat Flow(s),veh/h/ln	1148	1735	1447	1853	1763	1840	1624	0	0	1106	0	0
Q Serve(g_s), s	0.1	11.2	1.0	5.6	11.3	11.3	8.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.1	11.2	1.0	5.6	11.3	11.3	9.7	0.0	0.0	0.1	0.0	0.0
Prop In Lane	1.00		1.00	1.00		0.05	0.39		0.61	1.00		0.00
Lane Grp Cap(c), veh/h	226	1090	455	473	801	836	456	0	0	377	0	0
V/C Ratio(X)	0.01	0.71	0.08	0.64	0.59	0.59	0.64	0.00	0.00	0.01	0.00	0.00
Avail Cap(c_a), veh/h	324	2070	863	761	1423	1486	683	0	0	558	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	13.4	17.2	13.7	11.3	11.6	11.6	20.7	0.0	0.0	17.1	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.9	0.1	1.4	0.7	0.7	1.5	0.0	0.0	0.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	3.5	0.3	1.6	3.1	3.2	3.6	0.0	0.0	0.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.4	18.1	13.8	12.8	12.2	12.2	22.2	0.0	0.0	17.1	0.0	0.0
LnGrp LOS	B	B	B	B	B	B	C	A	A	B	A	A
Approach Vol, veh/h		811			1261			294			2	
Approach Delay, s/veh		17.9			12.4			22.2			17.1	
Approach LOS		B			B			C			B	

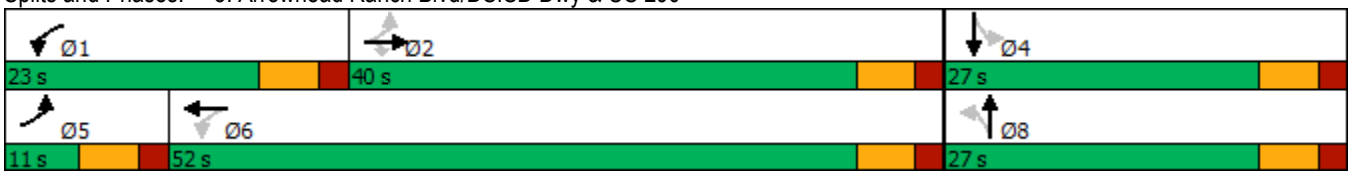
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	14.1	23.9		18.9	6.2	31.9		18.9				
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	17.0	34.0		21.0	5.0	46.0		21.0				
Max Q Clear Time (g_c+I1), s	7.6	13.2		2.1	2.1	13.3		11.7				
Green Ext Time (p_c), s	0.6	4.7		0.0	0.0	5.8		1.3				

Intersection Summary	
HCM 6th Ctrl Delay	15.5
HCM 6th LOS	B

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	2	751	34	293	908	112	0	2	0
Future Volume (vph)	2	751	34	293	908	112	0	2	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	5	2		1	6		8		4
Permitted Phases	2		2	6		8		4	
Detector Phase	5	2	2	1	6	8	8	4	4
Switch Phase									
Minimum Initial (s)	5.0	10.0	10.0	5.0	10.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	16.0	16.0	11.0	16.0	11.0	11.0	11.0	11.0
Total Split (s)	11.0	40.0	40.0	23.0	52.0	27.0	27.0	27.0	27.0
Total Split (%)	12.2%	44.4%	44.4%	25.6%	57.8%	30.0%	30.0%	30.0%	30.0%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0		6.0		6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes				
Recall Mode	None	None	None	None	None	Min	Min	Min	Min
Act Effct Green (s)	25.5	20.2	20.2	36.8	35.2		10.6		10.6
Actuated g/C Ratio	0.42	0.34	0.34	0.61	0.59		0.18		0.18
v/c Ratio	0.01	0.67	0.06	0.56	0.48		0.66		0.01
Control Delay	7.0	20.8	0.2	10.0	9.3		18.3		23.5
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0		0.0
Total Delay	7.0	20.8	0.2	10.0	9.3		18.3		23.5
LOS	A	C	A	A	A		B		C
Approach Delay		19.9			9.5		18.3		23.5
Approach LOS		B			A		B		C

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 60	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.67	
Intersection Signal Delay: 14.2	Intersection LOS: B
Intersection Capacity Utilization 67.1%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 3: Arrowhead Ranch Blvd/DSISD Dwy & US 290



APPENDIX P
EXISTING 2021 QUEUING ANALYSIS

Summary of All Intervals

Run Number	1	2	3	4	5	Avg
Start Time	7:45	7:45	7:45	7:45	7:45	7:45
End Time	9:00	9:00	9:00	9:00	9:00	9:00
Total Time (min)	75	75	75	75	75	75
Time Recorded (min)	60	60	60	60	60	60
# of Intervals	2	2	2	2	2	2
# of Recorded Intervals	1	1	1	1	1	1
Vehs Entered	1423	1415	1417	1350	1407	1402
Vehs Exited	1423	1421	1416	1351	1403	1404
Starting Vehs	20	20	17	14	9	15
Ending Vehs	20	14	18	13	13	15
Travel Distance (mi)	728	716	724	689	709	713
Travel Time (hr)	15.2	15.2	15.1	14.5	14.9	15.0
Total Delay (hr)	1.0	1.2	1.0	1.0	1.0	1.0
Total Stops	146	163	145	152	138	148
Fuel Used (gal)	24.0	24.0	23.8	23.0	23.2	23.6

Interval #0 Information Seeding

Start Time	7:45
End Time	8:00
Total Time (min)	15

Volumes adjusted by Growth Factors.

No data recorded this interval.

Interval #1 Information Recording

Start Time	8:00
End Time	9:00
Total Time (min)	60

Volumes adjusted by Growth Factors.

Run Number	1	2	3	4	5	Avg
Vehs Entered	1423	1415	1417	1350	1407	1402
Vehs Exited	1423	1421	1416	1351	1403	1404
Starting Vehs	20	20	17	14	9	15
Ending Vehs	20	14	18	13	13	15
Travel Distance (mi)	728	716	724	689	709	713
Travel Time (hr)	15.2	15.2	15.1	14.5	14.9	15.0
Total Delay (hr)	1.0	1.2	1.0	1.0	1.0	1.0
Total Stops	146	163	145	152	138	148
Fuel Used (gal)	24.0	24.0	23.8	23.0	23.2	23.6

Intersection: 2: Bunker Ranch Blvd & US 290

Movement	WB	NB
Directions Served	L	LR
Maximum Queue (ft)	48	59
Average Queue (ft)	13	20
95th Queue (ft)	36	48
Link Distance (ft)		357
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	150	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Arrowhead Ranch Blvd/DSISD Dwy & US 290

Movement	EB	WB	NB	SB
Directions Served	L	L	LTR	LTR
Maximum Queue (ft)	4	46	101	30
Average Queue (ft)	0	11	27	2
95th Queue (ft)	3	32	68	15
Link Distance (ft)			292	108
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	150	150		
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 4: US 290 & Spring Lane

Movement	EB	SB
Directions Served	L	LR
Maximum Queue (ft)	26	36
Average Queue (ft)	2	11
95th Queue (ft)	11	35
Link Distance (ft)		207
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	150	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Summary of All Intervals

Run Number	1	2	3	4	5	Avg
Start Time	4:15	4:15	4:15	4:15	4:15	4:15
End Time	5:30	5:30	5:30	5:30	5:30	5:30
Total Time (min)	75	75	75	75	75	75
Time Recorded (min)	60	60	60	60	60	60
# of Intervals	2	2	2	2	2	2
# of Recorded Intervals	1	1	1	1	1	1
Vehs Entered	1759	1821	1717	1816	1742	1771
Vehs Exited	1762	1804	1712	1813	1739	1766
Starting Vehs	16	7	18	15	17	13
Ending Vehs	13	24	23	18	20	19
Travel Distance (mi)	890	914	860	922	879	893
Travel Time (hr)	18.6	19.1	17.9	19.2	18.4	18.7
Total Delay (hr)	1.3	1.4	1.1	1.4	1.3	1.3
Total Stops	144	148	141	139	130	141
Fuel Used (gal)	30.0	30.9	28.9	31.0	29.4	30.0

Interval #0 Information Seeding

Start Time	4:15
End Time	4:30
Total Time (min)	15

Volumes adjusted by Growth Factors.

No data recorded this interval.

Interval #1 Information Recording

Start Time	4:30
End Time	5:30
Total Time (min)	60

Volumes adjusted by Growth Factors.

Run Number	1	2	3	4	5	Avg
Vehs Entered	1759	1821	1717	1816	1742	1771
Vehs Exited	1762	1804	1712	1813	1739	1766
Starting Vehs	16	7	18	15	17	13
Ending Vehs	13	24	23	18	20	19
Travel Distance (mi)	890	914	860	922	879	893
Travel Time (hr)	18.6	19.1	17.9	19.2	18.4	18.7
Total Delay (hr)	1.3	1.4	1.1	1.4	1.3	1.3
Total Stops	144	148	141	139	130	141
Fuel Used (gal)	30.0	30.9	28.9	31.0	29.4	30.0

Intersection: 2: Bunker Ranch Blvd & US 290

Movement	WB	NB
Directions Served	L	LR
Maximum Queue (ft)	32	57
Average Queue (ft)	4	25
95th Queue (ft)	21	50
Link Distance (ft)		357
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	150	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Arrowhead Ranch Blvd/DSISD Dwy & US 290

Movement	EB	WB	NB	SB
Directions Served	L	L	LTR	LTR
Maximum Queue (ft)	4	38	64	24
Average Queue (ft)	0	15	17	1
95th Queue (ft)	2	33	42	11
Link Distance (ft)			292	108
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	150	150		
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 4: US 290 & Spring Lane

Movement	EB	SB
Directions Served	L	LR
Maximum Queue (ft)	15	57
Average Queue (ft)	1	16
95th Queue (ft)	6	46
Link Distance (ft)		207
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	150	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

APPENDIX Q
FORECASTED 2025 NO-BUILD (BASE) QUEUING ANALYSIS

Summary of All Intervals

Run Number	1	2	3	4	5	Avg
Start Time	7:45	7:45	7:45	7:45	7:45	7:45
End Time	9:00	9:00	9:00	9:00	9:00	9:00
Total Time (min)	75	75	75	75	75	75
Time Recorded (min)	60	60	60	60	60	60
# of Intervals	2	2	2	2	2	2
# of Recorded Intervals	1	1	1	1	1	1
Vehs Entered	1725	1757	1766	1806	1744	1759
Vehs Exited	1736	1754	1768	1802	1740	1761
Starting Vehs	39	23	27	29	24	27
Ending Vehs	28	26	25	33	28	28
Travel Distance (mi)	754	767	777	786	757	768
Travel Time (hr)	188.2	192.6	205.5	178.7	148.8	182.8
Total Delay (hr)	172.4	176.6	189.0	162.2	132.7	166.6
Total Stops	297	253	272	335	293	290
Fuel Used (gal)	60.4	62.6	66.3	60.9	53.1	60.7

Interval #0 Information Seeding

Start Time	7:45
End Time	8:00
Total Time (min)	15

Volumes adjusted by Growth Factors.

No data recorded this interval.

Interval #1 Information Recording

Start Time	8:00
End Time	9:00
Total Time (min)	60

Volumes adjusted by Growth Factors.

Run Number	1	2	3	4	5	Avg
Vehs Entered	1725	1757	1766	1806	1744	1759
Vehs Exited	1736	1754	1768	1802	1740	1761
Starting Vehs	39	23	27	29	24	27
Ending Vehs	28	26	25	33	28	28
Travel Distance (mi)	754	767	777	786	757	768
Travel Time (hr)	188.2	192.6	205.5	178.7	148.8	182.8
Total Delay (hr)	172.4	176.6	189.0	162.2	132.7	166.6
Total Stops	297	253	272	335	293	290
Fuel Used (gal)	60.4	62.6	66.3	60.9	53.1	60.7

Intersection: 2: Bunker Ranch Blvd & US 290

Movement	WB	NB
Directions Served	L	LR
Maximum Queue (ft)	51	72
Average Queue (ft)	19	36
95th Queue (ft)	43	60
Link Distance (ft)		357
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	150	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Arrowhead Ranch Blvd/DSISD Dwy & US 290

Movement	EB	EB	WB	WB	NB	SB
Directions Served	T	R	L	T	LTR	LTR
Maximum Queue (ft)	4	24	122	19	355	24
Average Queue (ft)	0	1	51	1	326	2
95th Queue (ft)	2	10	96	11	358	13
Link Distance (ft)	780			451	292	108
Upstream Blk Time (%)					100	
Queuing Penalty (veh)					0	
Storage Bay Dist (ft)		250	150			
Storage Blk Time (%)			0			
Queuing Penalty (veh)			0			

Intersection: 4: US 290 & Spring Lane

Movement	EB	SB
Directions Served	L	LR
Maximum Queue (ft)	16	40
Average Queue (ft)	1	11
95th Queue (ft)	8	36
Link Distance (ft)		207
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	150	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Summary of All Intervals

Run Number	1	2	3	4	5	Avg
Start Time	4:15	4:15	4:15	4:15	4:15	4:15
End Time	5:30	5:30	5:30	5:30	5:30	5:30
Total Time (min)	75	75	75	75	75	75
Time Recorded (min)	60	60	60	60	60	60
# of Intervals	2	2	2	2	2	2
# of Recorded Intervals	1	1	1	1	1	1
Vehs Entered	2088	2118	2059	2049	2112	2086
Vehs Exited	2082	2113	2055	2044	2108	2080
Starting Vehs	28	27	40	33	33	31
Ending Vehs	34	32	44	38	37	36
Travel Distance (mi)	975	992	973	966	1004	982
Travel Time (hr)	161.3	154.7	177.2	173.6	159.4	165.2
Total Delay (hr)	141.0	133.9	157.0	153.6	138.7	144.8
Total Stops	378	390	344	356	374	369
Fuel Used (gal)	66.9	66.0	69.8	69.3	66.7	67.7

Interval #0 Information Seeding

Start Time	4:15
End Time	4:30
Total Time (min)	15

Volumes adjusted by Growth Factors.

No data recorded this interval.

Interval #1 Information Recording

Start Time	4:30
End Time	5:30
Total Time (min)	60

Volumes adjusted by Growth Factors.

Run Number	1	2	3	4	5	Avg
Vehs Entered	2088	2118	2059	2049	2112	2086
Vehs Exited	2082	2113	2055	2044	2108	2080
Starting Vehs	28	27	40	33	33	31
Ending Vehs	34	32	44	38	37	36
Travel Distance (mi)	975	992	973	966	1004	982
Travel Time (hr)	161.3	154.7	177.2	173.6	159.4	165.2
Total Delay (hr)	141.0	133.9	157.0	153.6	138.7	144.8
Total Stops	378	390	344	356	374	369
Fuel Used (gal)	66.9	66.0	69.8	69.3	66.7	67.7

Intersection: 2: Bunker Ranch Blvd & US 290

Movement	WB	NB
Directions Served	L	LR
Maximum Queue (ft)	56	135
Average Queue (ft)	21	45
95th Queue (ft)	45	98
Link Distance (ft)		357
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	150	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Arrowhead Ranch Blvd/DSISD Dwy & US 290

Movement	EB	EB	WB	NB	SB
Directions Served	L	R	L	LTR	LTR
Maximum Queue (ft)	11	24	134	345	18
Average Queue (ft)	0	1	68	301	1
95th Queue (ft)	8	10	116	326	11
Link Distance (ft)				292	108
Upstream Blk Time (%)				100	
Queuing Penalty (veh)				0	
Storage Bay Dist (ft)	150	250	150		
Storage Blk Time (%)			0		
Queuing Penalty (veh)			0		

Intersection: 4: US 290 & Spring Lane

Movement	EB	SB
Directions Served	L	LR
Maximum Queue (ft)	27	52
Average Queue (ft)	2	16
95th Queue (ft)	12	44
Link Distance (ft)		207
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	150	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

APPENDIX R
FORECASTED 2025 NO-BUILD (BASE) MITIGATED QUEUING ANALYSIS

Summary of All Intervals

Run Number	1	2	3	4	5	Avg
Start Time	7:45	7:45	7:45	7:45	7:45	7:45
End Time	9:00	9:00	9:00	9:00	9:00	9:00
Total Time (min)	75	75	75	75	75	75
Time Recorded (min)	60	60	60	60	60	60
# of Intervals	2	2	2	2	2	2
# of Recorded Intervals	1	1	1	1	1	1
Vehs Entered	1998	2020	2035	1992	2016	2012
Vehs Exited	2018	2017	2066	2005	1996	2021
Starting Vehs	42	33	53	33	20	37
Ending Vehs	22	36	22	20	40	25
Travel Distance (mi)	842	857	854	836	851	848
Travel Time (hr)	29.6	30.2	31.6	29.3	30.7	30.3
Total Delay (hr)	10.9	11.2	12.4	10.6	11.8	11.4
Total Stops	1135	1186	1231	1135	1221	1183
Fuel Used (gal)	34.9	35.3	36.0	34.9	35.8	35.4

Interval #0 Information Seeding

Start Time	7:45
End Time	8:00
Total Time (min)	15

Volumes adjusted by Growth Factors.

No data recorded this interval.

Interval #1 Information Recording

Start Time	8:00
End Time	9:00
Total Time (min)	60

Volumes adjusted by Growth Factors.

Run Number	1	2	3	4	5	Avg
Vehs Entered	1998	2020	2035	1992	2016	2012
Vehs Exited	2018	2017	2066	2005	1996	2021
Starting Vehs	42	33	53	33	20	37
Ending Vehs	22	36	22	20	40	25
Travel Distance (mi)	842	857	854	836	851	848
Travel Time (hr)	29.6	30.2	31.6	29.3	30.7	30.3
Total Delay (hr)	10.9	11.2	12.4	10.6	11.8	11.4
Total Stops	1135	1186	1231	1135	1221	1183
Fuel Used (gal)	34.9	35.3	36.0	34.9	35.8	35.4

Intersection: 3: Arrowhead Ranch Blvd/DSISD Dwy & US 290

Movement	EB	EB	EB	EB	WB	WB	WB	NB	SB
Directions Served	L	T	T	R	L	T	TR	LTR	LTR
Maximum Queue (ft)	9	241	221	64	163	182	162	340	18
Average Queue (ft)	0	133	112	19	74	81	61	178	1
95th Queue (ft)	5	201	184	58	132	150	135	318	9
Link Distance (ft)		780	780			451	451	292	108
Upstream Blk Time (%)								2	
Queuing Penalty (veh)								0	
Storage Bay Dist (ft)	150			250	150				
Storage Blk Time (%)		4	0		0	1			
Queuing Penalty (veh)		0	0		1	2			

Summary of All Intervals

Run Number	1	2	3	4	5	Avg
Start Time	4:15	4:15	4:15	4:15	4:15	4:15
End Time	5:30	5:30	5:30	5:30	5:30	5:30
Total Time (min)	75	75	75	75	75	75
Time Recorded (min)	60	60	60	60	60	60
# of Intervals	2	2	2	2	2	2
# of Recorded Intervals	1	1	1	1	1	1
Vehs Entered	2332	2349	2228	2258	2295	2292
Vehs Exited	2336	2340	2229	2262	2293	2294
Starting Vehs	41	35	42	32	29	35
Ending Vehs	37	44	41	28	31	37
Travel Distance (mi)	1064	1088	1010	1052	1049	1053
Travel Time (hr)	35.8	36.0	33.5	34.3	35.6	35.1
Total Delay (hr)	12.8	12.5	11.3	11.7	12.8	12.2
Total Stops	1278	1276	1209	1209	1252	1243
Fuel Used (gal)	43.7	43.8	41.1	42.7	42.7	42.8

Interval #0 Information Seeding

Start Time	4:15
End Time	4:30
Total Time (min)	15

Volumes adjusted by Growth Factors.

No data recorded this interval.

Interval #1 Information Recording

Start Time	4:30
End Time	5:30
Total Time (min)	60

Volumes adjusted by Growth Factors.

Run Number	1	2	3	4	5	Avg
Vehs Entered	2332	2349	2228	2258	2295	2292
Vehs Exited	2336	2340	2229	2262	2293	2294
Starting Vehs	41	35	42	32	29	35
Ending Vehs	37	44	41	28	31	37
Travel Distance (mi)	1064	1088	1010	1052	1049	1053
Travel Time (hr)	35.8	36.0	33.5	34.3	35.6	35.1
Total Delay (hr)	12.8	12.5	11.3	11.7	12.8	12.2
Total Stops	1278	1276	1209	1209	1252	1243
Fuel Used (gal)	43.7	43.8	41.1	42.7	42.7	42.8

Intersection: 3: Arrowhead Ranch Blvd/DSISD Dwy & US 290

Movement	EB	EB	EB	EB	WB	WB	WB	NB	SB
Directions Served	L	T	T	R	L	T	TR	LTR	LTR
Maximum Queue (ft)	14	203	185	56	164	199	152	214	18
Average Queue (ft)	1	127	106	13	91	78	57	98	1
95th Queue (ft)	8	187	169	40	150	144	115	179	10
Link Distance (ft)		780	780			451	451	292	108
Upstream Blk Time (%)								0	
Queuing Penalty (veh)								0	
Storage Bay Dist (ft)	150			250	150				
Storage Blk Time (%)		3			2	0			
Queuing Penalty (veh)		0			6	0			

APPENDIX S
FORECASTED 2025 BUILD (WITH DEVELOPMENT) QUEUING ANALYSIS

Summary of All Intervals

Run Number	1	2	3	4	5	Avg
Start Time	7:45	7:45	7:45	7:45	7:45	7:45
End Time	9:00	9:00	9:00	9:00	9:00	9:00
Total Time (min)	75	75	75	75	75	75
Time Recorded (min)	60	60	60	60	60	60
# of Intervals	2	2	2	2	2	2
# of Recorded Intervals	1	1	1	1	1	1
Vehs Entered	1897	1884	1853	1951	1875	1891
Vehs Exited	1907	1894	1845	1939	1874	1892
Starting Vehs	41	34	24	18	30	29
Ending Vehs	31	24	32	30	31	28
Travel Distance (mi)	831	815	817	855	815	827
Travel Time (hr)	226.8	235.8	279.0	194.6	213.3	229.9
Total Delay (hr)	209.0	218.4	261.6	176.3	195.7	212.2
Total Stops	439	402	373	426	435	414
Fuel Used (gal)	71.8	74.1	82.8	67.1	68.7	72.9

Interval #0 Information Seeding

Start Time	7:45
End Time	8:00
Total Time (min)	15

Volumes adjusted by Growth Factors.

No data recorded this interval.

Interval #1 Information Recording

Start Time	8:00
End Time	9:00
Total Time (min)	60

Volumes adjusted by Growth Factors.

Run Number	1	2	3	4	5	Avg
Vehs Entered	1897	1884	1853	1951	1875	1891
Vehs Exited	1907	1894	1845	1939	1874	1892
Starting Vehs	41	34	24	18	30	29
Ending Vehs	31	24	32	30	31	28
Travel Distance (mi)	831	815	817	855	815	827
Travel Time (hr)	226.8	235.8	279.0	194.6	213.3	229.9
Total Delay (hr)	209.0	218.4	261.6	176.3	195.7	212.2
Total Stops	439	402	373	426	435	414
Fuel Used (gal)	71.8	74.1	82.8	67.1	68.7	72.9

Intersection: 2: Bunker Ranch Blvd & US 290

Movement	WB	NB
Directions Served	L	LR
Maximum Queue (ft)	58	218
Average Queue (ft)	22	76
95th Queue (ft)	45	156
Link Distance (ft)		357
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	150	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 3: Arrowhead Ranch Blvd/DSISD Dwy & US 290

Movement	EB	EB	WB	WB	NB	SB
Directions Served	L	R	L	T	LTR	LTR
Maximum Queue (ft)	11	17	115	29	353	24
Average Queue (ft)	0	1	52	1	322	2
95th Queue (ft)	5	9	95	21	355	13
Link Distance (ft)				451	292	108
Upstream Blk Time (%)					100	
Queuing Penalty (veh)					0	
Storage Bay Dist (ft)	150	250	150			
Storage Blk Time (%)			0	0		
Queuing Penalty (veh)			1	0		

Intersection: 4: US 290 & Spring Lane

Movement	EB	SB
Directions Served	L	LR
Maximum Queue (ft)	21	49
Average Queue (ft)	1	13
95th Queue (ft)	10	40
Link Distance (ft)		207
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	150	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 1

Summary of All Intervals

Run Number	1	2	3	4	5	Avg
Start Time	4:15	4:15	4:15	4:15	4:15	4:15
End Time	5:30	5:30	5:30	5:30	5:30	5:30
Total Time (min)	75	75	75	75	75	75
Time Recorded (min)	60	60	60	60	60	60
# of Intervals	2	2	2	2	2	2
# of Recorded Intervals	1	1	1	1	1	1
Vehs Entered	2247	2322	2298	2290	2217	2275
Vehs Exited	2235	2315	2293	2293	2214	2270
Starting Vehs	32	32	36	44	41	36
Ending Vehs	44	39	41	41	44	42
Travel Distance (mi)	1038	1084	1068	1068	1041	1060
Travel Time (hr)	210.3	204.7	191.7	183.5	171.6	192.4
Total Delay (hr)	188.1	181.9	169.0	160.7	149.7	169.9
Total Stops	500	543	524	553	485	520
Fuel Used (gal)	80.3	80.7	77.6	75.9	71.7	77.3

Interval #0 Information Seeding

Start Time	4:15
End Time	4:30
Total Time (min)	15

Volumes adjusted by Growth Factors.

No data recorded this interval.

Interval #1 Information Recording

Start Time	4:30
End Time	5:30
Total Time (min)	60

Volumes adjusted by Growth Factors.

Run Number	1	2	3	4	5	Avg
Vehs Entered	2247	2322	2298	2290	2217	2275
Vehs Exited	2235	2315	2293	2293	2214	2270
Starting Vehs	32	32	36	44	41	36
Ending Vehs	44	39	41	41	44	42
Travel Distance (mi)	1038	1084	1068	1068	1041	1060
Travel Time (hr)	210.3	204.7	191.7	183.5	171.6	192.4
Total Delay (hr)	188.1	181.9	169.0	160.7	149.7	169.9
Total Stops	500	543	524	553	485	520
Fuel Used (gal)	80.3	80.7	77.6	75.9	71.7	77.3

Intersection: 2: Bunker Ranch Blvd & US 290

Movement	EB	WB	NB
Directions Served	R	L	LR
Maximum Queue (ft)	9	83	262
Average Queue (ft)	0	38	84
95th Queue (ft)	4	68	196
Link Distance (ft)			357
Upstream Blk Time (%)			0
Queuing Penalty (veh)			0
Storage Bay Dist (ft)	240	150	
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 3: Arrowhead Ranch Blvd/DSISD Dwy & US 290

Movement	EB	EB	WB	WB	WB	NB	SB
Directions Served	L	R	L	T	TR	LTR	LTR
Maximum Queue (ft)	8	35	160	183	92	329	35
Average Queue (ft)	0	1	79	15	6	301	4
95th Queue (ft)	6	13	148	111	65	321	20
Link Distance (ft)				451	451	292	108
Upstream Blk Time (%)						100	
Queuing Penalty (veh)						0	
Storage Bay Dist (ft)	150	250	150				
Storage Blk Time (%)			2	0			
Queuing Penalty (veh)			10	0			

Intersection: 4: US 290 & Spring Lane

Movement	EB	SB
Directions Served	L	LR
Maximum Queue (ft)	11	54
Average Queue (ft)	1	17
95th Queue (ft)	9	46
Link Distance (ft)		207
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	150	
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 10

APPENDIX T
FORECASTED 2025 BUILD (WITH DEVELOPMENT) MITIGATED QUEUING ANALYSIS

Summary of All Intervals

Run Number	1	2	3	4	5	Avg
Start Time	7:45	7:45	7:45	7:45	7:45	7:45
End Time	9:00	9:00	9:00	9:00	9:00	9:00
Total Time (min)	75	75	75	75	75	75
Time Recorded (min)	60	60	60	60	60	60
# of Intervals	2	2	2	2	2	2
# of Recorded Intervals	1	1	1	1	1	1
Vehs Entered	2194	2168	2165	2115	2205	2168
Vehs Exited	2195	2164	2162	2120	2197	2169
Starting Vehs	47	36	31	37	31	37
Ending Vehs	46	40	34	32	39	35
Travel Distance (mi)	933	909	916	884	913	911
Travel Time (hr)	38.0	36.9	35.7	34.0	37.1	36.3
Total Delay (hr)	16.9	16.3	15.0	14.0	16.1	15.7
Total Stops	1432	1476	1425	1367	1483	1436
Fuel Used (gal)	40.8	39.7	39.6	38.1	39.2	39.5

Interval #0 Information Seeding

Start Time	7:45
End Time	8:00
Total Time (min)	15

Volumes adjusted by Growth Factors.

No data recorded this interval.

Interval #1 Information Recording

Start Time	8:00
End Time	9:00
Total Time (min)	60

Volumes adjusted by Growth Factors.

Run Number	1	2	3	4	5	Avg
Vehs Entered	2194	2168	2165	2115	2205	2168
Vehs Exited	2195	2164	2162	2120	2197	2169
Starting Vehs	47	36	31	37	31	37
Ending Vehs	46	40	34	32	39	35
Travel Distance (mi)	933	909	916	884	913	911
Travel Time (hr)	38.0	36.9	35.7	34.0	37.1	36.3
Total Delay (hr)	16.9	16.3	15.0	14.0	16.1	15.7
Total Stops	1432	1476	1425	1367	1483	1436
Fuel Used (gal)	40.8	39.7	39.6	38.1	39.2	39.5

Intersection: 3: Arrowhead Ranch Blvd/DSISD Dwy & US 290

Movement	EB	EB	EB	EB	WB	WB	WB	NB	SB
Directions Served	L	T	T	R	L	T	TR	LTR	LTR
Maximum Queue (ft)	9	254	249	72	171	202	160	337	24
Average Queue (ft)	0	162	142	18	90	99	73	189	1
95th Queue (ft)	4	230	219	59	160	170	141	335	10
Link Distance (ft)		780	780			451	451	292	108
Upstream Blk Time (%)								4	
Queuing Penalty (veh)								0	
Storage Bay Dist (ft)	150			250	150				
Storage Blk Time (%)		10	0		1	1			
Queuing Penalty (veh)		0	0		3	2			

Summary of All Intervals

Run Number	1	2	3	4	5	Avg
Start Time	4:15	4:15	4:15	4:15	4:15	4:15
End Time	5:30	5:30	5:30	5:30	5:30	5:30
Total Time (min)	75	75	75	75	75	75
Time Recorded (min)	60	60	60	60	60	60
# of Intervals	2	2	2	2	2	2
# of Recorded Intervals	1	1	1	1	1	1
Vehs Entered	2498	2531	2518	2541	2481	2514
Vehs Exited	2511	2537	2512	2563	2485	2521
Starting Vehs	49	34	32	47	43	42
Ending Vehs	36	28	38	25	39	34
Travel Distance (mi)	1126	1159	1150	1157	1121	1143
Travel Time (hr)	40.4	40.9	39.9	41.5	39.7	40.5
Total Delay (hr)	15.4	15.4	14.7	15.8	14.8	15.2
Total Stops	1408	1465	1362	1503	1398	1427
Fuel Used (gal)	46.7	48.2	47.5	48.7	46.7	47.5

Interval #0 Information Seeding

Start Time	4:15
End Time	4:30
Total Time (min)	15

Volumes adjusted by Growth Factors.

No data recorded this interval.

Interval #1 Information Recording

Start Time	4:30
End Time	5:30
Total Time (min)	60

Volumes adjusted by Growth Factors.

Run Number	1	2	3	4	5	Avg
Vehs Entered	2498	2531	2518	2541	2481	2514
Vehs Exited	2511	2537	2512	2563	2485	2521
Starting Vehs	49	34	32	47	43	42
Ending Vehs	36	28	38	25	39	34
Travel Distance (mi)	1126	1159	1150	1157	1121	1143
Travel Time (hr)	40.4	40.9	39.9	41.5	39.7	40.5
Total Delay (hr)	15.4	15.4	14.7	15.8	14.8	15.2
Total Stops	1408	1465	1362	1503	1398	1427
Fuel Used (gal)	46.7	48.2	47.5	48.7	46.7	47.5

Intersection: 3: Arrowhead Ranch Blvd/DSISD Dwy & US 290

Movement	EB	EB	EB	EB	WB	WB	WB	NB	SB
Directions Served	L	T	T	R	L	T	TR	LTR	LTR
Maximum Queue (ft)	14	220	209	50	170	192	160	261	24
Average Queue (ft)	1	127	108	15	93	84	58	100	1
95th Queue (ft)	9	196	179	42	152	152	122	189	12
Link Distance (ft)		780	780			451	451	292	108
Upstream Blk Time (%)								0	
Queuing Penalty (veh)								0	
Storage Bay Dist (ft)	150			250	150				
Storage Blk Time (%)		3	0		1	0			
Queuing Penalty (veh)		0	0		5	1			

conditions during both the weekday AM and weekday PM peak hours, and can be anticipated to continue to be satisfied under forecasted 2025 build (with development) conditions. Therefore, the installation of traffic signal control at the intersection of US 290 with Arrowhead Ranch Boulevard is required to accommodate the traffic volumes generated by the proposed Arrowhead Ranch commercial development and the installation of traffic signal control at the intersection would be the sole responsibility of the Arrowhead Ranch development.

The available sight distance along US 290 to the back of queue at Arrowhead Ranch Boulevard exceeds the required stopping sight distance for a posted speed limit of 60 miles per hour.

Capacity calculations performed for the intersection of US 290 with Arrowhead Ranch Boulevard assuming the installation of a traffic signal at the intersection revealed that the intersection can be anticipated to operate at an overall intersection Level of Service C or better during the weekday AM and PM peak hours, with all movements operating at a LOS C or better, following installation of traffic signal control.

The right turn in/right turn out driveway proposed to be constructed as part of the planned Arrowhead Ranch commercial developments will be located in the middle of the taper of the existing eastbound right turn lane on US 290 at its intersection with Arrowhead Ranch Boulevard. Therefore, it is anticipated that the eastbound right turn lane on US 290 will need to be lengthened in order to accommodate the location of the right turn in/right turn out driveway and the increase in traffic volumes associated with the Arrowhead Ranch development.

According to the City of Dripping Springs Code of Ordinances, Chapter 28, Exhibit A, Section 11.11, *"The intersections included within the traffic impact analysis shall be considered adequate to serve the proposed development if existing intersections can accommodate the existing service volume, the service volume of the proposed development, and the service volume of approved but unbuilt developments holding valid, unexpired building permits at level of service "C" or above."* Therefore, signal warrant evaluations were not performed for the intersections of US 290 with Bunker Ranch Boulevard and US 290 with Springs Lane.

The results of queueing analyses performed for the remaining study intersections revealed that each of the existing auxiliary turn lanes at the study intersections is of sufficient length to accommodate all existing queues, as well as all forecasted 2025 queues, both without and following the proposed Bunker Ranch subdivision expansion.

Therefore, no mitigations to the existing study intersections are anticipated to be required in order to accommodate the traffic volumes anticipated to be generated by the proposed Bunker Ranch subdivision expansion.

This concludes CEC's Revised Traffic Impact Analysis for the construction of the proposed Bunker Ranch subdivision expansion, located south of US 290 at its intersection with Bunker Ranch Boulevard in the City of Dripping Springs, Hays County, Texas.

Included with this report is a Technical Appendix containing all counts, analyses and calculations.

Exhibit H

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

Date: **May 20, 2022**

Name: **Steve Harren**
Email: **Steveharren@aol.com**

Dear **Mr. Harren**:

This letter is to inform you that the Development Review Committee reviewed **VAR2022-0005**, a variance requesting to be relieved from the sidewalk requirements for the road from US290 to the Hardy Tract.

The development review committee has approved the variance request with the following conditions:

1. **Sidewalks are required along the entire length of one side of the road; and**
2. **Sidewalks along the other side of the road are deferred until the adjacent property is developed.**

Per section 28.04.015(k), this decision can be appealed to the Planning & Zoning Commission. An appeal can be requested in writing via email.

Should you have any questions or concerns, please feel free to reach out to the planning department.

Regards,

Tory Carpenter, AICP
Senior Planner

Exhibit I

City of Dripping Springs

Physical: 511 Mercer Street • Mailing: PO Box 384 • Dripping Springs, TX 78620

512.858.4725 • www.cityofdrippingsprings.com

Gateway to the Hill Country

May 4, 2020

Attn: Steve Harren
Overlook at Bunker Ranch, LLC
317 Grace Lane, Suite 240,
Austin Texas 78746
JBock@sunlandgrp.com

RE: Decision by Development Team Review Committee – Sidewalk Fee-in-Lieu for Overlook at Bunker Ranch

Project Number: SFL2021-0001
Project Name: Overlook at Bunker Ranch
Project Address: 2004 Creek Road

Mr. Harren:

The City of Dripping Springs has finished the review of SFL2021-0001 Overlook at Bunker Ranch. The applicant is requesting to not construct 10,810 square feet of sidewalk with the Overlook at Bunker Ranch due to the proposed sidewalk not providing any beneficial pedestrian connectivity. The applicant is requesting to pay fee-in-lieu for 10,810 square feet of the sidewalk. Per Chapter 28, Article 28.04 Subdivision Ordinances, Section 28.04.019 Sidewalks of the City of Dripping Springs Code of Ordinances:

The Development Review Committee shall consider the following criteria when evaluating a request for fee-in-lieu of construction for sidewalks:

I. Proximity to the nearest existing sidewalk;
II. Proximity to public facilities, such as public or private schools, libraries, and other government buildings;
III. Whether any public sidewalk improvements are planned or contemplated in the area; and
IV. Any other information deemed appropriate by the Development Review Committee.

The Development Review Committee has found that the sidewalk would currently provide no beneficial pedestrian connectivity to the adjacent subdivisions. There are no proposed sidewalks planned or contemplated in this area and this development is not near any public facilities. The City ***approves the sidewalk fee-in-lieu request for the entire 10,810 square feet of sidewalk.***

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Please provide the Sidewalk Fee-in-lieu per the City's Fee Schedule prior to approval of the Preliminary Plat:

> Sidewalk Fee-in-Lieu: $8.00/square foot of approved fee-in-lieu of sidewalk construction

Should you have any questions or concerns in the meantime, please feel free to reach out to the Planning Department.

Sincerely,

Michelle Fischer

Michelle Fischer
City Administrator

City of ~~BR~~ 75K
Dr'P

$ 86,480

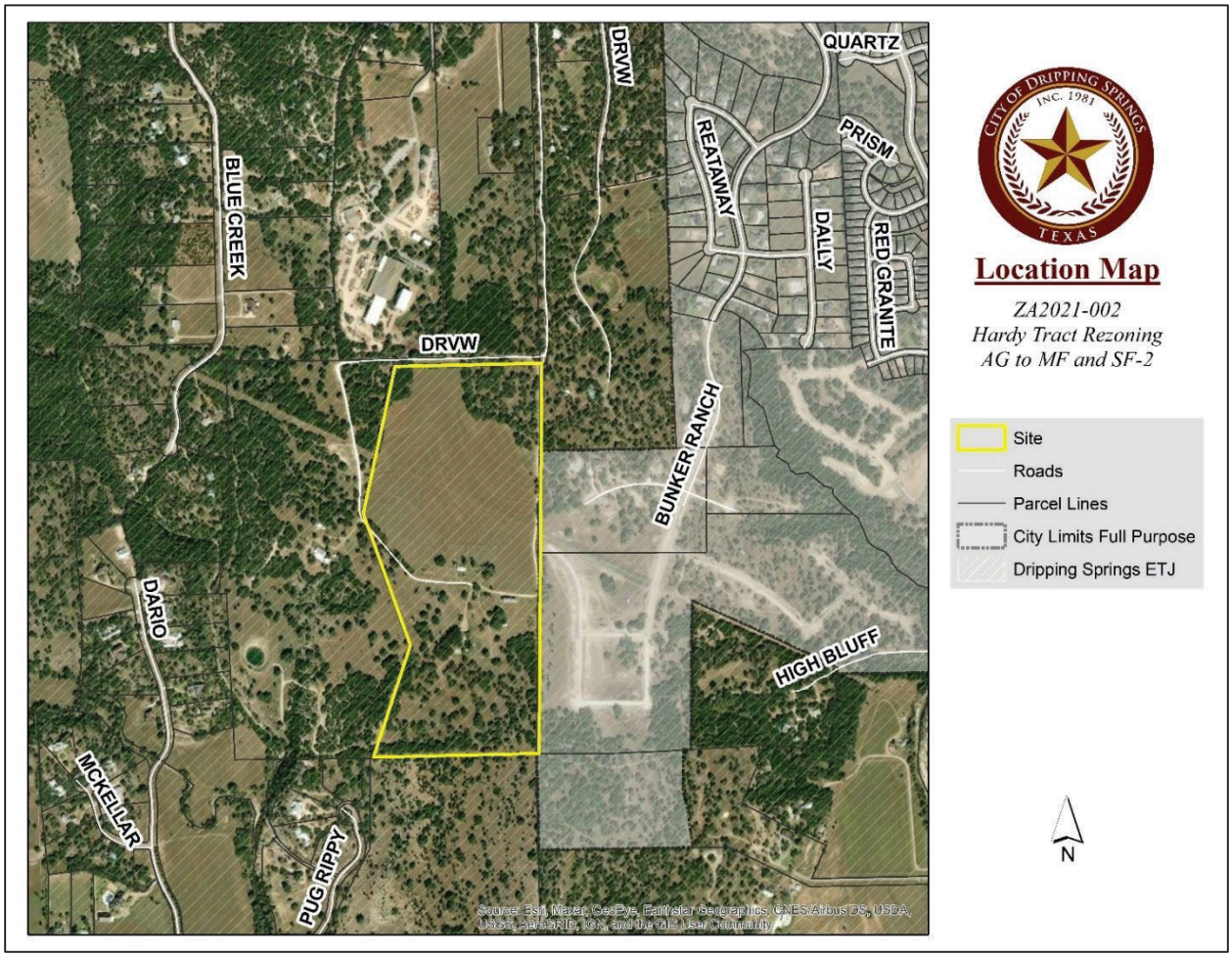
sidewalk fee
in lieu

Gateway to the Hill Country

Exhibit J

Planning and Zoning Commission
Planning Department Staff Report

Planning and Zoning Commission Meeting:	June 22, 2021
Project No:	ZA2021-0002
Project Planner:	Amanda Padilla, Senior Planner
Item Details	
Project Name:	Hardy Tract
Property Location:	2901 W US Highway 290, Dripping Springs, Texas 78620 (R15103)
Legal Description:	Approximately 79.61 acres, situated in the Benjamin F. Hanna Survey No. 28, Abstract No. 222
Applicant:	Steve Harren c/o Brian Estes, P.E.
Property Owners:	P& H Family Limited Partnership No. 1
Request:	Zoning Map Amendment to zone a 78.021-acre tract of land to SF-2, Moderate Density Residential zoning district, upon annexation.
Staff Recommendation:	Staff is recommending approval of the SF-2 Zoning district



Planning Department Staff Report

Overview

The applicant submitted a petition for voluntary annexation of the approximately 78.021 acres, therefore should the annexation be approved by City Council at the July 20, 2021 meeting, the applicant would like to request the zoning designation of SF-2, Moderate Density Residential. The applicant's intention for development of the 78.021-acre tract is a similar build to the property east of this tract, Bunker Ranch Phase 3. The applicant had previously requested SF-2 for the northern portion and MF for the southern portion of the tract but has since removed the MF zoning.

Site Information

Location:

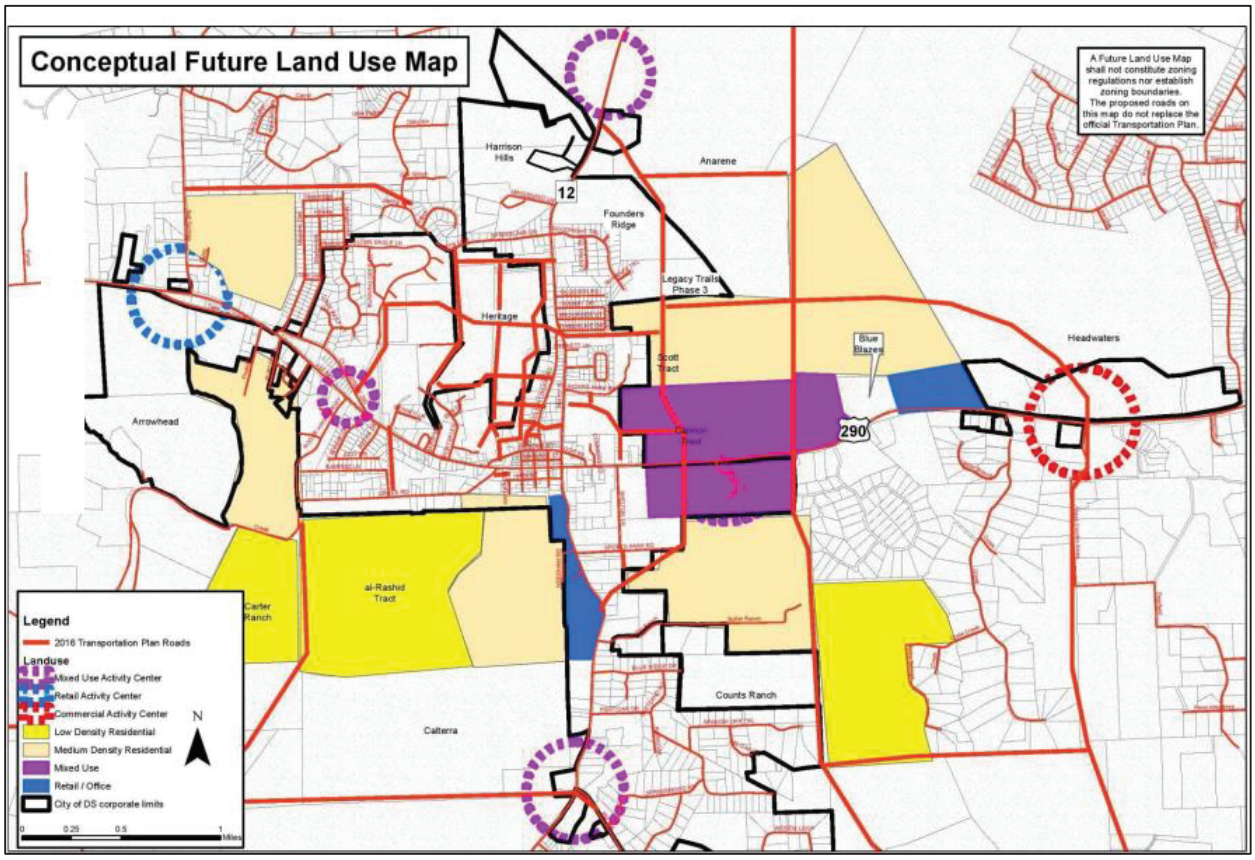
The subject property is located south of US Highway 290, along the western boundary of Bunker Ranch Phase 3 and north of Creek Road.

Physical and Natural Features:

The subject property is open in the norther portion and heavily treed in the southern portion. The property has a residential home that will be removed for development with a 60-foot access easement that extends out to US Highway 290.

Future Land Use and Zoning Designations:

The subject property is not indicated on the Future Land Use Map. There is currently no zoning designation on the property because at the time of application the property was within the City's Extraterritorial Jurisdiction.



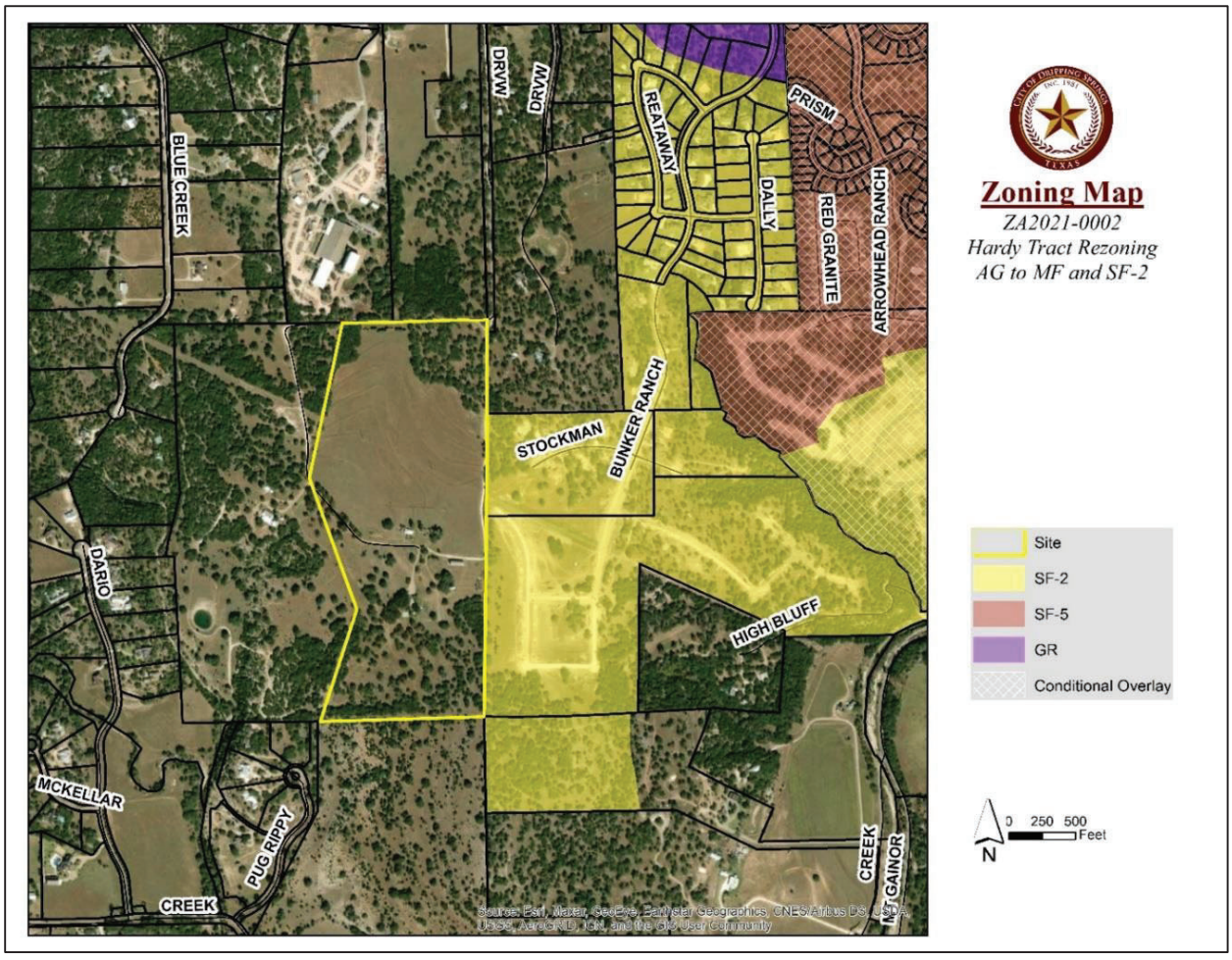
Planning Department Staff Report

Surrounding Properties:

The Subject property is just west of the City Limits. The surrounding lots had originally been large tract residential but in recent years the adjacent City Limit tracts have become zoned SF-2, which allows for tracts greater than a ½ acre. The tracts to the north, west, and south are within the ETJ and are larger than 1 acre.

The current zoning and existing uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Existing Use	Comprehensive Plan
North	ETJ	Residential	The properties are not within in the Comprehensive Plan or Future Land Use Map.
East	SF-2, Moderate Density Residential	Residential (Bunker Ranch Subdivision)	
South	ETJ	Residential	
West	ETJ	Residential	



Planning Department Staff Report

Property History:

The applicant has come before the commission on April 27, 2021 for a zoning map amendment to zone the property to SF-2 and MF with a conditional overlay. The Planning and Zoning Commission had unanimously voted to postpone the zoning amendment. The applicant met with staff and submitted a new application which is being presented today.

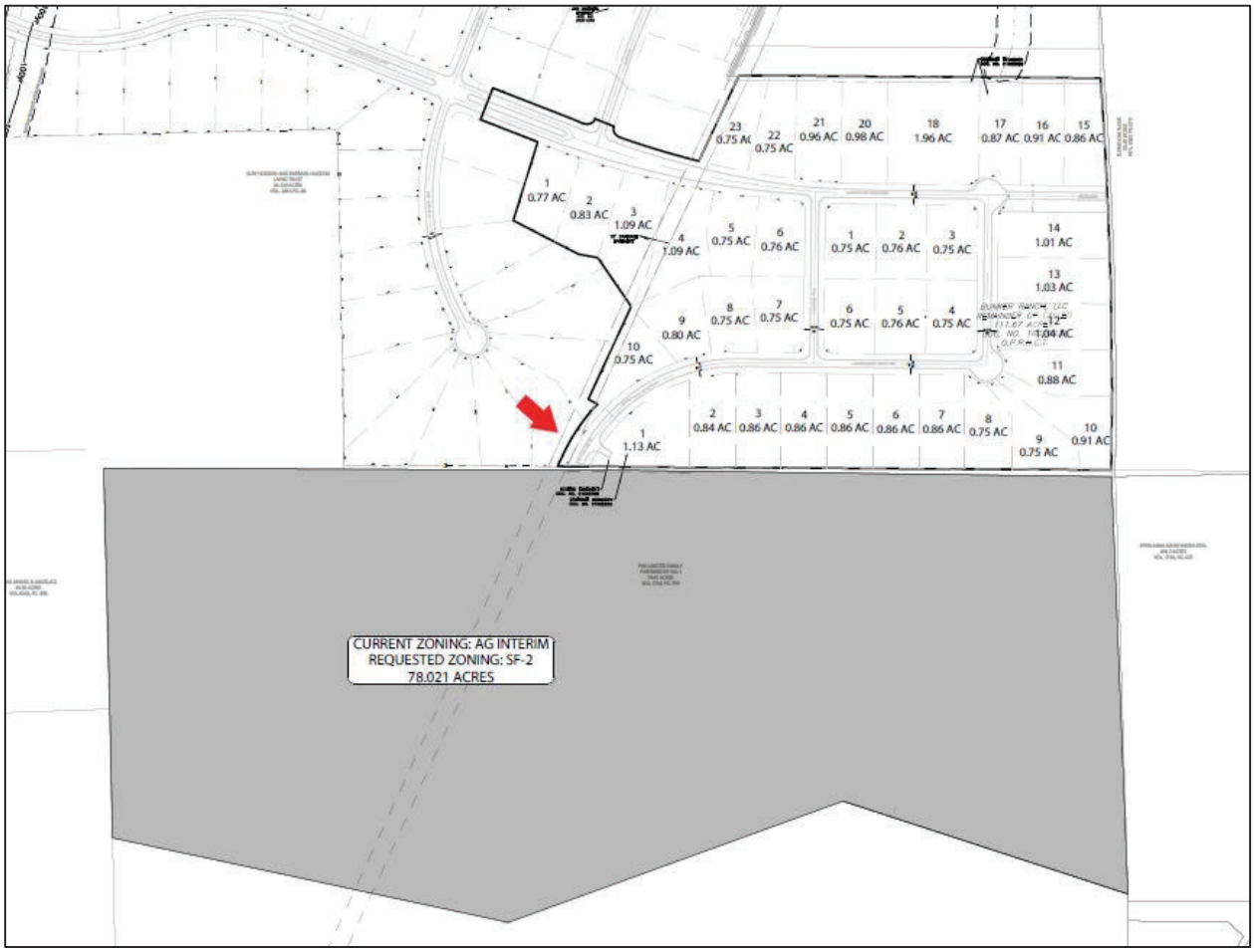
Utilities

The subject property is located within the Dripping Springs Water Supply Corporation service area for Water, Pedernales Electric Cooperative (PEC) service area for electricity and will be utilizing on-site septic facilities for wastewater.

Transportation

The subject property will have ingress and egress through Phase 3 of the Bunker Ranch Development. The access would be through local streets which provide primary land access and connectivity between land parcels and other streets and collectors.

A Traffic Impact Analysis is currently being reviewed by the City's Transportation Engineer.



Planning Department Staff Report

Proposed Zoning District

Single-family residential district—Moderate density (SF-2)

The Single-family residential district – moderate density (SF-2) is intended to provide for development of primarily moderate-density detached, single-family residences on lots of at least ½ acre in size.

Permitted uses: Those uses listed for the SF-2 district or any less intense residential district in appendix C [appendix E] (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

Development Standards for SF-2	
Size of Lots	
Minimum Lot area	½ acre
Setback Requirements	
Minimum Front Yard	25 feet
Minimum Side Yard	15 feet
Minimum Rear Yard	25 feet
Height Regulations	
Main Building	2 ½ stories, or 40', whichever is less, for the main buildings
Accessory Building	25'
Other Development Standards	
Impervious Cover	40% total, including main buildings and accessory buildings

Special requirements:

a) On-site dwellings: Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
b) Open storage: Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
c) Side-entry garages: Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering.
d) Swimming pools: Swimming pools shall be constructed and enclosed in accordance with the city building code.
e) Nonresidential uses: Site plan approval shall be required for any nonresidential use (such as a school, church, child-care center, private recreation facility, etc.) in the SF-2 district. Any nonresidential land use that may be permitted in this district shall conform to the local retail district standards.
f) Temporary facilities: There shall be no permanent use of temporary facilities or buildings.
g) Other regulations: Refer to section 5, Development Standards and Use Regulations.
h) OSSFs: On-site sewage facilities (OSSFs) are prohibited in this district on lots of less than three-quarters of an acre.

Criteria

Staff has reviewed the proposed rezoning request based on the criteria outlined in Chapter 30 Zoning

Planning Department Staff Report

Exhibit A Zoning Ordinance Section 2.28.2, see below:

Zoning Map Amendment Criteria
1. Whether the proposed change will be appropriate in the immediate area concerned;
The applicant is proposing to zone the subject property to SF-2. The SF-2 Zoning district is consistent with the surrounding areas, and due to the proximity to the ETJ and the surrounding properties, it would serve as a transition to more rural parts of the city's ETJ. The lots to the east are single-family lots that are equal to or greater to 0.75 acre lots and have the same designation as the zoning requested for the subject property. To the north, south, and west are residential large lots that are over 30 acres and are within the City's ETJ. SF-2 zoning requires that lots be a minimum of ½ acre and if the wastewater is being provided via an OSSF the lots are required to be a minimum of ¾ acres. Based on the proposed zoning, adjacent City Limits zoning, and the ETJ lots the proposed zoning is appropriate in the area.
2. Their relationship to the general area and the City as a whole;
The SF-2 zoning uses proposed will fit in with the surrounding areas zoning districts and will be compatible with the ETJ properties. Though this property is not within the City's Conceptual Future Land Use Map, the current map shows low density and moderate density on the outer edges of the City Limits, which shows that low density should occur away from the city center.
3. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;
The subject property is not shown on any existing or proposed plans for public schools, streets, water supply, sanitary sewers, and other utilities to the area.
4. The amount of undeveloped land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such undeveloped land unavailable for development;
The City is seeing an increase in residential development within the city limits and the extraterritorial jurisdiction. Within the vicinity of the subject property to the east are tracts zoned SF-2 the land is currently being developed. Rezoning the subject property to SF-2 is appropriate and will not affect any similar zoned lots within the vicinity. The City has not seen any issues with undeveloped land for properties rezoned to SF-2.
5. The recent rate at which land is being developed in the same zoning classification, particularly in the vicinity of the proposed change;

Planning Department Staff Report

As stated above the adjacent lot to the east is currently being developed for SF-2 zoning. The rate of land being developed in this area has increased within the last few years.
6. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;
Based on the area, the proposed rezone to SF-2 will not affect the surrounding area and will complement the adjacent lots.
7. Whether the proposed change treats the subject parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and
This property is being treated similarly to other similarly situated parcels within the City Limits.
8. Any other factors which will substantially affect the public health, safety, morals, or general welfare.
Staff does not see this zoning change affecting the public health, safety, morals, or general welfare.

Based on the Criteria listed above, staff finds that the requested zoning amendment is a compatible use that will ensure conformity with the character of the area and will promote the orderly development of the city.

Meetings

June 22, 2021- Planning and Zoning Commission (Zoning)
July 20, 2021- City Council (Annexation and Zoning)

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the request.

Attachments

Attachment 1: Rezoning Application
Attachment 2: Zoning Use Chart
Attachment 3: Site Exhibit
Attachment 4: Deed

Recommended Action:	Recommend approval of the Single-Family residential district – Moderate Density (SF-2) Zoning district.
Alternatives/Options:	Recommend denial of the Single-Family residential district – Moderate Density (SF-2) Zoning district.
Budget/Financial Impact:	None calculated at this time.

Planning Department Staff Report

Public Comments:	No public comment was received for this request.
Enforcement Issues:	N/A

CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____-____

CONTACT INFORMATION

PROPERTY OWNER NAME P & H Family Limited Partnership No. 1

STREET ADDRESS P O BOX 1696

CITY Dripping Springs STATE TX ZIP CODE 78620

PHONE _____ EMAIL _____

APPLICANT NAME Brian Estes

COMPANY Civil and Environmental Consultants Inc.

STREET ADDRESS 3711 S. Mo Pac Expy Suite 550

CITY Austin STATE Texas ZIP CODE 78746

PHONE 512-439-0400 EMAIL bestes@cecinc.com

REASONS FOR AMENDMENT

☐ TO CORRECT ANY ERROR IN THE REGULATION OR MAP

☐ TO RECOGNIZE CHANGES IN TECHNOLOGY, STYLE OF LIVING, OR MANNER OF CONDUCTING BUSINESS

☐ TO RECOGNIZE CHANGED CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY

■ TO MAKE CHANGES IN ORDER TO IMPLEMENT POLICIES REFLECTED WITHIN THE COMPREHENSIVE PLAN

PROPERTY & ZONING INFORMATION	
PROPERTY OWNER NAME	P & H Family Family Limited Partnership No. 1
PROPERTY ADDRESS	2901 W US 290, DRIPPING SPRINGS, TX 78620
CURRENT LEGAL DESCRIPTION	A0222 BENJAMIN F HANNA SURVEY, ACRES 77
TAX ID#	R15103
LOCATED IN	☐ CITY LIMITS ☐ EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	AG
REQUESTED ZONING/AMENDMENT TO PDD	SF-2
REASON FOR REQUEST *(Attach extra sheet if necessary)*	Annex into full purpose city limits
INFORMATION ABOUT PROPOSED USES *(Attach extra sheet if necessary)*	Will comprise etirely of single family home lots.

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

■ YES (REQUIRED)* ☐ YES (VOLUNTARY)* ☐ NO*

* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.
Voluntary compliance is strongly encouraged by those not required by above criteria (*see Outdoor Lighting tab on the CODS webpage and online Lighting Ordinance under Code of Ordinances tab for more information*).

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Brian Estes (Civil & Environmental Consultants, Inc.) is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.
(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.)

_____
Name

PRINCIPAL
_____
Title

STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged before me on the 5th day of March, 2021 by Hardy E. Thompson, III.

_____
Notary Public, State of Texas Susan Rosson

My Commission Expires: 12-10-2024

Hardy E. Thompson, III
Name of Applicant

SUSAN ROSSON
Notary Public, State of Texas
Comm. Expires 12-10-2024
Notary ID 10188174

ZONING AMENDMENT SUBMITTAL

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. ***Incomplete submissions will not be accepted.*** *By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:*

Applicant Signature

5/24/2021

Date

CHECKLIST

STAFF	APPLICANT	
☐	☑	Completed Application Form - including all required signatures and notarized
☐	☑	Application Fee-Zoning Amendment or PDD Amendment (*refer to Fee Schedule*)
☐	☑	PDF/Digital Copies of all submitted Documents **When submitting digital files, a cover sheet must be included outlining what digital contents are included.**
☐	☑	Billing Contact Form
☐	☑	GIS Data
☐	☑	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings *(required if marked "Yes (Required)" on above Lighting Ordinance Section of application)*
☐	☑	Legal Description
☑	☑	Concept Plan
☐	☐	Plans
☐	☑	Maps
☐	☐	Architectural Elevation
☐	☑	Explanation for request (*attach extra sheets if necessary)*
☐	☑	Information about proposed uses (*attach extra sheets if necessary)*
☐	☑	Public Notice Sign (*refer to Fee Schedule*)
☐	☑	Proof of Ownership-Tax Certificate or Deed
☐	☐ n/a	Copy of Planned Development District (*if applicable*)
☐	☐ n/a	Digital Copy of the Proposed Zoning or Planned Development District Amendment

Received on/by: _____

Project Number: _____-_____
Only filled out by staff

Date, initials

BILLING CONTACT FORM

Project Name: Bunker Ranch Phase 6 (Hardy Tract 79.61 Acres)

Project Address: 2901 W US 290, Dripping Springs, TX 78620

Project Applicant Name: Cristina Cordoba / Brian Estes

Billing Contact Information

Name: Steve Harren

Mailing Address: 317 Grace Lane #240
Austin, Texas 78746

Email: steveharren@aol.com Phone Number: (512)644-6800

Type of Project/Application (check all that apply):

- ☐ Alternative Standard
- ☐ Certificate of Appropriateness
- ☐ Conditional Use Permit
- ☐ Development Agreement
- ☐ Exterior Design
- ☐ Landscape Plan
- ☐ Lighting Plan
- ☐ Site Development Permit
- ☐ Special Exception
- ☐ Street Closure Permit
- ☐ Subdivision
- ☐ Waiver
- ☐ Wastewater Service
- ☐ Variance
- ☑ Zoning
- ☐ Other_____

Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. ***Please see the online Master Fee Schedule for more details.*** *By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

_____ 5/24/2021
Signature of Applicant Date

E.1. Use regulations (charts).

E.1.1. The use of land or buildings shall be in accordance with those listed in the following use charts. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses specified in the zoning district in which it is located.

(a) The legend for interpreting the permitted uses in the use charts is:

P Designates that the use is permitted in the zoning district indicated.
Designates that the use is prohibited in the zoning district indicated.
C Designates that the use may be permitted in the zoning district only pursuant to issuance of a conditional use permit.
** Designates that the use is defined in this chapter.

(b) Definitions : See definitions in section 1.6 of this chapter for further description of uses.

(c) Uses not listed : If a use is not listed in the use charts, it is not allowed in any zoning district.

(d) Use chart organization : The following use categories are listed in the use charts:

Agricultural uses.

Residential uses.

Office uses.

Personal and business service uses.

Retail uses.

Transportation and auto service uses.

Amusement and recreational service uses.

Institutional/governmental uses.

Commercial and wholesale trade uses.

Manufacturing and light industrial uses.

Use Chart
Adopted February 17, 2015

Permitted Uses "P"

Conditional Uses "C"

	Residential Uses						Nonresidential Uses								
AGRICULTURE	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Bulk Grain and/or Feed Storage	P										X	P			
Farms, General (Crops), Commercial	P	C	C								X				

Greenhouse (Non-Retail)	P	P	P	P							P				
Livestock Sales	P										X				
Orchard/Crop Propagation	P	P	C	C	C	C	C	C	C	C	P	C			
Plant Nursery (Commercial)	P								P	P	X	C			
Small Scale Farm	P	C	C			C	C	C	C	C	P				
Stable, Commercial	P	C									X				
Stables (Private, accessory use)	P	C	C								P				
Stables (Private, principal use)	P	C									X				
Garden (Non-Retail)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farm Animals (Exempt - FFA, 4H)	P	C	C	C	C	C	C	C	C	C	P	C			
Farm Animals (Non-Exempt)	P	C	C	C	C	C	C	C	C	C	P	C			

	Residential Uses						Nonresidential Uses								
RESIDENTIAL	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Accessory Bldg./Structure (Nonresidential)							P	P	P	P	P	P			
Accessory Bldg./Structure (Residential)	P	P	P	P	P	P					P				
Accessory Dwelling	P	C	C								P		P		
Caretaker's/Guard Residence	P	P	P								P				

Community or Group Home	C	C	C	C	C						P				
Duplex/Two-Family				P	P	P	P	P	P		P				
Garage Residential Conversion	P	P	C	C							P				
Garden Home/Townhome					P	P	P	P	P		P				
Home Occupation	P	P	P	P	P	P	P	P	P		P				
HUD-Code Manufactured Home	C			C	C	C					X				
Living Quarters on Site with a Business							P	P	P	P	P				
Multiple-Family Dwelling						P	P	P	P		P				
Residential Loft							P	P	P		P				
Rooming/Boarding House						P		P			P				
Single-Family Dwelling, Detached	P	P	P	P	P	P					P				
Single-Family Industrialized Housing	P	P	P	P	P	P					P				
Swimming Pool, Private	P	P	P	P	P	P	P	P	P		P				

	Residential Uses						Nonresidential Uses								
OFFICE	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Armed Services Recruiting Center							P	P	P	P	P				
Bank										C	X				
Check Cashing Service								P	P	P	X				
Credit Agency							P	P	P	P	X				
Insurance Agency Offices							P	P	P	P	P				

Offices, General/Professional							P	P	P	P	P				
Office, Brokerage Services							P	P	P	P	P				
Offices, Health Services							P	P	P	P	P				
Offices, Legal Services							P	P	P	P	P				
Offices, Parole/Probation											X		P		
Offices, Professional							P	P	P	P	P				
Offices, Real Estate Office							P	P	P	P	P				
Saving and Loan										C	X				
Security Monitoring Company							P	P	P	P	X				
Telemarketing Center							P	P	P	P	X				

	Residential Uses						Nonresidential Uses								
PERSONAL AND BUSINESS SERVICES	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO*	I	GUI	PR	PP
All-Terrain Vehicle									P	P	X				
Dealer (Sales Only)											X				
Ambulance Service (Private)										P	X				
Antique Shop								P	P	P	P				
Appliance Repair								P	P	P	X				
Art Dealer/Gallery								P	P	P	P				
Artisan's Shop	P							P	P	P	P				
Artist Studio	P	P	P	P	P	P	P	P	P	P	P				
Auto Sales (New and Used)									C	P	X				
Auto Supply Store									P	P	X				
Bakery or Confectionary (Retail)								P	P	P	P				
Bar								C	C	C	C				
Barbershop								P	P	P	P				
Beauty Shop								P	P	P	P				
Bed and Breakfast Inn or Facility	C	C	C					P	P	P	P				

Bicycle Sales and Repair								P	P	P	P				
Book Store								P	P	P	P				
Building Materials Sales									C	P	X				
Cabinet/Counter/Woodworking Shop (Custom) Retail										C	X	P			
Cabinet/Counter/Woodworking Shop (Manufacturing) Wholesale											X	P			
Cafeteria							C	C	P	P	P				
Communication Equipment Repair										P	X				
Computer Sales								P	P	P	P				
Consignment Shop								P	P	P	P				
Convenience Store (With Gas Sales)									P	P	X				
Convenience Store (Without Gas Sales)								C	P	P	P				
Cooking School								P	P	P	P				
Dance/Drama/Music Studio or School								P	P	P	P				
Department Store									P	P	P				
Drapery, Blind Upholstery Store								P	P	P	P				
Exterminator Services										P	X				
Financial Services								P	P	P	P				
Florist Shop								P	P	P	P				
Food or Grocery Store (General)									P	P	P				
Food or Grocery Store (Limited)								P	P	P	P				
Funeral Home or Mortuary										P	X				
Furniture Store (New and/or Used)								P	P	P	X				
Garden Shop (Inside Storage)								P	P	P	P				
General or Community Retail Store									P	P	P				
Gravestone/Tombstone Sales										P	X				
Hardware Store								P	P	P	P				
Home Improvement Center									P	P	X				
Laundry/Dry Cleaning										P	X				
Lawnmower Sales & Repair									P	P	X				
Live-in Security Quarters							P	P	P	P	P				
Locksmith								P	P	P	X				

Major Appliance Sales									P	P	X				
Market (Public)								P	P	P	P				
Mini-Warehouse - Self Storage										C	X				
Mobile food vendor - 10 days or less							P	P	P	P	P	P	P	P	P
Mobile food vendor - longer than 10 days							C	C	C	C	C	C	C		
Mobile food vendor court							C	C	C	C	C	C	C		
Motorcycle Dealer (Sales, Repair)									P	P	X				
Motel or Hotel									P	P	P				
Needlework Shop								P	P	P	P				
Pet Shop/Supplies								P	P	P	P				
Pharmacy								P	P	P	P				
Photocopying/Duplicating								P	P	P	P				
Photography Studio								P	P	P	P				
Plant Nursery (Retail Sales, Outdoors)									P	P	X				
Radio or Television Studio									P	P	X				
Recycling Center										C	X	P			
Restaurant (No Drive-Through Service)								P	P	P	P				
Restaurant (With Drive-Through)									P	P	X				
Security Systems Installation Company									C	P	X				
Sexually Oriented Business										C	X	C			
Shoe Repair								P	P	P	P				
Studio, Tattoo or Body Piercing								C	C	C	P				
Tailor Shop								P	P	P	P				
Tool and Machinery Rental (Indoor Storage)								P	P	P	X				
Tool and Machinery Rental (Outdoor Storage)										P	X				
Travel Agency							P	P	P	P	P				
Temporary Outdoor Sales/Promotion							C	P	P	P	P				
Upholstery Shop									P	P	P				
Used Merchandise/Furniture								P	P	P	P				
Vacuum Cleaner Sales and Repair								P	P	P	X				

Veterinarian Clinic (Indoor Kennels)								P	P	P	P				
Woodworking Shop (Ornamental, Handmade								P	P	P	P				

*Permitted in HO district per requirements of chapter 30, article 30.05, Mobile Food Vendors.

	Residential Uses						Nonresidential Uses								
TRANSPORTATION AND AUTO SERVICES	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Antique Vehicle Restoration										P	X				
Auto Body Repair										P	X				
Auto Financing and Leasing								P	P	P	X				
Auto Muffler Shop										P	X				
Auto Paint Shop										P	X				
Auto Tire Sales and Repair									P	P	X				
Auto Upholstery Shop										P	X				
Auto Washing Facility, Attended									P	P	X				
Auto Washing Facility, Unattended									P	P	X				
Auto Wrecker Service										P	X				
Automobile Repair, Major										P	X				
Automobile Repair, Minor								C	C	P	X				
Heliport												P	P		
Helistop												P	P		
Limousine/Taxi Service										P	X				
Oil Change and Inspection									P	P	X				
Parking Lot, Commercial										C					

Parking Structure, Commercial							C	C	C	P	P				
Tire Dealer, Indoor Storage								P	P	P	X				

	Residential Uses						Nonresidential Uses								
AMUSEMENT/ RECREATION	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Amusement Arcade (Four or more devices)									P	P	P				
Amusement Services (Indoor)									P	P	P				
Amusement Services (Outdoor)									P	P	X				
Billiard/Pool Facility									P	P	P				
Bingo Hall									P	P	P			P	
Bowling Center									P	P	P			P	
Broadcast Station (With Tower)											X	P			
Country Club (Private)									P		X				
Dance Hall									P	P	P			P	
Day Camp for Children	C	C					C		P	P					
Civic/Conference Center											P		P		
Dinner Theater									P	P	P				
Driving Range														P	
Fairgrounds/Exhibition Area	C													P	
Gaming Club (private)								C	C	C					
Golf Course (Miniature)									P	P				P	
Golf Course (Public, Private)	C								P	P				P	
Health Club							C	P	P	P	P			P	
Motion-Picture Studio, Commercial										P		P			
Motion-Picture Theater									P	P	P				
Museum								P	P	P	P				
Park accessory uses															P

Park and/or Playground	P	P	P	P	P	P	P	P	P	P	P				P
Psychic Reading Services								P	P	P	P				
Rodeo Grounds	C									C		C			
Skating Rink										P				P	
Tennis Court	P	P	P	P	P	P					P			P	
Theater (Stage)									P	P	P			P	
Video Rentals/Sales								P	P	P	P				

	Residential Uses						Nonresidential Uses								
INSTITUTIONAL/ GOVERNMENT	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Assisted Living Facility						C		C	C	C	P				
Broadcast Tower (Commercial)												C			
Cemetery or Mausoleum	C												P		
Child Day-Care Facility	C	C	C	C	C	C	C	P	P	P	P				
Church, Religious Assembly	P	P	P	P	P	P	P	P	P	P	P		P		
Civic Club							P	P	P	P	P				
Community Center (Municipal)											P		P		
Electrical Generating Plant												P	P		
Electrical Substation												P	P		
Emergency Care Clinic									P	P					
Fire Station	P	P	P	P	P	P	P	P	P	P			P		
Fraternal Lodge or Union							P	P	P	P	P				
Government Building (Mun., St., Fed.)										P	P		P		
Group Day-Care Home	C	C	C	C	C	C	C	P	P	P					
Medical Clinic or Office							P	P	P	P	P				

Wireless Communications Tower	C	C	C			C	C	C	C	C		C			
Heliport												P			
Home for the Aged, Residential	C	C	C	C	C	C	C	C	P	P	P				
Hospice								C	P	P	P				
Hospital (Acute Care, General)							C	C	P	P					
Library							P	P	P	P	P		P		
Maternity Home							C	C	P	P	P				
Nursing/Convalescent Home							C	C	P	P					
Orphanage						C	C	C	P	P	P				
Philanthropic Organization							P	P	P	P	P				
Post Office	P	P	P	P	P	P	P	P	P	P	P		P		
Radio, Television, Microwave Tower									C	C		C			
School, K Through 12 (public or private)	P	P	P	P	P	P	P	P	P	P	P		P		
Sewage Pumping Station	C	C	C	C	C	C	C	C	C	C	P	P	P		
Telephone Switching/Exchange Bldg.							C	C	C	P	P		P		
Wastewater Treatment Plant	C	C	C	C	C	C	C	C	C	C		C	P		
Water Supply (Elevated Storage Tank)	C	C	C	C	C	C	C	C	C	C	P	C	P		
Water Supply Facility (Private)	P	P	P	P	P	P		C	C	C		C	P		

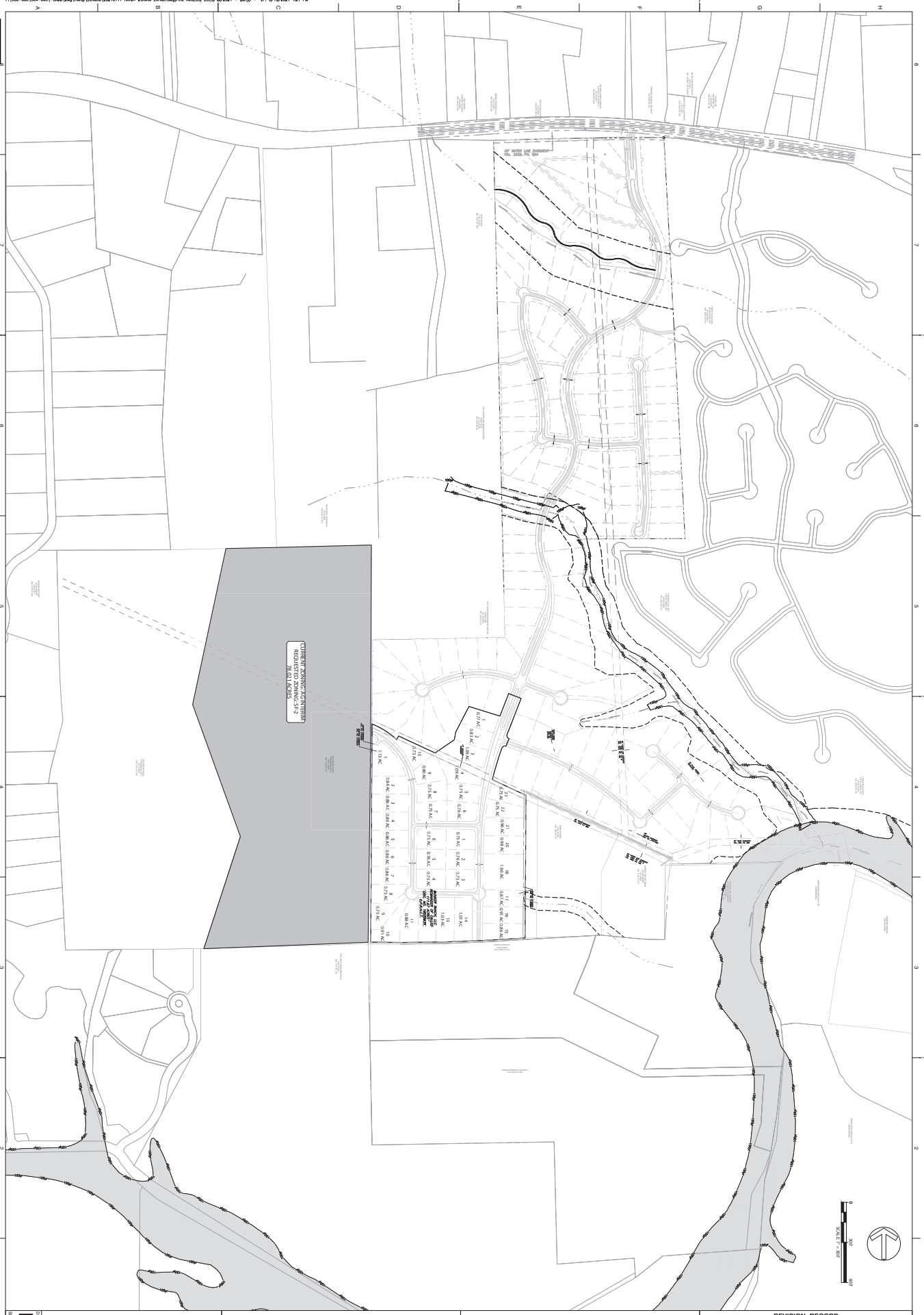
	Residential Uses						Nonresidential Uses								
COMM. AND WHOLESALE TRADE	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Book Bindery										P	P				
Feed and Grain Store									P	P					

Furniture Manufacture												P			
Heating and Air-Conditioning Sales/Service									P	P					
Pawnshop									C	C					
Propane Sales (Retail)										P					
Taxidermist										P					
Transfer Station/Refuse Pickup												P			
Veterinarian (Outdoor Kennels or Pens)	C									P					
Warehouse/Office										C		P			
Welding Shop										C		P			

	Residential Uses						Nonresidential Uses								
LIGHT INDUSTRIAL/ MFG.	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Contractor's Office (No Outside Storage)								P	P	P	P	P			
Contractor's Office (With Outside Storage)										C		P			
Contractor's Temporary On-site Office	C	C	C	C	C	C	C	C	C	C	P	C			
Electronic Assembly										C		P			
Engine Repair or Manufacture												P			
Laboratory Equipment Manufacture												P			
Machine Shop												P			

Maintenance and Repair Services for Bldgs.									P					
Open Storage/Outside Storage	C								C		P			
Plumbing Shop								P	P					
Research Lab (Nonhazardous)								C	C		P			
Sand/Gravel/Stone Sales or Storage	C								C		P			
Sand/Gravel Quarrying											C			
Sign Manufacturing									C	P	P			
Stone/Clay/Glass Manufacturing									C		P			

(Ordinance 1220.10, adopted 9/12/06; Ordinance 1220.99, adopted 2/17/15; Ordinance 1220.140, att. B, adopted 4/11/17; Ordinance 1220.149, adopted 11/14/17; Ordinance 1220.151, adopted 12/12/17; Ordinance 2018-09, adopted 4/10/18; Ordinance 2019-44, adopted 12/10/19; Ordinance 2020-01, adopted 1/14/20)



DRAWING NO. EXHIBIT SHEET	ZONING EXHIBIT	OVERLOOK AT BUNKER RANCH, LLC HARDY T LAND DRIPPING SPRINGS HAYS COUNTY, TEXAS	Texas Registered Engineering Firm F-38 Civil & Environmental Consultants, Inc. 3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746 Ph: 512.439.0400 · Fax: 512.329.0096 www.cecinc.com

DATE:	MAY. 2021	DRAWN BY:	DRAFT
DWG SCALE:	1"=300'	CHECKED BY:	DRAFT
PROJECT NO:			304-065
APPROVED BY:			DRAFT

REVISION RECORD		
NO	DATE	DESCRIPTION

SPECIAL WARRANTY DEED

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF HAYS §

THAT the undersigned, Hardy E. Thompson, Jr., and Patty King Thompson, husband and wife (hereinafter referred to as "Grantors"), have GRANTED and CONVEYED, and by these presents do hereby GRANT and CONVEY unto the P & H Family Limited Partnership No. 1, a Texas Limited Partnership, whose mailing address is 1034 Liberty Park Drive, Apt. G2, Austin, Texas 78746 (hereinafter referred to as "Grantee"), the following:

1. The real property described in Exhibit A, which is attached hereto and incorporated herein for all pertinent purposes (hereinafter referred to as "Tract A");

2. A one-half (1/2) undivided interest in the real property described in Exhibit C, which is attached hereto and incorporated herein for all pertinent purposes, (hereinafter referred to as the "Road"), subject to a non-exclusive easement of ingress and egress in the entire Road in the event of a subsequent partition;

3. A one-half (½) undivided interest in any other easements of ingress and egress appurtenant to either Tract A or to the real property described in Exhibit B, which is attached hereto and incorporated herein for all pertinent purposes (hereinafter referred to as "Tract B"); and

4. A nonexclusive easement of ingress and egress sixty (60) feet in width lying south of and adjacent to the northern boundary of Tract B and running from the eastern boundary of Tract B to a point where the northern boundary of Tract B intersects with the western boundary of any easement of ingress and egress to and from Tract B to U.S. Highway 290.

Said real property interests are hereinafter referred to collectively as the "Property."

This conveyance is expressly made and accepted subject to all valid and subsisting liens, leases of surface acreage, oil, gas, and mineral leases, all prior mineral conveyances of any nature, easements, restrictions, reservations, covenants, conditions and other matters relating to the Property to the extent that the same are valid and enforceable against said Property, as same are shown by instruments filed for record in the office of the County Clerk of Hays County, Texas, or as same are evident upon inspection of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the foregoing terms and provisions, unto the said Grantee, its successors and/or assigns forever; and Grantors do hereby bind Grantors' heirs, executors, administrators, successors and/or assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, subject, however, as aforesaid, unto the said Grantee, its successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through or under Grantors, but not otherwise.

EXECUTED this 23rd day of October, 2000.

Hardy Evans Thompson Jr.
Hardy E. Thompson, Jr.

Patty King Thompson
Patty King Thompson

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the 23rd day of October, 2000, by **Hardy E. Thompson, Jr.**

Thomas O. Barton
Notary Public, State of Texas

THOMAS O. BARTON
NOTARY PUBLIC
State of Texas
Comm. Exp. 06-23-2001

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the 23rd day of October, 2000, by **Patty King Thompson**.

Thomas O. Barton
Notary Public, State of Texas

THOMAS O. BARTON
NOTARY PUBLIC
State of Texas
Comm. Exp. 06-23-2001

After Recording Return To:

Thomas O. Barton
McGinnis, Lochridge & Kilgore, L.L.P.
919 Congress Ave., Suite 1300
Austin, Texas 78701

EXHIBIT A

79.61 acres of land out of and a part of quarter section No. 15 of the B. F. Hanna League, situated in Hays County, Texas, said 79.61 acre tract being more particularly described as being a portion of that certain 159.0 acre tract of land conveyed from Katherine Roberts, a widow, to Hardy E. Thompson, and wife Patty Thompson by deed of record in Volume 239, Pages 521-524 of the Deed Records of Hays County, Texas, said 79.61 acre tract being more fully described by metes and bounds as follows

Beginning at a steel pin found at a fence corner at the northeast corner of said quarter section No. 15, same being the common corner of quarter sections No. 14, 15, 16, and 17 of said Hanna League, for the northeast corner of the tract herein described, said point also being the northeast corner of said 159.0 acre tract;

THENCE with the fence along the common line of said quarter sections No. 14 and 15, same being the east line of said 159.0 acre tract, S 00°06'E 2983.98 feet to a steel pin set at a fence corner post for the southeast corner of the tract herein described;

THENCE with a new fence along the south line of this Survey S 88°12'W 1243.27 feet to a steel pin set a fence corner for the southwest corner of the tract herein described:

THENCE with the west line of this survey the following three (3) courses;

1. N 17°46'E, with a fence, 882.44 feet to a steel pin set at a fence corner;
2. N 20°12'W, leaving said fence, 1048.31 feet to a steel pin set at a fence corner;
3. N 11°45'E, with a fence, 1190.68 feet to a steel pin set at a fence corner in the north line of said 159.0 acre tract for the northwest corner of the tract herein described;

THENCE with the fence along the north line of said 159.0 acre tract N 88°15'E 1087.93 feet to the place of BEGINNING containing 79.61 acres of land.

EXHIBIT A

79.39 acres of land out of and a part of quarter section No. 15 of the B. F. Hanna League, and a portion of the A. J. Holford Survey, situated in Hays County, Texas, said 79.39 acre tract being more particularly described as being a portion of that certain 159.0 acre tract of land conveyed from Katherine Roberts, a widow, to Hardy E. Thompson, and wife Patty Thompson by deed of record in Volume 239, Pages 521-524 of the Deed Records of Hays County, Texas, said 79.39 acre tract being more fully described by metes and bounds as follows:

BEGINNING at a steel pin found at a fence corner at the northwest corner of said 159.0 acre tract for the northwest corner of the tract herein described;

THENCE with the fence along the north line of said 159.0 acre tract the following two (2) courses;

1. N 89°44'E 832.80 feet to an iron stake found at a bend in said fence at a fence corner on the east side of a gate;
2. S 88°52'E 426.95 feet to a steel pin set at a fence corner for the northeast corner of the tract herein described;

THENCE with the east line of this survey the following three (3) courses;

1. S 11°45'W, with a fence, 1190.68 feet to a steel pin set at a fence corner;
2. S 20°12'E, leaving said fence, 1048.31 feet to a steel pin set at a fence corner;
3. S 17°46'W, with a fence, 882.44 feet to a steel pin set at a fence corner for the southeast corner of the tract herein described;

THENCE with a new fence along the south line of this survey N 89°59'W 571.9 feet to a steel pin found at the top of a bluff;

THENCE continue with the fence along the south line of said 159.0 acre tract N 83°00'W 233.9 feet to a steel pin at a fence corner for the southwest corner of the tract herein described, same being the southwest corner of said 159.0 acre tract;

THENCE with the fence along the west line of said 159.0 acre tract the following twelve (12) courses;

1. N 01°12'W 71.2 feet;
2. N 37°07'W 383.7 feet;
3. N 15°10'W 92.6 feet;
4. N 53°25'E 44.2 feet;
5. N 18°26'W 157.4 feet;
6. N 01°23'W 32.74 feet;
7. N 12°00'W 230.6 feet;
8. N 02°15'W 263.5 feet;
9. N 10°36'E 131.8 feet
10. N 01°54'E 406.5 feet;
11. N 02°44'W 214.3 feet;
12. N 00°11'W 1052.3 feet to the place of BEGINNING Containing 79.39 acres of land.

A 4.25 acre tract of land out of and a part of Quarter Section, Numbers 14 and 17 of the B. F. Hanna League, situated in Hays County, Texas, being more particularly described as being part of those certain two tracts of land that were conveyed to Clayton S. Brown and wife, Henry Louise Brown, by deeds of record in Volume 166, Page 264-266 and Volume 268, Page 594-596 of the Hays County, Texas Deed Records, said 4.25 acre tract being more fully described by metes and bounds as follows:

BEGINNING at a steel pin set at a corner fence post at the southwest corner of the above said Quarter Section No. 17, it being also the southwest corner of that certain 160.0 acre tract conveyed to Clayton S. Brown by the above said deed of record in Volume 166, Pages 264-266 of the Hays County, Texas Deed Records;

THENCE with the fence along the west line of the Clayton S. Brown 160.0 acre tract, North 2993.2 feet to a corner fence post set in concrete in the south line of Highway No. 290 for the northwest corner of the 4.25 acre tract herein described;

THENCE with the south line of Highway No. 290, S 89°33'E, 60.0 feet to a steel pin set for the northeast corner of this 4.25 acre tract;

THENCE South 2990.0 feet to a steel pin set in the common line between said Quarter Sections 14 and 17, said steel pin being also in the north line of that certain 23.0 acre tract of land that was conveyed to Clayton S. Brown by the above said deed found of record in Volume 268, Pages 594-596 of the Hayes County, Texas Deed Records;

THENCE S 0°06'E, 100.00 feet to a steel pin set for the southeast corner of this 4.25 acre tract;

THENCE S 88°15'W, 56.0 feet to a steel pin in the fence on the east line of that certain 159.0 acre tract of land that was conveyed to Hardy E. Thompson and wife, Patty Thompson by deed of record in Volume 239, pages 521-524 of the Hays County, Texas Deed Records;

THENCE with the fence between the said Clayton S. Brown 23.0 acre tract and the said Hardy E. Thompson 159.0 acre tract, N 0°06'E, 100.0 feet to a steel pin found at a fence corner at the northeast corner of said Thompson 159.0 acre tract, said point being also the northwest corner of the above said Clayton S. Brown 23.0 acre tract;

THENCE S 88°15'W, 4.0 feet to the place of beginning; and containing 4.25 acres of land.

EXHIBIT C

Doc	Bk	Vol	Pg
00025538	OPR	1733	761

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Oct 26,2000 at 03:09P

Document Number: 00025538

Amount 21.00

By
Lynn Curry
Lee Carlisle, County Clerk
Hays County

Exhibit K

DRIPPING SPRINGS
Texas

To: Jamie Rose

From: Chad Gilpin, P.E., City Engineer; Laura Mueller, City Attorney

Date: May 2, 2024

RE: Takings Impact Assessment for Required Infrastructure for the Hardy Tract

INTRODUCTION

The City of Dripping Springs has required, due to site development and fire requirements, that the project commonly known as the Hardy Tract build a road as specified in Exhibit "A." The property owner has requested a Takings Impact Assessment related to this requirement. For the City to impose this requirement it must show that "the required dedication is related both in nature and extent to the project's anticipated impact, though a precise mathematical calculation is not required."[1] This assessment will show that the road requirement is roughly proportional to the impact of the Bunker Ranch/Hardy Tract project.

REQUIREMENTS

The City, in consultation with the Fire Department (North Hays County Fire – ESD), requires a minimum twenty-six (26) foot roadway and a five (5) foot sidewalk on one side. This was based on the representation by the developer that multi-family may be placed on the tract. If no multi-family is on the tract, the roadway only must be twenty-four (24) feet. This is a fire requirement. Section 11.3.4 of the City Subdivision Ordinance requires all subdivisions with fifty (50) or more lots or units have at least two points of vehicular access and must be connected via improved roadways. The standard is to require sidewalks on both sides of the roadway, but the City waived the requirement for the second side on request of the developer in return for payment of fee-in-lieu. In addition, drainage improvements are required, but are only those needed to meet the Water Quality and Drainage mitigation as required by the Water Quality Ordinance Article 22.05.[2] The extent of the drainage improvements are only those that directly affect the required roadway and the sidewalk. These improvements are not required to be oversized for any other development.

The purpose of requiring two points of vehicular access is to provide safety and adequate traffic circulation to the residents of the subdivision. The subdivision ordinance is attached as Exhibit "A." The requirement of adequate drainage and water quality is to ensure that any required or planned improvements do not burden other private or public parties with adverse stormwater flows. In addition, it aids in protecting all waterways in the area from pollutants. The Ordinance adopted Article 22.05 is attached to this assessment as Exhibit "C." The remoteness requirement is from the Fire Code Section D106.3. It is attached as Exhibit "B." These required improvements

[1] *Dolan v. City of Tigard*, 512 U.S. 374, 391 (1994).
[2] All references to Ordinances or Sections are to the City of Dripping Springs Code of Ordinances unless otherwise stated. City of Dripping Springs Code of Ordinances are available on the City's website and municode.com.

are reasonably related to and accomplish the legitimate municipal goal of public safety while ensuring that neighboring properties are not burdened by new development.

The roadway only needs to be twenty-four (24) feet in width unless multi-family is built adjacent to the roadway. This is the minimum for any subdivision within the City of Dripping Springs. Fire requires twenty-six (26) feet if there will be multi-family.

IMPACT OF DEVELOPMENT

The Hardy Tract will add an additional seventy-five lots. In addition, the development is seventy-eight acres. This roadway is only for the residents of this development and does not have to be open to the public. In addition, the City is not asking that it be oversized to meet the needs of the public in general, only to meet the minimum city and fire requirements. Detention and Water Quality are required by the Hardy Tract subdivision to mitigate increased flows to neighboring properties caused by the roadway. The issue of the expense of the drainage is the fact that the second access point, the roadway in question, is between two parcels that are currently not owned by the developer. This requires that the drainage, sidewalk, and roadway must be included in their owned property.

DISCUSSION AND ANALYSIS

The requirements the City and Fire require are the minimum for roads and drainage for any residential development. In addition, the minimum normally required for a sidewalk on a two-lane rural roadway (which is the roadway required by the City) is five feet on both sides. The City waived the requirement that the sidewalk be on both sides, instead only requiring it on one side. These requirements are required for safety and are also sized to an extent appropriate to a development of this size. The nature of a subdivision as proposed is a two-lane rural road with sidewalks including adequate drainage.

ALTERNATIVES

The development could build a second point of access in another part of the development. In addition, the City has offered to review the possibility of allowing drainage to be stored on an adjacent agricultural lot. Finally, the developer could also appeal the partial waiver of the sidewalk to the Planning & Zoning Commission.

CONCLUSION AND RECOMMENDATIONS

The City and Fire is open to limiting the roadway to twenty-four feet so long as no multi-family is built in this development or adjacent to this roadway. If any other variances or waivers are requested, or decisions to be appealed, the processes must be followed. The City is not requiring that the development pay for any additional city infrastructure or fees that are not the minimum required by the number of lots and acres within this subdivision. The Hardy Drive and related infrastructure is not for the public or the City, it is solely to benefit the safety of the future residents of the proposed development.

Exhibit L

HARDY ROAD PROJECT WITH THE SIDEWALK

HARDY ROAD **12/4/24**

Civil Improvements

Item	Unit	QTY	PRICE	2023 TOTAL	12/24 TOTAL
Mobilization	EA	1	$ 50,000.00	$ 7,500	$ 8,625.0
Surveying and Layout	EA	1	$ 45,000.00	$ 45,000	$ 51,750.0
Clearing	EA	1	$ 13,000.00	$ 13,000	$ 14,950.0
Silt Fence	LF	5000	$ 3.75	$ 18,750	$ 21,562.5
Rock Berm	LF	150	$ 30.00	$ 4,500	$ 5,175.0
*Revegetation	EA	1	$ 35,000.00	$ 35,000	$ 40,250.0
SUB_TOTAL				**$ 123,750**	**$ 142,312.5**

Street Improvements

Item	Unit	QTY	PRICE	2023 TOTAL	12/24 TOTAL
Street Embankment Material	CT	20388	$18	$ 366,978	$ 422,024
Site Equipment	EA	1	$375,000	$ 375,000	$ 431,250
Subgrade Preperation	CT	20388	$ 5.00	$ 101,938	$ 117,229
Street Signs	EA	1	$ 5,000.00	$ 5,000	$ 5,750
Limestone Butterstick Blocks	ea	5155	$ 150.00	$ 773,190	$ 889,169
Footing Allowance	ea		$ 175,000.00	$ 175,000	$ 201,250
Handrail Allowance	lf	1400	$ 95.00	$ 133,000	$ 152,950
Testing Allowance		1	$ 55,000.00	$ 55,000	$ 63,250
Haull Off Allowance	EA	1	$ 50,000.00	$ 50,000	$ 57,500
Tree Disposal	EA	1	$ 25,000.00	$ 25,000	$ 28,750
SUB-TOTAL				**$ 2,060,106**	**$ 2,369,122**

Concrete

6" Concrete Allowance	SF	81900	$ 11.00	$ 900,900	$ 1,036,035
Sidewalk Allowance	SF	15750	$ 5.00	$ 78,750	$ 90,563
Retaining Wall Allowance				$ 300,000	$ 345,000
SUB-TOTAL				**$ 1,279,650**	**$ 1,471,598**

Drainage Improvements

Item	Unit	QTY	PRICE	2023 TOTAL	12/24 TOTAL
HDPE	EA	1	$ 135,777	$ 135,777	$ 156,144
6x4 Grate Inlet	EA	5	$ 13,000	$ 65,000	$ 74,750
5x5 grate inlets	EA	3	$ 9,500	$ 28,500	$ 32,775
4x4 Grate Inlets	EA	2	$ 5,600	$ 11,200	$ 12,880
3x3 grate inlets	EA	10	$ 3,250	$ 32,500	$ 37,375
2.5x2.5 grate inlets	EA	9	$ 2,400	$ 21,600	$ 24,840
2x2 Grate Inlets	EA	1	$ 1,600	$ 1,600	$ 1,840
Misc Parts		1	$ 35,000	$ 35,000	$ 40,250
5' Curb Inlet	EA	2	$ 8,250	$ 16,500	$ 18,975
					$ -
DRAINAGE GRADING	EA	1	$ 75,000	$ 75,000	$ 86,250
					$ -
Pond Allowance	EA	4	$ 50,000	$ 200,000	$ 230,000
					$ -
Underground Detention System	EA	1	$ 275,000	$ 275,000	$ 316,250
SUB-TOTAL				**$ 897,677**	**$ 1,032,329**

Supervision

Project Manager			$ 75,000	$ 86,250
Superintendent			$ 125,000	$ 143,750
Overhead			$ 75,000	$ 86,250
GC Fee			$ 500,000	$ 575,000
Onsite Engineer			$ 150,000	$ 172,500
SUB-TOTAL			**$ 925,000**	**$ 1,063,750**

Sidewalk Fee in Lue				**$ 185,700**	**$ 185,700**

Item	Unit	QTY	PRICE	2023 TOTAL	12/24 TOTAL
ROAD ESTIMATE				**$5,471,183**	**$ 6,264,810**

Exhibit M

HARDY ROAD PROJECT WITHOUT THE SIDEWALK

HARDY ROAD **12/4/24**

Civil Improvements

Item	Unit	QTY	TOTAL 12/24
Mobilization	EA	1	$ 8,250.0
Surveying and Layout	EA	1	$ 49,500.0
Clearing	EA	1	$ 14,300.0
Silt Fence	LF	5000	$ 20,625.0
Rock Berm	LF	150	$ 4,950.0
*Revegetation	EA	1	$ 38,500.0
SUB_TOTAL			**$ 136,125.0**

Street Improvements

Item	Unit	QTY	TOTAL 12/24
Street Embankment Material	CT	20388	$ 238,535
Site Equipment	EA	1	$ 243,750
Subgrade Preperation	CT	20388	$ 66,260
Street Signs	EA	1	$ 3,250
Limestone Butterstick Blocks	ea	5155	$ 502,574
Footing Allowance	ea		$ 113,750
Handrail Allowance	lf	1400	$ 86,450
Testing Allowance		1	$ 35,750
Haull Off Allowance	EA	1	$ 32,500
Tree Disposal	EA	1	$ 16,250
SUB-TOTAL			**$ 1,339,069**

Concrete

6" Concrete Allowance	SF	81900	$ 990,990
Sidewalk Allowance	SF	15750	$ -
Retaining Wall Allowance			
SUB-TOTAL			**$ 990,990**

Drainage Improvements

Item	Unit	QTY	TOTAL 12/24
HDPE	EA	1	$ 88,255
6x4 Grate Inlet	EA	5	$ 42,250
5x5 grate inlets	EA	3	$ 18,525
4x4 Grate Inlets	EA	2	$ 7,280
3x3 grate inlets	EA	10	$ 21,125
2.5x2.5 grate inlets	EA	9	$ 14,040
2x2 Grate Inlets	EA	1	$ 1,040
Misc Parts		1	$ 22,750
5' Curb Inlet	EA	2	$ 10,725
			$ -
DRAINAGE GRADING	EA	1	$ 48,750
			$ -
Pond Allowance	EA	4	$ 130,000
			$ -
Underground Detention System	EA	1	$ 178,750
			$ -
SUB-TOTAL			**$ 583,490**

Supervision

Project Manager	$ 82,500
Superintendent	$ 137,500
Overhead	$ 82,500
GC Fee	$ 550,000
Onsite Engineer	$ 165,000
SUB-TOTAL	**$ 1,017,500**

Sidewalk Fee in Lue **$ 185,700**

	TOTAL 12/24
ROAD ESTIMATE	**$ 4,252,874**

Exhibit N

GT GreenbergTraurig

Jamie A Rose
Tel 512.320.7281
Fax 512.320.7210
Jamie.Rose@gtlaw.com

April 3, 2024

Laura Mueller
City Attorney
Dripping Springs, Texas
511 Mercer Street
Dripping Springs, Texas 78620

Via email:
lmueller@cityofdrippingsprings.com

Re: Project No. SUB2023-0042, Hardy subdivision construction plans (the "Hardy Development"); and Project No. SD2022-0025, site development plans for the Hardy Driveway (the "Hardy Driveway")

Dear Ms. Mueller:

This firm represents Hardy T. Land, LLC and Bunker Ranch, LLC in regards to the above projects and specifically unreasonable conditions the City of Dripping Springs (the "City") has imposed on the approval of the Hardy Driveway site development plans – and by extension on the approval of the subdivision plat for the Hardy Development – which constitute exactions and a regulatory taking without proper compensation in violation of Local Government Code §212.904 and other applicable law. My clients' efforts to reach an amicable resolution of these issues have been unsuccessful to date. We are prepared to engage with the City to promptly resolve this matter. We have been instructed to pursue all appropriate legal remedies on behalf of the client starting with an application for determination under Local Government Code §212.904 and with obtaining the City's takings impact assessment required by Government Code §2007.043.

Please accept this letter as Hardy T. Land, LLC's (i) request under the Texas Public Information Act for all reports, evaluations, and other information the City maintains, or has access to, that demonstrates that "rough proportionality" test required by Local Government Code §212.904 has been met for its property, (ii) request under the Texas Public Information Act for all reports, evaluations, and other information the City maintains, or has access to, that constitute, support, reference or demonstrate the City's taking impact analysis under §2007.043 of the Government Code, (iii) request for determination under §212.904(a) of the Local Government Code, (iv) request for the City's takings impact analysis under §2007.043 of the Government Code, and (v) request for determination as to whether, pursuant to the current Interlocal Cooperation Agreement Between Hays County and the City of Dripping Springs, the City has assumed exclusive responsibility for approving the Hardy Driveway site development plans, such that my client does not have to seek the same approvals from the County.

The City has conditioned its approval of the client's subdivision plat for the Hardy Development on my client's construction and funding of extensive and costly improvements to an existing private driveway, which the City is requiring to be improved as a secondary point of access to the proposed Hardy Development consisting of approximately 78 acres and 72 lots. The City's requirements for the Hardy Driveway include significant expansion of the road, and construction of extensive and costly infrastructure for drainage and water flow, as well as sidewalks, all of which have little or no discernable relationship to the impact of the proposed subdivision development, and which are estimated to cost between $4,142,747 and $4,350,131.76, destroying the economic viability of the Hardy Development. Bear in mind, the Hardy Driveway (i) is not situated within the Hardy Development, (ii) is in the City's extra-territorial jurisdiction ("ETJ"), and (iii) is co-owned by Hardy T. Land, LLC as a tenant in common with an unaffiliated, third-party landowner.

The City has never offered engineering or other data that would explain how its position that Hardy T. Land, LLC must pay for such extensive improvements to the private driveway meets the "rough proportionality" standard required by Local Government Code §212.904, and we do not believe a legitimate explanation exists. For example, the available water flow information indicates that the subdivision to the south would not be affected by the addition of culverts, storm drains, and other drainage requirements that are not already in place, as the water flowing to the driveway is flowing west to east, not south. Additionally, the required sidewalks extend to undeveloped regions, implying no foreseeable increase in connectivity or community integration. In fact, the adjacent Bunker Ranch subdivision has no such sidewalks. Further, a traffic impact analysis ("TIA") for the proposed subdivision demonstrates that Bunker Ranch Boulevard (being the primary, existing point of vehicular access to the subdivision) can support the anticipated traffic arising from the proposed subdivision.

The City is mechanically applying UDC 11.3.4, requiring two points of vehicular access to all subdivisions with 50 or more lots. However, the City's engineer has the ability to waive the requirement of a second point of access, and the Hardy Driveway could be minimally improved to provide emergency access for public safety vehicles without the onerous requirements the City seeks to impose. In fact, comparing the treatment of the adjacent Arrowhead subdivision, which consists of more than 400 lots and has one entrance and one exit, casts considerable doubt on any necessity and reasonableness of the onerous requirements of secondary access being imposed in the instant case.

In sum, we think the City can and should proceed with a far less onerous development plan for the Hardy Driveway, consistent with the unified development code, and my client has made various proposals to no avail. However, we intend to ensure that the City must bear its proportionate cost, and compensate my client, for the exactions and regulatory takings imposed by the City on Hardy T. Land's projects.

We look forward to receiving the materials requested herein and, provided we can do so without delay, working with you to reach an amicable resolution of this matter. I am happy to have a preliminary call with you to discuss the foregoing in advance of a call that includes staff, engineers, clients, etc. If that would be helpful, please let me know your availability.

Sincerely,

/s/ Jamie A. Rose
Jamie A. Rose
Shareholder

JAR:cs

cc: Steve Harren
Jim Boushka
Sue Savage
Joe Shaneyfelt (firm)

Andrea Cunningham, City Secretary & Records Management Officer, City of Dripping Springs, via email: acunningham@cityofdrippingsprings.com

Exhibit O

Dominguez, Sylvia (LSS-AUS-LT)

From: Laura Mueller <lmueller@cityofdrippingsprings.com>
Sent: Monday, September 16, 2024 2:11 PM
To: Rose, Jamie (Shld-AUS-LT)
Cc: Shaneyfelt, Joe (Assoc-AUS-LT); ssavage@hsvllp.com
Subject: RE: Hardy Driveway; Hardy Subdivision

Thank you for reaching out. We do not have an established procedure for this so we will treat this like other planning appeals.

1. Submit your written appeal two Fridays before the Tuesday meetings so that it can be placed on the agenda in accordance with our approved agenda policy.
    a. October 1, 2024 Meeting – need appeal by September 20, 2024
    b. October 15, 2024 Meeting – need appeal by October 4, 2024
    c. November 5, 2024 Meeting – need appeal by October 25, 2024
2. All backup materials (other than the meeting presentation) is due the Wednesday before the meeting.
    a. October 1, 2024 Meeting – need materials by September 25, 2024
    b. October 15, 2024 Meeting – need materials by October 9, 2024
    c. November 5, 2024 Meeting – need materials by October 30, 2024.
3. Presentation is due 5 p.m. the day before the Meeting.

This will be an evidentiary hearing will you all will be able to make a presentation on the analysis. Afterwards, the City Council will have 30 days to issue a written decision on the appeal.

Submit your appeal to planning@cityofdrippingsprings.com.

Please let me know if you have any questions.

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Laura Mueller
City Attorney

lmueller@cityofdrippingsprings.com
512.858.4725 City Hall

511 Mercer Street • PO Box 384
Dripping Springs, TX 78620

cityofdrippingsprings.com

From: Jamie.Rose@gtlaw.com <Jamie.Rose@gtlaw.com>
Sent: Monday, September 16, 2024 10:37 AM
To: Laura Mueller <lmueller@cityofdrippingsprings.com>
Cc: Joe.Shaneyfelt@gtlaw.com; ssavage@hsvllp.com
Subject: RE: Hardy Driveway; Hardy Subdivision

Laura – following up on the email below, and the procedures that will apply to the appeal of the Takings/Rough Proportionality assessment.

Jamie Rose
Shareholder

Greenberg Traurig, LLP
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Jamie.Rose@gtlaw.com | www.gtlaw.com | View GT Biography

GT GreenbergTraurig

From: Laura Mueller <lmueller@cityofdrippingsprings.com>
Sent: Friday, September 6, 2024 2:32 PM
To: Rose, Jamie (Shld-AUS-LT) <Jamie.Rose@gtlaw.com>
Cc: Shaneyfelt, Joe (Assoc-AUS-LT) <Joe.Shaneyfelt@gtlaw.com>; ssavage@hsvllp.com
Subject: RE: Hardy Driveway; Hardy Subdivision

EXTERNAL TO GT

Jamie,

There is no appeal from the variances. You can appeal the takings assessment to City Council. I will see if there are any requirements for this appeal, and I will let you know next week.

Sincerely,

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Laura Mueller
City Attorney

lmueller@cityofdrippingsprings.com
512.858.4725 City Hall

511 Mercer Street • PO Box 384
Dripping Springs, TX 78620

cityofdrippingsprings.com

From: Jamie.Rose@gtlaw.com <Jamie.Rose@gtlaw.com>
Sent: Friday, September 6, 2024 1:16 PM
To: Laura Mueller <lmueller@cityofdrippingsprings.com>
Cc: Joe.Shaneyfelt@gtlaw.com; ssavage@hsvllp.com
Subject: Hardy Driveway; Hardy Subdivision

Laura –

Please confirm that there is no further right of appeal from the P&Z decisions on the appeals/variances heard last week. Assuming that is the case, my clients want to appeal the Takings Impact Assessment and request a hearing before Council on the matter. Please advise of the procedures that will apply to that appeal.

Regards,

Jamie Rose
Shareholder

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GT GreenbergTraurig

If you are not an intended recipient of confidential and privileged information in this email, please delete it, notify us immediately at postmaster@gtlaw.com, and do not use or disseminate the information.

Dominguez, Sylvia (LSS-AUS-LT)

From: Laura Mueller <lmueller@cityofdrippingsprings.com>
Sent: Wednesday, January 8, 2025 3:11 PM
To: Rose, Jamie (Shld-AUS-LT)
Cc: Sgovio, Sydney (Assoc-AUS-LT); Aniz Alani
Subject: RE: Hardy T Land Subdivision / Hardy Driveway
Attachments: Takings Assessment Procedures.pdf

Jamie,

In advance of our meeting today, I wanted to send you the Appeal Procedures City Council adopted last night.

Sincerely,

DRIPPING SPRINGS
Texas

Laura Mueller
City Attorney
lmueller@cityofdrippingsprings.com
512.858.4725 City Hall

511 Mercer Street • PO Box 384
Dripping Springs, TX 78620

cityofdrippingsprings.com

From: Jamie.Rose@gtlaw.com <Jamie.Rose@gtlaw.com>
Sent: Tuesday, January 7, 2025 10:00 AM
To: Laura Mueller <lmueller@cityofdrippingsprings.com>
Cc: Sydney.Sgovio@gtlaw.com
Subject: RE: Hardy T Land Subdivision / Hardy Driveway

Laura – could you do 3:30pm (or another time in the afternoon) tomorrow?

Jamie Rose
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GT GreenbergTraurig

From: Laura Mueller <lmueller@cityofdrippingsprings.com>
Sent: Monday, January 6, 2025 4:38 PM
To: Rose, Jamie (Shld-AUS-LT) <Jamie.Rose@gtlaw.com>
Cc: Sgovio, Sydney (Assoc-AUS-LT) <Sydney.Sgovio@gtlaw.com>
Subject: Re: Hardy T Land Subdivision / Hardy Driveway

Yes. Tomorrow. I can do 2p or 330p. I also have availability on Wednesday or Thursday if those times don't work.

Get Outlook for iOS

From: Jamie.Rose@gtlaw.com <Jamie.Rose@gtlaw.com>
Sent: Monday, January 6, 2025 12:35:19 PM
To: Laura Mueller <lmueller@cityofdrippingsprings.com>
Cc: Sydney.Sgovio@gtlaw.com <Sydney.Sgovio@gtlaw.com>
Subject: RE: Hardy T Land Subdivision / Hardy Driveway

Laura – do you have time to confer this afternoon or tomorrow regarding this matter?

Jamie Rose
Shareholder

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GT GreenbergTraurig

From: Laura Mueller <lmueller@cityofdrippingsprings.com>
Sent: Monday, December 16, 2024 1:22 PM
To: Rose, Jamie (Shld-AUS-LT) <Jamie.Rose@gtlaw.com>
Cc: Sgovio, Sydney (Assoc-AUS-LT) <Sydney.Sgovio@gtlaw.com>
Subject: RE: Hardy T Land Subdivision / Hardy Driveway

Wednesday, January 15 for Backup Materials.
5 p.m. on January 20th should be fine.

Sincerely,

DRIPPING SPRINGS
Texas

Laura Mueller
City Attorney
lmueller@cityofdrippingsprings.com
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From: Jamie.Rose@gtlaw.com <Jamie.Rose@gtlaw.com>
Sent: Monday, December 16, 2024 11:38 AM
To: Laura Mueller <lmueller@cityofdrippingsprings.com>
Cc: Sydney.Sgovio@gtlaw.com
Subject: RE: Hardy T Land Subdivision / Hardy Driveway

Laura –

We want to confirm the deadlines associated with the January 21 Council Meeting.

All backup materials due on Monday, January 13
Presentation due at 5:00 pm on Monday, January 20 **this is MLK Day, so we want to double check this deadline*

Thanks,

Jamie Rose
Shareholder

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GT GreenbergTraurig

From: Laura Mueller <lmueller@cityofdrippingsprings.com>
Sent: Thursday, December 12, 2024 11:14 AM
To: Rose, Jamie (Shld-AUS-LT) <Jamie.Rose@gtlaw.com>
Subject: RE: Hardy T Land Subdivision / Hardy Driveway

I'll move it.

DRIPPING SPRINGS
Texas

Laura Mueller
City Attorney
lmueller@cityofdrippingsprings.com
512.858.4725 City Hall

511 Mercer Street • PO Box 384
Dripping Springs, TX 78620

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From: Jamie.Rose@gtlaw.com <Jamie.Rose@gtlaw.com>
Sent: Thursday, December 12, 2024 11:05 AM
To: Laura Mueller <lmueller@cityofdrippingsprings.com>
Subject: RE: Hardy T Land Subdivision / Hardy Driveway

We need to shift to January 21. Amended notice coming.

Thanks,

Jamie Rose
Shareholder

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Jamie.Rose@gtlaw.com | www.gtlaw.com | View GT Biography

GT GreenbergTraurig

From: Laura Mueller <lmueller@cityofdrippingsprings.com>
Sent: Wednesday, December 11, 2024 2:04 PM
To: Rose, Jamie (Shld-AUS-LT) <Jamie.Rose@gtlaw.com>
Cc: Shaneyfelt, Joe (Assoc-AUS-LT) <Joe.Shaneyfelt@gtlaw.com>; Sgovio, Sydney (Assoc-AUS-LT) <Sydney.Sgovio@gtlaw.com>
Subject: RE: Hardy T Land Subdivision / Hardy Driveway

EXTERNAL TO GT

Okay.

Laura Mueller
City Attorney
lmueller@cityofdrippingsprings.com
512.858.4725 City Hall
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From: Jamie.Rose@gtlaw.com <Jamie.Rose@gtlaw.com>
Sent: Wednesday, December 11, 2024 11:03 AM
To: Laura Mueller <lmueller@cityofdrippingsprings.com>
Cc: Joe.Shaneyfelt@gtlaw.com; Sydney.Sgovio@gtlaw.com
Subject: RE: Hardy T Land Subdivision / Hardy Driveway

Laura – I may have a snag on January 7. Please hold and let me confirm if that date works or we need to do January 21.

Thanks,

Jamie Rose
Shareholder

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GT GreenbergTraurig

From: Rose, Jamie (Shld-AUS-LT) <Jamie.Rose@gtlaw.com>
Sent: Tuesday, December 10, 2024 4:34 PM
To: Laura Mueller <lmueller@cityofdrippingsprings.com>
Cc: Shaneyfelt, Joe (Assoc-AUS-LT) <Joe.Shaneyfelt@gtlaw.com>; Sgovio, Sydney (Assoc-AUS-LT) <Sydney.Sgovio@gtlaw.com>
Subject: Hardy T Land Subdivision / Hardy Driveway

Laura – please see attached revised Notice of Appeal for the January 7, 2025 Council Meeting.

Thanks,

Jamie Rose
Shareholder

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GT GreenbergTraurig

CITY OF DRIPPING SPRINGS

ORDINANCE No. 3500.11

WATER QUALITY PROTECTION

AN ORDINANCE AMENDING VOLUME 2 , ARTICLE 15, CHAPTER 21, OF THE DRIPPING SPRINGS CODE OF ORDINANCES; MODIFYING REGULATIONS FOR THE PROTECTION OF REGIONAL WATER RESOURCES, PREVENTION OF WATER POLLUTION AND ABATEMENT OF DEGREDATION; PROVIDING FOR THE FOLLOWING: RULES; STANDARDS; PROCEDURES; CRIMINAL PENALTIES, INCLUDING CIVIL FINES NOT TO EXCEED $1,000 AND CRIMINAL FINES NOT TO EXCEED $2,000 PER OFFENSE; AND, SEVERABILITY

WHEREAS, the City Council of the City of Dripping Springs ("City Council") seeks to promote responsible and orderly development inside the city limits and extraterritorial jurisdiction (ETJ); and

WHEREAS, the City Council finds that reasonable regulations are necessary to protect and preserve the region's life source – *its water*; and

WHEREAS, the City Council has determined that the rules enacted by and through this Ordinance are reasonable and narrowly tailored to further a legitimate public interest; and

WHEREAS, the creeks, streams, drainage ways and other watershed areas within the jurisdiction of the City as well as those portions of the Edwards and Trinity Aquifers which underlie areas within the jurisdiction of the City are subject to actual and potential threats of pollution; and

WHEREAS, the threats posed by water pollution may result in the public health and safety hazards, losses of endangered species, damage to the integrity of local ecological systems, disruption of commerce and governmental services, impairment of recreational and aesthetic values, and extraordinary public expenditures for pollution reduction and environmental protection, all of which adversely affect the public health, safety and general welfare; and

WHEREAS, all watersheds within the City's jurisdiction are undergoing development or are facing development pressure, which if not adequately and properly regulated can result in pollution of waterways and the aquifers from many sources including contaminated stormwater runoff, mismanagement of wastewater, discharges of

pollutants from roadways, construction sites, and waste management areas, runoff of pesticides, fertilizers, and other nutrients from residential and agricultural land uses, and infiltration of such surface water contaminants to underground water-bearing formations; and

WHEREAS, all watersheds within the City's jurisdiction, and especially those with abrupt topography, sparse vegetation, and thin and easily disturbed soil, are vulnerable to degradation resulting from development activities; and

WHEREAS, in many cases, land development activities have caused large quantities of soil to be eroded, displaced and transported to downstream locations; and

WHEREAS, soil displacement and sediment buildup degrades water quality, destroys valuable environmental resources, clogs watercourses and storm drains, and impairs recreational opportunities for residents of the City; and

WHEREAS, the continued economic growth of the City is dependent on adequate quality and quantity of water, a pleasing natural environment, and recreational opportunities or residents of the City; and

WHEREAS, if watersheds within the City's jurisdiction are not developed in an environmentally responsible manner, the water resources, natural environment, and recreational opportunities within the City could be irreparably damaged; and

WHEREAS, the adoption of this Chapter is a vital step necessary to ensure the environmentally responsible development of watersheds, and the protection of surface and subsurface water quality within the City jurisdiction; and

WHEREAS, the City played an active role in the overall process yielding a draft Regional Water Quality Protection Plan for the Barton Springs Segment of the Edwards Aquifer and its Contributing Zone (Regional Plan); and

WHEREAS, the City Council finds that the Regional Plan represents a consensus product that underwent strenuous legal, scientific, economic, and political scrutiny; and

WHEREAS, the City Council deems the Regional Plan to be an adequate basis for the enactment of the regulations and policies adopted and/or referenced by this Ordinance; and

WHEREAS, the City Council finds some of the regulations in the City's current ordinance to be overly burdensome, and unrealistic, and contrary to sound public policy; and

WHEREAS, the City Council seeks to provide a regulatory framework that fosters *no net increase* as the norm, but understands the technological and economical hurtles that often make it difficult to demonstrate strict compliance with such a high standard; and

WHEREAS, the City Council finds that there currently exists a high level of dense, small-lot development featuring intense uses, high impervious cover, and low stormwater treatment within the City Limits, consistent with the historic role of the community as a center for trade and commerce; and

WHEREAS, the City Council finds that the ETJ is largely pristine, heavily wooded, and environmentally sensitive, with little in the way of historically dense development or high-intense uses; and

WHEREAS, the City Council finds it to be reasonable, necessary, and in the public interest to encourage growth within the urban core existing inside the City Limits and discourage dense development in the ETJ, in order to protect water quality; and

WHEREAS, the City Council has retained the services of Mr. Grant Jackson, of the Naismith Engineering firm, a Civil/Environmental Engineer with an exclusive focus on water and environmental issues, who was the Principal Engineer for the Regional Plan group, to serve as a technical advisor to the City's Development Coordinator and City Engineer during the evaluation and revision of the attached regulations; and

WHEREAS, Grant Jackson has reviewed all drafts of amendments, including the attached regulations, and concluded that the City's proposals "follow the 'spirit'" of the Regional Plan, are "substantially fair," and are "practical representation" of the no-net increase standard established by the Regional Plan; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Sections 26.177 and 26.180, Texas Water Code and Section 401.002 of the Local Government Code, the City has specific authority to adopt an ordinance promoting water protection, preventing water pollution, and mandating abatement; and

WHEREAS, pursuant to Texas Local Government Code Chapter 217, the City has general authority to identify and abate nuisances; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt an ordinance regulating water pollution as nuisances and including procedures for the abatement and prevention of water pollution that constitutes public nuisances.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Dripping Springs:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. AMENDEMNT

Volume 2, Article 15, Chapter 23 of the City of Dripping Springs Code of Ordinances is hereby amended so to read in accordance with *Attachment A*, which is attached hereto and incorporated into this Ordinance for all intents and purposes.

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication as provided for by law.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the 20th day of February 2025, by a vote of 4 (*ayes*) to 1 (*nays*) to 0 (*abstentions*) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____
Mayor Todd Purcell

ATTEST:

_____
Amanda Craig, City Secretary

APPROVED AS TO FORM:
Alan J. Bojorquez, City Attorney

Last Amended 2/20/07 by Ordinance No. 3500.11

CITY OF DRIPPING SPRINGS
CODE OF ORDINANCES

VOLUME: 2

ARTICLE 15: DEVELOPMENT

CHAPTER 21: WATER QUALITY

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SECTION 1. ENACTMENT PROVISIONS

1.1. Popular Name

This Ordinance shall be commonly cited as the "Water Quality Protection Ordinance."

1.2. Introduction

Section 26.177 of the Texas Water Code provides an opportunity for municipalities to regulate water protection, water pollution, and pollution abatement.

1.3. Purpose

This Chapter provides standards and procedures for municipal determination of the non-point source pollution control management policies which govern the planning, design, construction, operation and maintenance of drainage, erosion, and water quality facilities within the City's jurisdiction.

This Chapter sets forth the minimum requirements necessary to provide and maintain a safe, efficient and effective non-point source pollution control system and to establish the various public and private responsibilities for the provision thereof. Further, it is the purpose of this Chapter to:

(a) Protect human life, health and property; and
(b) Prevent losses of endangered species and habitat of endangered species; and
(c) Protect the integrity of local ecological systems; and
(d) Minimize the expenditure of public money for building and maintaining non-point source pollution control projects and cleaning sediments out of storm drains, streets, sidewalks and watercourses; and
(e) Help maintain a stable tax base and preserve land values; and
(f) Preserve the natural beauty and aesthetics of the community; and
(g) Control and manage the quality of stormwater runoff, the sediment load in that runoff, from points and surfaces within subdivisions; and
(h) Establish a reasonable standard of design and performance for development which prevents erosion and sediment damage and which reduces the pollutant loading to streams, ponds and other watercourses; and
(i) Prevent degradation and pollution of groundwater resources.

1.4. Program Description:

The City's Water Quality Protection Program is comprehensive and practical. The regulations enacted to implement the Program are found throughout the City's Development Code, Volume 2 of the Code of Ordinances, and include (but are not limited to):

Element of Program	Document	Code Citation
Rural Vision	Comprehensive Plan	2:15:4
Public Education	Water Quality	2:15:22
Land Use	Zoning	2:15:24
Lot Size in City Limits	Zoning	2:15:24
Lot Size in ETJ	Subdivision	2:15:20:A
Impervious Cover	Zoning (City)	
	Water Quality (ETJ)	2:15:22
Drainage	TCSS	2:15:21
	Flood Damage Prevention	2:15:8
	Site Development	2:15:8
	Water Quality	2:15:22
	Subdivision	
Vegetation	Landscaping	2:15:13
Open Space	Parkland Dedication	2:15:17
	Conservation Design	2:15:20:B
Water Supply	Subdivision	2:15:20:A
Water Pollution	Water Quality Protection	2:15:22
Wastewater	Subdivision	2:15:20:A
	OSSF	
Preferred Growth Areas	Zoning	2:15:24
Buffer Zones	TCSS	2:15:21
Development Agreements	Development Agreement	2:15:5

1.5. Scope

1.5.1. This Chapter applies to all property within the city limits and the ETJ.

1.5.2. This Chapter applies to projects when considered as a whole, even if comprised of more than one lot. These regulations may not be circumvented by aggregating small lots, when in fact the lots share a common development scheme as part of a joint project.

1.6. Exemption

1.6.1. This Chapter shall not apply to public school facilities.

1.6.2. The City encourages all public school facilities.

1.7. TCSS Manual

Technical Construction Standards & Specifications (TCSS) Manual establishes uniform design practices; it neither replaces the need for engineering judgment nor precludes the use of any information relevant to the accomplishment of the purposes of this Chapter. Other generally accepted or innovative and effective engineering procedures may be used in conjunction with, or instead of, those prescribed by the TCSS Manual if approved by the City Engineer. The TCSS Manual is maintained and available for inspection at City Hall.

1.8. Mandate

1.8.1. Any person proposing to develop real property within the jurisdiction of the City is subject to the provisions of this Chapter.

1.8.2. Requirements of this Chapter shall be addressed in applications for Subdivision Plats, Site Development Permits, Rezoning, Planned Development Districts (PDs), Conditional Use Permits, Development Agreements, and Construction Permits.

1.8.3. It shall be an offense for any person to develop or improve real property in violation of this Chapter.

1.9. PGA

1.9.1. Preferred Growth Areas (PGAs) are defined, herein.

1.9.2. Through the designation of PGAs, the City Council finds it reasonable and prudent to encourage growth within the mostly-developed urban core of the municipality, and discourage heavy development in the ETJ.

1.9.3. PGA status is attained by a tract of land upon the granting of zoning, not upon annexation.

SECTION 2. DEFINITIONS

2.1. General

Words and phrases used in this Chapter shall have the meanings set forth in this section. Terms that are not defined below, but are defined elsewhere in the Code of Ordinances, shall be given the meanings set forth in the Code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and *vice versa*); and words in the masculine gender shall include the feminine gender (and *vice versa*). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes only.

2.2. Specific:

Agricultural Activities: Pasturing of livestock or use of the land for planting, growing, cultivating, and harvesting crops for human or animal consumption.

Agricultural Stormwater Runoff: Any stormwater runoff from orchards, cultivated crops, pastures, range land, and other non-point source agricultural activities, but not discharges from concentrated animal feeding operations as defined in 40 CFR § 122.23 or discharges from concentrated aquatic animal production facilities as defined in 40 CFR § 122.24.

Applicant: A person who submits an application for approval required by this Chapter. The applicant shall be the owner of the property subject to this Chapter, acting in person or by and through the owner's authorized representative. Documentation, in a form acceptable to the City, evidencing ownership of the property or the authority of the authorized agent must be submitted along with the application. For example, written power of attorney or letter of agency will be sufficient to prove agency. A deed or tax letter will be adequate to establish ownership of the property.

Application: A written request for an approval required by this Chapter.

Background Pollutant Load: The amount of pollution in stormwater runoff that is discharged from a site before development. The method used for calculating Background Pollutant Load is to be found in the TCSS (or the Technical Standards section of this Ordinance).

Best Management Practice (BMP): Schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the non-point source pollution of waters in the State. The two basic types of BMP's for purposes of this Chapter are "structural BMP's" (which include engineered and constructed systems that are designed to provide for water quantity and/or water quality control of storm water runoff) and "non-structural BMP's" (which include institutional and pollution-prevention type practices designed to prevent pollutants from entering storm

water runoff or to reduce the volume of storm water requiring management). This term expressly includes both structural and non-structural BMP's.

Board of Adjustment: This term is the same as defined and applied in the Zoning Ordinance for the City of Dripping Springs.

City: The City of Dripping Springs, an incorporated municipality located in Hays County, Texas.

City Limits: The incorporated municipal boundaries of the City of Dripping Springs.

Contributing Zone: The area or watershed where runoff from precipitation flows downgradient to the Recharge Zone of the Edwards Aquifer.

Critical Environmental Features (CEFs): These are comprised of sensitive features to include caves, solution cavities, solution enlarged fractures, sinkholes, and other karst surface features.

Developer: A person who owns a tract of land and who is engaged in clearing, grubbing, filling, mining, excavating, grading, installing streets and utilities or otherwise preparing that tract of land for the eventual division into one or more lots on which building(s) or other structure(s) will be constructed or placed.

Development: All land modification activity, including the construction of building, roads, paved storage areas, and parking lots. "Development" also includes any land disturbing construction activities or human-made change of the land surface, including clearing of vegetative cover, excavating, filling and grading, mining, and dredging, and the deposit of refuse, waste or fill. The following activities are excluded from the definition: care and maintenance of lawns, gardens, and trees; minimal clearing (maximum ten feet (10') wide) for surveying and testing; and agricultural activities.

Discharge: Any addition or introduction of any pollutant, stormwater, or any other substance in a harmful quantity into a stormwater drainage system or into waters in the State.

Discharge (hydraulics): The rate of fluid flow, expressed as the volume of fluid passing a point per unit time, commonly expressed as cubic feet per second.

Domestic Sewage: Human excrement, gray water from home clothes washing, bathing, showers, dishwashing, and food preparation, other wastewater from household and residential drains, and waterborne waste normally discharged from the sanitary conveniences of apartment houses, hotels, office buildings, factories, institutions and other dwellings, but excluding industrial waste.

Drainage Area: The horizontal projection of the area contributing runoff to a single control or design point.

EPA: the federal Environmental Protection Agency, or a successor agency.

ETJ: The extraterritorial jurisdiction of the City of Dripping Springs.

Erosion: The detachment and movement of soil, sediment, or rock fragments by wind, water, ice or gravity.

Facility: Any building, structure, installation, process, or activity from which there is or may be discharge of a pollutant.

Fertilizer: A solid or non-solid substance or compound that contains an essential plant nutrient element in a form available to plants that is used primarily for its essential plant nutrient element content in promoting or stimulating growth of a plant or improving the quality of a crop, or a mixture of one or more fertilizers. The term does not include the excreta of an animal, plant remains, or a mixture of those substances, for which no claim of essential plant nutrients is made.

Fill: The manmade deposition and compaction of material to effect a rise in elevation.

Flood: A general and temporary condition of partial or complete inundation of normally dry land areas from (1) the overflow of inland or tidal waters, or (2) the unusual and rapid accumulation or runoff of surface waters from any source.

Floodplain: For the purposes of Water Quality Buffer Zones, this term shall mean either of one or the other following definitions: (a) a FEMA studied floodplain identified on the FIRM (Flood Insurance Rate Maps) as Zone AE or equivalent; or (b) a studied floodplain as provided through engineering data prepared and certified by a Professional Engineer.

Grade: The vertical location or elevation of a surface, or the degree of rise or descent of a slope.

Harmful Quantity: The amount of any substance that will cause pollution of water in the State.

Hazardous Household Waste (HHW): Any material generated in a household (including single and multiple residences, hotels, motels, bunk houses, ranger stations, crew quarters, camp grounds, picnic grounds, and day use recreational areas) by a consumer which, except for the exclusion provided in 40 CFR §261.4(b)(1), would be classified as a hazardous waste under 40 CFR Part 261.

Hazardous Substance: Any substance listed in Table 302.4 of 40 CFR Part 302.

Hazardous Waste: Any substance identified or listed as a hazardous waste by the EPA pursuant to 40 CFR Part 261.

Herbicide: A substance or mixture of substances used to destroy a plant or to inhibit plant growth.

Impervious Cover: Buildings, parking areas, roads, and other impermeable man-made improvements covering the natural land surface that prevents infiltration. For purposes of compliance with this Chapter, the term expressly excludes storage tanks for rainwater collection systems, or the structure covering specifically the rainwater collection tanks.

Industrial Waste: Any waterborne liquid or solid substance that results from any process of industry, manufacturing, mining, production, trade, or business.

Infiltration: The passage or movement of water into the subsurface of the natural land.

Island Annexations: Any annexation of land that is not contiguous to the City's corporate limits as defined by the most current Official City Limits Map.

Licensed Professional Engineer: A person who possesses an active license and is registered by the State Board of Registration for Professional Engineers to engage in the practice of engineering in the State of Texas. The term also includes a Professional Engineer (PE).

Local Governmental Agencies: Any department or agency related to the subdivision of the State in the form of the County or municipality.

Natural State: The condition of the land existing prior to any development activities.

Non-Point Source (NPS) Pollution: Pollution that is caused by or attributable to diffuse sources. Such pollution results in the human-made or human-induced alteration of the chemical, physical, biological, or radiological integrity of water. Typically, NPS pollution results from land runoff, precipitation, atmospheric disposition, or percolation.

Oil: Any kind of petroleum substance including but not limited to petroleum, fuel oil, crude oil or any fraction thereof which is liquid at standard conditions of temperature and pressure, sludge, oil refuse, and oil mixed with waste.

Owner: The person who owns a facility or part of a facility subject to the requirements of this Chapter.

Person: Any individual, association, firm, corporation, governmental agency, political subdivision, or legal entity of any kind.

Pesticide: A substance or mixture of substances intended to prevent, destroy, repel, or mitigate any pest, or any substance or mixture of substances intended for use as a plant regulator, defoliant, or desiccant, as these terms are defined in Texas Agriculture Code § 76.001.

Petroleum Storage Tank (PST): Any one or combination of aboveground or underground storage tanks that contain oil, petroleum products or petroleum substances, and any connecting underground pipes.

Pollutant: Eroded or displaced sediment, soil, silt or sand resulting from development activities; dredged spoil; solid waste; sewage; garbage; chemical waste; biological materials; radioactive materials; abandoned or discarded appliances or equipment; and industrial, municipal, and agricultural waste which is or may be discharged into waters in the State. This term shall be limited to those substances listed herein, or monitored or regulated by the TCEQ or EPA.

Pollution: The alteration of the physical, thermal, chemical, or biological quality of, or the contamination of, any water in the State that renders the water harmful, detrimental, or injurious to humans, animal life, vegetation, or property, or to the public health, safety, or welfare, or impairs the usefulness or the public enjoyment of the water for any lawful or reasonable purpose.

Preferred Growth Area (PGA): That area as defined by the contiguous city limits as reflected in the most current official City limits map, and is affected by the current Zoning Ordinance defining areas of higher-density development (specifically zoning categories of MF, CS, LR, GR, I, O, and SF-5, as may be determined from time to time to be deemed as appropriate for higher-density development. This area allows for change through future contiguous annexations. This is not to reflect the areas of land annexed as "island annexations".

Recharge Zone: That area where the stratigraphic units constituting the Edwards Aquifer crop out, including the outcrops of other geologic formations in proximity to the Edwards Aquifer where caves, sinkholes, faults, fractures or other permeable features create a potential for recharge of surface waters into the Edwards Aquifer.

Release: Any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into a stormwater drainage system or into waters in the State.

Residence: Any building, or portion thereof, which is designed for or used as living quarters for one or more families.

Riparian Corridor: The ecological areas within and adjacent to a floodplain that are or can be comprised of the following plant species: Pecan, American Elm, Arizona Walnut, Bald Cypress, Black Walnut, Bur Oak, Cedar Elm, Little Walnut, Green Ash, Texas Sugarberry, American Sycamore, Eastern Cottonwood, Black Willow, and Live Oak.

Rubbish: Nonputrescible solid waste, excluding ashes, that consist of (A) combustible waste materials, including paper, rags, cartons, wood, excelsior, furniture, rubber, plastics, yard trimmings, leaves, and similar materials; and (B) noncombustible waste materials, including glass, crockery, tin cans, aluminum cans, metal furniture, and similar

materials that do not burn at ordinary incinerator temperatures (1600 to 1800 degrees Fahrenheit).

Runoff: That portion of precipitation or precipitation drainage that flows by force of gravity across ground surface as sheet flow or in a stormwater drainage system towards water in the State.

Septic Tank Waste: Any domestic sewage from holding tanks such as vessels, chemical toilets, campers, trailers, and septic tanks.

Sewage (or ***Sanitary Sewage):*** The domestic sewage and/or industrial waste that is discharged into a sanitary sewer system and passes through the sanitary sewer system to a sewage treatment plant for treatment.

Site Development Permit: The permit required by the City's Code of Ordinances.

Solid Waste: Any garbage, rubbish, refuse, sludge from a waste treatment plant, water supply treatment plant, or air pollution control facility, and other discarded material, including, solid, liquid, semi-solid, or contained gaseous material resulting from industrial, municipal, commercial, mining, and agricultural operations, and from community and institutional activities.

Spring: A point or zone of natural groundwater discharge having measurable flow, or a pool, and characterized by the presence of a mesic plant community adapted to the moist conditions of the site.

Steep Slope: Defined as a 400% grade, as defined for the purposes of setbacks.

Stormwater Drainage System: A conveyance or system of conveyances including roads with drainage systems, catch basins, curbs, gutters, ditches, man-made channels, or storm drains designed or used for collecting or conveying storm water.

Streams: Perennial and intermittent watercourses identified through site inspection and USGS maps. Perennial streams are those which are depicted on a USGS map with a solid blue line. Intermittent streams are those which are depicted on a USGS map with a dotted blue line.

Subdivision: A division, or re-division, of any tract of land situated within the City's jurisdiction into two or more parts, lots or sites, for the purpose, whether immediate or in the future, of sale, division of ownership or building development. "Subdivision" includes re-subdivisions of land or lots which are part of previously recorded subdivisions.

TCEQ: The Texas Commission on Environmental Quality or its predecessor or successor agencies as defined by law.

Transferable Development Right (TDR): Authorization to exceed the uniform intensity levels otherwise imposed under this Chapter on a less environmentally-sensitive tract of land resulting from voluntary relinquishment of development rights otherwise allowed under this Chapter on a more environmentally-sensitive tract of land (e.g., through dedicated conservation easement). A TDR can also result from voluntary retrofitting of existing development with water quality protection measures not otherwise required by this Chapter.

Waiver: A grant of relief to a person from the requirements of this Chapter when specific enforcement would result in unjustifiable or unnecessary hardship due to out-of the-ordinary or extenuating circumstances.

Water in the State (or ***Water):*** Any groundwater, percolating or otherwise, lakes, bays, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, or canals inside the territorial limits of the State, and all other bodies of surface water, natural or artificial, navigable or non-navigable, and including the beds and banks of all water courses and bodies of surface water, that are inside the jurisdiction of the State.

Watershed: The total area contributing runoff to a stream or drainage system.

Wetland: An area that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions and conforms to the U.S. Army Corps of Engineers' definition. Wetlands generally include swamps, marshes, bogs, and similar areas.

Yard Waste: Leaves, grass clippings, yard and garden debris, and brush that results from landscaping maintenance and land-clearing operations.

SECTION 3. PROHIBITIONS

3.1. General Prohibitions

3.1.1. Except as otherwise specifically authorized by this Chapter, no person shall discharge, or cause, suffer or allow the discharge, of any wastes, substances or other materials into or adjacent to any water in the State which causes or will cause pollution of any water in the State, except where otherwise exempt or allowed through permit by the TCEQ.

3.1.2. Except as otherwise specifically authorized by this Chapter, no person shall introduce or cause to be introduced into a stormwater drainage system any pollutants or other discharge that is not composed entirely of stormwater, except where otherwise exempt or allowed through permit by the TCEQ.

3.2. Specific Prohibitions

3.2.1. No person shall introduce or cause to be introduced into a stormwater drainage system any discharge that causes or contributes to causing a violation of a water quality standard established by law.

3.2.2. No person shall introduce, discharge, or cause, suffer or allow a release of any harmful quantity of the following substances into a stormwater drainage system:

(a) used motor oil, antifreeze, or any other motor vehicle fluid;
(b) industrial waste;
(c) hazardous waste, including hazardous household waste;
(d) domestic sewage or septic tank waste, grease trap waste, or grit trap waste;
(e) garbage, rubbish, or yard waste beyond that which typically washes off a yard during by rain event;
(f) wastewater from a commercial carwash facility; from any vehicle washing, cleaning, or maintenance operation at any new or used automobile or other vehicle dealership, rental agency, body shop, repair shop, or maintenance facility; or from any washing, cleaning, or maintenance of any business or commercial or public service vehicle, including a truck, bus, or heavy equipment, by a business or public entity that operates more than two such vehicles;
(g) wastewater from the washing, cleaning, de-icing, or other maintenance of aircraft;
(h) wastewater from a commercial mobile power washer or from the washing or other cleaning of a building exterior that contains any soap, detergent, degreaser, solvent, or any other harmful cleaning substance;
(i) wastewater from commercial floor, rug, or carpet cleaning;
(j) wastewater from the washdown or other cleaning of pavement that contains any harmful quantity of soap, detergent, solvent, degreaser, emulsifier, dispersant, or any other harmful cleaning substance as defined by EPA or

TCEQ; or any wastewater from the washdown or other cleaning of any pavement where any spill, leak, or other release of oil, motor fuel, or other petroleum or hazardous substance has occurred, unless all harmful quantities of such released material have been previously removed;

(k) effluent from a cooling tower, condenser, compressor, emissions scrubber, emissions filter, or the blowdown from a boiler;

(l) ready-mixed concrete, mortar, ceramic, or asphalt base material or hydromulch material, or from the cleaning of commercial vehicles or equipment containing, or used in transporting or applying, such material;

(m) runoff or washdown water from any animal pen, kennel, or foul or livestock containment area;

(n) filter backwash from a swimming pool, or fountain, or spa;

(o) swimming pool water containing any harmful quantity of chlorine, muriatic acid or other chemical used in the treatment or disinfection of the swimming pool water or in pool cleaning;

(p) discharge from water line disinfection by superchlorination or other means if it contains any harmful quantity of chlorine or any other chemical used in line disinfection;

(q) fire protection water containing oil or hazardous substances or materials (except for discharges or flows from fire fighting activities by a locally accredited Fire Department);

(r) water from a water curtain in a spray room used for painting vehicles or equipment;

(s) contaminated runoff from a vehicle wrecking yard;

(t) substance or material that will damage, block, or clog the stormwater drainage system;

(u) release from a petroleum storage tank (PST), or any leachate or runoff from soil contaminated by a leaking PST, or any discharge of pumped, confined, or treated wastewater from the remediation of any such PST release, unless the discharge satisfies all of the following criteria:

(1) the discharge complies with all state and federal standards and
(2) requirements;
(3) the discharge does not contain a harmful quantity of any pollutant;
(4) and the discharge does not contain more than 50 parts per billion of
(5) benzene; 500 parts per billion combined total quantities of benzene, toluene, ethylbenzene, and xylene (BTEX); or 15 mg/l of total petroleum hydrocarbons (TPH).

3.2.3. No person shall introduce or cause to be introduced into a stormwater drainage system any harmful quantity of sediment, silt, dirt, soil, sand or other material associated with clearing, grading, excavation or other construction activities, or associated with landfilling or other placement or disposal of soil, rock, sand or other earth materials, in excess of what could be retained on site or captured by employing sediment and erosion control measures to the minimum extent required by this Chapter.

3.2.4. No person shall connect a line conveying sanitary sewage, whether domestic or industrial, to a stormwater drainage system, nor allow such a connection to continue if discovered.

3.2.5. No person shall cause or allow any pavement washwater from a service station to be discharged into a stormwater drainage system unless such washwater has first passed through a grease, oil, and sand interceptor which is properly functioning and maintained.

SECTION 4. RESTRICTED ACTIVITIES

4.1. Pesticides, Herbicides & Fertilizers

4.1.1. Any license, permit, registration, certification, or evidence of financial responsibility required by state or federal law for sale, distribution, application, manufacture, transportation, storage, or disposal of a pesticide, herbicide or fertilizer must be presented to an authorized City enforcement officer for examination upon request.

4.1.2. No person shall use, or cause to use any pesticide or herbicide contrary to any directions for use on any labeling required by state or federal statute or regulation.

4.1.3. No person shall use or cause to be used any pesticide, herbicide, or fertilizer in any manner that the person knows, or reasonably should know, is likely to cause, or does cause, a harmful quantity of the pesticide, herbicide, or fertilizer to enter a stormwater drainage system or waters of the United States.

4.1.4. No person shall dispose of, discard, store, or transport a pesticide, herbicide, or fertilizer, or a pesticide, herbicide, or fertilizer container, in a manner that the person knows, or reasonably should know, is likely to cause, or does cause, a harmful quantity of the pesticide, herbicide, or fertilizer to enter a stormwater drainage system or waters in the State.

4.2. Used Oil

4.2.1. No person shall:

(a) discharge used oil into a stormwater drainage system or a sewer, drainage system, septic tank, surface water, groundwater, or water course;
(b) knowingly mix or commingle used oil with solid waste that is to be disposed of in a landfill or knowingly directly dispose of used oil on land or in a landfill;
(c) the application of used oil shall be allowed for the uses of used oil are defined in 40 CFR 279.1

4.2.2. All businesses engaged in the changing of motor oil for the public, all municipal waste landfills, and all fire stations may serve as public used oil collection centers as provided by state law.

4.2.3. A retail establishment which sells motor oil in containers directly to the public for use off-premises shall post in a prominent place a sign informing the public that improper disposal of used oil is prohibited by law. The sign shall prominently display the toll-free telephone number of the state used oil information center.

4.3. Hazardous Material Traps (HMT)

1.5.3. Roadways capable of conveying at least 5000 vehicles a day must include a hazardous material trap (HMT).

(a) These HMTs must be designed to retain a spill of 10,000 gallons of liquid hazardous material.

(b) These may be of a variety of designs including that used previously by TxDOT.

1.5.4. To eliminate the need for manual draining of a hazardous material trap after a rain event, the Texas Department of Transportation (TxDOT) has developed an automatic siphon system to drain the HMT when it fills with rainwater. See the City's TCSS for an illustration of a typical siphon detail from a set of TxDOT construction plans.

(a) The siphon device is designed to drain the trap after it becomes full from a rain event, but is installed at an elevation above the full capacity of the trap.

(b) Therefore, as long as a hazardous material spill does not occur during a rain event the system should contain the spill.

(c) The siphon is provided with bypass and shutoff valves so that alert on-scene responders can shutoff the automatic siphon and thereby maintain some containment even in the event of a concurrent rain/spill.

(c) Other options for spill containment are presented in the main section of TCEQ's *Optional Enhanced Measures* (OEM), RG-348.

SECTION 5. PERFORMANCE STANDARDS

5.1 Applicability

5.1.1. All development shall achieve the following pollutant removal standards through the design and implementation of structural and nonstructural BMP's and water quality controls.

5.1.2. This Chapter shall apply to an entire project for which a unified development scheme is intended by the applicant, without regard to whether the project is comprised of more than one lot. These regulations cannot be avoided by dividing a single project into several small lots.

5.2 Performance Standards *Within* the PGA

All development within the area defined as the PGA is subject to the following requirements:

5.1.3. 5 acres or less: Technical demonstration of pollutant load removal is not required, however applicant shall employ a combination of structural and nonstructural BMP's to remove the net increase in pollutants due to development to a level of not less than **80%** TSS pollutant load removal and shall address the remaining pollutant loading constituents through non-structural measures, in accordance with the TCSS.

5.1.4. Greater than 5 acres: For each of the constituents below, the design shall demonstrate **85%** removal of the net increase for the design storm event:

(a) Total Suspended Solids
(b) Total Phosphorus
(c) Oil & Grease

5.3 Performance Standards *Outside* PGA

All development that is not within the area defined as the PGA is subject to the following requirements:

5.3.1. It is the desire of these regulations that there be no net increase of Pollutant Load.

5.3.2. Plans shall be designed to achieve no net increase above base analysis.

5.3.3. For each of the constituents below, the design shall demonstrate **90%** removal of the net increase for the design storm event:

(a) Total Suspended Solids
(b) Total Phosphorus
(c) Oil & Grease

5.3.4. Background Pollutant Loads and Pollution Concentrations for developed sites:

(a) Background pollutant concentrations shall be as defined in the TCSS Manual.
(b) Standard pollutant concentrations for developed sites shall be as defined in the
(c) TCSS Manual.
(d) Calculation of annual pollutant loading shall comply with the criteria set forth in the TCSS Manual.

5.4 Incentive-based alternative standards

These standards shall apply throughout the city limits and the ETJ as they are to encourage the use of innovative strategies and opportunities for meeting water quality standards and lessening demand on water for irrigation or other water uses that would otherwise use either surface water or groundwater resources.

(a) The gross Impervious Cover is 15 percent or less.
(b) Street and drainage network is designed to include the use of open roadway sections, ribbon curb, maintenance of sheet flow and vegetative Buffer Zones.
(c) Impervious Cover credit by use of porous pavement, rainwater harvesting, and other methods can be used to gain compliance as they are demonstrated to the satisfaction of the City Engineer to provide long-term water quality viability, and the long-term maintenance is ensured by the Developer and subsequent owners through an approved method prescribed by the City Council.

5.5 Design Storm Event

The design storm event shall be the two (2) year, three (3) hour storm. The pollutant loadings for this storm event shall be calculated in accordance with the TCSS Manual.

SECTION 6. IMPERVIOUS COVER

6.1 Maximum Limitations

Maximum limitations on impervious cover are established as follows on developments for which a site development plan is first filed after the effective date of this Chapter:

(a) For areas within the Edwards Aquifer Recharge Zone: **10%**

(b) For areas within the Edwards Aquifer Contributing Zone in the ETJ: **35%**

(c) For areas within the City limits, refer to the Zoning Ordinance:

(1) Zoning: Impervious cover limits for tracts within PGAs are established in the City's Zoning Ordinance according to the particular Zoning District the tract is designated.

(2) Reduction Incentives. As an incentive to reduce impervious cover, all developments in the contributing zone with less than **15%** impervious cover are not required to provide technical demonstration for removal of net increase in pollutants, but must still incorporate sufficient water quality control measures to comply with the other provisions of this Section. Refer to Section 5.2 and 5.3.

(3) Effective Impervious Cover. Through the incorporation of incentives (rainwater collection, pervious pavement, non-structural BMP's), also known as "stormwater credits" for the purposes of water quality calculations, this allows for the reduction of impervious cover that is considered (taken into account) in the calculating of pollutant load removal for a specific site. (*refer* to the LCRA or the City's TCSS Manual for more explanation regarding the calculations and methods for attaining Effective impervious cover.) There is a reduction in the impervious cover for purposes of calculation, and also a corresponding allowance for an increase in the physical impervious cover.

6.3 Impervious Cover Limit Calculations

Impervious cover limits in this Section are expressed as a percentage of the gross site area of the subject tract. For purposes of calculation of impervious cover limits, the gross site area includes Water Quality Buffer Zone areas and Critical Environmental Features setback areas.

6.4 Items *Considered* Impervious Cover

Impervious cover shall include all man-made improvements which prevent the infiltration of water into the natural soil, or prevent the migration of the infiltration as base flow. The following shall be considered as impervious cover, unless modified through the use of incentives (stormwater credit: rainwater collection, porous pavement, etc.):

(a) roads, pavements, and driveways, except as provided in Subsection 6.5 of this Chapter;
(b) parking areas;
(c) buildings;
(d) pedestrian walkways and sidewalks;

(e) concrete, asphalt, masonry, surfaces areas, and paving stone surfaced areas;
(f) swimming pool water surface area;
(g) densely compacted natural soils or fills which result in a coefficient of
(h) permeability less than 1x10-6 cm/sec;
(i) all existing man-made impervious surfaces prior to development;
(j) water quality and stormwater detention basins lined with impermeable materials;
(k) stormwater drainage conveyance structures lined with impermeable materials;
(l) fifty percent (50%) of the horizontal surface area of an uncovered deck that has
(m) drainage spaces between the deck boards that is located over a pervious surface.
(n) Up to fifty percent (50%) of the horizontal surface of materials whose design has been prepared by a Texas licensed professional engineer and approved by the City to accommodate the capture and/or infiltration of storm water, provided the design incorporates maintenance provisions sufficient to maintain the pervious nature of the material for its full service life.

6.5 Items *Not* Considered Impervious Cover

(a) existing roads adjacent to the development and not constructed as part of the development at an earlier phase;
(b) rock outcrops;
(c) landscaped areas and areas remaining in their natural state;
(d) water quality controls and stormwater detention basins not lined with impermeable materials;
(e) stormwater drainage conveyance structures not lined with impermeable materials; and
(f) interlocking or "permeable pavers".

6.6 Rainwater Harvesting

6.6.1. Rainwater harvesting collection and containment structures functioning as a rainwater harvesting system are not considered impervious cover. Structures and/or improvements (e.g., building roofs, patios, awnings, etc.) from which stormwater is harvested are considered impervious cover. Only that portion of a structure covering a rainwater harvesting collection system may be credited with not being impervious cover.

6.6.2. In order to qualify to receive Credit for a rainwater system, the system must be designed to exceed normal draw (i.e., no credit will be given if tank routinely stays full). Credit is not just for the tank cover, but for structure collected from. The applicant must demonstrate where water is going to qualify (how are going to draw it down, eg, use as non-potable source rainwater, or irrigation).

6.6.3. Credits can zero-out impervious cover for purposes of calculating runoff treatment. Applicants may also get 50% credit toward additional cover.

6.7 Siting Restrictions

Impervious cover shall not be constructed:

(a) downstream of water quality controls;
(b) within Critical Environmental Feature setback areas; or
(c) within the areas designated for on-site irrigation for treated wastewater effluent disposal.

SECTION 7. WATER QUALITY BUFFER ZONES

7.1 Applicability

This Section is applied at the time of the ***platting*** (creation of newly-subdivided lots). This Section does not apply to legally platted lots that existed as of the Effective Date of this Ordinance.

7.2 Water Quality Buffer Zones (WQBZ)

7.2.1. Greater than 50 acres and up to 160 acres: The WQBZ shall extend a minimum of 50 feet from either side of the centerline of the stream (total of 100 feet of buffer zone).

7.2.2. Greater than 160 acres and up to 320 acres: The WQBZ shall extend a minimum of 100 feet from either side of the centerline of the stream (total of 200 feet of buffer zone).

7.2.3. Greater than 320 acres and up to 640 acres: The WQBZ shall extend a minimum of 200 feet from either side of the centerline of the stream (total of 400 feet of buffer zone).

7.2.4. Greater than 640 acres and up to 1280 acres: The WQBZ shall extend a minimum of 300 feet from either side of the centerline of the stream (total of 600 feet of buffer zone).

7.2.5. Greater than 1280 acres: The WQBZ shall extend a minimum of 400 feet from either side of the centerline of the stream (total of 800 feet of buffer zone).

7.3 Special Instructions regarding WQBZ's

7.3.1. At the sole discretion of the City and based on special circumstances, minimum distances from the stream centerline may be adjusted if there are equivalent protection measures proposed that are found acceptable by the City Engineer.

7.3.2. Along steep slopes, as defined, the width of the WQBZ shall be 25' beyond the edge of the defined steep slope.

7.3.3. Except as specifically provided for in this Section, all development activities, including temporary construction activities, and landscaping activities, are prohibited in the Buffer Zone of a stream, without the express written approval of the City Engineer who must be provided evidence of equivalent protection.

7.4 Allowable development in WQBZ

The following development activities within a WQBZ may be allowed at the sole discretion of the City with the corresponding conditions:

(a) critical utility crossings if the number of crossings of the WQBZ is limited to the maximum feasible extent;
(b) critical roadway crossings if the number of crossings of the WQBZ is limited to the maximum feasible extent;
(c) critical transportation crossings if the number of crossings of the WQBZ is limited to the maximum feasible extent;
(d) hike and bike trails if provided for in an approved development plan;
(e) maintenance and restoration of native, non-invasive vegetation;
(f) water quality control monitoring devices;
(g) removal of trash, debris, pollutants;
(h) fences that do not obstruct flood flows;
(i) public and private parks and open space, if human activities are limited to hiking, jogging, or walking trails, and excluding stables, corrals and other forms of animal housing; and/or
(j) typical private drives (acceptable to the City) to allow access to property not otherwise accessible,
(k) the construction and use of BMP's for the express purpose of water quality and stormwater control provided that the natural drainage to the site is less than 128 acres.

7.5 Limitations on Allowed Activities

Any development within a WQBZ allowed under Subsection 7.4 above shall be designed and/or conducted in a manner which limits the alteration and pollution of the natural riparian corridor to the maximum extent feasible. In no case shall any wastewater line be located less than one hundred (100) feet from the center line of a stream unless the applicant has demonstrates that installation of the wastewater line outside of this zone is physically prohibitive or environmentally unsound. Any wastewater lines located in a WQBZ shall meet design standards and construction specifications to ensure zero leakage.

7.6 Requirements for Discharges

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 is provided that will protect the affected stream's morphology.

SECTION 8. CEF SETBACKS

8.1. Minimum Setback
A minimum setback area of one hundred fifty (150) feet is established around the outside periphery of all CEF's.

8.2. CEF's in Edwards Aquifer Recharge Zone
For a CEF which is in direct communication with the Edwards Aquifer, the upstream setback area shall extend out to the upper catchment divide of the CEF or three hundred (300) feet, whichever is less, but in no circumstances less than one hundred fifty (150) feet.

8.3. Restrictions
No site development activities are allowed within the setback area.

8.4. Hilltop CEFs
For CEF's which are discovered to lie in an area which does not receive stormwater runoff (e.g., situated at the top of a hill), the setback area is 25 feet to prevent inadvertent pollution of the CEF.

SECTION 9. EROSIVE FLOW CONTROL

9.1. Prohibition

No untreated stormwater runoff from developed land shall be allowed to flow over critical environmental features.

9.2. Downspouts for certain Roofs

All roof runoff from non-residential buildings shall have downspouts disconnected from the site stormwater drainage system. Special circumstances may be reviewed and approved by the City without a waiver to this requirement.

9.3. Grass-Lined Swales or Vegetated Buffers

To the maximum extent practical, stormwater drainage shall be treated using overland flow methods to a grass-lined swale or other vegetated buffer. The vegetated buffer shall be designed in accordance with the TCSS Manual. Special circumstances may be reviewed and approved by the City without a waiver to this requirement.

9.4. Drainage Patterns

Drainage patterns shall be designed to the maximum extent practical to prevent erosion, maintain the recharge of local seeps and springs, and attenuate the harm of contaminants collected and transported by stormwater. All discharge points from stormwater retention and detention ponds or other accumulation areas shall provide for energy dissipation prior to exiting the site. Overland sheet flow and natural drainage features and patterns shall be maintained, rather than concentrating flows in storm sewers and drainage ditches. Stormwater drainage structures shall be sized to maintain flood flow velocities below the velocity associated with the 25-year, 3-hour rainfall event.

9.5. Stormwater Discharge into Waterway

For site designs that provide for discharge of stormwater into a waterway, adequate retention and/or detention shall be incorporated into the site design to limit flows into the receiving waterway to the level consistent with the flow rate of the two-year, three-hour rainfall event evenly distributed over a 24-hour period.

9.6. Enclosed Storm Sewers & Impervious Channel Linings

Enclosed storm sewers and impervious channel linings may be considered and approved by the City if such storm sewers or impervious linings are considered to be protective of water quality.

9.7. Overland Flow Facilities

Overland flow facilities for a stormwater drainage system shall be designed in accordance with criteria set forth in the TCSS Manual.

SECTION 10. INFILTRATION

10.1. restore the infiltration capacity
To the maximum extent practical, water quality controls shall be designed to restore the infiltration capacity to pre-development conditions. Infiltration BMP's shall be designed in accordance with the TCSS Manual.

10.2. Impact Avoidance
Infiltration systems shall be designed and located to avoid impacts to existing springs and recharge structures.

SECTION 11. STEEP SLOPES

11.1. Non-Residential Construction
To the maximum extent practical, non-residential construction shall be limited to those areas with pre-development natural grades of less than twenty-five percent (25%).

11.2. BMP Standards
Erosion control, terracing and water quality control BMP's shall be designed in accordance with the TCSS Manual.

11.3. Cut & Fill
A cut or fill with a finished gradient steeper than thirty-three percent (33%) shall be stabilized with a permanent structure.

SECTION 12. VEGETATION

12.1. Construction Plans
Construction Plans must demonstrate the following:

12.1.1. Landscape shall be restored to the maximum extent practical to its natural state after construction of site is concluded (i.e, restoration of landscaping and vegetation is done at time of post-construction final inspection.

12.1.2. Xeriscape and low maintenance vegetation shall be included in all non-residential development in accordance with specifications in the TCSS Manual.

12.1.3. Guidance shall be provided for the use of herbicides, pesticides and fertilizers.

12.2. Pesticide & Fertilizer Management Plan
An applicant for a site development permit shall submit a *Pesticide and Fertilizer Management Plan* providing information regarding proper use, storage, and disposal of pesticides and fertilizers. The plan shall indicate likely pesticides and fertilizers to be used. The plan shall include two lists of pesticides and fertilizers: (1) those which, due to their chemical characteristics, potentially contribute significantly to water quality degradation; (2) those which, due to the chemical characteristics, potentially would result in minimal water quality degradation.

12.3. Integrated Pest Management Plan
An applicant for a site development permit shall submit an Integrated Pest Management (IPM) Plan in accordance criteria set forth in the TCSS Manual.

12.4. Non-Structural BMPs
For the purposes of achieving compliance with this Ordinance, Integrated Pest Management, Pesticide, Fertilizer, and Parking Lot Management Plans are considered a valid non-structural BMP.

12.5. Vegetative BMP's
Vegetative BMP's, such as vegetative filter strips, shall be designed in accordance with the TCSS Manual.

SECTION 13. STRUCTURAL CONTROLS

13.1. WQC Sizing

Structural water quality controls (WQC's) shall be sized for the entire contributing drainage area for the following types of developments:

(a) New multi-family residential development; new non-residential development; and new subdivision development.
(b) Redeveloped multi-family residential development, redeveloped non-residential development, and all redeveloped subdivision development that increases total impervious cover to a level greater than the impervious cover limits described in Section 6.
(c) New single-family residential development which is not part of a subdivision development if such development has impervious cover greater than the impervious cover limits described in Section 6.

13.2. Runoff Volume

The volume of runoff required to be captured, isolated, and treated by each structural WQC, or series of WQC's operating in sequence as a treatment train, shall be as required in Section 5.5 and based on the contributing drainage area for the WQC or series of WQC's.

13.3. Limited Exclusions

Stormwater runoff from the following areas shall not require structural WQC's nor be included in the calculation of the volume of stormwater runoff required to be captured, isolated, and treated by a structural WQC:

(a) The full area of existing natural areas or restored natural areas from which stormwater runoff is routed around a WQC structure and which is restricted from development and from pesticides, herbicide, or fertilizer application through a plat note or restrictive covenant. The drainage areas from which stormwater is not routed around a WQC structure and which blends with runoff from developed areas shall be included in the water quality volume calculations.
(b) Fifty percent (50%) of the area using landscaping that requires no irrigation and no pesticide, herbicide, or fertilizer applications.
(c) The area on which a WQC structure is situated.
(d) Swimming pools that do not discharge its filter backwash into a stormwater drainage system.
(e) Impervious surface areas used for stormwater collection and on-site irrigation.
(f) Drainage from off-site areas which is routed around a WQC structure. The drainage areas from which stormwater is not routed around a WQC structure and which blends with runoff from developed areas shall be included in the water quality volume calculations.

13.4. Nature & Volume of Pollutant Loads

In determining the required level of treatment, the nature and volume of pollutant loads from all developed areas shall be considered including but not limited to the following:

(a) areas of impervious cover;
(b) the potential for pollutant impacts from industrial, commercial and other nonresidential types of development;
(c) lawns, landscaping, and gardens using pesticides, herbicides or fertilizers;
(d) golf courses, play fields and other recreational or greenspace areas using pesticides, herbicides or fertilizers; and
(e) areas receiving wastewater effluent through surface spray irrigation or sub-surface infiltration.

13.5. Engineer Required

All WQC's utilized for any development or redevelopment project shall be designed by a licensed Texas professional engineer in accordance with the removal efficiencies and other technical criteria set forth in the TCSS Manual. Alternative WQC technical criteria may be approved if it is determined in the sole discretion of the City that the alternative technical criteria will result in equal or greater water quality control performance as that required under this Chapter.

13.6. Direct Infiltration & Recharge from WQC Prohibited

All structural WQC's utilized in the Recharge Zone shall be modified or augmented to prevent direct infiltration and recharge from the WQC. To meet this requirement, such WQC's shall utilize artificial linings, evapo-transpiration beds, or other methods designed and operated to prevent infiltration into the Edwards Aquifer even during periods of extended rainfall.

13.7. Erosion Control

The erosion control requirements of this Chapter shall apply to all related areas for a development project including but not limited to off-site borrow areas, off-site spoil areas and off-site construction staging areas which are owned or controlled by the developer.

13.8. Peak Runoff Rate

The peak runoff rate for developed conditions shall not exceed the peak runoff rate for pre-development conditions for the two-year storm event. Peak runoff rate calculations shall comply with the criteria set forth in the TCSS Manual.

13.9. Dedicatory Instrument

To provide necessary access for maintenance and monitoring, water quality controls shall be located within an area dedicated to the public by easement, deed restriction, or recorded plat notation. The dedicatory instrument shall note that water quality restrictions exist on the property and that any alternative use or alteration of the property must be approved in writing by the City.

SECTION 14. ROOF RUNOFF & IRRIGATION

14.1. Minimum Requirements

A roof rainfall runoff capture system or rainwater harvesting system approved under this Chapter shall comply with the following minimum requirements:

14.1.1. The entire system including rainwater collection, conveyance and storage, shall be isolated from the site stormwater system.

14.1.2. The collected rainwater shall be used for on-site irrigation or other purposes as approved by the City.

14.1.3. The system shall comply with the pollution control performance standards of Section 5.2 and 5.3.

14.1.4. The on-site irrigation system shall be designed in accordance with standard irrigation practices considering such factors as soil type, slope, and vegetative uptake rates.

SECTION 15. EROSION HAZARD SETBACKS

15.1. Erosion Hazard Setbacks

The City may require preservation of an existing channel or waterway for use as a natural floodplain through the establishment of erosion hazard setbacks in accordance with the TCSS Manual. No building, fence, wall, deck, swimming pool or other structure shall be located, constructed or maintained within the area encompassing the setback.

15.2. Alternative

As an alternative to the establishment of an erosion hazard setback, an existing channel or waterway may be preserved and protected through a bank stabilization and protection plan as approved by the City.

SECTION 16. OPERATION & MAINTENANCE

16.1. Maintenance Plan Required

An applicant for a site development permit shall submit a WQC Maintenance Plan describing the specific measures proposed for operating, monitoring, and maintaining each water quality control proposed for a development project as required by this Chapter. The measures described in the WQC Maintenance Plan shall be consistent with the guidelines set forth in the TCSS Manual and shall comply with the financial assurance requirements as may be defined by the TCSS and as required by the City Council based upon design criteria and needs. City approval of the WQC Maintenance Plan is required prior to issuance of a site development permit.

16.2. Recordation Required

Upon City approval of the WQC Maintenance Plan, the project applicant shall record in the county deed records and on any recorded plat(s) for the development a notation stating that the property is subject to a Water Quality Control Maintenance Plan on file at the City's administrative offices. Upon transferring title to the property, or any subdivided portion thereof, the applicant shall establish a deed restriction stating that the property is subject to a Water Quality Control Maintenance Plan on file at the City's administrative offices.

16.3. Operation, Monitoring & Maintenance

All applicants shall operate, monitor, and maintain each water quality control required by this Chapter in accordance with the WQC Maintenance Plan and this Chapter.

16.4. Transfer of Responsibility

16.4.1. The WQC Maintenance Plan may provide for transfer of responsibility for WQC operation and maintenance activities to a:

(a) groundwater district, a municipal utility district, a public utility district, or any other special district created under state law;
(b) homeowners' or property owners' association;
(c) natural resources conservation or other environmental interest group; or
(d) any similar third party entity.

16.4.2. Transfer of responsibility to any such entity requires the advance written consent of the City. Any entity assuming responsibility for WQC operation and maintenance shall also assume responsibility for the financial assurance as may be required by the TCSS or the City Council.

SECTION 17. REGIONAL FACILITIES

<Reserved for Future Expansion>

SECTION 18. TRANSFERABLE DEVELOPMENT RIGHTS

<Reserved for Future Expansion>

SECTION 19. WAIVERS

19.1. Presumption

There shall be a presumption against waivers. However, if the applicant requests a waiver in writing, the Board of Adjustment may authorize a waiver from these regulations when, in its opinion, undue hardship will result from requiring strict compliance.

19.2. Identification

All waivers requested for a project must be identified during the platting and/or site plan approval process (as may be applicable).

19.3. Conditions

In granting a waiver, the Board of Adjustment shall prescribe upon the applicant only conditions that it deems necessary to or desirable in the public interest.

19.4. Considerations

In making the findings required below, the Board of Adjustment shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed development, and the probable effect of such waiver the public health, safety, convenience and welfare in the vicinity.

19.5. Findings

No waiver shall be granted unless the Board of Adjustment finds that all of the following provisions are met, and the burden shall be on the developer to show that these provisions are satisfied:

(a) That there are special circumstances or conditions affecting the land involved, such that the strict application of the provisions of this Chapter would deprive the applicant of the reasonable use of this land;

(b) That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant;

(c) That the granting of the waiver will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and

(d) That the granting of the waiver will not have the effect of preventing the orderly development of other land in the area in accordance with the provisions of this Chapter.

19.6. Pecuniary Hardship

Pecuniary hardship to the applicant, property owner or developer, standing alone, shall not be deemed sufficient to constitute undue hardship.

19.7. Minimum Departure

When the Board of Adjustment determines that a waiver is warranted, the waiver permitted shall be the minimum departure from the terms of this Chapter necessary to avoid such deprivation of privileges enjoyed by such other property to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences.

19.8. Adequate Basis *Option 1*

It may be determined by the City to be an adequate basis for granting a waiver that doing so will enable the applicant to create additional open space, preserve trees, maintain critical environmental features, ensure more wildlife preservation, or bring nonconforming structures (including but not limited to signs) into compliance with current regulations. This section is designed to achieve a more favorable outcome for the general public than would be possible complying with the strict mandates of this Chapter.

19.9. Adequate Basis *Option 2*

It may be determined by the City to be an adequate basis for granting a waiver that the applicant provides the City with a proposal pursuant to which the applicant presents a site exceeding the standard impervious cover rates with a mitigation plan that compensates for the additional impervious cover. Examples of potential mitigation include, but is not limited to, the applicant's acquisition of transferable development rights (TDRs) to offset the additional impervious cover.

SECTION 20. ENFORCEMENT

20.1. Civil & Criminal Penalties

The City shall have the power to administer and enforce the provisions of this Chapter as may be required by governing law. Any person violating any provision of this Chapter is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this Chapter is hereby declared to be a nuisance.

20.2. Criminal Prosecution

Any person violating any provision of this Chapter shall, upon conviction, be fined a sum not exceeding two thousand dollars ($2,000.00). Each day that a provision of this Chapter is violated shall constitute a separate offense. An offense under this Chapter is a misdemeanor.

20.3. Civil Remedies

Nothing in this Chapter shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this Chapter and to seek remedies as allowed by law, including, but not limited to the following:

(a) injunctive relief to prevent specific conduct that violates the Chapter or to require specific conduct that is necessary for compliance with the Chapter; and
(b) a civil penalty up to one thousand dollars ($1,000.00) a day when it is shown that the defendant was actually notified of the provisions of the Chapter and after receiving notice committed acts in violation of the Chapter or failed to take action necessary for compliance with the Chapter; and
(c) other available relief.

20.4. Administrative Action

20.4.1. Stop Work Orders. When an appropriate authorized official of the City determines that there has been non-compliance with any material term, condition, requirement or agreement under this Chapter, the person obtaining such approved plan shall be ordered by the City in writing to cease and desist from further development or construction material to the alleged non-compliance until corrected by compliance.

20.4.2. Withholding Authorizations. The City may refuse to grant development, construction, or occupancy approvals for improvements for a property that does not fully and completely comply with all terms and conditions of this Chapter. Without limiting the type or number of approvals the City may withhold, the City is specifically authorized to refuse to grant site development permits, building permits, utility connections, and certificates of occupancy.

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2020-38

AN ORDINANCE AMENDING CHAPTER 28, ARTICLE 28.04 SUBDIVISION ORDINANCE OF THE DRIPPING SPRINGS CODE OF ORDINANCES; ESTABLISHING REGULATIONS FOR SITE DEVELOPMENT RELATED TO SIDEWALKS; PROVIDING FOR THE FOLLOWING: RULES; STANDARDS; PROCEDURES; CRIMINAL PENALTIES; AND, SEVERABILITY.

WHEREAS, the City Council of the City of Dripping Springs ("City Council") seeks to promote the public health, safety, morals and general welfare of the municipality and the safe, orderly, and healthful development of the municipality, including its extraterritorial jurisdiction; and

WHEREAS, the City Council finds that haphazard laying out of lots and erratic dedication of public infrastructure is harmful to the environment and quality of life; and

WHEREAS, the City Council's regulation of site development is based on the government's legitimate interests in promoting orderly development, ensuring that sites are constructed safely; and

WHEREAS, the City Council has determined that reasonable rules and regulations governing site development are necessary to maintain water quality, ensure traffic safety, protect the region's livability, preserve property values, and reinforce Dripping Springs' status as the Gateway to the Hill Country; and

WHEREAS, the City Council has determined that providing sidewalks creates proper development and providing flexibility to property owners related to sidewalks assists the City; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Chapter 212 of the Texas Local Government Code, the City has the authority to adopt rules governing plats, subdivisions of land, and site development; and

WHEREAS, the City has determined that amending its ordinance related to site development is required by state law; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt an ordinance regulating site development.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

Chapter 28, Article 28.04 of the City of Dripping Springs Code of Ordinances is hereby amended so to read in accordance with Attachment A, which is attached hereto and incorporated into this Ordinance for all intents and purposes.

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication as provided for by law.

7. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the 14th day of July 2020, by a vote of 5 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPINGSPRINGS:

Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

Attachment "A"

SECTION 28.04.019 SIDEWALKS

Sec. 28.04.019 Sidewalks

~~Each submission for a site plan shall adhere to section 15, sidewalks, exhibit A, subdivision ordinance, chapter 28 of the code when platting the property. If the underlying plat to a site plan submission is already compliant with the provisions of section 15, exhibit A, subdivision ordinance, chapter 28 then no further compliance is required. The narrative for each submission for a site plan shall include how the site plan or plat complies with section 15 for an application to be considered complete.~~

(a) Purpose and Development Review Committee

(1) Pedestrian concrete walkways (sidewalks) shall be required for all residential and nonresidential developments within the City Limits and ETJ. Sidewalk width and location shall be in accordance with the Transportation Master Plan (TMP).

(2) When not defined by the TMP the following shall apply:

i. For Commercial Site Developments: A minimum 5' sidewalk shall be provided within adjacent street right of way (ROW) along the entire frontage of the property.

ii. For Residential Subdivisions: A minimum 5' sidewalk shall be required within ROW on both sides of all streets within the development.

(3) Development Review Committee. A group consisting of the city administrator or designee, the city engineer, building official, and the city planner. Also known as the Site Development Review Committee.

(4) Sidewalk compliance is required prior to a Site Plan being approved whether sidewalks were approved and constructed at the time of platting or upon site plan application.

(b) Requirements

(1) Sidewalks shall be constructed in compliance with the Dripping Springs Technical Criteria Manual (DSTC).

(2) Sidewalk Plan: A sidewalk plan shall be required on all Construction Plans and Site Development Plans. Plans shall show the location of all proposed sidewalks and shall state at what stage of the project they will be constructed. If compliant sidewalks have already been constructed, the constructed sidewalks shall appear on all Construction Plans and Site Development Plans.

(3) Sidewalk Alignment: Sidewalk alignment shall comply with that set forth in the TMP with the following exceptions:

i. A sidewalk shall be allowed to meander within the ROW or an easement upon approval by the Site Development Review Committee.

ii. Routing to clear poles, trees, or other obstacles shall be subject to approval by the Site Development Review Committee.

iii. When not defined by the TMP, sidewalks shall be constructed within the ROW, a minimum one foot (1') away from the ROW line, and at least five feet (5') away from the street curb.

iv. In certain instances, the Development Review Committee may approve

placement of sidewalks adjacent or closer than five feet (5') to the curb or located on private property and in a public access easement, provided that such placement benefits the general public by allowing more space for pedestrian safety, drainage facilities, landscaping or tree preservation.

v. Where no raised curb is installed, the sidewalk shall be at least ten (10) feet from the edge of pavement (EOP) unless otherwise approved by the Development Review Committee.

(4) Root barriers shall be required, as determined by the City Engineer, in locations where trees are (or will be) in close proximity to the sidewalk.

(5) ADA requirement: All sidewalks shall be designed and constructed to meet the Texas Accessibility Standards administered by the Texas Department of Licensing and Regulation and the Americans with Disabilities Act, as amended. Barrier-free ramps shall be constructed at all street intersections and at any other locations deemed appropriate by the City due to anticipated pedestrian travel patterns.

(6) Finish: All sidewalks shall have a light broom-swept finish to provide a non-slip surface.

(c) City Acceptance and Certificate of Occupancy

(1) Sidewalks along streets or in public sidewalk easements are considered part of the overall development's required public improvements and shall be installed prior to acceptance of the public improvements by the City and prior to final plat approval, unless fiscal surety is provided.

i. Exception: To prevent damage to newly constructed sidewalks. Construction of sidewalks fronting residential or commercial lots may occur after City acceptance of public infrastructure and final plat approval if fiscal surety is provided.

ii. Exception: For site developments with no public improvements other than sidewalks, sidewalks shall be installed prior to the City's final inspection of the development.

(2) Certificate of Occupancy will not be issued for any lot or Unit within the development until the required sidewalks are in place.

(d) Fee in Lieu of Construction.

(1) Fee-in-Lieu of construction of sidewalks may be accepted when approved by the Development Review Committee.

(2) The Development Review Committee shall consider the following criteria when evaluating a request for fee-in-lieu of construction for sidewalks:

i. Proximity to the nearest existing sidewalk.

ii. Proximity to public facilities, such as public or private schools, libraries, and other government buildings;

iii. Whether any public sidewalk improvements are planned or contemplated in the area; and

iv. Any other information deemed appropriate by the Development Review Committee.

(3) Fee-in-Lieu payments shall be placed in the City of Dripping Springs Sidewalk Fund. Payments will be calculated based on the square feet of sidewalk construction waived as set out in the Fee Schedule. Funds shall be used for the sole purpose of sidewalk improvements and pedestrian amenities in public right of way, parks, and sidewalk

easements within the City. The fee in lieu of sidewalks shall be paid in full to the City prior to approval of the construction plans or site development plans.

2020-38

San Marcos Publishing, LP
Wimberley View • Century News
P.O. Box 49, Wimberley, Texas 78676
(512) 847-2202

State of Texas
County of Hays

Before me, the undersigned authority, on this day personally appeared Dalton Sweat, who being by me here and now duly sworn, upon oath says:

My name is Dalton Sweat, and I am the General Manager, of the The Wimberley View & The Dripping Springs Century News, a newspaper of general circulation in Hays County, Texas, and a newspaper which has been regularly and continuously published in Wimberley, Hays County, Texas, for a period of more than one year immediately preceding the date of publications of the following, and that the said notice, a copy of which follows, was published in the regular edition of said newspaper for a period of 1 week on the following dates:

July 23, 2020

---------- 2020

_____ 2020

---------- 2020

The said General Manager, Dalton Sweat further states that the rate charged for this publication is the lowest rate charged to commercial advertisers for the same class as advertising for a like amount of space.

_____
Signature of Affiant

Subscribed and Sworn to me, by the said General Manager Dalton Sweat this 22nd day of July, 2020 to certify which witness my hand and seal of office.

_____
NOTARY PUBLIC in and for Hays County, Texas

NOTARY PUBLIC STATE OF TEXAS
MATTATHA MARIE BARKER
Notary Public, State of Texas
Comm. Expires 11-04-2022
Notary ID 128436511

City of Dripping Springs
Public Notice of Approved Ordinance
Sidewalks – Site Development
Effective Date: July 23, 2020
Ordinance No. 2020-38

AN ORDINANCE AMENDING CHAPTER 28, ARTICLE 28.04 SUBDIVISION ORDINANCE OF THE DRIPPING SPRINGS CODE OF ORDINANCES; ESTABLISHING REGULATIONS FOR SITE DEVELOPMENT RELATED TO SIDEWALKS; PROVIDING FOR THE FOLLOWING: RULES; STANDARDS; PROCEDURES; CRIMINAL PENALTIES; AND, SEVERABILITY.

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2023-37

AN ORDINANCE AMENDING ARTICLE 28.04 SITE DEVELOPMENT AND CHAPTER 28, EXHIBIT A, SUBDIVISION ORDINANCE OF THE DRIPPING SPRINGS CODE OF ORDINANCES; ESTABLISHING REGULATIONS FOR THE SUBDIVISION OF LAND, INCLUDING PRELIMINARY PLATS, FINAL PLATS, MINOR PLATS, REPLATS AND PLAT AMENDMENTS; PROVIDING FOR THE FOLLOWING: RULES; STANDARDS; PROCEDURES; CRIMINAL PENALTIES; AND, SEVERABILITY.

WHEREAS, the City Council of the City of Dripping Springs ("City Council") seeks to promote the public health, safety, morals and general welfare of the municipality and the safe, orderly, and healthful development of the municipality, including its extraterritorial jurisdiction; and

WHEREAS, the City Council finds that haphazard laying out of lots and erratic dedication of public infrastructure is harmful to the environment and quality of life; and

WHEREAS, the City Council acknowledges that subdivision controls are based on the land registration system, and that land registration is a privilege that local governments such as Dripping Springs have the power to grant or withhold based on compliance with reasonable conditions; and

WHEREAS, the City Council's regulation of development is based on the government's legitimate interests in promoting orderly development, insuring that subdivisions are constructed safely, and protecting the future owners from inadequate police and fire protection, inadequate drainage, and unsanitary conditions; and

WHEREAS, the City Council has determined that reasonable rules and regulations governing subdivision plats are necessary to maintain water quality, ensure traffic safety, protect the region's livability, preserve property values, and reinforce Dripping Springs' status as the Gateway to the Hill Country; and

WHEREAS, House Bill 2933 passed in 2023 by the 88th Texas Legislature made numerous changes to the allowed procedures for plat, site plan, and construction plan approvals; and

WHEREAS, House Bill 2933 also made changes to the information required for studies; and

WHEREAS, Chapter 212 of the Local Government Code authorizes the City to regulate streets, drainage, and parks; and

WHEREAS, Chapter 552 of the Local Government Code and Chapter 26 of the Water Code allows the City to request geologic information, water yields, flood data and hydrological studies; and

WHEREAS, Chapter 311 of the Texas Transportation Code gives the City the authority over the streets and road capacity within its jurisdiction including to review; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Chapter 212 of the Texas Local Government Code, the City has the authority to adopt rules governing plats and subdivisions of land; and

WHEREAS, pursuant to House Bill 3167 (R.S. 2019), the City is required to limit review periods to an extent making some notice, hearings, and review by appointed and elected bodies infeasible; and

WHEREAS, the City has determined that amending its ordinance related to subdivisions is required by state law; and

WHEREAS, the City has the statutory authority to regulate the size of lots in the City's extraterritorial jurisdiction (ETJ) as a component of the City's Water Quality Protection Program, enacted pursuant to Sections 26.177 and 26.180 of the Texas Water Code, and Section 401.002 of the Local Government Code, which authorizes the City to adopt an ordinance promoting water protection, preventing water pollution, and mandating abatement; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt an ordinance regulating the subdivision and platting of land.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Dripping Springs:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

Chapter 28, Exhibit A Subdivision Ordinance of the City of Dripping Springs Code of Ordinances is hereby amended so to read in accordance with Attachment A, which is attached hereto and incorporated into this Ordinance for all intents and purposes.

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication as provided for by law.

7. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the 7th day of November 2023, by a vote of 3 (ayes) to 1 (nay) to 0 (abstentions/recusals) of the City Council of the City of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

Sec. 28.04.001. Title.

This article shall be commonly cited as the site development ordinance.

Sec. 28.04.002. Purpose.

This article establishes a site plan review process for all proposed nonresidential and certain residential developments. Generally, this article applies to horizontal improvements necessary to develop a site, rather than the vertical improvements involved with erecting buildings. The purpose of the review is to ensure efficient and safe land development, harmonious use of land, compliance with the comprehensive plan, appropriate design standards, safe and efficient vehicular and pedestrian circulation, parking and loading, and adequate water supply, drainage and stormwater management, sanitary facilities, coverage, and other utilities and services.

Sec. 28.04.003. Scope.

This article applies to all property within the incorporated municipal boundaries ~~(i.e., city limits~~ and the extraterritorial jurisdiction (ETJ)~~)~~.

Sec. 28.04.004. Site development permit required.

No development shall be undertaken on any land, tract, parcel, or lot within the corporate limits or ETJ of the city until a site development permit for said development has been obtained from the city. Exceptions to this prohibition are enumerated in section 28.04.008(b).

Sec. 28.04.005. Exception.

This article does not apply to development authorized by the city pursuant to subdivision final plat and approved construction plan.

Sec. 28.04.006. Definitions.

(a) Rules of interpretation . Words and phrases used in this article shall have the meanings set forth in this section. Terms that are not defined below, but are defined elsewhere in the Code of Ordinances ("Code"), shall be given the meanings set forth in the code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense, words in the plural number shall include the singular number (and vice versa), and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes only.

(b) Specific definitions .

Applicant . A person or entity who submits to the city an application for an approval required by this article. To be qualified as an applicant under this article, the person or entity must have sufficiently documented legal authority or proprietary interests in the land to commence and maintain proceedings under this article. The term

shall be restricted to include only the property owner(s), or a duly authorized agent and representative of the property owner.

Application . A submission for a plan, plat, or permit under this article that includes all required documents and has been deemed administratively complete by the city.

Approval. Approval of a plan, plat, or permit under this article by an approving authority who was authorized at the time of the approval to act on the application.

Board of adjustment . The body appointed by the city council to grant variances, waivers, or special exceptions, as allowed by ordinance. In the event that such a body has not been appointed, the city council shall serve as the board of adjustment.

City administrator . The city's chief administrative officer, as appointed by the city council. For purposes of this chapter, the term also includes the deputy city administrator, or the city administrator's designee.

City limits . The incorporated municipal boundary of the city.

Construction plan . Detailed engineered drawings and accompanying text clearly describing public infrastructure improvements.

Development . The erection of buildings, roads, utilities, drainage improvements, or other structures. The term includes construction, excavation, dredging, grading, filling, and clearing or removing vegetation. Pruning, or other forms of general or regular maintenance of vegetation on developed property, shall not be considered development for purposes of this article.

Development agreement : A contract entered into by the applicant and the city, by which the applicant promises to complete the required public improvements within the subdivision within a specified time period. The agreement may also include provisions documenting a mutual understanding regarding annexation, land use, applicable regulations, funding, open space, and other arrangements as allowed by state law.

Disapproval: A disapproval or denial of a plan, plat, or permit by an authority who was authorized to act on the application at the time of the disapproval or denial.

Engineer . A person duly authorized under the provisions of the Texas Engineering Practice Act, as heretofore or hereafter amended, to practice the profession of engineering.

ETJ . The extraterritorial jurisdiction of the city, being that land not within the city limits, but land over which the city has jurisdiction by virtue of chapter 42 of the Local Government Code, as amended, and other applicable law.

Filing . The date on which an administratively complete application for a plan, plat, or permit is submitted to the city on a day or date on which it is accepting filing of such plans, plats, and permits.

Impervious cover . Includes all roads, driveways, parking areas, buildings, decking, rooftop landscapes and other impermeable construction covering the natural land surface. Swimming pool surface water area for pools which discharge to the storm drainage system shall also be included. Water quality and detention basins, swales, and other conveyances for drainage purposes only shall not be calculated as impervious cover.

Lot . An undivided tract or parcel of land having frontage on a street and which is, or in the future may be, sold, conveyed, transferred, or improved, which is designated as a distinct and separate tract or parcel, and which is identified by a tract or lot number or symbol, or by metes and bounds.

Owner . Any person or firm, association, syndicate, general or limited partnership, corporation, trust or other legal entity, or any agent thereof, that has sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under this article. In any event, the term "property owner" shall be restricted to include only the owner(s) or authorized agent(s) of such owner(s), such as a developer, of land sought to be subdivided.

P&Z . The planning and zoning commission of the city.

Person . Includes corporation, organization, government or governmental subdivision or agency, business trust, estate, trust, partnership, association, and other legal entity.

Plan . For purposes of compliance with this article, the term refers to a site plan, as may be applicable.

Planned development districts (PDDS) . A customizable zoning district, represented through an adopted development plan, per the regulations of this Code, which may provide for one or more main uses or structures on a single parcel or contiguous parcels of land controlled by a single landowner or development group, and which permits flexibility from specific Code provisions related to land uses, dimensional requirements, landscaping, design, and other similar regulations in return for assurances of a comprehensive plan for overall innovation and/or quality of development.

Planning Director. Staff or consultant designated by the City Administrator as the Planning Director.

Right-of-way . Land occupied or intended to be occupied by street, crosswalk, railroad, road, electric transmission line or oil or gas pipe line, water main, sanitary or storm sewer main, or for other special use. Right-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use.

Site . An area of ground occupied or to be occupied by a structure.

Site development review committee . A group consisting of the city administrator or designee, the city engineer, building official, and the ~~city planner~~planning director. Also referred to as the Development Review Committee.

Site plan . Detailed engineered drawings and accompanying text clearly describing the site development improvements.

Site development permit . The record of the approval of a site plan issued to an applicant with an approved site plan.

Small project . Those being 3,500 square feet in total cumulative area or less, or as determined by the city engineer or ~~city administrator~~planning director.

Soil tests . Percolation tests, soil boring profiles, geotechnical and geological tests and profiles, groundwater table tests, and any other tests which may be required by the county environmental health department, state agency, or the city.

Street . An improved surface within a right-of-way or easement, public or private, other than an alley, which has been dedicated, deeded, or granted an easement for public use and which affords primary vehicular access to abutting property. Includes the term "road" and "roadway."

Structure . Anything constructed or erected, the use of which requires location on or in the ground or attachment to something having location on the ground.

Subdivider . Any person or any agent thereof dividing or proposing to divide land so as to constitute a subdivision as that term is defined herein. In any event, the term "subdivider" shall be restricted to include only the owner, equitable owner or authorized agent of such owner or equitable owner, of land sought to be subdivided.

Subdivision . Shall be defined as is set forth in the city subdivision ordinance, as may be amended.

Surveyor . A registered state land surveyor or a registered professional land surveyor, as authorized by the state statutes to practice the profession of surveying.

Tract . A defined area of land.

Unit . A physical portion of the condominium designated for separate ownership or occupancy, the boundaries of which are described by the condominium declaration.

Utility easement . An interest in land granted to the city, to the county, to the public generally, and/or to a private utility corporation, which authorizes the installation or maintenance of a utility across, over, or under land, and which authorizes ingress and egress thereon with machinery and vehicles necessary for the maintenance of said utilities.

Sec. 28.04.007. Enforcement; penalties.

(a) Criminal penalty .

(1) A person who violates, causes, allows or permits a violation of a section of this chapter designated as an offense in subsection (c) of this section commits a misdemeanor offense. Each violation shall be punished by a fine not to exceed $2,000.00 per violation if the violation is of a provision of this article that governs public health or sanitation. A violation shall be punished by a fine not to exceed $500.00 per violation if the violation is of a provision of this article that does not govern public health or sanitation.

(2) Each day a violation of this chapter designated as an offense constitutes a distinct and separate offense.

(3) Violation of any of these sections is considered an offense:

(A) Section 28.04.004, site development permit required.

(B) Section 28.04.013, site plan requirements, city limits.

(C) Section 28.04.016, erosion control.

(D) Section 28.04.017, clearing and rough-cutting.

(E) Section 28.04.018, cuts and fills.

(F) Section 28.04.020, post-construction restoration plan.

(b) Civil remedies .

(1) If any building, structure, or land is used, constructed, maintained, repaired, or altered, or any development is commenced or continued, in violation of this article, the city and its officers may institute any appropriate action to prevent, restrain, correct, or abate the violation, including all remedies available pursuant to state law.

(2) The city is authorized to seek civil penalties not to exceed $100.00 per violation, with each day a violation of this article continues constituting a distinct and separate offense.

(3) The imposition of any penalty shall not preclude the city and its officers from instituting any other appropriate action to require compliance with this land development code and with administrative orders and determinations made pursuant to this article.

(c) Administrative actions .

(1) Stop work orders . When an appropriate authorized official of the city determines that there has been noncompliance with any material term, condition, requirement or agreement under this article, the person obtaining such approved plan or permit shall be ordered by the city in writing to cease and desist from further development or construction material to the alleged noncompliance until corrected by compliance.

(2) Withholding of other authorizations. The city may refuse to grant development, construction, or occupancy approvals for improvements for a property that does not fully and completely comply with all terms and conditions of this article. Without limiting the type or number of approvals the city may withhold, the city is specifically authorized to refuse to grant site development permits, building permits, utility connections, and certificates of occupancy.

(3) Appeals. Said person may appeal an administrative order to the city administrator by giving written notice. The city administrator shall hear the appeal within five business days of receiving such notice. Said person may appeal in writing a negative ruling by the city administrator to the city council, which shall hear the appeal at the next regular meeting following receipt of the notice so long as the appeal is received at least five business days before the next regular meeting. If an appeal is received within five business days of the next regular meeting, the appeal will be heard at the council meeting after the next regular council meeting.

Sec. 28.04.008. Applicability.

(a) Approval requirements.

(1) Site plan review and approval shall be required for all nonresidential and specified residential projects and any planned development district (PDD) or conditional use permit (CUP) public hearings may also be required, as set forth in these regulations.

(2) Building permits shall be required in the ETJ only in accordance with any applicable development agreements or other authorizations approved by the council that mandate building permits.

(3) No building permit shall be issued for any of the above developments until a site plan and all other required engineering or construction plans are first approved by the city. No certificate of occupancy shall be issued until all construction and development conforms to the site plan and engineering/construction plans, as approved by the city. The site plan review process shall include three steps:

(A) Pre-application conference;

(B) Site plan review; and

(C) Construction of the project after city approval of the required site plan and other associated plans, including engineering plans.

(b) Exemptions. Site plan review shall not be required for the following:

(1) The cultivation of land for agricultural purposes, fence building or rebuilding.

(2) Street construction and maintenance projects that do not increase the impervious cover beyond that of the original street.

(3) Construction or reconstruction of duplex residential housing and associated buildings, drives, and other appurtenances provided:

(A) No more than one structure is constructed per legal lot or unit;

(B) No proposed improvement is located in the 100-year floodplain;

(C) The city engineer has determined that the proposed improvement would not have an effect on the waterway; and

(D) City erosion and sedimentation control regulations are complied with.

(4) Structural repairs or replacements to existing structures.

(5) Construction or reconstruction of barns, silos, livestock pens, sheds, and other agriculturally related structures for private use.

(6) Selective clearing of vegetation performed in conjunction with subdivision development, and in compliance with the permitting and platting requirements of the subdivision ordinance of the city.

(7) Any site fully developed prior to the effective date of this article.

(8) Any site for which a permit was issued under a previous version of this article.

(9) ~~Construction of a new public primary or secondary educational facility, or expansion thereof, located within the city's municipal boundaries (city limits and ETJ). This exemption shall apply only if the Dripping Springs Independent School District or open-enrollment charter school submits plans and specifications to the city for a courtesy review. DSISD, other school districts, and open-enrollment charter schools are is hereby requested to voluntarily comply with all site development rules and regulations promulgated by the city, to the extent reasonably possible. For purposes of city records, DSISD, other school districts, and open-enrollment charter school shall submit a letter notifying the city that they are proceeding with any such improvements described in the submitted plans.~~

(10) Above-ground utility installations that are not located within critical water quality zones, buffer zones or the Edwards Aquifer recharge zone.

(11) Single-family detached residential developments, unless the proposed subdivision will include a private amenity or facility comprised of one or more buildings, such as a private recreation or swimming facility or clubhouse or a golf course. Also, this exemption shall not apply if the proposed subdivision will have private (not public) streets. In these instances, site plan submission and approval is required for the private amenity or facility, the golf course clubhouse/hospitality area, and the gated entrances.

(12) ~~Construction projects by other political subdivisions, unless otherwise addressed above, including the s~~State, county, and federal agencies are exempt from the site development ordinance. ~~For city record purposes, such political subdivisions are required to submit engineering/construction plans to the city for a courtesy review.~~

Sec. 28.04.009. Site plan submission; notices.

(a) Required submissions. Plan submission shall be comprised of the items set forth below:

(1) An application form, in the format provided by the city, with notarized signatures of the owner.

(2) Filing fee.

(3) Verification that all taxes and assessments on the subject property have been paid.

(4) Digital copies of the application and site plan set shall be submitted in PDF format and be provided to the city via email, on a USB stick, on a CD or another method acceptable to staff.

(5) The plans shall include general layout for the required improvements, including water, wastewater, grading and storm drainage, streets, water quality, alleys, fire lanes and hydrants.

(6) One-half-sized copy to scale (11 inches by 17 inches) of the site plan or as requested by the city engineer.

(7) Landscaping and irrigation plans, the quantity of which shall be determined by the ~~city administrator~~planning director, and requests for any variances from the city's landscaping ordinance as applicable. For site development permit applications within the city limits, landscaping plans shall be submitted with the site development plan application. For site development permit applications in the ETJ voluntarily complying with the city's landscaping ordinance, the applicant shall submit landscaping plans with the site development plan application.

(8) Any additional information/materials, such as plans, maps, exhibits, legal description of property, zoning information (if in city limits), planned development district ordinance (if applicable), development agreement (if applicable) and information about proposed uses, as deemed necessary by the ~~city administrator~~planning director, in order to ensure that the written request is understood.

(9) Lighting (illumination) plan and requests for any variances from the city's lighting ordinance as applicable. For site development permit applications in the ETJ complying voluntarily with the city's outdoor lighting ordinance, lighting plans shall be submitted with the site development plan application. If any site development permit applications for projects in the ETJ are seeking any variances to the site development ordinance, compliance with the city's outdoor lighting ordinance may be mandatory and lighting plans shall be submitted with site development permit application if required by the city.

(10) A statement listing the utilities that will service the project and letters of service availability from all utility providers, including the city if applicable. Additional information related to third party utility providers may be required.

(11) Record of approved variances needed for the development.

(12) Any approved permits that are applicable to the site development application (i.e. driveway permit, TCEQ permit, utility provider permit, etc.).

(13) A written narrative describing the project and how all portions of the site development application meet all requirements of this code.

(b) Incomplete submissions. All required items and information must be received by the ~~city administrator~~planning director in order for a site plan submission to be considered an application that can be filed. Incomplete submissions will not be reviewed or filed until all deficient items or information has been received.

(c) Waivers. Upon request by the applicant, the ~~city administrator~~planning director may waive requirements for certain information or tests if submittal of such information or test results is not necessary for the city's determination that the issuance of the site development permit for the intended purpose of the applicant would meet the standards and objectives of this article. Prior to making this determination the ~~city administrator~~planning director may consult with the city engineer.

(d) Official filing date.

(1) For the purpose of these regulations, the "official filing date" shall be the date upon which a submission for approval for a site plan, that contains all required elements mandated by city ordinance, is deemed complete by the city administrator. To be considered complete, the application must contain all elements and information required by this article, including all related fees. ~~It is only after the official filing date that any statutory period required for approval or disapproval of the plat shall commence to run.~~ No application shall be deemed officially filed until the ~~city administrator~~ planning director or director's designee determines that the submission is complete and a certificate of completeness is issued by the ~~city administrator~~ planning director or director's designee. ~~Failure by the city administrator to make a determination of incompleteness within ten calendar days following the date on which the submission was first received by the city, shall result in the submission being deemed complete, the submission becoming an application, and the "official filing date" shall become the 16th calendar day following initial receipt of the application by the city.~~

(2) Submission timing. A submission for completeness review of any plan shall only be accepted on Wednesdays from 9:00 a.m. to 12:00 p.m. If a submission occurs on a different day or time then it shall be considered submitted for purposes of this section on the next Wednesday on which the city is open.

(3) Site plan submissions that do not include all required information and materials designated under this article will be considered incomplete. Such incomplete plans shall not be accepted for official filing by the city, and shall not be scheduled for any action by the city until the proper information is provided to city staff.

(e) Notice of submittal. Notification shall be provided in accordance with this subsection. Notice must be distributed no less than 15 days after an application has been filed with the city as described above. This notice shall be distributed as follows:

~~(1) Erection of weather-resistant signs on the property under application for the purposes of advertising said permit.~~

~~(A) The signs shall be provided by the city.~~

~~(B) Signs placed on the property involved must be within ten feet of any property line paralleling any established or proposed street, and must be visible from that street.~~

~~(C) All required signs shall remain on the property until final disposition of the permit request is determined.~~

(2) Notice of application shall be placed on the city website.

(f) Notice to P&Z and city council. Notice of all filed site development permit applications shall be provided in writing by the city to all members of the city council and P&Z ~~and on the city website.~~

(g) Additional information. The city's staff may require information and data other than that set out in this section for specific site plans. This information and data may include but is not limited to geologic information, water yields, flood data and hydrological studies (Tex. Loc. Gov't Code Ch. 552; Tex. Water Code Ch. 26), environmental information, traffic impact analysis (Tex. Transp. Code Ch. 311); , road capacities (Tex. Transp. Code Ch. 311);, market information, historic structure(s) and/or land (Tex. Loc. Gov't Ch. 211), economic data for the proposed development, hours of operation, elevations and perspective drawings, lighting, and similar information. Approval of a site plan may establish conditions for construction based upon such information.

Sec. 28.04.010. Evaluation standards.

(a) The following criteria have been set forth as a guide for evaluating the adequacy of proposed development within the city or extraterritorial jurisdiction (ETJ), and to ensure that all developments are, to the best extent possible, constructed according to the city's codes and ordinances as applicable.

(b) The ~~city administrator~~planning director shall review the concept plan or site plan for compliance with all applicable city ordinances and with the comprehensive plan; for harmony with surrounding uses and with long-range plans for the future development of the city; for the promotion of the health, safety, order, efficiency, and economy of the city; and for the maintenance of property values and the general welfare.

~~(c)~~© Site plan review and evaluation by the ~~city administrator~~planning director for projects located in the city limits shall be performed with respect to the following:

(1) The plan's compliance with all provisions of the zoning ordinance, planned development district ordinance, and development agreement when applicable, and other ordinances of the city.

(2) The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.

(3) The relationship of the development to adjacent uses in terms of harmonious design, setbacks, maintenance of property values, and any possible negative impacts.

(4) The provision of a safe and efficient vehicular and pedestrian circulation system.

(5) The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.

(6) The sufficient width and suitable grade and location of streets designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

(7) The coordination of streets so as to arrange a convenient system consistent with the transportation plan of the city.

(8) When applicable, the use of landscaping and screening to provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary, and to complement and integrate the design and location of buildings into the overall site design. See section 28.04.009(a)(7) for applicability.

(9) When applicable, exterior lighting to ensure safe movement and for security purposes, which shall be arranged so as to minimize glare and reflection upon adjacent properties. See section 28.04.009(a)(9) for applicability.

(10) The location, size, accessibility, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.

(11) Protection and conservation of soils from erosion by wind or water or from excavation or grading.

(12) Protection and conservation of watercourses and areas subject to flooding.

(13) The adequacy of water, drainage, sewer facilities, solid waste disposal, and other utilities necessary for essential services to residents and occupants.

(14) Consistency with the comprehensive plan.

(d) Site plan review and evaluation by the ~~city administrator~~planning director for projects located in the extraterritorial jurisdiction shall be performed with respect to the following:

(1) The impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.

(2) When applicable through voluntary agreement, exterior lighting to ensure safe movement and for security purposes, which shall be arranged so as to minimize glare and reflection upon adjacent properties.

(3) Protection and conservation of soils from erosion by wind or water or from excavation or grading as it relates to water quality.

(4) Protection and conservation of watercourses and areas subject to flooding.

(5) When applicable through voluntary agreement or due to services requested of the city, the adequacy of water, drainage, sewer facilities, solid waste disposal, and other utilities necessary for essential services to residents and occupants.

(6) Any items agreed to by voluntary agreement with the property owner through a development or other ~~[sic]~~ agreement.

Sec. 28.04.011. Approval process; modifications.

(a) Pre-application conference . Prior to formal application for approval of any site plan, the applicant(s) shall request and attend a pre-application conference with the ~~city administrator~~planning director, the city engineer, and any other pertinent city official(s) in order to become familiar with the city's development regulations and the development process. At the pre-application conference, the developer may be

represented by its land planner, engineer, and surveyor. The applicant shall inform the city if the developer plans to be represented by its legal counsel at any meeting at least five business days prior to the meeting.

(b) After a pre-application conference. After a pre-application conference, the city shall issue an application authorization form of the pre-application conference that is valid for a period of 90 days. If a submission is not deemed a complete application within that time period, an additional pre-application conference will be required unless waived by the ~~city administrator~~planning director.

(c) City staff review. Upon official filing of an administratively complete application for site plan approval, the city shall commence technical review of the development proposal by forwarding a copy of the application to site development review committee members, such as the city administrator, city engineer, ~~city planner~~planning director, building official, and any other pertinent city official(s). Development review committee members shall review the application and shall ascertain its compliance with these and other applicable city regulations. Following city staff review of the plan and supporting documents, and following discussions with the applicant on any revisions deemed advisable and the kind and extent of improvements to be installed, the ~~city administrator~~planning director shall take action on the administratively complete application ~~within 30 days of filing~~.

(d) Action by ~~city administrator~~planning director.

(1) The ~~city administrator~~planning director may:

(A) Deem the site plan approved;

(B) Deem the site plan approved with conditions;

(C) Deem the site plan denied.

(2) Any site plan that includes property that is within the historic district shall also be reviewed for compliance with any applicable historical regulations. Plans that include variance requests, or CUPs will not be filed until a written approval of any variance or CUP is received by the applicant and submitted to the city.

(3) The city engineer or planning director may waive a submittal requirement that the city engineer or planning director determines is not essential to demonstrate compliance with this code. A record of submittal requirements that are waived under this subsection shall be maintained.

(4) All plan applications that were disapproved by the ~~city administrator~~planning director or the site development review committee, shall be provided to the applicant with a written statement of the reasons for disapproval that clearly articulated the reason for disapproval including citation to the law, including a statue or city ordinance, that is the basis for the disapproval.

(5) If the applicant amends its filed plan application in response to the city's initial disapproval, the applicant may file its amended application at the city on a date or day on which the city is accepting amended filings. The city will then ~~have up to 15 days to~~ approve or disapprove the amended application. The ~~city administrator~~planning director may either: (A) approve plan if the response adequately addresses each reason for the disapproval; or (B) disapprove plan if the response does not adequately address each reason for disapproval or creates new reasons for a violation of a statute or city ordinance. Any disapproval shall include a written statement of the reasons for disapproval that clearly articulates the reason for disapproval including citation to the law, including a statute or city ordinance, that is the basis for the disapproval. A plan that is disapproved after the city has reviewed the response in the form of an amended application may be resubmitted to be processed ~~under the 15-day timeline delineated in this section~~.

(e) Revisions to approved plan. Revisions to an approved site plan shall be processed in accordance with the above. Any revisions shall be treated as a new site plan application or site development permit and be reviewed as described above. The only difference between revisions to a site development permit or an

approved site plan and a new site plan application shall be the fee if the revisions are determined to be minor deviations or design modifications as listed below. If any work is done in nonconformance with an approved site plan or site development permit, the new site plan fee shall apply to any application for revision.

(f) Revisions to site development permit. The ~~city administrator~~planning director may waive the new site development fee in lieu of the amended site development fee when modifications to the approved site plan are minor deviations or design modifications as determined by the city administrator in consultation with the city engineer and ~~city planner~~planning director as appropriate. The ~~city administrator~~planning director shall make this determination based on the:

(1) The impact of the revisions on neighboring properties, the public, or persons who will occupy or use the proposed development;

(2) Extent of the revisions on the approved site plan;

(3) The probable length of review needed by the city engineer and city staff; and

(4) Any other factors directly related to the regulations applicable to the project. Any changes approved by the ~~city administrator~~planning director shall be in writing as an amended site plan as described above.

Sec. 28.04.012. Plan duration.

(a) Generally. The approval of a site plan shall be effective for two years. If construction has not commenced within the effective period, then the approved plan shall be deemed to have expired and shall become null and void.

(b) "Year" defined. A year shall mean a period of 365 calendar days. A year ceases on 12:01 a.m. on the 365th day following city approval of the plan.

(c) Extensions.

(1) Authorized. Prior to the lapse of approval for a plan, the applicant may petition the ~~city administrator~~planning director, in writing, to extend the plan approval. Such petition shall be considered by the ~~city administrator~~planning director for administrative approval. One extension of one year in length may be granted, unless otherwise specified by ordinance or agreement. If no petition for extension of plan approval is submitted, then the plan shall be deemed to have expired and shall become null and void. A request for extension will only be considered if filed by the city prior to the expiration of the plan.

(2) Determination. In determining whether to grant a request for extension, the ~~city administrator~~planning director shall take into account the reasons for the lapse, the ability of the property owner to comply with any conditions attached to the original approval, and the extent to which development regulations would apply to the plan at that point in time. The ~~city administrator~~planning director shall either extend the site plan or deny the request, in which instance the originally approved plan shall be deemed null and void. The property owner must thereafter submit a new plan application for approval, and shall conform to the regulations then in effect.

Sec. 28.04.013. Site plan requirements—City limits.

(a) Applicability and purpose. Submission of a site plan and city approval of a site development permit is required as stated above. The purpose of the site plan approval is to ensure that a development project is in compliance with all applicable city ordinances and guidelines prior to commencement of construction. Approval of the site plan, landscape plan (if applicable), and engineering plans is required prior to site construction and release of any building permits.

(b) Area in site plan . When the overall development project is to be developed in phases, the site plan area shall include only the portion of the overall property that is to be developed or constructed. Any application for a phased site plan shall include an overall plan for the entire property, and each phase shall be required to site plan individually as they develop. The overall plan shall show how the site will work, including driveways, internal streets and fire lanes, including traffic circulation, utility locations, etc.

(c) Submission requirements . Submission of an application for a site development permit approval shall be done in accordance with this article. The site plan shall be prepared at a scale no smaller than one inch equals 100 feet and on sheets 22 inches by 34 inches, and it shall clearly show in detail how the site will be constructed such as paving, buildings, landscaped areas, and utilities. The site plan shall include but not be limited to the following:

(1) A title block within the lower right-hand corner of the site plan with the proposed name of the project or subdivision, the name and address of the owner and the land planner, engineer, architect or surveyor responsible for the plan, the scale of the drawing, both written and graphic scale, the date the drawing was prepared, total site acreage, and the location of the property according to the abstract and survey records of the county;

(2) A vicinity or location map that shows the location of the proposed development within the city and in relationship to existing roadways;

(3) The most current property plat or boundary survey limits of the tract and each proposed lot or unit, and scale distances with north clearly indicated;

(4) The names of adjacent additions or subdivisions, or the name of the owners of record and recording information for adjacent parcels of unplatted land, including parcels on the other sides of roads and creeks;

(5) The existing zoning and existing and proposed uses on adjacent land; the location, width and names of all existing or platted streets or other public ways within or adjacent to the tract; driveway locations; any existing easements, with recording information; existing buildings; railroad rights-of-way; topography with contours at two-foot intervals with existing drainage channels or creeks, including the 100-year floodplain, if applicable; any other important natural features such as rock outcroppings, caves and wildlife habitats; and all substantial natural vegetation;

(6) Proposed strategies for tree preservation, showing individual trees or tree masses that will be preserved, and the techniques that will be used to protect them during construction in compliance with the landscaping ordinance;

(7) The layout and width, including right-of-way lines and curblines, of existing and proposed thoroughfares, collector streets and intersections, and specific configuration of proposed streets, lots and blocks, proposed driveways, showing driveway widths and distances between driveways, and proposed median openings and left turn lanes on future divided roadways. Existing and planned driveways on the opposite side of divided roadways must also be shown for coordination and sharing of future median openings;

(8) Specific locations and footprints of buildings, including but not limited to proposed nonresidential and residential densities; building heights; square footages, which for multi-tenant or multi-purpose buildings must show square footage for each intended use; massing, orientation, loading and service areas, including proposed screening, recycling containers, compactors and dumpster enclosures, including proposed screening, pedestrian walkways, and parking areas including parking ratio calculations; any proposed sites for parks, schools, public facilities, public or private open space; floodplains and drainageways; all proposed and existing utilities and easements; drainage structures; retention/detention ponds with proposed aesthetic treatments; screening walls; fences; signage, if

applicable; fire lanes and fire hydrants; lighting, if applicable; visibility easements; and other pertinent development-related features;

(9) ~~If required by staff, a~~A landscape plan showing turf areas, tree types and sizes, screening walls, ornamental plantings, planting schedule, including species, planted height, spacing, container and caliper size, numbers of each plant material, any existing wooded areas, trees to be planted, and irrigation plans, ~~if required~~as required by the landscaping ordinance;

(10) Complete erosion and sedimentation control plan as required by section 28.04.016.

(11) Any provisions related to a development agreement or planned development district ordinance.

(d) Conformance to requirements. Provision of the above items shall conform to the principles and standards of this article and the comprehensive plan. To ensure the submission of adequate information, the city is hereby empowered to maintain and distribute a separate list of specific requirements for site plan review applications. Upon periodic review, the ~~city administrator~~planning director shall have the authority to update such requirements for site plan and development review application forms. It is the applicant's responsibility to be familiar with, and to comply with, these requirements.

(e) Effect of review. Approval of the site plan shall result in the issuance of a site development permit. The permit shall be considered authorization to proceed with construction of the site provided all other required city approvals are obtained, such as engineering plans, landscape plan, building facade plans, and building permits.

(f) Validity. The approved site plan shall be valid for a period of two years from the date of approval.

Sec. 28.04.014. Site plan requirements—ETJ.

(a) Applicability and purpose. Submission of a site plan and city approval of a site development permit for a project located in the ETJ is required as stated above. The purpose of the site plan approval is to ensure that a development project is in compliance with all applicable city ordinances and guidelines prior to commencement of construction. Approval of the site plan and engineering plans is required prior to site construction. Landscape and lighting plans shall be submitted if applicable through voluntary agreement to comply by the property owner.

(b) Area in site plan. When the overall development project is to be developed in phases, the site plan area shall include only the portion of the overall property that is to be developed or constructed. Any application for a phase site plan shall include an overall plan for the entire property.

(c) Submission requirements. Submission of an application for a site development permit approval shall be done in accordance with this article. The site plan shall be prepared at a scale no smaller than one inch equals 100 feet and on sheets 22 inches by 34 inches, and it shall clearly show in detail how the site will be constructed such as paving, buildings, landscaped areas, and utilities. The site plan shall include but not be limited to the following:

(1) A title block within the lower right-hand corner of the site plan with the proposed name of the project or subdivision, the name and address of the owner and the land planner, engineer, architect or surveyor responsible for the plan, the scale of the drawing, both written and graphic scale, the date the drawing was prepared, total site acreage, and the location of the property according to the abstract and survey records of the county;

(2) A vicinity or location map that shows the location of the proposed development within the ETJ and in relationship to existing roadways;

(3) The most current plat or boundary survey limits of the tract and each proposed lot, and scale distances with north clearly indicated;

(4) The names of adjacent additions or subdivisions, or the name of the owners of record and recording information for adjacent parcels of unplatted land, including parcels on the other sides of roads and creeks;

(5) The location, width and names of all existing or platted streets or other public ways within or adjacent to the tract; any existing easements, with recording information; existing buildings; railroad rights-of-way; topography with contours at two-foot intervals with existing drainage channels or creeks, including the 100-year floodplain, if applicable; any other important natural features such as rock outcroppings, caves and wildlife habitats; and all substantial natural vegetation;

(6) The layout and width, including right-of-way lines and curblines, of existing and proposed thoroughfares, collector streets and intersections, and specific configuration of proposed streets, lots and blocks, proposed driveways, showing driveway widths and distances between driveways, and proposed median openings and left turn lanes on future divided roadways. Existing and planned driveways on the opposite side of divided roadways must also be shown for coordination and sharing of future median openings;

(7) Specific locations and footprints of buildings, including but not limited to proposed nonresidential and residential densities; square footages, orientation, loading and service areas, including pedestrian walkways, and parking areas; floodplains and drainageways; all proposed and existing utilities and easements; drainage structures; retention/detention ponds with proposed aesthetic treatments; fences; signage, if applicable; fire lanes and fire hydrants; lighting, if applicable; visibility easements; and other pertinent development-related features.

(8) Complete erosion and sedimentation control plan as required by section 28.04.016.

(d) Conformance to requirements. Provision of the above items shall conform to the principles and standards of this article. To ensure the submission of adequate information, the city is hereby empowered to maintain and distribute a separate list of specific requirements for site plan review applications. Upon periodic review, the ~~city administrator~~planning director shall have the authority to update such requirements for site plan and development review application forms. It is the applicant's responsibility to be familiar with, and to comply with, these requirements.

(e) Effect of review. Approval of the site plan shall result in the issuance of a site development permit. The permit shall be considered authorization to proceed with construction of the site provided all other required city approvals are obtained, such as engineering plans, landscape plan, building facade plans, and building permits.

(f) Validity. The approved site plan shall be valid for a period of two years from the date of approval.

Sec. 28.04.015. Variances.

(a) Presumption. There shall be a presumption against variances. However, if the applicant requests a variance in writing, the site development review committee may authorize a variance from these regulations when, in its opinion, undue hardship will result from requiring strict compliance. For any variance to apply to a site plan, the variance must be approved prior to submitting for a site plan.

(b) Identification. All variances requested for a project must be identified during the site plan approval process. Any requested variance shall be submitted for approval and complete the approval process prior to submission for site plan approval.

(c) Conditions. In granting a variance, the site development review committee shall prescribe upon the applicant only conditions that it deems necessary to or desirable in the public interest.

(d) General criteria. In making the findings required below, the site development review committee shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, when applicable, the number of persons who will reside or work in the proposed development, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity.

(e) Required findings. No variance shall be granted unless the site development review committee finds that all of the following provisions are met, and the burden shall be on the developer to show that the following provisions are met:

(1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this article would deprive the applicant of the reasonable use of this land;

(2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;

(3) That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and

(4) That the granting of the variance will not have the effect of preventing the orderly development of other land in the area in accordance with the provisions of this article.

(f) Pecuniary hardship. Pecuniary hardship to the applicant, property owner or developer, standing alone, shall not be deemed sufficient to constitute undue hardship.

(g) Restrictions. When the site development review committee determines that a variance is warranted, the variance permitted shall be the minimum departure from the terms of this article necessary to avoid such deprivation of privileges enjoyed by such other property to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences.

(h) Adequate basis for variance. It shall be an adequate basis for granting a variance that doing so will enable the applicant to create additional open space, reduce impervious cover, preserve trees, maintain critical environmental features, ensure more wildlife preservation, or bring nonconforming structures (including signs) into compliance with current regulations. This section is designed to achieve a more favorable outcome for the general public than would be possible complying with the strict mandates of this article.

(i) Variances for projects in ETJ. Should an applicant apply for any variances for site development applications for projects located in the ETJ, compliance with the city's outdoor lighting ordinance may be a condition of an approved variance.

(j) Recommendation by site development review committee. The site development review committee shall take action on a proposed variance. At the recommendation of the site development review committee, variances may be referred to the planning and zoning commission for their consideration and recommendation. Recommendations of the planning and zoning commission on each item shall be made and provided to the city council for final approval.

(k) Appeals. The applicant may appeal the site development review committee's decision to the planning and zoning commission. The planning and zoning commission shall hold a public hearing for consideration of the appeal. ~~after completion of public notice procedures described in this article.~~

(l) Record. Such findings of the site development review committee shall be kept on file at city hall in accordance with the city's record retention policies. Shall a decision be appealed to the P&Z, the finding shall be incorporated into the official minutes of the P&Z meeting at which the variance is considered. Variances may be granted only when in harmony with the general purpose and intent of this article so that the public health, safety, and welfare may be secured and substantial justice is done.

Sec. 28.04.016. Erosion control.

(a) The purposes of controlling erosion and sedimentation during the construction stages in a site development are to minimize nuisances on adjacent properties, avoid siltation and water quality degradation of streams, and preserve the natural and traditional character of watercourses running through the area.

(b) The developer shall submit as a part of the final site development plans a complete erosion and sedimentation control plan specifying the type, physical details, installation procedures, and location of controls to be used, the timing in relation to each stage of the construction sequence, maintenance of controls, and plans and techniques to be used for revegetation and slope stabilization, as specified in this article.

(c) The accepted guides for preparing control plans are the City of Austin Erosion and Sedimentation Control Manual, and TCEQ TPDES TXR150000. Other generally accepted or innovative and effective engineering procedures may be used in conjunction with, or instead of, those prescribed in this section if approved by the city engineer.

Sec. 28.04.017. Clearing and rough-cutting.

(a) Prohibition . No right-of-way clearing or rough-cutting shall be permitted prior to the issuance of a site development permit by the city. Limited clearing for soil testing and surveying shall be allowed.

(b) Inclusion in plan . Clearing for the temporary storage of spoil or construction equipment, or for permanent disposal of fill material or spoils, shall be so designated on the submitted site plan. The developer must provide erosion and sedimentation controls and the continuing maintenance thereof acceptable to the city engineer.

(c) Initial brush removal .

(1) Applicants may mechanically remove brush without material soil surface disruption prior to receiving approval of plats in order to determine the location of roads, lots, utilities and drainage areas with regard to preservation of environmental features. Applicants may exercise this option only by utilizing rubber-tired equipment for brush removal.

(2) Prior to site plan approval, owners may neither remove any tree (other than cedar trees smaller than eight (8) inches DBH) with a trunk having a diameter greater than six inches measured four and one-half feet above the base (ground elevation) of the tree, nor materially alter the existing drainage patterns, prior to receiving city approval for site plans. Owners shall ensure that as much area as possible is left undisturbed for as long as reasonably possible.

(3) Agricultural and farming operations on land subject to the Ag exemption for tax purposes are exempt from the restrictions of this section.

(d) Time period before final surfacing . The length of time between rough-cutting and final surfacing shall not exceed 12 months.

(e) Vegetation in water quality buffer zone . Vegetation within the water quality buffer zone shall not be disturbed except for purposes consistent with development activity permitted by this article.

Sec. 28.04.018. Cuts and fills.

(a) No fill shall exceed a maximum of six feet of depth, except as approved by the city engineer, in the areas designated as permanent on-site spoils disposal sites; provided, however, that fill placed under foundations

with sides perpendicular to the ground, or with pier and beam construction, need not comply with this requirement.

(b) No cut on any site shall be greater than six feet, unless approved by the site development review committee, except for structural excavation.

(c) All new drainage channels on the site shall be designed to minimize potential erosion. All constructed and altered drainage channels shall be stabilized and vegetated immediately after final grading. All new drainage channels shall be constructed in accordance with approved site plan.

Sec. 28.04.019. Sidewalks.

(a) Purpose and development review committee .

(1) Pedestrian concrete walkways (sidewalks) shall be required for all residential and nonresidential developments within the city limits and ETJ. Sidewalk width and location shall be in accordance with the transportation master plan (TMP).

(2) When not defined by the TMP the following shall apply:

(A) For commercial site developments: A minimum five-foot sidewalk shall be provided within adjacent street right-of-way (ROW) along the entire frontage of the property.

(B) For residential subdivisions: A minimum five-foot sidewalk shall be required within ROW on both sides of all streets within the development.

(3) Development review committee. A group consisting of the city administrator or designee, the city engineer, building official, public works director, and the ~~city planner~~planning director. Also known as the site development review committee.

(4) Sidewalk compliance is required prior to a Site Plan being approved whether sidewalks were approved and constructed at the time of platting or upon site plan application.

(b) Requirements .

(1) Sidewalks shall be constructed in compliance with the Dripping Springs Technical Criteria Manual (DSTC).

(2) Sidewalk plan. A sidewalk plan shall be required on all construction plans and site development plans. Plans shall show the location of all proposed sidewalks and shall state at what stage of the project they will be constructed. If compliant sidewalks have already been constructed, the constructed sidewalks shall appear on all construction plans and site development plans.

(3) Sidewalk alignment. Sidewalk alignment shall comply with that set forth in the TMP with the following exceptions:

(A) A sidewalk shall be allowed to meander within the ROW or an easement upon approval by the site development review committee.

(B) Routing to clear poles, trees, or other obstacles shall be subject to approval by the site development review committee.

(C) When not defined by the TMP, sidewalks shall be constructed within the ROW, a minimum one foot away from the ROW line, and at least five feet away from the street curb.

(D) In certain instances, the development review committee may approve placement of sidewalks adjacent or closer than five feet to the curb or located on private property and in a public access easement, provided that such placement benefits the general public by allowing more space for pedestrian safety, drainage facilities, landscaping or tree preservation.

(E) Where no raised curb is installed, the sidewalk shall be at least ten feet from the edge of pavement (EOP) unless otherwise approved by the development review committee.

(4) Root barriers shall be required, as determined by the city engineer, in locations where trees are (or will be) in close proximity to the sidewalk.

(5) ADA requirement. All sidewalks shall be designed and constructed to meet the Texas Accessibility Standards administered by the Texas Department of Licensing and Regulation and the Americans with Disabilities Act, as amended. Barrier-free ramps shall be constructed at all street intersections and at any other locations deemed appropriate by the city due to anticipated pedestrian travel patterns.

(6) Finish. All sidewalks shall have a light broom-swept finish to provide a non-slip surface.

(c) City acceptance and certificate of occupancy .

(1) Sidewalks along streets or in public sidewalk easements are considered part of the overall development's required public improvements and shall be installed prior to acceptance of the public improvements by the city and prior to final plat approval, unless fiscal surety is provided.

(a) Exception: To prevent damage to newly constructed sidewalks. Construction of sidewalks fronting residential or commercial lots may occur after city acceptance of public infrastructure and final plat approval if fiscal surety is provided.

(b) Exception: For site developments with no public improvements other than sidewalks, sidewalks shall be installed prior to the city's final inspection of the development.

(2) Certificate of occupancy will not be issued for any lot or unit within the development until the required sidewalks are in place.

(d) Fee in lieu of construction .

(1) Fee-in-lieu of construction of sidewalks may be accepted when approved by the development review committee.

(2) The development review committee shall consider the following criteria when evaluating a request for fee-in-lieu of construction for sidewalks:

(A) Proximity to the nearest existing sidewalk.

(B) Proximity to public facilities, such as public or private schools, libraries, and other government buildings;

(C) Whether any public sidewalk improvements are planned or contemplated in the area; and

(D) Any other information deemed appropriate by the Development Review Committee.

(3) Fee-in-Lieu payments shall be placed in the City of Dripping Springs Sidewalk Fund. Payments will be calculated based on the square feet of sidewalk construction waived as set out in the fee schedule. Funds shall be used for the sole purpose of sidewalk improvements and pedestrian amenities in public right-of-way, parks, and sidewalk easements within the city. The fee in lieu of sidewalks shall be paid in full to the city prior to approval of the construction plans or site development plans.

Sec. 28.04.020. Post-construction restoration plan.

The plan and report must describe the developer's proposed measures for post-construction restoration, including restoring cuts and fills, spoil disposal and equipment storage sites and other land disturbances.

Sec. 28.04.021. Inspections.

(a) Consent. Any person or successor and assigns who has filed a site development plan for approval pursuant to this article agrees to allow entry on the tract or premises which are the subject of such applications for the purpose of inspection of conditions during the approval stage and during development and construction by duly authorized inspectors of the city.

(b) Costs. Inspections mandated under this section shall be at the applicant's expense, or at the expense of the owner, at the time the inspection is performed, in accordance with the fee schedule adopted by the city council.

(c) Construction phase. The city shall cause such inspection to be made of the land or premises during development and construction so as to assure full compliance with all terms, conditions, requirements, and agreements to which the person obtaining approval of a site development plan under this article is bound.

(d) Notices. The applicant shall designate one person or legal entity, with a current address, to which any notice of noncompliance shall be given pursuant to this section.

Sec. 28.04.022. Construction performance.

(a) Review by city engineer.

(1) All plans and actual construction of improvements required under this article shall be reviewed by the city engineer or a designated city representative.

(2) No plans or completed construction will be considered for approval or acceptance by the city without certification from the applicant, including an engineer's concurrence letter from the engineer of record, that such plans and calculations and such construction are complete, and that they are in accordance with specifications and standards contained or referenced herein, and/or with plans previously approved for the subject site development permit.

(3) The city engineer or a designated city representative may make field inspections during the construction period. If requested by the city engineer, the design engineer of record shall provide all records of materials testing in accordance with standard civil engineering practice.

(4) If the city engineer rejects such construction, the city attorney shall, on direction of the council, proceed to enforce the guarantees provided in this article.

(5) If requested by the city engineer, the design engineer of record shall submit written progress reports during construction periods.

(6) The final responsibility for adequacy and acceptability of all construction shall rest with the developer and his design engineer of record.

(b) Right of entry.

(1) Whenever necessary for the purpose of investigating or enforcing the provisions of this article, or whenever any enforcement officer has reasonable cause to believe that there exists in any structure or upon any premises any condition which constitutes a violation of this article, the officer may enter such structure or premises at all reasonable times to inspect the same, or to perform any duty imposed upon any said officer by law.

(2) Any permit holder shall agree to allow entry on the land or premises which are the subject of the permit for the purpose of inspection by city officials.

Sec. 28.04.023. Required signature blocks.

(a) Projects located in the city limits shall include the following language on the cover sheet:

Reviewed by:

City of Dripping Springs ~~City Administrator~~Planning director	Date	
City Engineer	Date	
Emergency Services District #6	Date	
Wastewater Provider	Date	
Water Provider	Date	
West Travis County Public Utility Agency (if applicable)	Date	

(b) Projects located in the ETJ shall include the following language on the cover sheet:

Reviewed by:

City of Dripping Springs ~~City Administrator~~Planning director	Date	
City Engineer	Date	
Hays County Fire Marshal (if applicable)	Date	
Wastewater Provider	Date	
Water Provider	Date	
West Travis County Public Utility Agency (if applicable)	Date	

Sec. 28.04.024. Approval process of pool encroachment waiver.

(a) City staff review . Upon official submission of a complete application that requests a pool encroachment waiver, the city shall commence review of the request by forwarding a copy of the application to the city building official and city engineer. The city building official and city engineer shall review the application and shall ascertain its compliance with these regulations. Following city staff review of the plan and supporting documents, and following discussions with the applicant on any revisions deemed advisable and the kind and extent of the pool improvements to be installed, the applicant shall resubmit additional copies of the corrected plan to the city building official within 60 calendar days following the date on which the applicant received official notification of the completion of the review by the city building official and city engineer.

(b) Action by city building official .

(1) The city building official may:

(A) Deem the pool encroachment approved;

(B) Deem the pool encroachment denied; or

(C) Make an initial determination and refer the matter to the P&Z and council.

(2) If the city building official approves the pool encroachment waiver, no approval by the P&Z or city council is required. Pool encroachment waiver requests must meet the requirements of chapter 28, exhibit A, section 1.6 and this section in order to be reviewed and approved by the city building official.

(3) The city building official may approve applications for the installation of pools within setback area on a property so long as the pool does not encroach within five feet of a neighboring property. The city building official shall not administratively approve an encroachment by a pool pump or other pool equipment, other that the pool itself, into the setback. Any application for a pool encroachment requires notification as outlined in section 1.6.2 of exhibit A: chapter 28 of the subdivision ordinance. At the city building official's discretion a request for a pool encroachment wavier may be referred to the P&Z and council for approval or denial. In making the decision to refer a request for a pool encroachment waiver to the P&Z and council, the building official may consider the following factors:

(A) Amount of impervious cover proposed;

(B) Proximity to nearby developed properties; and

(C) Anticipated impact of project or encroachment on neighbors.

(c) Denial by the city building official . The city building official's denial of a pool encroachment may be reviewed by the P&Z and city council through the review process outlined herein. If the applicant desires to appeal the city building official's denial then the applicant shall submit the denial and application to the city administrator no later than seven calendar days prior to the P&Z meeting. Copies of the denied application resubmitted to the city less than seven days prior to the meeting date shall not be accepted or forwarded to the P&Z.

(d) Action by P&Z and city council .

(1) Without regard to the final action by the city building official, the P&Z shall review an application for a pool encroachment waiver upon receipt of written request from:

(A) The mayor;

(B) Two city councilmembers;

(C) The P&Z chairman; and/or

(D) Three P&Z members.

(2) All applications reviewed by the P&Z under this subsection shall then be referred to the city council for approval or denial.

(3) The city council shall consider an application for a pool encroachment when required by this section or chapter 28, exhibit A, subdivision ordinance, section 1.6.

(4) Once the appeal is received, the city building official shall schedule consideration of the pool encroachment waiver on the regular agenda of the P&Z, within 30 days after the submission is received, or, in the case of an incomplete submission, after the submission is deemed complete. The P&Z shall review the appeal and shall recommend approval, approval subject to certain conditions, or disapproval of the pool encroachment. If the P&Z recommends approval, with or without conditions, of the plan, then it will be forwarded to the city council for consideration. If the P&Z recommends disapproval of a plan application, the P&Z shall state such disapproval and the reasons therefor.

(5) The applicant or property owner may appeal such decision of the P&Z to the city council by filing a written notice of appeal in the office of the city administrator no later than ten calendar days after the date upon which the P&Z denied the application. The notice of appeal shall set forth in clear and concise fashion the basis for the appeal. The city council shall consider the appeal at a public meeting no later than 30 calendar days after the date upon which the notice of appeal was filed. The city council may override the decision of the P&Z by vote of the majority of the councilmembers present. The city council may also, where appropriate, remand the plan application back to the P&Z for reconsideration if it believes that there is a compelling reason to do so, such as the introduction of significant new facts or testimony. The city council shall determine final approval or disapproval of all plan appeals.

Sec. 28.04.025. License to encroach.

(a) Purpose. The purpose of a license to encroach is to determine the potential impacts of proposed improvements, structures, facilities, and encroachments into a public street, roadway, sidewalk, right-of-way, or easement in order to maintain their safety, mobility, and operational functionality.

(b) Applicability. A license to encroach, in the procedures provided for in this section, is required for the following:

(1) Encroachments of new improvements including air conditioning pads, fences, roof overhangs, sheds, and other small improvements that do not include dwellings or other buildings into a public street, roadway, sidewalk, or right-of-way within the city limits and easements located within the city limits or the extra-territorial jurisdiction.

(2) If a property owner applies for a change to a property on which an encroachment currently exists where no license has been issued, and the change would increase the encroachment or create a new encroachment, an application for a license to encroach shall be submitted and the change only granted if a license to encroach is granted.

(c) Those improvements, as defined above, that encroach into a public street, roadway, or sidewalk shall obtain approval from the city council, in addition to this license, other than applications for driveways and utility cut permits which shall continue to be processed as detailed in chapter 28 of the Code of Ordinances.

(d) Review of a license to encroach shall be done by the development review committee. The decision of the development review committee shall be final.

(e) Criteria for approval. No license to encroach will be denied unless it is determined by the development review committee that the proposed location or type of improvement will negatively impact the function of the public street, roadway, sidewalk, right-of-way, or easement or have an adverse effect upon the health, safety, or welfare of the general public or an easement holder denies encroachment. In making this determination, the following will be evaluated:

(1) The proposed encroachment into a public street, roadway, sidewalk, right-of-way, or easement by any person shall not interfere with the lawful use thereof.

(2) Any proposed construction within a public street, roadway, sidewalk, right-of-way, or easement shall be in accordance with this code, the city's adopted construction standards, and any other applicable ordinances and regulations.

(3) At any time during the construction of any structure within a public street, roadway, sidewalk right-of-way, or easement:

(A) The applicable public street, roadway, or sidewalk shall be kept open for vehicular and pedestrian traffic in a reasonable manner and sidewalks shall not be obstructed as to prevent the use thereof by pedestrians;

(B) Dirt and other material removed from the construction of any structure within a public street, roadway, sidewalk, right-of-way or easement shall not be allowed to remain on the street or sidewalk and shall be removed immediately at the sole cost, risk, liability, and expense of the licensee;

(C) All excavations and obstructions of any kind that take place during the period of the licensee's construction shall be properly barricaded and well-illuminated during the night, subject to the approval of the building official.

(f) Submission requirements.

(1) Any request for a license to encroach shall be accompanied by an application approved by the city, any required signatures, and the fee as set by city council plus reimbursement of consultant fees, if any. The application shall be accompanied with a letter of consent or signature for the water, electric, and wastewater utility (if any) when an encroachment will extend or expand into an area used or which could be used in the future by the utility.

(2) The development review committee may determine further studies will be required. Such studies may include, but are not limited to, an engineering study, which may be required at the determination of the city engineer. Only the elements of an engineering study that are necessary to answer specific questions that arise during the review process will be required for submittal.

(g) Responsibility for final action. The development review committee is responsible for final action on licenses to encroach into an easement. For those requests that encroach into a public street, roadway, sidewalk, or right-of-way, final approval shall be obtained from the city council, other than applications for driveways and utility cut permits which shall continue to be processed as detailed in chapter 28 of the Code of Ordinances.

(h) Expiration. The city shall provide written notice at least 90 days in advance to the licensee, its representatives, successors, or assigns, to take possession of and use all or any part of the licensed area in the event that such use be reasonably desired or needed by the city for street, sewer, transportation, or any other public or municipal use or purpose. During such time, it is the responsibility of the licensee, its representatives, successors or assigns to remove the encroachment(s). In such an event, the city shall have the right to cancel the revocable license as to that portion of the licensed area so designated and required by the city.

(Ord. No. 2020-55 , § 2, 11-10-2020)

EXHIBIT A. SUBDIVISION ORDINANCE

SECTION 1. GENERAL PROVISIONS

1.1. Popular name.

This chapter shall be cited as the "Subdivision Ordinance."

1.2. Plat required.

No subdivision plat shall be recorded until a final plat, accurately describing the property, has been approved in accordance with this chapter, and with other applicable city regulations. No certificate of acceptance for required public improvements shall be issued by the city for any parcel of land or plat until a final plat has been approved in accordance with this chapter; and either:

(a) All improvements required by this chapter have been constructed and accepted by the city; or

(b) Assurances for completion of improvements have been provided in accordance with this chapter.

1.3. Applicability.

1.3.1. The city council hereby extends the application of this chapter to the extraterritorial jurisdiction (ETJ) of the City of Dripping Springs, as that area may exist from time to time in accordance with chapter 42 of the Texas Local Government Code. This chapter shall be applicable to the filing of plats and the subdivision of land, as that term is defined herein and in chapter 212 of the Local Government Code, within the city limits of the city and its ETJ, as they may from time to time be adjusted by annexation, disannexation, ETJ expansion, or ETJ reduction. Adoption of this chapter shall in no way limit or curtail the remedies and rights provided to the City by Texas Local Government Code chapter 212 with regard to the control and approval of subdivisions and plats both within the city and within its ETJ.

1.3.2. The provisions of this chapter shall apply to the following forms of land subdivision and development activity within the city and its ETJ:

(a) The creation of a one legal lot through platting or a division of a tract in two or more parts to lay out a subdivision of the tract, including an addition to a city, to lay out suburban, building, other lots or units, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this ordinance includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method; or

(b) All subdivisions of land whether by metes and bounds division, condominium declaration or by plat, which were outside the jurisdiction of the city's subdivision regulations in Hays County, Texas and which subsequently came within the jurisdiction of the city's subdivision regulations through:

(1) Annexation; or

(2) Extension of the city's ETJ; or

(c) The combining of two or more contiguous tracts, lots, sites or parcels for the purpose of creating one or more legal lots in order to achieve a more developable site, except as otherwise provided herein; or

(d) For tracts where any public improvements are proposed; or

(e) The development of a manufactured home subdivision or RV park.

1.4. Exemptions.

1.4.1. The provisions of this chapter shall not apply to:

(a) Development of land legally platted and approved prior to the effective date of this chapter, and for which no resubdivision, or site development permit is required by city ordinance; or

(b) Sale, inheritance, or gift of land by metes and bounds of tracts upon which no improvements, development, subdivision or alteration is occurring; or

(c) Existing cemeteries complying with all state and local laws and regulations; or

(d) A lot or lots created or changed by an acquisition by an entity with the power of eminent domain or dedication or by contract and conveyance in lieu of condemnation; or

(e) When a building permit is requested for unplatted or already platted parcels for one or more of the following activities:

(1) Replacement or reconstruction of an existing primary single-family or duplex structure, but not to exceed the square footage, nor deviate from the original location, of the original structure;

(2) Building additions, such as increasing the square footage of an existing residence or other structure, of not over 100 percent of the existing structure's value, and of not over 50 percent of the gross floor area of the structure;

(3) Accessory buildings (as defined in the zoning ordinance);

(4) Remodeling or repair which involves no expansion of square footage; or

(5) Moving a structure off a lot or parcel, or for demolition permits.

(f) A division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

(g) Minor plat or amending plat.

1.4.2. All applications for plat approval, including final plats, that are pending on the effective date of this chapter and which have not lapsed shall be reviewed under the regulations in effect immediately preceding the effective date of this chapter. If a lot or property becomes nonconforming due to condemnation by a governmental entity, it may, but is not required to, bring itself into conformance with this ordinance. However, if the owner of such a lot or property desires to subdivide the lot or property, conformance with this ordinance is required.

1.5. Minimum standards.

The principles, standards and requirements provided for herein shall be minimum requirements for the platting and developing of subdivisions for the promotion of the public health, safety and general welfare. These regulations shall be construed broadly to promote the purposes for which they are adopted.

1.6. Waivers.

1.6.1. Presumption. There shall be a presumption against waivers.

1.6.2. General. Where the ~~city administrator~~planning director finds that undue hardships will result from strict compliance with a certain provision(s) of this chapter, or where the purposes of these regulations may be served to a greater extent by an alternative proposal, the city may approve a waiver from certain regulations as listed within this section so that substantial justice may be done and the public interest is secured, provided that the waiver shall not have the effect of nullifying the intent and purpose of these regulations, and further provided that the ~~city administrator~~planning director shall not approve a waiver unless it shall make findings based upon the evidence presented to it in each specific case that:

(a) Granting the waiver will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver will not prevent the orderly subdivision of other property in the vicinity; and

(b) The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought, and are not applicable generally to other property;

(c) Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

(d) The waiver will not in any manner vary the provisions of the zoning ordinance, planned development district ordinance, or comprehensive plan, or any other adopted plan(s) or ordinance(s) of the city;

(e) An alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein; and

(f) The waiver will enable the applicant to preserve more native trees, provide more open space, or ensure more wildlife preservation than would be possible complying with the strict mandates of this chapter.

Such findings of the ~~city administrator~~planning director, together with the specific facts upon which such findings are based, shall be documented in writing. A waiver from any provision of this chapter may be granted only when in harmony with the general purpose and intent of this chapter so that the public health, safety and welfare may be secured and substantial justice done. Pecuniary hardship to the applicant, property owner or developer, standing alone, shall not be deemed sufficient to constitute undue hardship.

1.6.3.Criteria. Where the ~~city administrator~~planning director finds that the imposition of any development exaction pursuant to these regulations exceeds reasonable benefit to the property owner, or is so excessive as to constitute confiscation of the tract to be platted, it may approve a full or partial, at its discretion, waiver to such requirements, so as to prevent such excess.

1.6.4.Conditions. In approving a waiver, the ~~city administrator~~planning director may require such conditions as will, in its judgment, secure substantially the purposes described herein. The applicant's willingness to have the tract annexed into the city limits may be contemplated as a condition, when possible and appropriate, as determined by the city council.

1.6.5.Procedures.

(a) An application for a waiver shall be submitted concurrently with the submission for a plat.

(b) The application shall state fully the grounds for the application, and all of the facts relied upon by the applicant.

(c) Where a hardship is identified during review pursuant to the zoning ordinance or during subdivision plat review pursuant to this chapter which requires issuance of a waiver from a provision in this chapter, the ~~city administrator~~planning director may approve a conditional (or temporary) waiver from that provision in this chapter in conjunction with plat approval by the planning ~~and zoning commission~~director.

1.6.6.Waivers. Deviations from this ordinance that can be an administratively approved waiver include:

(a) Block length as defined by section 11.21.

(b) Cul-de-sac requirements +as defined by section 11.22.

(c) Dead end as defined by section 11.23.

(d) Construction of new streets as defined by section 11.25.

(e) Construction standards as defined by section 11.26 [sic].

(f) Alley length deviations as defined by section 12.1.

(g) Easements as defined by section 12.2.

(h) Water quality buffer zones as defined by section 12.2.3.

(i) Sidewalks if the reason is for avoiding obstacles, trees, and natural features. Provided they meet ADA requirements.

(j) Sidewalks for projects in the extraterritorial jurisdiction if the sidewalks do not connect to other sidewalks or trails and for which future connecting sidewalks are not planned or anticipated. Easements for future sidewalks may be required as a condition of the waivers.

(~~i~~k) Collector streets (section 11.3) intersecting streets intersections with major thoroughfares.

(~~k~~l) Blocks as defined by section 13.

(~~l~~m) Joint access easements for commercial properties as required by section 14.2.

(~~m~~n) Irregular-shaped lots as defined by section 14.3.

(~~n~~o) Side lots or units as defined by section 14.4.

Any deviation not listed in this subsection shall only be requested through the variance process listed below.

1.6.7.Payment of indebtedness. No person who owes delinquent taxes, delinquent paving assessments, delinquent fees, or any other delinquent debts or obligations to the City of Dripping Springs, and which are directly attributable to a piece of property, shall be allowed to receive approval for any plat or replat until the taxes, assessments, debts or obligations directly attributable to said property and owed by the property owner or a previous owner, shall have been first fully discharged by payment, or until an arrangement satisfactory to the ~~city administrator~~planning director has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence or proof that all taxes, assessments, debts or obligations have been paid at the time of submission for any application for approval under this chapter.

1.7 Variances.

1.7.1.Presumption. There shall be a presumption against variances.

1.7.2.General. Where the city's planning and zoning commission (P&Z) finds, that undue hardships will result from strict compliance with a certain provision(s) of this chapter, or where the purposes of these regulations may be served to a greater extent by an alternative proposal, the city may approve a variance from any portion of these regulations so that substantial justice may be done and the public interest is secured, provided that the waiver variance shall not have the effect of nullifying the intent and purpose of these regulations, and further provided that the city council shall not approve a variance unless it shall make findings based upon the evidence presented to it in each specific case that:

(a) Granting the variance will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver will not prevent the orderly subdivision of other property in the vicinity;

(b) The conditions upon which the request for a variance is based are unique to the property for which the variance is sought, and are not applicable generally to other property;

(c) Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

(d) The variance will not in any manner vary the provisions of the zoning ordinance, planned development district ordinance, or comprehensive plan, or any other adopted plan(s) or ordinance(s) of the city;

(e) An alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein; and

(f) The waiver variance will enable the applicant to preserve more native trees, provide more open space, or ensure more wildlife preservation than would be possible complying with the strict mandates of this chapter.

Such findings of the planning and zoning commission, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the planning and zoning commission meeting at which a variance is considered. A variance from any provision of this chapter may be granted only when in harmony with the general purpose and intent of this chapter so that the public health, safety and welfare may be secured and substantial justice done. Pecuniary hardship to the applicant, property owner or developer, standing alone, shall not be deemed sufficient to constitute undue hardship.

1.7.3.Criteria. Where the planning and zoning commission finds that the imposition of any development exaction pursuant to these regulations exceeds reasonable benefit to the property owner, or is so excessive as to constitute confiscation of the tract to be platted, it may approve a full or partial, at its discretion, waiver to such requirements, so as to prevent such excess.

1.7.4.Conditions. In approving a variance the planning and zoning commission may require such conditions as will, in its judgment, secure substantially the purposes described herein. The applicant's willingness to have the tract annexed into the city limits may be contemplated as a condition, when possible and appropriate, as determined by the planning and zoning commission.

1.7.5.Procedures.

(a) An application for a variance shall be submitted in writing by the property owner before the plat is submitted for the consideration of the ~~P&Z~~planning director or other approving authority. The application for variance must be submitted ~~not less than 30 days~~ prior review by the planning director~~to the P&Z meeting at which the request will be considered~~.

(b) The application shall state fully the grounds for the application, and all of the facts relied upon by the applicant.

(c) Where a hardship is identified during review pursuant to the zoning ordinance or during subdivision plat review pursuant to this chapter which requires issuance of a variance from a provision in this chapter, the P&Z may recommend a conditional (or temporary) variance from that provision in this chapter in conjunction with plat approval. Before a preliminary plat can be approved with a conditional or temporary variance from this chapter, the conditional or temporary waiver shall receive final approval before filing an application for a preliminary plat that no new information or reasonable alternative plan exists which, at the determination of the P&Z, voids the need for a waiver/suspension. All ~~waivers~~ variances shall have final approval or disapproval by the P&Z.

1.7.6.Criteria for variances for street exactions. Where the city council finds that the imposition of any dedication or construction requirement for streets pursuant to these regulations exceeds reasonable benefit to the property to be platted, it may approve a variance for such requirements so as to prevent such excess. In order to qualify for a variance under this section, the property owner shall demonstrate that the costs of right-of-way dedication and construction of non-local streets imposed pursuant to these regulations substantially exceeds the incremental costs of providing land and transportation improvements necessary to offset the additional traffic impacts generated by, or attributable to, the development upon the transportation network serving the property, including that which may be generated by or attributed to other phases to be platted in the future.

1.7.7.Variances. Any deviation requested not listed as a waiver in this ordinance may only be approved through the variance process discussed within this section 1.7. These variances may include but are not limited to:

(a) Access easement in lieu of frontage in city limits or for property for which some part is in the city limits.

(b) Lot size.

(c) Building lines and setbacks.

(d) Sidewalk requirements.

(e) Private Streets, section 11.9.6.

1.8. Right to deny filing, hearing, and plat.

The city may deny a filing, hearing, and any approval pursuant to this chapter if the applicant does not submit the information and fees required by this chapter.

1.9. Misrepresentation of facts.

It shall be a violation of this chapter for any person to knowingly or willfully misrepresent, or fail to include, any information required by this chapter in any plat application, during any conference with a city official, during any public hearing or meeting of the P&Z, or city council. Such a violation shall constitute grounds for denial of the plat.

1.10. Title.

The title shall identify the document as a "Final Plat" of the _____ Subdivision, Block _____, Lot(s) _____, Being a Replat of Block _____, Lot(s) _____ of the _____ Subdivision within the City of Dripping Springs, Texas (or within the extraterritorial jurisdiction of the City of Dripping Springs, Texas).

1.11 Uniform submittal schedule.

Each submission for a plat shall be governed by the uniform submittal schedule adopted annually by ordinance.

SECTION 2. DEFINITIONS

2.1. General.

Words, phrases and their derivations used in this chapter shall have the meanings set forth in this section. Words and phrases that are not defined below, but are defined elsewhere in the Dripping Springs Code of Ordinances, shall be given the meanings set forth in those other ordinances. Definitions not expressly prescribed therein are to be determined in accordance with customary usage in municipal planning, surveying, and engineering practices. Other words and phrases shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes only.

2.2. Specific.

Access : A way or means of approach (public or private) to provide vehicular or pedestrian physical entrance to a property which shall include public or private right-of-way dedicated to this use.

Administrative officers : Any officer of the city referred to in this chapter by title, including but not limited to the city administrator, deputy city administrator, city secretary, planning director, or city engineer, shall be the person retained in that position by the city. This definition shall also include planning, legal, financial, traffic engineering and other consultants retained by the city to supplement or support existing city staff, as deemed appropriate by the city.

Amenity : An improvement to be dedicated to the public or to the common ownership of the lot owners of the subdivision and providing an aesthetic, recreational or other benefit, other than those prescribed by this chapter.

Applicant : A person or entity who submits to the city an application for an approval required by this chapter. To be qualified as an applicant under this chapter, the person or entity must have sufficient legal authority or proprietary interests in the land to commence and maintain proceedings under this chapter. The term shall be restricted to include only the property owner(s), or a duly authorized agent and representative of the property owner. In other jurisdictions, the term is sometimes referred to as the "developer", "subdivider", "builder," or other similar title.

Application : A written request to the city for an approval required by this chapter ~~and that has been deemed administratively complete by the city~~.

Approval. Approval of a plan, plat, or permit under this article by an approving authority who was authorized at the time of the approval to act on the application.

Base flood : The flood having a one percent chance of being equaled or exceeded in any given year. This type of flood is also commonly referred to as the 100-year flood.

Block length or street length : For a residential subdivision, that distance measured along the centerline of the street from the intersection centerpoint of one through street to the intersecting centerpoint of another street, or to the midpoint of a cul-de-sac. The through street referred to above shall not be a cul-de-sac, a dead-end street, or a looped street, but shall be a street which clearly has two points of ingress from two different directions.

Bond : Any form of a surety bond in an amount and form deemed satisfactory by the city.

Building setback line : The line within a property defining the minimum horizontal distance between a building or other structure and the adjacent street right-of-way line, property line, a creek, or some other specific feature.

Capital improvements program (CIP) : The official proposed schedule, if any, of all future public projects listed together with cost estimates and the anticipated means of financing each project, as adopted by city council.

Cedar : The tree also known as the Ash Juniper.

City : The City of Dripping Springs, an incorporated municipality located in Hays County, Texas.

City administrator : The city's chief administrative officer, as appointed by the city council. The term also includes the deputy city administrator, or the city administrator's designee.

City attorney : The lawyer or firm of attorneys who has been specifically employed by the city to assist in legal matters. This term shall also apply if the city retains a person to perform the functions of city attorney as an official city employee.

City council : The governing body of the City of Dripping Springs, Texas.

City engineer : The licensed professional engineer, or firm of licensed professional consulting engineers, that has been specifically employed by the city to assist in engineering-related matters. This term shall also apply if the city retains a person to perform the functions of city engineer as an official city employee.

City hall : The City of Dripping Springs' primary administrative office.

City limits : The incorporated, municipal boundaries of the City of Dripping Springs.

City planner : This term shall ~~also~~ apply if the city retains a person to perform the functions of city planner as an official city employee. The term also applies to practicing, professional land planner or planners, firm of professional land planners, of a consulting city planner that has been specifically employed or contracted by the city to assist in planning- and zoning-related matters. ~~This term shall also apply if the city retains a person to perform the functions of city planner as an official city employee.~~

Commission : The planning and zoning commission (P&Z) of the City of Dripping Springs, Texas.

Common element : All portions of a condominium other than the units and includes both general and limited common elements.

Comprehensive plan : This document setting forth the guiding land use principles and goals of the city. The document, or collection of documents, delineates the general locations recommended for various land uses, transportation routes, public and private buildings, streets, parks, water and wastewater facilities, and other public and private developments and improvements. The phrase "comprehensive plan" shall mean the comprehensive plan of the city and adjoining areas as adopted by the city council, including all its revisions and plan elements (including, but not limited to, the future land use plan, transportation plan, parks and open space plan, etc.).

Concept plan : A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map which generally shows the anticipated plan of development, and which serves as a working base for noting and incorporating suggestions of the city's administrative officers, the P&Z, and others who are consulted prior to preparation of the preliminary plat. In other jurisdictions, the term is sometimes referred to as a "preliminary site plan" or a "land study."

Condominium : A form of real property with portions of the real property designated for separate ownership or occupancy, and the remainder of the real property designated for common ownership or occupancy solely by the owners of those portions. Real property is a condominium only if one or more of the common elements are directly owned in undivided interests by the unit owners. Real property is not a condominium if all of the common elements are owned by a legal entity separate from the unit owners, such as a corporation, even if the separate legal entity is owned by the unit owners. Condominiums are established in accordance with the requirements of the Texas Uniform Condominium Act codified in chapter 82 of the Texas Property Code. A condominium is a form of ownership and not a specific building type or style.

Condominium association : An association, organized pursuant to section 82.101 of the Texas Property Code, whose members consist of owners of units in a condominium, which administers and maintains the common property and common elements of a condominium.

Construction plan : A drawing with specifications of the location, character, dimensions, and details, including all rights-of-way which may be required, of the work to be conducted in accordance with the City of Dripping Springs Technical Construction Standards and Specifications available for inspection at city hall.

Construction plans or drawings : The maps or drawings accompanying a final plat and showing the specific location and design of public improvements to be installed in the subdivision in accordance with the requirements of the city as a condition of approval of the plat. The term includes construction documents, plans and specifications.

Contiguous : Lots are contiguous when at least one boundary line or point of one lot touches a boundary line, or lines, or point of another lot.

Development : The construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure on land. The term also includes any mining, excavation, landfill, or land disturbance.

Development agreement : A contract entered into by the applicant and the city, by which the applicant promises to complete the required public improvements within the subdivision within a specified time period. The

agreement may also include provisions documenting a mutual understanding regarding annexation, land use, applicable regulations, funding, open space, and other arrangements as allowed by state law.

Disapproval: A disapproval or denial of a plan, plat, or permit by an authority who was authorized to act on the application at the time of the disapproval or denial.

Easement : The word "easement" shall mean an area for restricted use on private property upon which the city or public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, and other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems within said easements. The city, public utilities, and utilities which have agreements with the city regarding the right-of-way, shall, at all times, have the right of ingress and egress to and from and upon easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of their respective systems without the necessity at any time of procuring the permission of anyone.

Engineer : A person duly authorized and licensed under the provisions of the Texas Engineering Registration Act to practice the profession of engineering.

Escrow : A deposit of cash with the city in accordance with this chapter.

ETJ : The extraterritorial jurisdiction of the City of Dripping Springs.

FEMA : The Federal Emergency Management Agency of the U.S. government.

Filing . The uniform submittal date on which an ~~administratively complete~~ application for a plan, plat, or permit is submitted to the city on a day or date on which it is accepting filing of such plans, plats, and permits pursuant to the uniform submittal schedule.

Impervious cover : Any material that prevents absorption of stormwater into the ground.

Land planner : Persons, including surveyors or engineers, who possess and can demonstrate a valid proficiency in the planning of residential, nonresidential and other related developments, such proficiency often having been acquired by education in the field of landscape architecture or other specialized planning curriculum, or by actual experience and practice in the field of land planning, and who may be certified as a member of the American Institute of Certified Planners (AICP).

Landscape architect : A design professional licensed by the State of Texas, who deals primarily, but not necessarily exclusively, with site work, such as plant selection and irrigation systems as well as the design of ground works considering the need for drainage, utilities installations, buildings, [and] grading while creating a pleasing appearance.

LCRA : The Lower Colorado River Authority, or a successor agency.

Lot : A divided or undivided tract or parcel of land having frontage on a public street, and which is, or which may in the future be, offered for sale, conveyance, transfer or improvement; which is designated as a distinct and separate tract; and which is identified by a tract or lot number or symbol in a duly approved subdivision plat which has been properly filed of record at the county. Also known as parcel, tract, or plot.

Lot area : The area of a lot contained within its boundaries, exclusive of any portion within a public or private street or street right-of-way.

Lot, corner : A lot located at the junction of two or more streets.

Lot coverage : The ratio of gross floor area of all buildings, structures, and all areas associated with driveways and parking lots on a lot, to the total lot area, expressed as a percentage.

Lot depth : The distance between the front lot line and rear lot line, measured at the mid-points of the front and rear lines.

Lot, flag : A lot located behind another lot connected to the street by an area narrower than the full lot width. Also known as a panhandle lot.

Lot frontage : The distance between the side lot lines, measured at the point where the side lot lines intersect the street right-of-way. All sides of a lot that abuts a street shall be considered frontage.

Lot, interior : A lot other than a corner lot.

Lot line : A line or series of lines bounding a lot as defined herein.

Lot line, front : A lot line abutting a public or private street, or access easement. On a corner lot, the shorter lot line abutting public or private street or access easement shall be considered the front lot line. On a through lot, the lot line abutting the public or private street providing the primary access to the lot shall be considered the front lot line.

Lot line, rear : A lot line defined as other than front or side lot line. In the case of an irregularly shaped lot or a lot bounded by only three lot lines, a line within the lot having a length of ten feet, parallel to and most distant from the front lot line shall be interpreted as the rear lot line for the purpose of determining required yards, setbacks and other provisions of these regulations.

Lot line, side : A lot line that is not a front lot line or a rear lot line.

Lot line, street : Any lot line abutting an existing or dedicated street or right-of-way.

Lot width : The distance between the side lot lines, measured at the front setback line.

Major subdivision : This is the same as a "major plat."

Manufactured home subdivision : A parcel of land that is designed, improved and intended for the long-term or short-term placement of individually owned mobile home units or HUD-Code manufactured homes on lots or units that can be leased or purchased outright by the owners of the mobile home units. Facility may include a residence for the owner or manager of the premises, utility hookups, accessory structures, playgrounds and open space areas, fenced yard areas for pets, and other similar amenities. The term may be defined in other jurisdictions as a "mobile home park."

Minor subdivision : This is the same as a "minor plat."

Off-site facilities or improvements : "Off-site" facilities shall mean those facilities or improvements that are required to serve the site but that are not located within the boundaries of the plat, and are not required to be constructed or improved immediately adjacent to the property to serve the development. These [include] new or oversized improvements for streets, sewer lines, water lines and storm drainage facilities, as well as the excess capacity of facilities such as water storage tanks and wastewater treatment plants available for new development.

On-site facilities or improvements : These are the existing or proposed facilities or improvements constructed within the property boundaries of the plat, and the existing or proposed facilities required to be constructed or improved immediately adjacent to the property that are needed to serve the development. Facilities and improvements include, but are not limited to, streets, alleys, water lines, sewer lines, storm drainage facilities, sidewalks, screening devices, and curbs and gutters.

Owner : Any person or firm, association, syndicate, general or limited partnership, corporation, trust or other legal entity, or any agent thereof, that has sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under this chapter. In any event, the term "property owner" shall be restricted to include only the owner(s) or authorized agent(s) of such owner(s), such as a developer, of land sought to be subdivided.

Pavement width : The portion of a street that is available for vehicular traffic. Where curbs are used, it is the portion from the back of one curb to the back of the opposite curb.

Perimeter street : Any existing or planned street which abuts the subdivision or addition to be platted.

Periphery : For purposes of compliance with the notice requirements of this chapter, the perimeter of the tract proposed for subdivision.

Permit : A license, certificate, approval, registration, consent, permit, or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain from the city to perform an action or initiate, continue, or complete a project for which the permit is sought. A preliminary plat, final plat, replat, and amending plat are examples of permits addressed under this chapter.

Person : Any individual, association, firm, corporation, governmental agency, political subdivision, or legal entity of any kind.

P&Z : The planning and zoning commission of the City of Dripping Springs, Texas.

Planning Director. Staff or consultant designated by the City Administrator as the planning director.

Plat : This means a preliminary plat, final plat, amending plat, minor plat or replat, as determined by the context.

Amending plat : A revised plat correcting minor errors or making limited changes to the original final plat or as otherwise defined by chapter 212 of the Texas Local Government Code.

Final plat : The one official and authentic map of any given subdivision of land prepared from actual field measurement and staking of all identifiable points by a surveyor or engineer, with the subdivision location referenced to a survey corner, and with all boundaries, corners and curves of the land division sufficiently described so that they can be reproduced without additional references. The final plat of any lot, tract or parcel of land shall be recorded in the land records of Hays County, Texas. An amending plat and replats are also final plats.

Major plat : All plats not classified as minor plats, including but not limited to subdivisions of more than four lots, or any plat that requires the construction of a new street (or portion thereof), on-site drainage facilities, or the extension of a municipal facility as required by this or any other city ordinance.

Minor plat : A subdivision resulting in four or fewer lots or units, provided that the plat is for conveyance purposes only with no development or construction of roads or public improvements proposed, and provided that the plat does not create any new easements for public facilities, nor the extension of any municipal utility facilities to serve any lot within the subdivision.

Preliminary plat : The graphic expression of the proposed overall plan for subdividing, improving and developing a tract, showing in plan view the proposed street and lot layout, easements, dedications and other pertinent features, with such notations as are sufficient to substantially identify the general scope and detail of the proposed development.

Replatting or replat : This is the resubdivision of any part or all of a block or blocks of a previously platted subdivision, addition, lot or tract. Replats eliminate the prior plats as to the area replatted.

Project : An endeavor over which the city exerts its legal jurisdiction, and for which one or more permits from the city are required to initiate, continue, or complete the endeavor.

Public improvements : Facilities, infrastructure and other appurtenances, typically owned and maintained by the city, which serve a public purpose in providing a needed service or commodity, such as wastewater collection and treatment and water storage and distribution, and which protect the general health, safety, welfare and convenience of the city's citizens, including efficiency in traffic circulation and access for emergency services. Required public improvements may include, but shall not be limited to, street and alley paving, including any necessary median openings and left turn lanes on major thoroughfares; water lines and pumping stations; sanitary sewer lines and lift stations; storm drainage structures and stormwater management devices; water quality and erosion controls; screening and retaining walls; fire lane paving and fire hydrants; landscaping, where such is used for required screening or other required landscaped area, and associated irrigation system; and any required public sidewalks, streetlights and street name signs. The term "public improvements" shall not include facilities or

infrastructure of private providers of utility services other than water and wastewater, but shall be deemed to include facilities and infrastructure that the city would normally require of a development, but which will be owned and maintained by an entity such as a homeowners' association, as in the case of private streets.

Review : Shall be construed to mean "to read, analyze, assess and act upon" a development application.

RV park : A parcel of land that is designed, improved, or intended to be used for short- or long-term occupancy by mobile homes/trailers or recreational vehicles, including travel trailers, in designated spaces. The facility may include a residence for the owner or manager of the premises, utility hookups, accessory structures, playgrounds and open space areas, fenced yard areas for pets, and other similar amenities. This term may be defined in other jurisdictions as a "trailer park."

Street : An improved surface within a right-of-way or easement, public or private, other than an alley, which has been dedicated, deeded, or granted an easement for public use and which affords primary vehicular access to abutting property. Includes the term "road" and "roadway":

(a) Major thoroughfares, also known as arterial streets or primary thoroughfares, which provide vehicular movement from one neighborhood to another or to distant points within the city, and including freeways or highways leading to other communities.

(b) Collector streets, also known as feeder streets or secondary thoroughfares, which provide vehicular circulation within neighborhoods, and from local streets to major thoroughfares.

(c) Local residential streets, also known as minor thoroughfares or streets, which primarily provide direct vehicular access to abutting residential property.

(d) Private streets are streets which are owned and maintained by a homeowners' association or property owners' association, and which are not dedicated to the public.

Alley : A minor right-of-way, private or public, not intended to provide the primary means of access to abutting lots or units which is used primarily for vehicular service access to the back or sides of properties that derive primary access from a street. The length of an alley segment is to be measured from the right-of-way lines of the streets from which the alley is provided access, including any alley turnouts onto a street, or from the centerpoint of an intersection with another alley which connects to a street.

Cul-de-sac : A street having only one outlet to another street, and terminated on the opposite end by a vehicular turnaround or "bulb". The length of a cul-de-sac is to be measured from the intersection centerpoint of the adjoining through street to the midpoint of the cul-de-sac bulb.

Dead-end street : A street, other than a cul-de-sac, with only one outlet.

Overlength street (or alley) : A street segment, or a cul-de-sac or alley segment, which exceeds the maximum length allowed by this chapter, as measured along the centerline of the street from the intersection centerpoint of one through street, which shall not be a cul-de-sac or dead-end or looped street, to the intersecting centerpoint of another through street or, in the case of a cul-de-sac, to the midpoint of the cul-de-sac. For an alley segment, the measurement shall be to the right-of-way lines of the streets from which the alley is provided access, including any alley turnouts, or from the centerpoint of an intersection with another alley which connects to a street.

Perimeter street : Any existing or planned street which abuts the subdivision or addition to be platted.

Right-of-way : Land occupied or intended to be occupied by street, crosswalk, alley railroad, road, electric transmission line or oil or gas pipe line, water main, sanitary or storm sewer main, or for other special use. Right-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use.

Standard street : A standard street is a street or road that meets or exceeds the minimum specifications in the city's standard street specifications, and which is constructed to the ultimate configuration for the type of roadway it is designated for on the city's transportation plan.

Substandard street : An existing street or road that does not meet the minimum specifications in the city's standard street specifications, and which is not constructed to the ultimate configuration for the type of roadway it is designated for on the city's transportation plan.

Street improvements : This means any street or thoroughfare, together with all appurtenances required by city regulations to be provided with such street or thoroughfare, and including but not limited to curbs and gutters, walkways (sidewalks), parks pedestrian trails, drainage facilities to be situated in the right-of-way for such street or thoroughfare, traffic-control devices, streetlights and street signs, for which facilities the city will ultimately assume the responsibility for maintenance and operation.

Street length : This means the same as "block length".

Subdivision : A division or redivision of any tract of land situated within the city's city limits or its ETJ into two or more parts, lots, units, or sites, for the purpose, whether immediate or future, of sale, division of ownership, or building development. The term includes resubdivisions of land, lots, or units which are part of a previously recorded subdivision. A condominium development can be a subdivision. In other jurisdictions, the term may be referred to as an "addition."

Submission date : The submission date is when all necessary forms, fees, plans, information and copies have been submitted to the city, previewed for completeness, and deemed as "complete" by action of issuance of a certificate of completeness by the city.

Substantial compliance : An application is determined by the ~~city administrator~~planning director to be consistent with the preliminary plans or plat submitted to the city and approved by the city council when the application does not materially differ in, for example, the number of lots, the amount of impervious cover, the amount of parkland or open space, the number of streets, vehicular access, or water quality.

Surveyor : A licensed land surveyor or a registered public land surveyor, as authorized by state statutes to practice the profession of surveying.

SWPPP : A storm water pollution prevention plan (contained within the engineering construction plans).

TCEQ : Texas Commission on Environmental Quality, or a successor agency.

Temporary improvements : Improvements built and maintained by the property owner that are needed to remedy a circumstance that is temporary in nature, such as a temporary drainage easement or erosion control device, that will be removed upon completion of the subdivision or shortly thereafter.

Uniform submittal date : A date on the uniform submittal schedule adopted by the city on which administratively complete submissions for a plat become filed plat applications.

Unit : A physical portion of the condominium or apartment designated for separate ownership or occupancy, the boundaries of which are described by the condominium declaration or apartment plans.

U.S. Army Corps of Engineers : The civil engineering branch of the U.S. Government, or a successor agency.

USFWS : The United States Fish and Wildlife Service, or a successor agency.

Yard : The open area between building setback lines and lot lines.

SECTION 3. PROCEDURES

3.1. Pre-application procedures.

3.1.1. Applicants shall avail themselves of the advice and assistance of the city's planning department~~administrative officers~~, including its retained planning and engineering consultants (as applicable), and are required to participate in a pre-application conference before submitting a request for any type of plat as described

below. Applicants are encouraged to consult early and informally with those officers and consultants before preparing any plat in order to save time and money, and to avoid potential unnecessary delays.

3.1.2. All applicants shall schedule and attend a mandatory pre-application conference with the appropriate city official(s) in order to become familiar with the city's development regulations and the subdivision process. At the pre-application conference, the applicant may be represented by owner's land planner, engineer and/or surveyor. No development right (if any) shall vest upon participation in any pre-application conferences. Applicant shall inform the city at least five business days prior to any pre-application conference or other meeting if the applicant intends to bring a legal representative to a meeting.

3.1.3. Prior to the pre-application conference, the applicant must provide a check payable to the city in the amount of the pre-application conference fee, as may be established by the city council.

3.1.4. After a pre-application conference, the city shall issue a certification of completion of the pre-application conference that is valid for a period of 90 days. If a submission is not deemed a complete application within that time period, an additional pre-application conference will be required.

3.1.5. An applicant or other interested individual may request a planning meeting that is an informal meeting related to land use questions. A planning meeting is a meeting with city staff that does not meet the pre-application conference requirement. No documentation or approvals may be given during a planning meeting.

3.2. Compliance with comprehensive plan, zoning, PDD, and development agreement.

Any plat submitted for approval by the city shall be in accordance with the city's zoning ordinance and comprehensive plan, as may apply, including all adopted water, sewer, storm drainage, future land use, park, recreation, open space and transportation plans. All plats shall be prepared by a licensed civil engineer or a registered professional land surveyor. Any plat submitted for approval by the city shall be in accordance with any planned development district ordinance or development agreement.

3.3. Classification of subdivisions.

Before any plat is filed for recordation with the county clerk, the property owner shall apply for and secure ~~P&Z~~planning director approval of the required subdivision plat, in accordance with the following procedures, unless otherwise provided within this chapter.

3.3.1. Minor subdivisions may be approved for residential or nonresidential properties. Minor plat approval by the ~~city administrator~~planning director requires a pre-application conference and the submission of a final plat drawing and other submission materials required by this chapter. Lots or units may be conveyed or sold only when the plat has been approved by the ~~city administrator~~planning director and the plat has been filed at Hays County.

3.3.2. Major subdivisions may be approved for residential or nonresidential properties. The procedure for approval of a major subdivision typically involves three steps: a pre-application conference, preliminary plat and final plat. Major plat approval shall be in accordance with this chapter. Upon completion and final acceptance of the required public improvements, or upon submission and city approval of the appropriate surety for public improvements, the property owner may submit the final plat for approval. All major subdivision plats must be reviewed and approved by the ~~P&Z~~planning director. Lots or units may be sold only when the final plat has been approved by the planning director~~and zoning commission~~ and the plat has been filed at Hays County. If the land is required to be platted, no conveyance or sale of any portion of the property, lot, or unit may occur until after the final plat is approved by the planning ~~and zoning commission~~director and filed at Hays County.

3.4. Official filing date.

3.4.1. For the purpose of these regulations, the "official filing date" shall be the date upon which a submission for approval of any type of plat is filed according to the City Uniform Submittal Calendar, if any. ~~, that contains all required elements mandated by the Local Government Code, section 212.004(b) and by this chapter, is deemed complete by the city administrator.~~ To be considered complete, the submission must be accompanied by a check payable to the city in the amount of all applicable fees. ~~It is only after the official filing date that any statutory period required for approval or disapproval of the plat shall commence to run. No application shall be deemed officially filed until the city administrator determines that the submission is complete and a certificate of completeness is issued by the city administrator. Failure by the city administrator to make a determination of incompleteness within ten business days following the date on which the submission was first received by the city, shall result in the submission being deemed complete, the submission becoming an application on the next uniform submittal date.~~

3.4.2. Plat submissions which do not include all required information and materials, as outlined below and per other city ordinances that may change from time to time, will be considered incomplete, shall not be ~~accepted for official filing by the city,~~ approved ~~and shall not be scheduled on a P&Z agenda~~ until the proper information is provided to city officials including the city's retained planning and engineering consultants, if applicable.

3.5. Submission timing.

A submission for completeness review of any plat shall be accepted at any time. Submissions ~~that are deemed to be administratively complete~~ shall be considered a filed application on the next uniform submittal date ~~following the determination of administrative completeness~~.

3.6. Notification.

3.6.1. Signage. Within two business days after the city administrator issues a certificate of completeness for a plat application, the applicant shall place weather-resistant signs on the property under application for the purposes of public notification. The applicant shall submit a photo of the sign within two business days to the city administrator. The signs shall be provided by the city. Signs placed on the property involved must be within ten feet of any property line paralleling any established or proposed street, and must be visible from that street. All required signs shall remain on the property until final disposition of the plat application is determined. The applicant is responsible for removal of the signs within three business days after final disposition of the application.

3.6.2. Website notice. Within two business days after the uniform submittal date after which the ~~city administrator~~planning director has issued a certificate of completeness for any plat application, the city shall place a notice of proposed plat on its website. The notice shall include the property description or address and the type of plat being considered.

3.7. Submission materials.

3.7.1. The submission shall include the following:

(a) A complete application form that bears the original notarized signature(s) of the property owner(s) of the subject property;

(b) The prescribed submission fee;

(c) One half-sized 11-inch by 17-inch black-and-white reductions of the plat;

(d) One copy of any applicable development agreement pertaining to the subject property (if any);

(e) Copy of soil test turned into county;

(f) Digital copies of all submittal items including GIS data;

(g) A certificate or other satisfactory evidence from the Hays County Central Appraisal District showing that all taxes have been paid on the subject property, and that no delinquent taxes exist against the property. Documentation shall also be included that shows no delinquent assessments, fees, or other debts or obligations to the city and which are directly attributable to the subject property. One copy of the tax status certificate shall be submitted to the city in order for the application to be deemed complete;

(h) A preliminary drainage study; (Tex. Loc. Gov't Code Ch. 552; Tex. Water Code Ch. 26)

(i) If any amount of surface water is to be used by the subject property, for final plat approval the applicant must certify to the city that the applicant has obtained all necessary authorizations from the Lower Colorado River Authority (LCRA) and the United States Fish and Wildlife Service (USFWS). The applicant must also provide proof of compliance with the memorandum of understanding (MOU) between LCRA and USFWS, or the regional water quality protection plan, as may be applicable;

(j) Record of approved variance needed for the project;

(k) Any waivers needed for the project;

(l) Any approved permits that are applicable to the plat application (i.e. driveway permit, TCEQ permit, utility provider permit, etc.);

(m) A written narrative describing how all portions of the site development application meets all requirements of this code and other codes including landscaping, lighting, parkland dedication, site development, water quality protection and zoning, as may be relevant;

(n) All documents in the correct form listed in section 4.8 of this ordinance; and

(o) Any other reasonable and applicable information and materials deemed appropriate by the city engineer or ~~city administrator~~planning director.

3.7.2. An engineer's summary report electronically and on paper that describes, in as much detail as necessary, the following:

(a) The overall nature and scope of the proposed development, including zoning (if applicable);

(b) The proposed use(s) and acreage of each proposed use (if applicable);

(c) Minimum lot or unit sizes, widths and depths, number of lots or units to be created;

(d) Special amenities or facilities that will be included in the development;

(e) How the property will be served with required utilities and services reflective of all letters of service availability;

(f) How stormwater drainage will be handled; and

(g) An itemization and description of any waivers from provisions of this chapter that will be sought.

3.7.3. If the proposed development will have access points onto a major thoroughfare, the application shall also include a letter from the appropriate entity, such as TxDOT or Hays County, acknowledging and approving proposed driveway locations and corresponding median openings and left turn lanes, if applicable.

3.7.4. Letters shall also be provided from each of the applicable utility service providers, including the city if applicable, including water, wastewater, gas, electricity, telephone, cable TV and solid waste, verifying their ability and willingness to provide an adequate level of service for the proposed development.

3.7.5. The Dripping Springs Independent School District shall be notified (in writing, copy to city) so that the district has the opportunity to document any concerns regarding transportation issues or raise matters regarding efforts to obtain a future school site within any portion of the subject property.

3.7.6. All plat drawings and other corresponding plans and drawings, including construction plans and landscape and screening plans, shall be on sheets equal to 24 inches by 36 inches in size, and shall be drawn to a known engineering scale of not smaller than 100 feet to the inch or a larger scale. In cases of large developments which would exceed the dimensions of the sheet at 100 foot scale, plats may be on multiple sheets or to another known engineering scale, as approved by the ~~city administrator~~planning director, and in a format that will be acceptable for eventual filing at Hays County.

3.7.7. Plat checklists, applications, and related forms shall be made available on the city's website.

3.8. City staff review ~~prior to the planning and zoning commission meeting~~.

Upon official filing of a complete application for plat approval~~, as deemed complete by the city administrator~~, the city shall commence technical review of the development application by forwarding a copy of the application and plat to development review team members that may include, but shall not be limited to, the city administrator, city engineer, city attorney, ~~city planner~~planning director, public works director, and building official. City development review team members shall review the plat and shall ascertain its compliance with these and other applicable city regulations. ~~For plats whose final reviewing authority is the planning and zoning commission, complete applications for the plat shall be placed on the agenda within 30 days of the date the city administrator determines that the plat submission is an administratively complete application and the application is filed on a uniform submittal date. The plat application the city has on file seven calendar days before the planning and zoning commission meeting, shall be the application that is submitted to the planning and zoning commission for review and approval or disapproval. Amending and minor p~~Plats shall be reviewed and approved or disapproved administratively as described below.

Any application that is not administratively complete shall be disapproved by the planning director.

3.9. Extension request by applicant ~~for planning and zoning commission~~.

~~Before or at the time of the planning and zoning commission meeting, if the final approval authority is the planning and zoning commission, the planning and zoning commission~~The planning director will accept and review a written request for an extension by the applicant. The planning ~~and zoning commission~~director may approve an extension on the request of the applicant for up to 30 days. If extended, the application will be reviewed in accordance with the approved extension. ~~placed on the next planning and zoning agenda within the extension period.~~

3.10. Action by the ~~P&Z~~Planning Director.

3.10.1. All subdivision plat applications ~~(except minor plats and amended plats)~~ shall be reviewed by the ~~P&Z~~Planning Director. If the application is in complete conformance with the provisions of this chapter, and with all other applicable regulations of the city, then the ~~P&Z~~planning director shall approve the application. The ~~P&Z~~planning director shall review each plat application and shall take action within 30 days (or during an approved extension period) of receipt of a completed application for a plat to:

(a) Approve the plat application;

(b) Approve the application subject to certain conditions; or

(c) Vote to disapprove the plat application.

3.10.2. All plat applications that were disapproved by the ~~Planning and Zoning Commission~~planning director, shall be provided to the applicant with a written statement of the reasons for disapproval that clearly articulates the reason for disapproval including citation to the law, a statute or city ordinance, that is the basis for the disapproval.

3.10.3. If the applicant amends its filed plat application in response to the ~~planning and zoning commission~~planning director's initial disapproval, the applicant may file its amended application at the city on a date or day on which the city is accepting amended filings. The city will then have up to 15 days to approve or disapprove the amending plat application. The planning ~~and zoning commission~~director may either: (1) approve plat if the response adequately addresses each reason for the disapproval; or (2) disapprove plat if the response does not adequately address each reason for disapproval or creates new reasons for a violation of a statute or city ordinance. Any disapproval shall include a written statement of the reasons for disapproval that clearly articulates the reason for disapproval including citation to the law, a statute or city ordinance, that is the basis for the disapproval. A plat that is disapproved after the city has reviewed the response in the form of an amended application may be resubmitted to be processed under the 15-day timeline delineated in this section.

3.10.4 If the plat application is disapproved, the applicant may appeal the planning director's decision to the planning and zoning commission. The applicant may only appeal the disapproval on the basis for which the disapproval was granted. Any appeal shall be in writing and addressed to the city secretary for submission to the planning and zoning commission. The planning and zoning commission shall hold a public hearing for consideration of the appeal within thirty (30) days of receiving written notice of the appeal.

3.11. Variances for plat applications.

~~For a plat application to be deemed complete~~Before a plat application can be reviewed by the planning director, any variances needed for plat approval shall first be submitted through the variance process. If it is determined that a variance is needed after a plat application is filed, the plat may be: (1) approved without the variance if it is in complete compliance with all city regulations at the time of submittal; or (2) disapproved if a variance is needed in order for the plat application to comply with all city regulations.

3.12. Proof of land ownership.

3.12.1. The city requires proof of land ownership prior to filing of any development application involving real property. Along with the submission, the applicant shall provide written verification, such as a notarized statement or a power of attorney or other evidence satisfactory to the ~~city administrator~~planning director, that the applicant is the owner of record of the subject land parcel or parcels, or is the property owner's authorized agent. The ~~city administrator~~planning director shall have the authority to determine what document(s) the city will require to prove ownership, such as one of the following:

(a) General warranty deed;

(b) Special warranty deed;

(c) Title policy; or

(d) Other documentation that is acceptable to the ~~city administrator~~planning director.

3.12.2. If ownership cannot be conclusively established then the submission cannot be deemed administratively complete ~~and cannot be filed as a land development application~~ and will be disapproved by the planning director.

3.12.3. One copy of the proof of land ownership document(s) shall be simultaneously submitted to the city in order for the application to be deemed complete.

3.13. Lapse of plat approval.

The approval of any type of plat shall be effective for a period of 365 calendar days beyond the date that the plat was approved by the ~~planning and zoning commission~~approval authority, except as otherwise provided herein. By 12:01 a.m. on the 366th day following ~~planning and zoning commission~~the approval of the plat, the applicant must have completed a city-required "progress benchmark" as set forth below. If this is not accomplished, then the approved plat shall be deemed to have expired and shall become null and void and a new plat application (along with all other required paperwork, plans, fees, etc.) must be submitted, reviewed and approved by the city in order to proceed with development of the property. The series of "progress benchmarks" for a project, pursuant to the provisions of this section, are as follows:

Approved Plat or Plan	Next "Progress Benchmark"
Preliminary Plat	All of the following shall occur within the 183 calendar days following preliminary plat approval: 1) city engineer's approval of construction plans for all proposed public improvements; and 2) payment of all applicable fees that are traditionally collected prior to release for site construction. In addition to the above, an application for approval of the final plat shall be submitted to the city within 365 calendar days following approval of the preliminary plat in order to avoid lapse of the approved preliminary plat (unless such is extended or reinstated pursuant to provisions in this chapter).
Final Plat	*Final plat approved by the ~~planning and zoning commission~~approval authority but not yet filed with Hays County* — All materials necessary to file the plat at the county, including plat documents, filing fees, etc., shall be submitted to the city within 30 calendar days of the date of final plat approval (the 30-day period shall commence upon county approval of final plat if the property is in the ETJ). *Final plat that has been filed at Hays County* — The final filed plat is valid in perpetuity, unless the filed plat is properly amended or vacated pursuant to the provisions of this chapter, or has not been filed with Hays County within one year of final approval by the city.

Extension and reinstatement procedure . Prior to the lapse of approval for a plat, the property owner may make application to the city to extend the plat approval. Such application shall be submitted at least ten business days prior to the expiration of the plat. The application for extension shall be considered by the ~~city administrator~~planning director, who shall approve or deny the application. If no application for extension of plat approval is submitted by the property owner in a timely fashion prior to the expiration date, then the plat shall be deemed to have expired and shall become null and void.

In considering whether to grant a request for extension, the ~~city administrator~~planning director shall take into account the reasons for lapse, the ability of the property owner to comply with any conditions attached to the original approval, and the extent to which newly adopted subdivision regulations would apply to the plat at that point in time. The ~~city administrator~~planning director shall either extend the plat (either with or without conditions) or shall deny the request, in which instance the originally approved plat shall be deemed to be null and void. The property owner must thereafter submit a new plat application for approval, and shall conform to the subdivision regulations then in effect.

The ~~city administrator~~planning director may extend the plat approval subject to additional conditions based upon newly enacted city regulations or state legislation, or such as are necessary to ensure compliance with the original conditions of approval or to protect the public health, safety and welfare. The ~~city administrator~~planning director may also specify a shorter time for extension of the plat than the original 365-day approval period.

3.14. Lapse of construction plan approval.

The approved construction plans shall be valid for a period of 365 calendar days following approval by the city engineer. The ~~city administrator~~planning director may, upon written request by the applicant, grant an extension of up to an additional 365 calendar days, after which the construction plans shall be subject to reapproval by the ~~city administrator~~planning director in consultation with the city engineer if no substantial construction has been completed.

3.15. Concept plan.

Submission of a concept plan is voluntary. Submission of a concept plan may be done at the pre-application conference. City review of a concept plan has many benefits for both the city and the applicant. The applicant benefits by obtaining preliminary review and scrutiny, as well as input and suggestions, on the overall conceptual layout of the proposed development from the city's development review team. The city benefits in that it is allowed to become familiar with and involved in the project early in the development process, which is particularly important for large-scale developments and subdivisions. This allows the city to plan for and closely coordinate the provision of public facilities and services, thereby potentially avoiding future problems such as undersized utility lines, inadequate roadway capacities, unanticipated shortfalls in public services, and fiscal inefficiencies resulting from lack of planning and coordination.

3.15.1.Extent of area in a concept plan. When the overall development project is to be developed in phases, the concept plan area should include the entire property from which the phases are being subdivided and an approximate development schedule. Where significant natural or man-made features, such as thoroughfares or creeks, make inclusion of the entire property in the concept plan unnecessary to adequately review the items listed in the preceding paragraph, the concept plan may include a smaller study area. Boundaries such as major thoroughfares, whether existing or proposed, creeks and major drainageways, political subdivisions, or other such natural or man-made features may be used to delineate the smaller study area.

SECTION 4. PRELIMINARY PLAT PROCEDURES

4.1. Pre-application conference.

Following the pre-application conference regarding the overall general development strategy for the property, the applicant may submit a preliminary plat and other supplementary materials, as required by this chapter or by the city. The preliminary plat submission shall not be considered a filed application until the uniform submittal date after it has ~~been deemed to be administratively complete by the city administrator~~been submitted.

4.2. Portion.

The preliminary plat shall only be effective over that portion of the property or subdivision which the applicant proposes to construct and record provided such portion conforms to all the requirements of this chapter and with any other applicable regulations and codes of the city.

[4.3. Reserved.]

4.4. Approval of a preliminary plat.

Approval of a preliminary plat by the planning ~~and zoning commission~~director shall be deemed general approval of the street and lot or unit layout shown on the preliminary plat (approval for construction of the necessary streets, water lines, sewer lines, and other required improvements and utilities shall be authorized only through the city engineer's approval of the construction plans), and to the preparation of the final or record plat when construction of all required public improvements is nearing completion (or when appropriate surety for completion is provided to the city).

4.5. Standards for approval.

No preliminary plat shall be approved by the the planning director ~~P&Z~~ unless the following standards have been met:

4.5.1. The layouts for required public improvements and city utilities have been submitted by the applicant for approval by the city engineer (whether specifically stated or not, preliminary plat approval shall always be subject to any additions or alterations to the construction plans, if submitted as deemed necessary by the city engineer, as needed, to ensure the safe, efficient and proper construction of public improvements within the subdivision); and

4.5.2. The plat conforms to applicable zoning and other city regulations.

4.6. Non-permitted construction work.

4.6.1. No construction work shall begin on the proposed improvements in the proposed subdivision prior to approval of the preliminary plat and construction plans by the planning ~~and zoning commission~~director or appropriate approval authority, nor prior to issuance of all appropriate construction permits by the city and other appropriate entities or agencies.

4.6.2. This prohibition does not apply to the clearing of cedar trees smaller than eight (8) inch DBH with the use of rubber-tired equipment.

4.6.3. Any clear-cutting or tree removal must be performed in compliance with the city's landscape regulations, as may be applicable.

4.6.4. No excavation, grading, tree removal or site clearing activities shall occur prior to approval of the preliminary plat and the construction plans. However, preliminary grading or site preparation activities, such as limited excavation, filling, and removal or clearing of brush, undergrowth or man-induced debris, may be authorized by the planning director~~city administrator~~, at the ~~administrator~~director's discretion, if such request is submitted in writing by the property owner or developer, if such activities are in conformance with all applicable city ordinances and codes, and if such activities will not be detrimental to the public health, safety or general welfare.

4.7. Information required.

The proposed preliminary plat and associated preliminary construction plans shall show the following information:

(a) A vicinity, or location, map that shows the location of the proposed preliminary plat within the city (or within its ETJ) and in relationship to existing roadways;

(b) Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and streets (including right-of-way widths), bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the city engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown;

(c) The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information;

(d) The location, widths and names of all streets, alleys and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the preliminary plat is approved);

(e) The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), buildings, existing sewer or water mains (can be shown on a separate sheet, if preferred), gas mains or other underground structures, or other existing features within the area proposed for subdivision;

(f) Proposed arrangement and square footage of lots or units (including lot, unit numbers, or block numbers) proposed use for nonresidential uses, the location and size of buildings, existing and proposed. This information may be provided on a separate sheet, such as on a concept plan or the final site plan; refer to the city's zoning ordinance);

(g) A title block within the plat (and construction plans) which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas; the subdivision name shall not duplicate (or too closely phonetically replicate) the name of any other platted subdivision in Dripping Springs, its ETJ, or other surrounding communities in Hays County, but phasing identification is allowed to be similar to previous phases of that particular development (it is the property owner's responsibility to check the plat records of Hays County to ensure that the proposed subdivision name will not duplicate or sound too much like a subdivision name already in existence — the city may, at its discretion, require a different subdivision name if there is potential for confusion by public safety officials or the general public);

(h) Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities;

(i) Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data;

(j) Contours with intervals of two feet or less shown for the area, with all elevations on the contour map referenced to sea level datum; and the limits of any portion of the 100-year floodplain (pursuant to the

flood study, if required by the city engineer) that may be within or adjacent to (i.e., within 100 feet of) the property (final monumentation of the floodplain shall occur, and shall be shown, on the final plat prior to approval and filing at the county) — if no floodplain is present, then a note stating this shall be shown on the plat;

(k) Areas contributing drainage to the proposed subdivision shall be shown in the construction plans; locations proposed for drainage discharge from the site shall be shown by directional arrows;

(l) All physical features of the property to be subdivided shall be shown, including:

(1) The location and size of all watercourses;

(2) 100-year floodplain according to Federal Emergency Management Agency (FEMA) information;

(3) U.S. Army Corps of Engineers flowage easement requirements;

(4) All critical environmental features (CEFs) such as karsts, springs, sinkholes, caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150 feet. All designated wetlands to be certified as such by an accredited wetland biologist relying of [on] the presence of wetlands plant species. Applicant to include a slope map identifying the breakdown of all lands in categories from zero percent to 15 slope, 15 to 30 slope, and over 30 percent slope;

(5) Ravines;

(6) Bridges;

(7) Culverts;

(8) Existing structures;

(9) Drainage area in acres or area draining into subdivisions (only in the construction plans); and

(10) Outline of major wooded areas or the location of major or important individual trees (excluding cedar trees smaller than eight (8) inches DBH) with trunk diameters exceeding 12 inches measured four feet above the ground, and other features pertinent to subdivision; is defined in the city's technical construction standards and specifications, and the city's landscape ordinance;

(m) Schematic engineering plans of water and sewer lines and other infrastructure (including sizes) to be constructed in the subdivision; the proposed connections to distribution mains shall be indicated;

(n) Proposed phasing of the development: Where a subdivision is proposed to occur in phases, the applicant, in conjunction with submission of the preliminary plat, shall provide a schedule of development, the dedication of rights-of-way for streets and street improvements, whether on-site or off-site, intended to serve each proposed phase of the subdivision. The city engineer shall determine whether the proposed streets and street improvements are adequate pursuant to standards herein established, and may require that a traffic impact analysis be submitted for the entire project or for such phases as the city engineer determines to be necessary to adjudge whether the subdivision will be served by adequate streets and thoroughfares;

(o) All preliminary plats shall be submitted in a legible format that complies with Hays County requirements for the filing of plats;

(p) Existing zoning of the subject property and all adjacent properties if within the city limits;

(q) Construction traffic plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction; temporary construction easement approvals if needed, this shall be sealed by a registered engineer;

(r) Certificates and other language shall be included on the plat, pursuant to the following subsections:

(1) A statement signed by the property owner(s) and acknowledged before a notary public that the subdivided area is legally owned by the applicant;

(2) An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest 100th of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument;

(3) The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature;

(4) A place for plat approval signature of the planning director and 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~~director;

(5) Appendices to this chapter contain certificates and languages to be used on the plat to accommodate the above requirements;

(s) Target consumer groups for the project;

(t) If any amount of surface water is to be used by the subject property, the applicant must provide documentation to the city establishing that the applicant has notified the following entities of the applicant's plans for the project: Lower Colorado River Authority (LCRA), and the United States Fish and Wildlife Service (USFWS); and

(u) If any amount of groundwater is to be used by the subject property, the applicant must provide documentation to the city establishing that the applicant has notified the following entities of the applicant's plans for the project: Barton Springs Edwards Aquifer Conservation District, and the Hays-Trinity Groundwater Conservation District.

(v) If any amount of groundwater is to be used by the subject property, the applicant shall include a state that:

(1) is prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and

(2) certifies that adequate groundwater is available for the subdivision.

4.8. Construction plans.

After approval of a preliminary plat, the applicant shall submit the required number of sets of the complete construction plans for all streets, alleys (if any), storm sewers and drainage structures, water and sanitary sewer facilities, screening and retaining walls, landscaping and irrigation, and any other required public improvements for the area covered by the approved preliminary plat. The construction plans shall also contain any plans deemed necessary to show or document compliance with the city's ordinances pertaining to nonpoint source pollution control, and any other applicable codes and ordinances of the city that are related to development of a land parcel. Cost estimates for the completion of all public improvements shall also be submitted with the construction plans for review (and approval, if necessary) by the city engineer.

4.8.1. For the purposes of this chapter, complete sets of construction plans shall include the following plans or sheets (generally in this order), as well as any additional plans or sheets deemed necessary and requested by the city engineer:

(a) Cover or title sheet (with list of all plans).

(b) Preliminary plat.

(c) Existing conditions plan (unless these items are shown on the Preliminary Plat itself), which shows existing topography, vegetation, tree inventory of those trees with a diameter of eight

inches or greater (when measured four feet above the natural grade) located within 20 feet of intended rights-of-way (streets and utilities), existing natural and man-made physical features, etc.

(d) Existing tree and vegetation protection plan.

(e) Grading, erosion control, and water quality control plans (including a SWPPP).

(f) Paving and storm drainage plans.

(g) Utility plans for water, sanitary sewer, etc.

(h) Traffic-control plans (if necessary).

(i) Screening and retaining wall plans.

(j) Landscaping and irrigation plans.

4.8.2. The applicant shall have these plans prepared by their own professional engineer(s), subject to approval of the plans by the city engineer. The city engineer shall review, or cause to be reviewed, the plans and specifications and if approved, shall mark them "approved" and shall return one set to the applicant, and at least two sets shall be retained in the city's files. If not approved, then one set shall be marked with the objections noted (on the plans themselves and/or in memo format, a copy of which shall also be sent to the city) and returned to the applicant for correction, whereupon the applicant's engineer shall correct the plans as requested and shall resubmit them back to the city engineer for re-review. Once the construction plans are approved by the city engineer (as documented by an approval letter addressed to the applicant and copied to the city), the property owner shall provide additional sets of the approved plans to the city, as specified by the city engineer, for use during construction. A full set of the city-approved and stamped construction plans must be available for inspection on the job site at all times.

4.8.3. After approval of the preliminary plat by the planning ~~and zoning commission~~director, approval of the construction plans and specifications by the city engineer, and following procurement of all applicable permits from other appropriate agencies (such as TxDOT, TCEQ, U.S. Army Corps of Engineers, FEMA, and/or Hays County), USFWS, the applicant shall cause a contractor(s) to install or construct the public improvements in accordance with the approved plans and the city's standard specifications, and at the applicant's expense. The applicant shall employ engineers, surveyors or other professionals as necessary to design, stake, supervise, perform and complete the construction of such improvements, and shall cause his or her contractor to construct the said improvements in accordance with this chapter and with the city's, and any other applicable agencies, design standards. If the project will require a FEMA map revision, then the proposed plans shall also be reviewed for compliance with the city's flood damage prevention ordinance, as amended, prior to approval of the preliminary plat and prior to any construction activities (including but not limited to grading, clearing, grubbing, brush removal, etc.) on the site.

4.8.4. Construction plans shall be prepared by or under the direct supervision of a professional engineer licensed in the State of Texas, as required by state law governing such professions and in accordance with this chapter and the city's ordinances. All construction plans submitted for city review shall be dated and shall bear the responsible engineer's registration number, and the designation of "professional engineer" or "P.E.," and the engineer's seal. Construction plans shall be approved by the city engineer only when such plans meet all of the requirements of this chapter and the ordinances.

4.8.5. Construction plans shall be in conformance with the ordinances and with the requirements set forth herein. Construction plans (in complete sets, as described above) showing paving and design details of streets, alleys, culverts, bridges, storm sewers, water mains, sanitary sewers, sidewalks, screening and retaining walls, landscape and irrigation plans (if appropriate), and other engineering details of the

proposed subdivision at a scale of one inch equals 20 or 40 feet horizontally and one inch equals two, five, or ten feet vertically shall be submitted to the city engineer along with a copy of the preliminary plat of the subdivision. The number of copies as specified by the city shall be submitted along with the preliminary plat submittal.

4.8.6. A landscape architect may prepare the landscaping and irrigation plans.

4.8.7. As part of the construction plans, a drainage plan showing how the drainage of each lot relates to the overall drainage plan for the plat under consideration shall be submitted. The drainage plan shall be made available to each builder within the proposed subdivision and all builders shall comply with the drainage plan.

4.9. Effect of approval.

Approval of a preliminary plat authorizes the property owner, upon fulfillment of all requirements and conditions of approval and upon construction of all required improvements (or submission of the proper assurances for construction of same), to submit for final plat approval. All public improvements required by this ordinance shall be completed or supported by complete fiscal security in accordance with approved construction plans prior to submission for final plat approval. A final plat shall not be filed until all improvements and/or fiscal security has been accepted.

4.10. Revisions to approved preliminary plat.

It is generally recognized that revisions to the preliminary plat may be needed before the final plat application can be filed with the city.

(a) Preliminary plat revision procedure. To request a revision to an approved preliminary plat, the applicant must file an application with the City.

(1) Minor revisions. An application shall include the signatures of all lot owners directly affected by the revision. Applications for minor revisions shall be reviewed by the development review committee.

(2) Major revisions. A new application for a preliminary plat is required including signatures of all lot owners affected by the revision, compliance with amendments to this chapter which occurred since original preliminary plat approval, and other requirements. Major revisions shall require notification to all lot owners within the approved preliminary plat by mail ~~at least 15 days~~ prior to the planning director's review of the major revisions. ~~and zoning commission meeting at which the revision will be considered.~~

(b) Minor revisions. Minor revisions are slight enlargement or shifting of easements or lot lines, unit lines, addition of private or franchise utility easements, correction of bearings or distances, correction of minor labeling errors, addition of erroneously omitted informational items and labels, etc. Minor revisions also can include an increase in density by no more than ten percent so long as the increase is allowed under all city ordinances and agreements with the city. Minor revisions also cannot negatively impact the provision of public facilities. Determination of whether or not revisions are "minor" in nature is subject to the judgment of the ~~city administrator~~planning director in consultation with the development review committee.

(c) Major revisions. Major revisions include obvious reconfiguration of easements, relocation of interior road connections to exterior roadways or access easements or fire lanes, any modification to the perimeter or boundary of the property, increase in density not considered a minor revision, decrease in parkland or open space, and relocation or addition or deletion of any public improvement (including corresponding easement) or any other change to a preliminary plat that is not a minor revision.

SECTION 5. FINAL PLAT APPROVAL PROCEDURES

5.1. Substantial compliance with preliminary plat.

The final plat shall be in accordance with the preliminary plat or revised preliminary plat, as approved, and shall incorporate all applicable conditions, changes, directions and additions imposed by the ~~P&Z~~the planning director upon the preliminary plat. The final plat shall not be submitted prior to approval of the preliminary plat except as otherwise specifically allowed by this ordinance. The final plat shall be approved by the ~~P&Z~~planning director in accordance with this subdivision ordinance if it is in compliance with the preliminary plat and all city and other regulations.

5.2. Incomplete.

Final plat applications which do not include the required data, completed application form, submission fee, number of copies of the plat, record drawings, "letter of satisfactory completion" (of the public improvements) from the city, and other required information, including documentation that all required public improvements have been constructed and installed in accordance with city standards, letters from utility companies verifying their easements, and submission of the proper assurances or escrow funds for the completion of the improvements will be considered incomplete and will be disapproved by the planning director. ~~, shall not be accepted for filing by the city, and shall not be considered by the P&Z agenda until the proper information is provided to city staff.~~

5.3. Information for final plat.

5.3.1. All information that is required for a preliminary plat; and except that physical features of or on the land (such as topography, buildings, utility structures, water bodies and tree cover) shall be shown on the final plat. In addition to these items, the final plat shall also provide a place for the county clerk of Hays County to stamp the date and location where the plat will be filed ("Volume or Cabinet ___, Page or Slide ___") in the lower right-hand corner of all sheets of the plat drawing near the title block.

5.3.2. All aspects of the final plat shall conform to the standards of Hays County for plats with respect to clarity, sheet size, lettering size and reproducibility, and the county's formatting requirements for same shall control if different from this chapter. It is the applicant's responsibility to be familiar with the county's standards for filing plats and to comply with same.

5.4. Standards for approval.

No final plat shall be approved by the ~~city administrator~~planning director ~~or the P&Z and the city council~~ unless the following standards have been met:

5.4.1. Notice for the final plat was provided in accordance with the notice requirements in section 3.6 of this ordinance;

5.4.2. The plat substantially complies with the approved preliminary plat and other studies and plans, as applicable;

5.4.3. The construction and installation of required public improvements and city utilities has been completed and the improvements have been accepted by the city as conforming to the city's

regulations and design standards (or the proper assurances for construction of the improvements have been submitted and approved by the city); and

5.4.4. The plat conforms to applicable zoning, subdivision and any other applicable codes or ordinances of the city that are related to development of a land parcel.

5.5. Letter of compliance.

When all of the improvements are found to be constructed and completed in accordance with the approved plans and specifications and with the city's standards, and upon receipt by the City of Dripping Springs of a maintenance bond or certificate of deposit from each contractor (for those subdivisions in the city limits), one sealed set of "as-built" or "record drawing" plans and a digital copy of all plans (in a format as determined by the city engineer) shall be submitted with a letter stating the contractors' compliance with this chapter, and bearing sealed certification by the design engineer that all public improvements have been constructed in compliance with all city construction standards set forth in the ordinances and other applicable city design documents. After such letter and certification is received, the city council shall receive and accept for the City of Dripping Springs the title, use, and maintenance of the improvements. The maintenance bond or certificate of deposit shall be reviewed and may be accepted by the public works director or the director's designee. The final plat shall not be approved or filed at the county prior to receipt of the above letter and certification and any other required items, nor prior to acceptance of the improvements by the city.

5.6. Effect of approval.

Approval of a final plat authorizes the property owner, upon fulfillment of all requirements and conditions of approval and upon completion of construction of all required improvements (or submission of the proper assurances for construction of same), to submit the final copies of the plat for filing at Hays County. Lots or units may be sold only when the final plat has been approved by the planning ~~and zoning commission~~director and the plat has been filed at Hays County. No conveyance or sale of any portion or lot of the property may occur until after the final plat is approved by the planning ~~and zoning commission~~director and filed at Hays County.

5.7. Revisions to final plat prior to filing.

Occasionally, minor revisions are needed before the final plat can be filed at the county. Such minor revisions as correction of bearings or distances, correction of minor labeling errors, addition of erroneously omitted informational items and labels, etc. may occur on the record plat prior to filing it without the planning and zoning having to reapprove the final plat. Determination of whether or not revisions are "minor" in nature is subject to the judgment of the city. Major revisions, such as obvious corrections or reconfiguration of lot lines, unit boundaries or easements, relocation of driveways or access easements or fire lanes, any modification to the perimeter or boundary of the property, and relocation or addition or deletion of any public improvement (including corresponding easement), shall necessitate resubmission and reapproval of the plat as a "revised final plat" unless otherwise approved by the city. The procedures for such reapproval shall be the same as for a final plat, and such reapproval may constitute a new project thus necessitating submission of a new application form, payment of new fees, compliance with amendments to this chapter which occurred since original final plat approval, and other requirements.

5.8. Returns to city.

After approval of the final plat, the applicant shall return copies of the final plat, as approved and recorded, along with any other required documents and necessary fees, to the ~~city administrator~~planning director within 30 calendar days following approval, in accordance with requirements established by the city. Applicant can apply to

the ~~city administrator~~planning director for an extension for the time of recording the final plat. If the plat is not recorded within the time required in this section or as provided by an extension, the final plat shall expire.

SECTION 6. CONSTRUCTION PLAN APPROVAL PROCEDURES

6.1. Substantial compliance with preliminary plat.

The construction plan shall be in accordance with the preliminary plat as approved, and shall incorporate all applicable conditions, changes, directions and additions imposed by the ~~P&Z~~the planning director upon the preliminary plat. The construction plan shall not be submitted prior to approval of the preliminary plat. The construction plan shall be approved:

6.1.1. By the ~~city administrator~~planning director if the ~~city administrator~~planning director finds the construction plan substantially complies with the preliminary plat approved by the approval authority~~planning and zoning commission~~; or

6.1.2. By the planning director~~P&Z~~ in accordance with this subdivision ordinance if the ~~city administrator~~planning director finds the construction plan does not substantially comply with the preliminary plat.

6.2. Incomplete.

Construction plan applications submissions which do not include the required data, completed application form, submission fee, number of copies, record drawings, ~~"~~"letter of satisfactory completion~~"~~" (of the public improvements) from the city, and other required information, including documentation that all required public improvements have been constructed and installed in accordance with city standards, letters from utility companies verifying their easements, and submission of the proper assurances or escrow funds for the completion of the improvements will be considered incomplete, shall not be accepted for submission by the city, and shall not be considered filed by the city for review by the ~~city administrator or for scheduling on a P&Z agenda~~planning director until the proper information is provided to city staff.

6.3. Standards for approval.

No construction plan shall be approved by the ~~city administrator~~planning director ~~or the P&Z~~ unless the following standards have been met:

6.3.1. The plan substantially complies with the approved preliminary plat and other studies and plans, as applicable;

6.3.2. The plan conforms to applicable zoning, subdivision and any other applicable codes or ordinances of the city that are related to development of a land parcel.

SECTION 7. REPLATTING[1]

[1]State law reference(s)—Replatting without vacating preceding plat, V.T.C.A., Local Government Code, § 212.014; additional requirements for certain replats, V.T.C.A., Local Government Code, § 212.015.

7.1. Replat required.

Unless otherwise expressly provided for herein, a property owner who proposes to replat any portion of an already approved and filed final plat, other than to amend or vacate the plat, must first obtain approval for the replat under the same standards and by the same procedures prescribed for the final platting of land by this chapter. All improvements shall be constructed in accordance with the same requirements as for a final plat, as provided herein. The ~~city administrator~~planning director may waive or modify requirements for a replat under certain circumstances where the proposed replat does not involve a large land parcel or an existing structure or business on the subject property, and where the proposed plat revisions are relatively simple in nature. ~~The administrative completeness of a submission for a replat shall be done pursuant to the process in section 3.4.1.~~

7.2. Replatting without vacating.

A replat of a final plat or portion of a final plat may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

7.2.1. Is signed and acknowledged by only the owners of the property being replatted.

7.2.2. Is approved, after a public hearing on the matter at which parties of interest and citizens have an opportunity to be heard, by the ~~P&Z~~planning director.

7.2.3. Does not attempt to amend or remove any covenants or restrictions previously incorporated in the final plat.

Commented [LM1]: Do we want to update this to allow additional replats without vacations?

7.2.4. When evaluating the size of lots requested by an applicant seeking to replat all or a portion of a single-family residential subdivision without vacation, the city's determination shall include consideration of:

(a) The minimum lot area required for the particular zoning district;

(b) The average size of existing platted lots or units in the subdivision; and

(c) The size of the smallest developable (i.e., "buildable") lot or unit in the subdivision.

7.2.5. If a replat requires a variance then the variance must be approved by the planning and zoning commission prior to submission of the filing of the application for the replat. Any waiver requests may be considered concurrently with the replat application.

7.2.6.

(a) In addition to compliance with the other requirements of this section, a replat without vacation of the preceding plat must conform to the requirements of this subsection if:

(1) During the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot; or

(2) Any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot.

(b) If a replat under subsection (a) requires a variance a notice of the hearing shall be given before the 15th day before the date of the hearing by:

(1) Publication in an official newspaper or a newspaper of general circulation in the county in which the municipality is located; and

(2) By written notice, with a copy of subsection (c) attached, forwarded by the city to the owners of lots that are in the original subdivision and that are within 200 feet of the lots to

be replatted, as indicated on the most recently approved county tax roll or in the case of a subdivision within the extraterritorial jurisdiction, the most recently approved county tax roll of the property upon which the replat is requested. The written notice may be delivered by depositing the notice, properly addressed with postage prepaid, in a post office or postal depository within the boundaries of the municipality.

(3) The notice of a replat approval required by this subsection must include: (A) the zoning designation of the property after the replat; and (B) a telephone number and e-mail address an owner of a lot may use to contact the city about the replat.

7.2.8. If a proposed replat described under this section does not require a variance, the city shall, not later than the 15th day ~~before~~ after the replat is approved by the planning director ~~the date the replat is to be considered by the planning and zoning commission~~, provide written notice by mail of the consideration of the replat to each owner of a lot in the original subdivision to be replatted according to the most recent county tax roll.

Notice of the public hearing required under subsection 7.2.6(b) for a variance for a replat ~~above~~ shall be given no earlier than the 30th day nor less than the 15th calendar day before the date of the hearing by publication in the city's official newspaper. Notice of the public hearing shall also be given by written notice no earlier than the 30th day nor less than the 15th calendar day before the date of the hearing, with a copy or description of any requested waivers, sent to the property owners, as documented on the most recently approved ad valorem tax roll of the city, of lots that are in the original subdivision and that are within 300 feet of the lot(s) to be replatted. In the case of a subdivision in the ETJ, the most recently approved county tax roll shall be used. The written notice may be delivered by depositing the notice, properly addressed with appropriate postage paid, in a post office or postal depository within the boundaries of the city.

7.3. Reference to previous subdivision.

Any replat which adds or deletes lots or units must include the original subdivision and lot boundaries. If a replat is submitted for only a portion of a previously platted subdivision, the replat must reference the previous subdivision name and recording information, and must state on the replat the specific lots which have changed along with a detailed "purpose for replat" statement.

7.4. Vacated plat.

If the previous plat is vacated as prescribed in section 212.013 of the Texas Local Government Code, as amended, a public hearing is not required for a replat of the area vacated. It would, instead, be submitted as a "final plat" and reviewed accordingly, and signed by all owners of the existing subdivision.

7.5. Other requirements.

The replat of the subdivision shall meet all the requirements under current regulations for a final plat for a new subdivision that may be pertinent, as provided for herein.

7.6. Submittal.

A submission for a replat shall be the same as for a final plat, and shall be accompanied one copy of the plat, a completed application form, the required submission fee, and a certificate showing that all taxes have been paid on the subject property and that no delinquent taxes exist against the property, and all other documentation needed for a final plat. The replat shall also bear a detailed "purpose for replat" statement which describes exactly

what has been changed on the plat since the original (or previous) plat was approved by the city and filed at the county.

7.7. Materials.

A copy of all application materials for a replat shall be submitted to the city for review in the same manner as for a final plat, or the application shall be deemed incomplete.

[7.8. Reserved.]

7.9. Filing with county.

The replat shall be filed at the county in the same manner as prescribed for a final plat, and approval of a replat shall expire if all filing materials are not submitted to the city secretary, and if the replat is not filed at the county within the time periods specified for a final plat.

SECTION 8. AMENDED PLATS

8.1. Requirements.

8.1.1. An amending plat shall meet all of the informational requirements set forth for a final plat, and shall be accompanied by the copy of the plat, a completed application form, the required submission fee, and a certificate or some other acceptable form of verification from the Hays County Central Appraisal District showing that all taxes have been paid on the subject property and that no delinquent taxes exist against the property.

8.1.2. For the purpose of these regulations, the "official filing date" shall be the date upon which a submission for approval of an amending plat~~, that contains all required elements mandated by the Local Government Code and by this chapter, is deemed complete by the city administrator~~. To be considered complete, the submission must be accompanied by a check payable to the city in the amount of all applicable fees. It is only after the official filing date that any statutory period required for approval or disapproval of the plat shall commence to run. ~~No application shall be deemed officially filed until the city administrator determines that the submission is complete and a certificate of completeness is issued by the city administrator. Failure by the city administrator to make a determination of incompleteness within ten business days following the date on which the submission was first received by the city, shall result in the submission being deemed complete on the next uniform submittal date, the submission becoming an application, and t~~The "official filing date" shall become the next uniform submittal date following initial receipt of the application by the city. If the application is deemed incomplete by the planning director or the director's designee then the planning director shall disapprove the application.

8.1.3. Official filing date.

8.1.3.1. For the purpose of these regulations, the "official filing date" shall be the date upon which a complete submission for approval of an amending plat is filed according to the City Uniform Submittal Calendar, if any. ~~, that contains all required elements mandated by the Local Government Code and by this chapter, is deemed complete by the city administrator. To be considered complete, the submission must be rendered to the city within the timelines established by this chapter and~~. To be considered complete, the submission must be accompanied by a check payable to the city in the amount of all applicable fees. ~~It is only after the official filing date that any statutory period required for approval or disapproval of the plat shall commence to run. No application shall be deemed officially filed until the~~

~~city administrator determines that the submission is complete and a certificate of completeness is issued by the city administrator. Failure by the city administrator to make a determination of incompleteness within ten business days following the date on which the submission was first received by the city, shall result in the submission being deemed complete, the submission becoming an application, and the "official filing date" shall become the next uniform submittal date.~~

8.1.3.2. Plat applications submissions which do not include all required information and materials, as outlined below and per other city ordinances that may change from time to time, will be considered incomplete, and shall be disapproved by the planning director. ~~shall not be accepted for official submission by the city, and shall not be reviewed by the city administrator until the proper information is provided to city officials including the city's retained planning and engineering consultants, if applicable.~~

8.2. Materials.

A copy of all application materials for an amending plat shall be submitted to the city for review in the same manner as for a final plat, or the application shall be deemed incomplete.

8.3. Administrative approval.

8.3.1. Upon review and a finding that the amending plat is in full conformance with this and all other applicable city ordinances, the ~~city administrator~~planning director may approve, disapprove, or approve with conditions the amending plat. The amending plat may be recorded and is controlling over the preceding or final plat without vacation of that plat, if the amending plat is signed by the applicants only and if the amending plat is for one or more of the purposes set forth in this section. The procedures for amending a plat shall apply only if the sole purpose of the amending plat is to:

(a) Correct an error in a course or distance shown on the preceding plat;

(b) Add a course or distance that was omitted on the preceding plat;

(c) Correct an error in a real property description shown on the preceding plat;

(d) Indicate monuments set after the death, disability, or retirement from practice of the engineer or surveyor responsible for setting monuments;

(e) Show the location or character of a monument that has been changed in location or character or that is shown incorrectly as to location or character on the preceding plat;

(f) Correct any other type of scrivener or clerical error or omission previously approved by the municipal authority responsible for approving plats, including lot numbers, acreage, street names, and identification of adjacent recorded plats;

(g) Correct an error in courses and distances of lot lines between two adjacent lots if:

(1) Both lot or unit owners join in the application for amending the plat;

(2) Neither lot or unit is abolished;

(3) The amendment does not attempt to remove or modify recorded covenants or restrictions or easements; and

(4) The amendment does not have a material adverse effect on the property rights of the owners in the plat;

(h) Relocate a lot line to eliminate an inadvertent encroachment of a building or other improvement on a lot line or unit boundary or easement;

(i) Relocate one or more lot lines or unit boundaries between one or more adjacent lots or units if:

(1) The owners of all those lots or units join in the application for amending the plat;

(2) The amendment does not attempt to remove or modify recorded covenants or restrictions or easements; and

(3) The amendment does not increase the number of lots or units.

8.3.2. All amending plat applications that were disapproved by the ~~city administrator~~planning director, shall be provided to the applicant with a written statement of the reasons for disapproval that clearly articulates the reason for disapproval including citation to the law, a statute or city ordinance, that is the basis for the disapproval.

8.3.3. If the applicant amends its filed plat application in response to the ~~city administrator~~planning director's initial disapproval, the applicant may file its amended application at the city on a date or day on which the city is accepting amended filings. The city will then have up to 15 days to approve or disapprove the amending plat application. The ~~city administrator~~planning director may either: (1) approve plat if the response adequately addresses each reason for the disapproval; or (2) disapprove plat if the response does not adequately address each reason for disapproval or creates new reasons for a violation of a statute or city ordinance. Any disapproval shall include a written statement of the reasons for disapproval that clearly articulates the reason for disapproval including citation to the law, a statute or city ordinance, that is the basis for the disapproval. A plat that is disapproved after the city has reviewed the response in the form of an amended application may be resubmitted to be processed under the 15-day timeline delineated in this section.

8.4. Title.

The amending plat shall be entitled and clearly state that it is an "amending plat", and it shall include a detailed "purpose for amending plat" statement which describes exactly what has been changed on the plat since the original (or previous) plat was approved by the city and filed at the county. It shall also state the specific lots or units affected or changed as a result of the amending plat, and shall include the original subdivision plat boundary. All references to "final plat" or "replat" shall be removed.

8.5. Process.

Other than noted above, the procedure for approval of plat amendment(s) shall be the same as for final plats.

8.6. Filing with county.

The amending plat shall be filed at the county in the same manner as prescribed for a final plat, and approval of an amending plat shall expire if all filing materials are not submitted to the city secretary, and if the plat is not filed at the county within the time periods specified for a final plat.

SECTION 9. PLAT VACATION

Commented [LM2]: Keep as is because of 212.015.

9.1. By property owner.

The property owner of the tract covered by a plat may vacate, upon review by the P&Z and approval by the planning and zoning commission, the plat at any time before any lot or unit in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat (instrument language is available from the city, upon request).

9.2. By all lot or unit owners.

If some or all of the lots or unit covered by the plat have been sold, the plat, or any part of the plat, may be vacated on the application of all the owners of lots or units in the plat with approval obtained in the manner prescribed for the original plat.

9.3. Criteria.

The P&Z shall review the application for vacation on such terms and conditions as are in accordance with section 212.013 of the Texas Local Government Code (as amended), and as are reasonable to protect the public health, safety and welfare. As a condition of vacation of the plat, the P&Z may direct the applicants to prepare and seek approval of a revised final plat in accordance with this chapter such that the property does not become "unplatted".

9.4. Effect of action.

On the execution and recording of the vacating instrument, the plat that has been vacated as a result of this instrument shall have no effect. Regardless of the P&Z's and city council's action on the application, the property owner will have no right to a refund of any monies, fees or charges paid to the city nor to the return of any property or consideration dedicated or delivered to the city except as may have previously been agreed to by the P&Z.

9.5. City-initiated plat vacation.

9.5.1.General conditions. The planning and zoning commission, on its motion and following a public hearing on the matter, may vacate the plat of an approved subdivision or addition when:

(a) No lots or units within the approved plat have been sold within five years following the date that the plat was signed by the city; or

(b) The property owner has breached an improvement agreement and the city is unable or does not desire to obtain funds with which to complete construction of public improvements, except that the vacation shall apply only to lots owned by property owner or its successor; or

(c) The plat has been of record for more than five years and the city determines that the further sale of lots or units within the subdivision or addition presents a threat to public health, safety or welfare, except that the vacation shall apply only to lots or units owned by the property owner or its successors.

9.5.2.Procedure. Upon any motion of the P&Z or city council to vacate the plat of any previously approved subdivision or addition, in whole or in part, the city shall publish notice in the city's official newspaper no sooner than the 30th day nor later than the 15th day prior to the date of the public hearing at which the plat vacation shall be heard by the P&Z. The city shall also provide written notice to all property owners within the subdivision or addition, and to all members of the planning and zoning commission. The notice shall state the time and place for a public hearing before the P&Z on the motion to vacate the subdivision or addition plat. The P&Z shall approve the plat vacation only if the criteria and conditions cited above are satisfied.

9.5.3.Record of notice. If the planning and zoning commission approves vacating a plat, the city secretary shall record a copy of the plat vacation instrument in the office of the county clerk of Hays County along with an exhibit showing a drawing of the area or plat vacated. The county clerk shall write legibly on the vacated plat the word "vacated" and shall enter on the plat a reference to the volume and page at which the vacating instrument is recorded. If the planning and zoning commission vacates only a portion of a plat, it shall cause a revised final plat drawing to also be recorded which shows that portion of the original plat that has been

vacated and that portion that has not been vacated. On the execution and recording of the vacating instrument the plat that has been vacated as a result of this instrument (or the vacated portion of the plat) has no effect.

SECTION 10. MINOR PLATS

10.1. Requirements.

10.1.1. A minor plat, as defined by section 2 of this chapter [ordinance], shall meet all of the informational and procedural requirements set forth for an amending plat, and shall be accompanied by:

(a) One half-sized copy to scale of the plat;

(b) A completed application form;

(c) The required submission fee; and

(d) A certificate or some other acceptable form of verification from the Hays County Central Appraisal District showing that all taxes have been paid on the subject property and that no delinquent taxes exist against the property.

10.1.2. Official filing submission date. For the purpose of these regulations, the "official filing date" shall be the date upon which a complete submission for approval of a minor plat~~, that contains all required elements mandated by the Local Government Code and by this chapter, is deemed complete by the city administrator~~. To be considered complete, the submission must be rendered to the city within the timelines established by this chapter and accompanied by a check payable to the city in the amount of all applicable fees. It is only after the official filing date that any statutory period required for approval or disapproval of the plat shall commence to run. No application shall be deemed officially filed until the ~~city administrator~~planning director determines that the submission is complete and a certificate of completeness is issued by the ~~city administrator~~planning director. Failure by the ~~city administrator~~planning director to make a determination of incompleteness within ten business days following the date on which the submission was first received by the city, shall result in the submission being deemed complete, the submission becoming an application, and the "official filing date" shall become the next uniform submittal date.

10.2. Materials.

A copy of all application materials for a minor plat shall be submitted to the city for review in the same manner as for a final plat, or the application shall be deemed incomplete.

10.3. Drainage plans.

Applicant must submit a drainage plan to city engineer, unless expressly waived in writing by the city engineer.

10.4. Administrative approval.

10.4.1. Upon review and a finding that the minor plat is in full conformance with this and all other applicable city ordinances, the ~~city administrator~~planning director may approve, disapprove, or approve with conditions. Any decision made on the minor plat by the ~~city administrator~~planning director shall be final.

10.4.2. All minor plat applications that were disapproved by the ~~city administrator~~planning director, shall be provided to the applicant with a written statement of the reasons for disapproval that clearly articulates the

reason for disapproval including citation to the law, a statute or city ordinance, that is the basis for the disapproval.

10.4.3. If the applicant amends its filed plat application in response to the ~~city administrator~~planning director's initial disapproval, the applicant may file its amended application at the city on a date or day on which the city is accepting amended filings. The city will then have up to 15 days to approve or disapprove the amending plat application. The ~~city administrator~~planning director may either: (1) approve plat if the response adequately addresses each reason for the disapproval; or (2) disapprove plat if the response does not adequately address each reason for disapproval or creates new reasons for a violation of a statute or city ordinance. Any disapproval shall include a written statement of the reasons for disapproval that clearly articulates the reason for disapproval including citation to the law, a statute or city ordinance, that is the basis for the disapproval. A plat that is disapproved after the city has reviewed the response in the form of an amended application may be resubmitted to be processed under the 15-day timeline delineated in this section.

(Ord. No. 2022-15 , § 2, 5-17-2022)

10.5. Notice and hearings.

Notice, a public hearing, and the approval of other lot owners are not required for the approval of a minor plat.

10.6. Title.

The minor plat shall be entitled and clearly state that it is a "minor plat."

10.7. Filing with county.

The minor plat shall be filed at the county in the same manner as prescribed for a final plat, and approval of a minor plat shall expire if all filing materials are not submitted to the city and if the plat is not filed at the county within the time periods specified for a final plat.

SECTION 11. STREET DESIGN STANDARDS

11.1. Transportation plan.

The arrangement, character, extent, width, grade and location of all streets shall conform to the City of Dripping Springs' Transportation Plan and ordinances, and shall be considered in their relation to existing and planned streets or driveways (whether within the City of Dripping Springs, within its ETJ area, or within adjacent municipal or county areas), to topographical conditions, to public safety, and in their appropriate relation to the proposed uses of the land to be served by such streets. Reserve or residual strips of land controlling access to or egress from other property, or to or from any street or alley, or having the effect of restricting or damaging the adjoining property for subdivision purposes, or which will not be taxable or accessible for improvements shall not be permitted in any subdivision unless such are required by the city in the public interest (such as to enhance public safety or other public interest). All streets shall be constructed in accordance with this section and with the city's ordinances.

11.2. Requirements.

Proposed streets shall provide a safe, convenient and functional system for vehicular and pedestrian circulation, shall be properly related to the transportation plan and any amendments thereto, and shall be appropriate for the particular traffic characteristics of each proposed subdivision or development. All streets shall be open and unobstructed at all times. The layout of the street network shall, to the greatest extent possible, be sited and aligned along natural contour lines, and shall minimize the amount of cut and fill on slopes in order to minimize the amount of land area that is disturbed during construction, thereby helping to reduce stormwater runoff and preserve natural, scenic characteristics of the land.

11.3. Adequacy of streets and thoroughfares.

11.3.1.Responsibility for adequacy. The property owner shall assure that the subdivision is served by adequate streets and thoroughfares, and shall be responsible for the costs of rights-of-way and street improvements, in accordance with the following policies and standards, and subject to the city's cost participation policies on oversized facilities, and in accordance with the technical standards and transportation plan.

11.3.2.General adequacy policy. Every subdivision shall be served by improved streets and thoroughfares adequate to accommodate the vehicular traffic to be generated by the development. Proposed streets shall provide a safe, convenient and functional system for traffic circulation; shall be properly related to the city's transportation plan, road classification system, comprehensive plan and any amendments thereto; and shall be appropriate for the particular traffic characteristics of each development.

11.3.3.Road network. Pursuant to Chapter 212 of the Texas Local Government Code and Chapter 311 of the Texas Transportation Code, the City has the authority to regulate the road network within the City and extraterritorial jurisdiction. New subdivisions shall be supported by a road network having adequate capacity, ingress/egress, and safe and efficient traffic circulation. The adequacy of the road network for developments of 200 or more dwelling units, or for developments generating 2,000 or more "one-way" trips per day, or for developments involving collector or arterial streets not appearing on the city's adopted transportation plan, shall be demonstrated by preparation and submission, prior to the preliminary plat application, of a traffic impact analysis prepared, which takes into consideration the need to accommodate traffic generated by the development, land to be developed in common ownership and other developed property. In the event that the property to be developed is intended as a phase in a larger development project, or constitutes a portion of the land to be ultimately developed, the planning ~~and zoning commission~~director may require a demonstration of adequacy pursuant to this section for additional phases or portions of the property as a condition of approval for the proposed preliminary plat. In the event that the applicant submits a traffic impact analysis for an entire phased development project, the city may require an update of the study for each subsequent phase of the development which reflects any applicable changed conditions. If the preliminary plat is in conformance with the transportation plan and if the preliminary plat is for a development of less than 200 dwelling units or for a development generating less than 2,000 "one-way" trips per day, then a traffic impact analysis is not required.

11.3.4.Approach roads and access. All subdivisions with 50 or more lots or units must have at least two points of vehicular access and must be connected via improved roadways to the improved thoroughfare and street system (city, county and state, as may be applicable) by one or more approach roads of such dimensions and improved to such standards as are hereinafter set forth. Requirements for dedication of right-of-way and improvement of approach roads may be increased depending upon the size or density of the proposed development, or if such need is demonstrated by traffic impact analysis. This requirement shall be waived by the city upon demonstration by the applicant that the required access points are prohibited by TxDOT.

(a) "Two points of vehicular access" shall be construed to mean that the subdivision has at least two improved roads accessing the subdivision from the improved thoroughfare system, and the subdivision

has at least two road entrances. The planning ~~and zoning commission~~director may, at its discretion and upon a finding that such will not compromise public safety or impede emergency access, accept a single median-divided entrance from the city's improved thoroughfare system provided that the median extends into the subdivision for an unbroken length of at least 200 feet to an intersecting internal street which provides at least two routes to the interior of the subdivision. For example, the entrance street is not a dead-end or cul-de-sac, and it does not create a "bottleneck" allowing only one emergency route into the interior of the subdivision.

(b) The subdivision shall be designed to provide adequate emergency access for public safety vehicles. Each residential lot in the subdivision shall have a minimum frontage on a dedicated public street as required by applicable zoning or 35 feet, whichever is greater, unless other provisions have been authorized through planned development district approval. Each nonresidential lot shall have a minimum frontage on a dedicated public street as required by applicable zoning or 50 feet, whichever is greater, unless other provisions have been authorized through planned development approval.

(c) At the discretion of the city engineer, the second access point may take the form of an unimproved dedicated public right-of-way without requiring improvement. The city engineer may waive the requirement for a second access point if justified by the presence of a multiple-lane entrance and exit, the width of the single access point, and any geographical or topographical considerations.

11.4. Off-site improvements.

Where a traffic impact analysis (TIA) demonstrates the need for such facilities, or where the city believes public safety is at risk, the property owner shall make such improvements to off-site collector and arterial streets and intersections as are necessary to mitigate traffic impacts generated by the development or in conjunction with related developments. The city may participate in the costs of oversize improvements with the property owner as set out herein, and subject to the city's cost participation policies on oversized improvements. The extent of the public exaction for off-site improvements, and the city's level of participation in cost-sharing, may be established through an agreement.

11.5. Street dedications.

11.5.1.Dedication of right-of-way. The property owner shall provide all rights-of-way required for existing or future streets, and for all required street improvements, including perimeter streets and approach roads, as shown in the transportation plan and as required by the ordinances or by other valid development plans approved by ~~planning and zoning commission~~ planning director or other approval authority. In the case of perimeter streets, half of the total required right-of-way width, as measured from the centerline, for such streets shall be provided unless the proposed development is on both sides of the street, in which case the full right-of-way width shall be provided, or unless there is some other compelling reason to require more than half of the right-of-way width (such as avoiding the infringement upon or demolition of existing structures, avoiding crossing a creek or floodplain or some other obstacle, or other similar circumstance). In some instances, more than half of the required width shall be required when a half-street is impractical or unsafe and depending upon the actual or proposed alignment of the street, such as in the case of a curved street, as may be required by the planning director or other approval authority~~and zoning commission~~.

11.5.2.Perimeter streets. Where an existing half-street is adjacent to a new subdivision or addition, the other half of the street shall be dedicated, and an appropriate amount of the street shall be improved, by the developer of the new subdivision or addition.

11.5.3.Slope easements. The dedication of easements, in addition to dedicated rights-of-way shall be required whenever, due to topography, additional width is necessary to provide adequate earth slopes. Such slopes shall be no steeper than three feet horizontal run to one foot vertical height, or a three-to-one (3:1) slope.

11.6. Street construction.

All streets and thoroughfares shall be paved to city standards and within rights-of-way as required by the transportation plan and this chapter, and in accordance with the ordinances and other city standards as may be from time to time amended or adopted. The planning ~~and zoning commission~~director may approve alternate paving designs for residential subdivisions in accordance with the ordinances.

11.7. Intersections and devices.

Intersection improvements and traffic-control devices shall be installed as warranted in accordance with the traffic impact analysis required by subsection (f) [section 11.11], or as may be required by the city for traffic safety and efficiency. Construction and design standards shall be in accordance with city standards and the ordinances.

11.8. Phased development.

Where a subdivision is proposed to occur in phases, the applicant, in conjunction with submission of the preliminary plat, shall provide a proposed schedule of development. The schedule shall set forth the intended plan of development and dedication of rights-of-way for streets and street improvements, whether on-site or off-site, intended to serve each proposed phase of the subdivision. The planning ~~and zoning commission~~director shall determine whether the proposed streets and street improvements are adequate pursuant to standards herein established, and may require that a traffic impact analysis be submitted for the entire project or such phases as the planning ~~and zoning commission~~director determines to be necessary to adjudge whether the subdivision will be adequately served by streets and thoroughfares.

11.9. Private streets.

Subdivisions having private streets may be established only under the terms set forth in this section, and pursuant to any other ordinances or guidelines for private street developments as may be adopted for use by the city either as part of this chapter or as separate ordinances or policies. All private streets shall be designed and constructed in accordance with the city's standards for publicly dedicated streets. The term "private street" shall be inclusive of alleys, if such are to be provided within the subdivision.

11.9.1.Subdivision eligibility criteria. Private streets shall be permitted only within a subdivision satisfying each of the following criteria:

(a) The streets to be restricted to private use are not intended for regional or local through traffic circulation; and

(b) The subdivision is not located adjacent to an existing or approved public street subdivision that can be reasonably connected, even though the street connection would require construction of a bridge or culvert (in that instance, the two subdivisions shall be connected as public street subdivisions unless the bridge or culvert would be so expansive as to be impractical or unfeasible); and

(c) A mandatory property owners' (homeowners' or condominium) association, which includes all property to be served by the private streets, will be formed; and

(d) The subdivision conforms to any other special guidelines for private street developments as may be approved separately by the planning ~~and zoning commission~~director.

11.9.2.Exclusion of certain streets. Roads or streets that are shown on the city's transportation plan, such as highways, major or minor thoroughfares or arterials, or collectors, shall not be used, maintained or constructed as private streets, and a private street subdivision shall not cross or interfere with an

existing or future collector or arterial street. Also, the P&Z may deny the creation of any private street if, in their sole judgment, the private street would negatively affect traffic circulation on public streets, or if it would impair access to the subject or adjacent property; impair access to or from public facilities including schools or parks; or if it would cause possible delays in the response time of emergency vehicles.

11.9.3.Access onto public thoroughfare. A private street subdivision shall provide a minimum of 80 feet of access frontage on a public collector or arterial street for subdivision entrances in order to accommodate a median-divided entrance with appropriate vehicle stacking, queuing and turnaround area. Primary access into a private street subdivision shall be from a major roadway, which has a minimum right-of-way of 60 feet, or from a larger roadway, as shown on the city's transportation plan. Restricted access entrances shall not be allowed from residential collector streets, minor residential or local streets, nor from alleys or private driveways or parking lots. A private street subdivision shall provide a minimum of 80 feet queuing distance between edge of pavement of public roadway and subdivision gate. As an alternative to the queuing distance the applicant may dedicate and promptly construct deceleration/acceleration turning lanes.

11.9.4.Parks, greenbelts and wildlife preserves excluded. A private street subdivision shall not cross or interfere with public access to or enjoyment of an existing or future public pedestrian pathway, hike and bike trail, greenbelt, park or wildlife preserve as shown on the City of Dripping Springs' Parks and Open Space Plan or as already dedicated for public use.

11.9.5.Property owners', homeowners' or condominium association. Subdivisions developed with private streets shall have a mandatory property owners' association which includes all property and lots served by the private streets. The association shall own and be responsible for the maintenance of private streets and appurtenances. The association documents shall be reviewed and approved by the ~~city administrator~~planning director and the city's attorney to ensure that they conform to these and other applicable city rules and regulations. The documents shall be filed of record at the county prior to final plat approval in order to ensure that there is an entity in place for long-term maintenance of private streets and appurtenances. The association may not be dissolved without the prior written consent of the city council. No portion of the association documents pertaining to the maintenance of private streets and alleys, and assessments therefor, may be amended without the written consent of the city council. The city will not assist in enforcing deed restrictions.

11.9.6.Private street lot. Private streets must be constructed within a separate lot or unit owned by the property owners' association. This lot or unit must conform to the city's standards for public street rights-of-way. An easement covering the street lot or unit shall be granted to the city providing unrestricted access to and use of the property for any purpose deemed necessary by the city. This right shall also extend to all utility providers operating within the city and to other necessary governmental service providers, such as the U.S. Postal Service. The easement shall also permit the city to remove any vehicle or obstacle within the street lot or unit that may impair emergency access.

11.9.7.Construction and maintenance cost. The city shall not pay for any portion of the cost of constructing or maintaining a private street.

11.9.8.Infrastructure and utilities. Any public water, sewer and drainage facilities, streetlights, and traffic-control devices, such as traffic signs, placed within the private street lot shall be designed and constructed to city standards, and shall be accepted by and dedicated to the city prior to filing the record plat for the subdivision. All private traffic-control devices and regulatory signs shall conform to the "Texas Manual of Uniform Traffic Control Devices", as amended, and to city standards. All city regulations relating to infrastructure financing, developer cost participation, and capital cost recovery shall apply to developments with private streets, with the exception of those applying to street construction.

(a) The metering for utilities such as water, gas and electricity shall be located on the individual lots to be served, not grouped together in a centralized location(s), such as "gang-box" style metering stations, which shall not be permitted.

11.9.9.Plans and inspections. Development applications for subdivisions with private streets must include the same plans and engineering information required for public streets and utilities. City requirements pertaining to review and approval of improvements shall apply, and fees charged for these services shall also apply. The city may inspect private streets, and require any repairs necessary to ensure efficient emergency access and to protect the public health, safety, convenience and welfare.

11.9.10.Restricted access. The entrances to all private streets shall be clearly marked with a sign, placed in a prominent and visible location, stating that the streets within the subdivision are private, and that they are not maintained nor regularly patrolled by the city. All restricted access entrances must be manned 24 hours every day, or they must provide a reliable, alternative means of ensuring city and emergency access to the subdivision, preferably with an opticom-type system for emergency access, by the city and other utility or public service providers, such as postal carriers and utility companies, with appropriate identification. The method to be used to ensure city and emergency access into the subdivision shall be approved by the planning ~~and zoning commission~~director and by all applicable emergency services providers prior to engineering release for construction of the development. If the association fails to maintain reliable access as required herein, the city may enter the subdivision and remove any gate or device which is a barrier to access at the sole expense of the association. The association documents shall contain provisions in conformity with this section which may not be amended without the written consent of the city council.

11.9.11.Access restricted entrance design standards. Any private street (and any other type of gated entrance) which has an access control gate or cross-arm must have a minimum uninterrupted pavement width of 24 feet at the location of the gate or access control device, both ingress point and egress point, regardless of the type of device used. If an overhead, or lift-up, barrier is used, it must be a minimum of 16 feet in height above the road surface, and this clearance height shall be extended for a minimum distance of 50 feet in front of and behind the location of the device. All gates and cross-arms must be of a breakaway design. A minimum vehicle stacking distance of 100 feet shall be provided from the right-of-way line of the public road from which the private street subdivision is accessed to the first vehicle stopping point, which is usually an access request keypad, a telephone, or a guard's window. Adequate distance shall be provided between the access request point(s) and the entry barrier, or gate, to accommodate a vehicle turnaround as described below.

11.9.12. A paved turnaround space must be located in front of (i.e., prior to passage of) any restricted access entrance barrier, between the access request device and the barrier or gate, to allow vehicles that are denied access to safely exit onto public streets without having to back up, particularly into the public street upon which the entrance is located. The design and geometry of such turnaround shall be of such pavement width and having such inside turning radius that it will accommodate smooth, single-motion U-turn movements by the following types of vehicles:

(a) Larger passenger vehicles, such as full-sized vans and pickup trucks;

(b) Passenger vehicles with short trailers up to 24 feet in length, such as small flatbed, camping or box-type trailers; and

(c) The types of service and utility trucks that typically visit or make deliveries to neighborhoods that are similar to the proposed private street development, such as utility service vehicles, postal or UPS delivery trucks, and two- to three-axle flatbed or box-type trucks used by contractors and moving companies.

The ~~city administrator~~planning director and the P&Z may require submission of additional drawings, plans or exhibits demonstrating that the proposed turnaround will work properly, and that vehicle

turnaround movements will not compromise public safety on the entry roadway or on the adjacent public street(s).

A site plan showing the design and location of all proposed access restricted entrances shall be submitted for review by the city engineer, along with the construction plans for the subdivision, and must be approved by the planning ~~and zoning commission~~director along with approval of the preliminary plat.

11.9.13.Waiver of services. The subdivision final plat, property deeds and property owners' association documents shall note that certain city services shall not be provided for private street subdivisions. Among the services which will not be provided are: Routine law enforcement patrols, enforcement of traffic and parking regulations, and preparation of accident reports. Depending upon the characteristics of the development and upon access limitations posed by the design of entrances into the subdivision, other services (such as sanitation) may not be provided, as well.

11.9.14.Private streets: Application to convert to public streets. The property owners' association documents shall contain provisions that describe how the association may make application [to] the city to accept private streets and any associated property as public streets and right-of-way upon written notice to all association members and upon the favorable vote of a majority of the membership. However, in no event shall the city be obligated to accept said streets as public. Should the city elect to accept the streets as public, then the city has the right to inspect the private streets and to assess the lot or unit owners for the expense of needed repairs concurrent with the city's acceptance of the streets. The city shall be the sole judge of whether repairs are needed. The city may also require, at the association's or the lot or unit owners' expense, the removal of any guard houses, access control devices, landscaping or other aesthetic amenities located within the street lot or within any other common area. The association documents shall provide for the city's right to such removal and assessment. Those portions of the association documents pertaining to the subject matter contained in this section shall not be amended without the written consent of the city council.

11.9.15.Hold harmless. On the subdivision final plat shall be language whereby the property owners' association, as owner of the private streets and appurtenances, agrees to release, indemnify, defend and hold harmless the city, any other governmental entity, and any public utility entity for damages to the private streets that may be occasioned by the reasonable use of the private streets by same, and for damages and injury (including death) arising from the condition of the private streets, out of any use of access gates or cross-arms, or out of any use of the subdivision by the city or governmental or utility entity (such plat language is available from the city).

11.10. Escrow policies and procedures.

11.10.1.Request for escrow. Whenever this chapter requires a property owner to construct a street or thoroughfare, or other type of public improvement, the property owner may, if there exist unusual circumstances, such as a timing issue due to pending roadway improvements by another agency such as TxDOT or Hays County, that would present undue hardships or that would impede public infrastructure coordination or timing, request the city to construct the street or thoroughfare, usually at a later date, in exchange for deposit of escrow as established in this section. If more than one street or thoroughfare must be constructed in order to meet adequacy requirements for roadways, as demonstrated by a traffic impact analysis, the ~~city administrator~~planning director may prioritize roadways for which escrow is to be accepted and require the deposit of all funds attributable to the development in escrow accounts for one or more of such affected roadways. The city council shall review the particular circumstances involved (a traffic impact analysis may be required to facilitate the city council's deliberations on the matter), and shall determine, at its sole discretion, whether or not provision of escrow deposits will be acceptable in lieu of the property owner's obligation to construct the street or thoroughfare with his or her development.

11.10.2.Escrow deposit with the city. Whenever the city council agrees to accept escrow deposits in lieu of construction by the owner of the property under this chapter, the property owner or developer shall deposit in escrow with the city an amount equal to his or her share of the costs of design, construction, permits, reviews and approvals, inspections, any additional land acquisition, and an appropriate (and realistic) inflation factor to ensure that the actual "future dollar" costs will be covered when actual construction occurs in the future. Such amount shall be reviewed and approved by the ~~city administrator~~planning director and by the city engineer, and shall be paid prior to release of construction plans by the city engineer. The obligations and responsibilities of the property owner shall become those of the property owner's transferees, successors and assigns; and the liability therefore shall be joint and several.

11.10.3.Determination of escrow amount. The amount of the escrow shall be determined by using 110 percent of the maximum comparable "turnkey" bid price of construction of the improvements (including design, permits, reviews and approvals, inspections and any additional land acquisition that may be needed). Such determination of the escrow amount shall be made as of the time the escrow is due hereunder, and shall be subject to the review and approval of the ~~city administrator~~planning director and the city engineer.

11.10.4.Termination of escrow. Escrows, or portions of escrowed amounts, which have been placed with the city under this section and which have been held for a period of ten years from the date of such payment or agreement, in the event that the city has not authorized the preparation of plans and specifications for construction of such roadway facilities for which the escrow was made, shall, upon written request, be returned to the property owner, along with one-half of its accrued interest. Such return does not remove any obligations of the property owner for construction of the required facilities if a building permit has not been issued on the subject lot or if a new building permit is applied for.

11.10.5.Refund. If any street or highway for which escrow is deposited is constructed by a party other than the city or is reconstructed by another governmental authority at no cost to the city, the escrowed funds and accrued interest shall be refunded to the property owner or applicant who originally paid the escrow amount after completion and acceptance of the public improvements. In the event that a portion of the cost is borne by the city and the other portion of the cost by another party or governmental authority, the difference between the property owner's actual proportionate cost and the escrowed funds, including accrued interest, if any, shall be refunded after completion and acceptance of the improvements.

11.10.6.Interest limitation. If money is refunded within six months of deposit, only the principal will be refunded. Monies returned after this date will be refunded with one-half of its accrued interest.

11.11. Traffic impact analysis.

Any proposed development project or plat involving a significant change to a proposed roadway alignment from that shown on the City of Dripping Springs' Transportation Plan (or involving a development of 200 or more dwelling units, or for developments generating 2,000 or more "one-way" trips per day) shall be preceded by submission, city staff and P&Z review, and city council approval of a traffic impact analysis. Such a proposed roadway alignment change shall also be preceded by (or simultaneous with) an amendment to the city's transportation plan showing the new proposed alignment. Failure to provide for such approvals prior to submission of a preliminary plat shall be grounds for denial of the plat submission as incomplete.

11.11.1.Required analysis components. A traffic impact analysis shall include the following elements:

(a) General site description . The traffic impact analysis shall include a detailed description of the roadway network within one mile of the site, a description of the proposed land uses, the anticipated states of construction, and the anticipated completion date of the proposed land development shall be provided. This description, which may be in the form of a map, shall include the following items: (1) all major intersections; (2) all proposed and existing ingress and egress locations; (3) all existing roadway widths and rights-of-way; (4) all existing traffic signals and

traffic-control devices; and (5) all existing and proposed public transportation services and facilities within a one mile radius of the site.

(b) Proposed capital improvements. The traffic impact analysis shall identify any changes to the roadway network within one mile of the site that are proposed by any government agency or other developer. This description shall include the above items as well as any proposed construction project that would alter the width or alignment of roadways affected by the proposed development.

11.11.2.Roadway impact analysis.

(a) Transportation impacts:

(1) Trip generation. The average weekday trip generation rates (trip ends), the average weekend trip generation rates (for uses other than residential or institutional), the highest average a.m. and p.m. hourly weekday trip generation rates, and the highest hourly weekend generation rates (for uses other than residential or institutional) for the proposed use shall be determined based upon the trip generation rates contained in the most recent edition of the Institute of Transportation Engineers' Trip Generation book; or shall be based upon data generated by actual field surveys of area uses compatible to the proposed use and approved by the ~~city administrator~~planning director and the city engineer.

(2) Trip distribution. The distribution of trips to arterial and collector roadways within the study area (general site description) above shall be in conformity with accepted traffic engineering principles, taking into consideration the land use categories of the proposed development; the area from which the proposed development will attract traffic; competing developments (if applicable); the size of the proposed development; development phasing; surrounding existing and anticipated land uses, population and employment; existing and projected daily traffic volumes; and existing traffic conditions identified.

(b) Adequacy determination. The roadway network included within the traffic impact analysis shall be considered adequate to serve the proposed development if existing roadways identified as arterials and collectors can accommodate the existing service volume, and the service volume of the proposed development, and the service volume of approved but unbuilt developments holding valid, unexpired building permits at a level of service "C" or above (refer to the city's transportation plan for discussion of levels of service).

11.11.3.Intersection analysis.

(a) Level of service analysis. For intersections within the roadway traffic impact analysis area (general site description), a level of service analysis shall be performed for all arterial to arterial, arterial to collector, collector to arterial, and collector to collector intersections, and for any other pertinent intersections identified by the ~~city administrator~~planning director or by the city engineer. Also, level of service analyses will be required on all proposed site driveway locations for all nonresidential developments. The city may waive analysis of minor intersections and site driveway locations within the one-mile radius. The level of service analysis shall be based upon the highest hourly average a.m. or p.m. peak weekday volume or highest average hourly peak weekend volume as determined from a two-day survey of weekday volumes and, where necessary, a one-day survey of weekend volumes. The level of service analysis shall take into consideration the lane geometry, traffic volume, percentage of right-hand turns, percentage of left-hand turns, percentage (and typical size) of trucks, intersection width, number of lanes, signal timing and progression, roadway grades, pedestrian and bicycle flows, school routes, number of accidents, and peak hour factor.

(b) Adequacy analysis . The intersections included within the traffic impact analysis shall be considered adequate to serve the proposed development if existing intersections can accommodate the existing service volume, the service volume of the proposed development, and the service volume of approved but unbuilt developments holding valid, unexpired building permits at level of service "C" or above.

11.11.4.Effect of adequacy determination. If the adequacy determination for roadways and intersections indicates that the proposed development would cause a reduction in the level of service for any roadway or intersection within the study area that would cause the roadway to fall below the level of service required hereto, the proposed development shall be denied unless the developer agrees to one of the following conditions:

(a) The deferral of building permits until the improvements necessary to upgrade the substandard facilities are constructed;

(b) A reduction in the density or intensity of development;

(c) The dedication or construction of facilities needed to achieve the level of service required herein; or

(d) Any combination of techniques identified herein that would ensure that development will not occur unless the levels of service for all roadways and intersections within the traffic impact analysis study are adequate to accommodate the impacts of such development.

11.12. Streets not on transportation plan.

For streets that are not shown on the city's transportation plan, such as local residential streets, the arrangement of such streets within a subdivision shall:

11.12.1. Provide for the continuation or appropriate projection of existing streets from or into surrounding areas;

11.12.2. Conform to a plan for the neighborhood approved or adopted by the city council to meet a particular situation where topographical or other conditions make continuance or conformity to existing streets impractical;

11.12.3. Provide for future access, such as by stubbing streets for future extension, to adjacent vacant areas which will likely develop under a similar zoning classification or for a similar type of land use; and

11.12.4. Not conflict in any way with existing or proposed driveway openings (including those on the other side of an existing or planned median-divided arterial, in which case new streets shall align with such driveway openings such that median openings can be shared).

11.13. Residential collector streets.

Residential collector streets and minor residential streets shall be laid out such that their use by through traffic will be discouraged, such as via circuitous routes or multiple turns or offsets, but such that access is provided to adjacent subdivisions.

11.13.1. Wherever the right-of-way width of a collector or residential street must transition to a greater or lesser width, such transition shall occur along the front, side or rear lot lines of adjacent lots (for a reasonable distance) and shall not occur within the street intersection itself. In other words, the right-of-way width shall be the same on both sides of the street intersection.

11.13.2. To the greatest extent possible, the number of lots fronting along residential collector streets shall be minimized in order to ensure adequate traffic safety and efficiency. No more than 20 percent of the

total centerline length of a collector street may have residential lots fronting onto the collector on each side of the street. For example, a collector street having a total centerline length (from one terminus to another) of 1,000 feet may have lots fronting onto it with a total frontage distance of 200 feet on each side of the street. Calculations shall be submitted with the preliminary plat application verifying that lots fronting onto a collector street do not exceed the above.

11.13.3. At least 50 percent of the total centerline length of all streets (including collector streets) within a residential subdivision (or within each phase of a residential subdivision, unless otherwise approved by planning and zoning commission, planning director, or other approval authority to apply to the subdivision in its entirety rather than each individual phase) shall be curvilinear in design. Calculations shall be submitted with the preliminary plat application verifying that the above curvilinear street requirement is being met.

11.14. Relation to arterial.

Where a subdivision abuts or contains an existing or proposed arterial street, the planning ~~and zoning commission~~director may require marginal access streets, reverse frontage (lots which back onto the arterial), deep lots with rear service alleys, or such treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

11.15. Reserve strips.

Reserve strips controlling access to streets shall be prohibited except where their control is required by the city and approved by the planning ~~and zoning commission~~director.

11.16. Intersecting streets.

Intersecting, undivided streets with centerline offsets of less than 150 feet shall be avoided. Intersecting streets onto an existing or future divided roadway must be configured such that the centerline offset will accommodate the appropriate median opening and left turn lanes (with required transition and stacking distances) on each divided roadway, and shall be aligned with any existing or proposed streets or driveways on the opposite side of the divided roadway (in order to share the median opening).

11.17. Intersections with major thoroughfares.

A street intersection with a major thoroughfare shall be at a 90-degree angle and shall be tangent to the intersecting street for at least 100 feet. All other street intersections shall be laid out so as to intersect as nearly as possible at a 90-degree angle or radial to the centerline of the intersecting street for the full right-of-way of the intersecting street, and tangent to the intersecting street for at least 50 feet. No street shall intersect at an angle that is less than 85 degrees.

11.18. Rights-of-way.

Street right-of-way widths shall be as shown on the transportation plan and as defined by the corresponding roadway cross-sections on the transportation plan and in the city's ordinance.

11.19. Half-streets.

Construction of half-streets shall be prohibited, except when essential to the reasonable development of the subdivision in conforming with the other requirements of this chapter and the transportation plan, and where the

city council makes a determination that there is no immediate benefit to be gained by constructing the full street section since no access from the street will be needed by the subdivision in question. The city council may also find that it would be more practical, or cost effective, to delay construction of the other half of a street until when the adjoining property is developed.

11.20. Owner's responsibility.

If the property owner is responsible for one-half of the street, then the property owner shall either construct the facility along with the development or shall provide escrow for the construction cost of his or her share of the facility (including all applicable street appurtenances such as median openings, left turn lanes into the development, sidewalks with barrier-free ramps, drainage structures, etc.) unless the city participates in the construction of the facility. Whenever a partial street has been previously platted along a common property line, the other portion of the street right-of-way shall be dedicated such that the right-of-way is increased to the street's ultimate planned width. Improvements shall be made to all on-site facilities.

11.21. Maximum block length.

The following applies to subdivision block or street segment design (including a looped street) as measured along the street centerline and between the point(s) of intersection with other through streets, but does not include blocks with cul-de-sacs or dead-ends:

11.21.1.Urban subdivisions. Residential blocks in an urban subdivision shall not exceed 1,200 feet between the centerlines of street intersections; however, if blocks are parallel to and adjacent to an arterial road as defined by the county, such blocks shall not exceed 1,600 feet between the centerlines of street intersections. Commercial and industrial blocks in areas zoned for each shall not exceed 2,000 feet between the centerlines of street intersections.

11.21.2.Rural and suburban subdivisions. Residential and suburban subdivision blocks shall not exceed 2,000 feet between the centerlines of street intersections.

11.21.3. Minimum block length is 400 feet.

11.22. Cul-de-sac.

In general, a cul-de-sac street shall not be longer than 2,000 feet, and at the closed end shall have a turnaround bulb with an outside pavement diameter of at least 80 feet and a right-of-way diameter of at least 110. The length of a cul-de-sac shall be measured from the centerline of the intersecting street to the centerline of the cul-de-sac bulb. Cul-de-sacs may be up to 3,000 feet in length if each lot accessing the cul-de-sac has at least 200 feet of street frontage.

11.22.1. The P&Z may approve, waivers for overlength streets or cul-de-sacs, whether temporary or permanent, upon considering the following:

[(a)—(c) Reserved;]

(d) Alternative designs which would reduce street or cul-de-sac length;

(e) The effect of overlength streets upon access, congestion, delivery of municipal services, and upon convenience to residents of the subdivision in traveling to and from their homes; and

(f) Means of mitigation, including but not limited to additional mid-block street connections, limitation on the number of lots to be served along an overlength street segment or cul-de-sac, temporary (or permanent) points of emergency access, and additional fire protection measures.

11.23. Dead-end streets.

Except in unusual cases, no dead-end streets will be approved unless such dead-end streets are provided to connect with future streets on adjacent land. In the case of dead-end streets which will eventually be extended into the adjacent subdivision, no more than one lot or unit (per side) can front onto the dead-end street stub unless a temporary turnaround bulb (with the appropriate temporary street easement) is provided at the end. A temporary dead-end street shall not exceed the maximum allowed length of a normal cul-de-sac, and the temporary turnaround bulb must be constructed like a cul-de-sac (the city engineer may authorize the use of asphalt or other durable paving material than concrete for the arc, or "wing", portions of the temporary turnaround bulb in order to minimize the cost of removing those portions later on). A note shall be placed on the final plat clearly labeling any temporary dead-end streets (if any) that will at some point be extended into the adjacent property, and signage shall be placed at the end of the constructed street stub, such as on the barricade, also stating that the street will be extended in the future. Signage and lettering must be large enough to be legible by a person with normal vision at a 20-foot distance. Any required temporary turnaround easements shall be shown on the final plat along with their appropriate recording information, if they are off-site or established by separate instrument.

11.24. Extension of existing streets.

New streets which extend existing streets shall bear the names of the existing streets, and shall be dedicated at equal or greater right-of-way widths than the existing streets for an appropriate transition length, if applicable.

11.25. Construction of new streets.

All new streets dedicated within a subdivision shall be constructed in accordance with paving widths and specifications as set forth in the ordinances of the City of Dripping Springs at the time at which the preliminary plat application is officially submitted and deemed a complete application.

SECTION 12. ALLEYS AND EASEMENTS

12.1. Alleys.

12.1.1. Service alleys in nonresidential districts, if provided or constructed by the developer, shall be a minimum right-of-way width of 30 feet and a pavement width of 24 feet.

12.1.2. Residential alleys shall be permitted in single-family subdivisions within the city and its ETJ under the following standards:

(a) In residential districts, alleys shall be parallel, or approximately parallel, to the frontage of the street.

(b) Alleys in residential districts shall provide a minimum of 20 feet of right-of-way and 12 feet of pavement.

12.1.3. General alley design standards.

(a) Alleys shall be paved in accordance with the City of Dripping Springs' TCSS and construction standards that are in effect at the time the preliminary plat application is officially submitted and deemed a complete application.

(b) Where the deflection of alley alignment occurs, the design of the paving and property line shall be as established by the TCSS.

(c) Dead-end or "hammerhead" alleys shall not be allowed. Alleys must have adequate turnouts and street entrances such that vehicular traffic flow is continuous and efficient. Where a temporary dead-end alley situation is unavoidable, a temporary turnaround bulb or turnout onto a street, either of which will need a temporary easement for street or alley purposes, shall be provided as determined by the city engineer.

(d) Alleys may not exceed a maximum length of 1,600 feet, as measured along the centerline of the alley and between intersections with other alleys or entrances onto streets (at the right-of-way line of the street at the alley entrance). The ~~P&Z~~planning director may recommend, and the planning and zoning commission may approve, variances for overlength alleys upon consideration of the following:

(1) Alternative designs which would reduce alley length;

(2) The effect of overlength alleys upon access, congestion, delivery of municipal services, and upon convenience to residents of the subdivision in accessing rear driveways and in driving around to the front of their homes; and

(3) Means of mitigation, including but not limited to additional mid-block alley turnouts, limitation on the number of lots to be served along a single alley segment, temporary points of access, and additional fire protection measures.

(e) Alley intersections shall be perpendicular and at a 90-degree angle or radial to the intersecting alley centerline for the full alley right-of-way width, and intersection pavement shall be of sufficient width and inside radius to accommodate waste collection and emergency vehicles. Intersections shall be three-way wherever possible and four-way intersections shall be avoided. No alley intersection serving more than four directions shall be allowed.

12.2. Easements.

12.2.1. The minimum width for city utility easements shall be 20 feet or as otherwise required by the city engineer. The width of easements for other utility providers, such as for gas, electric, telephone or cable television, shall be as required by that particular entity. It shall be the applicant's responsibility to determine appropriate easement widths required by other utility companies.

12.2.2. Where a subdivision is traversed by a watercourse, drainageway or channel, there shall be provided a storm drainage easement conforming substantially with the 100-year floodplain of such course and of such additional width as may be designated by the city engineer, subject to determination according to proper engineering considerations. The required width shall conform to the requirements set forth by the Federal Emergency Management Agency (FEMA), the U.S. Army Corps of Engineers, and/or the city. Parallel streets or parkways shall be required adjacent to certain portions of creek[s] or drainageways to provide maintenance access and/or public access and visibility into public open space or recreation areas. The number of lots that back or side onto creeks, drainageways, public parks and open spaces, and public school sites shall be severely limited, and possibly prohibited, such that public access, visibility, safety and security within these areas are maximized. Other utilities may be permitted within a drainage or floodway easement only if approved by the city engineer and any other applicable entity requiring the drainage or floodway easement.

12.2.3. A lot's or unit's area shall be computed inclusive of all easements. However, there shall be a minimum buildable area, exclusive of required easements, buffer zones and setbacks for each lot or unit.

12.2.4. Where alleys are not provided in a residential subdivision, a minimum 20-foot wide utility easement shall be provided along the front of all lots, adjacent to and flush with the street right-of-way line for the potential placement of utility facilities.

12.2.5. For new development, all necessary on-site easements shall be established on the subdivision plat and not by separate instrument, and they shall be labeled for the specific purpose, and to the specific entity if other than the city, for which they are being provided. Examples include, but are not limited to, the following: A water, sanitary sewer or drainage easement, which is dedicated to the city for a water or sanitary sewer line or for a drainage structure; an access easement, which is dedicated to the public for unrestricted access purposes; a fire lane easement, which is dedicated to the city and its fire suppression and emergency medical service providers for access purposes; an electrical, gas or telephone easement, which is dedicated to the specific utility provider that requires the easement; and so on.

SECTION 13. BLOCKS

13.1. Length, width and shape.

The length, width and shapes of blocks shall be determined with due regard to:

13.1.1. Provision of adequate building sites suitable to the special needs of the type of use contemplated;

13.1.2. Zoning requirements as to lot or unit sizes, setbacks and dimensions (if within the city's limits); and

13.1.3. Needs for convenient access, circulation, control and safety of street traffic and for pedestrians or bicyclists traveling to a public park or school site or other facility within or close to the neighborhood.

13.2. Intersecting streets.

Intersecting streets, which determine the lengths and widths of blocks, shall be provided at such intervals as to serve cross-traffic adequately, to provide adequate fire protection, and to conform to customary subdivision practices. Where no existing subdivision or topographical constraints control, the block lengths shall not exceed 1,200 feet in length. Where no existing subdivision or topographical constraints control, the blocks shall not be less than 400 feet in length; however, in cases where physical barriers or property ownership creates conditions where it is appropriate that these standards be varied, the length may be increased or decreased (through issuance of a waiver by the planning ~~and zoning commission~~director with plat approval) to meet the existing conditions having due regard for connecting streets, circulation of traffic and public safety.

SECTION 14. LOTS

14.1. Requirements.

Lots or units shall conform to the minimum requirements of the established zoning district, if located within the city's city limits.

14.2. Frontage.

Each lot or unit on a subdivision plat shall front onto a dedicated, improved public street unless platted as an approved private street subdivision in accordance with this chapter. Lot width and access shall conform with the provisions of the City of Dripping Springs' Zoning Ordinance (if within the city's limits), comprehensive plan, and any other applicable city code or ordinance. Commercial properties shall utilize joint use access easements to limit curb cuts along streets, and provide cross access easements for adjacent commercial properties.

In all cases, lots or units shall have a minimum of 30 feet along a dedicated, improved street.

For subdivisions developed under the city's conservation development option, minimum lot or unit frontages shall be 70 linear feet if served by private, on-site sewage disposal systems, and 50 linear feet if served by a public or private centralized sewer system.

14.3. Irregular-shaped lots.

Irregular-shaped lots or units shall have sufficient width at the building line to meet lot width and frontage requirements of the appropriate zoning district (if within the city's limits), and shall provide a reasonable building pad without encroachment into front, side or rear yard setbacks or into any type of easement. Also, the rear width shall be sufficient to provide access for all necessary utilities, including access for driveways and solid waste collection when alleys are present (minimum 20-foot alley frontage). Flag lots are prohibited. In general, triangular, severely elongated or tapered lots or units shall be avoided, and the city reserves the right to disapprove any lot which, in its sole opinion, will not be suitable or desirable for the purpose intended, which is an obvious attempt to circumvent the purpose and intent of lot or unit configuration or lot or unit width minimums, or which is so oddly shaped as to create a hindrance to the logical lot or unit layout of surrounding properties.

14.4. Side lots or units.

Side lot lines or unit boundaries shall be at 90-degree angles or radial to street right-of-way lines to the greatest extent possible. The city reserves the right to disapprove any lot or unit which, in its sole opinion, is shaped or oriented in such a fashion as to be unsuitable or undesirable for the purpose intended, or which is not attractively or appropriately oriented toward its street frontage.

14.5. Double frontage.

Double frontage lots or units shall be avoided, except where they may be essential to provide separation of residential development from traffic arterials, as defined in section 3.1 [section 11.14], or to overcome a specific disadvantage or hardship imposed by topography or other factors. Where lots or units have double frontage, building setback lines shall be established for each street side, and rear yard screening shall be provided. Residential lots shall not back onto any residential street or collector street within a residential area or neighborhood, and shall not have more than one-half of its perimeter boundaries along streets.

14.6. Minimum lot sizes or unit in ETJ.

As part of the city's comprehensive water quality protection program, the minimum lot or unit sizes in the ETJ shall be in accordance with this chart:

Wastewater System	Aquifer Zone	Surface or Rainwater	Public Water Supply	Private Well
Public Sewer	Recharge	1.5	1.5	2.0
	Contributing	.75	.75	1.5
	WQBZ	2.0/Av 3.0	2.0/Av 3.0	2.0/Av 3.0
Private Septic	Recharge	2.0	2.0	2.0
	Contributing	1.5	1.5	2.0
	CWQZ	2.0	2.0	2.0
	WQBZ	2.0/Av 3.0	2.0/Av 3.0	2.0/Av 3.0

14.7. Minimum lot or unit sizes in city limits.

The minimum lot size or unit in the city limits shall be three-quarters of an acre for lots served by a public water supply, and one acre for those served by a private well.

	Public Water Supply	Private Well
Private Septic	.75	1.0

SECTION 15. SIDEWALKS

15.1. Purpose.

15.1.1. Pedestrian concrete walkways (sidewalks) shall be required for all residential and nonresidential developments within the city limits and ETJ. Sidewalk width and location shall be in accordance with the transportation master plan (TMP).

15.1.2. When not defined by the TMP the following shall apply:

(a) For commercial site developments . A minimum five-foot sidewalk shall be provided within adjacent street right-of-way (ROW) along the entire frontage of the property.

(b) For residential subdivisions . A minimum five-foot sidewalk shall be required within ROW on both sides of all streets.

(Ord. No. 2020-39 , § 2, 7-14-20)

15.2. Requirements.

15.2.1. Sidewalks shall be constructed in compliance with the Dripping Springs Technical Criteria Manual (DSTC).

15.2.2. Sidewalk plan. A sidewalk plan shall be required on all construction plans and site development plans. Plans shall show the location of all proposed sidewalks and shall state at what stage of the project they will be constructed. If compliant sidewalks have already been constructed, the constructed sidewalks shall appear on all construction plans and site development plans.

15.2.3 Sidewalk alignment. Sidewalk alignment shall comply with that set forth in the TMP with the following exceptions:

(a) A sidewalk shall be allowed to meander within the ROW or an easement upon approval by the development review committee.

(b) Routing to clear poles, trees or other obstacles shall be subject to approval by the development review committee.

(c) When not defined by the TMP sidewalks shall be constructed within the ROW, a minimum one foot away from the ROW line, and at least five feet away from the street curb.

(d) In certain instances, the development review committee may approve placement of sidewalks adjacent or closer than five feet to the curb or located on private property and in a public access easement, provided that such placement benefits the general public by allowing more space for pedestrian safety, drainage facilities, landscaping or tree preservation.

(e) Where no raised curb is installed, the sidewalk shall be at least ten feet from the edge of pavement (EOP) unless otherwise approved by the development review committee.

15.2.4. Root barriers shall be required, as determined by the city engineer, in locations where trees are (or will be) in close proximity to the sidewalk.

15.2.5. ADA requirement. All sidewalks shall be designed and constructed to meet the Texas Accessibility Standards administered by the Texas Department of Licensing and Regulation and the Americans with Disabilities Act, as amended. Barrier-free ramps shall be constructed at all street intersections and at any other locations deemed appropriate by the city due to anticipated pedestrian travel patterns.

15.2.6. Finish. All sidewalks shall have a light broom-swept finish to provide a non-slip surface.

(Ord. No. 2020-39 , § 2, 7-14-20)

15.3. City acceptance and certificate of occupancy.

15.3.1. Sidewalks along streets or in public sidewalk easements are considered part of the overall development's required public improvements and shall be installed prior to acceptance of the subdivision public improvements by the city and prior to final plat approval, unless fiscal surety is provided.

(a) Exception: To prevent damage to newly constructed sidewalks. Construction of sidewalks fronting residential or commercial lots may occur after city acceptance of public infrastructure and final plat approval if fiscal surety is provided.

15.3.2. Certificate of occupancy will not be issued for any lot or unit within the subdivision until the required sidewalks are in place.

(Ord. No. 2020-39 , § 2, 7-14-20)

15.4. Fee in lieu of construction.

15.4.1. Fee-in-lieu of construction of sidewalks may be accepted when approved by the development review committee.

15.4.2. The development review committee shall consider the following criteria when evaluating a request for fee-in-lieu of construction for sidewalks:

(a) Proximity to the nearest existing sidewalk;

(b) Proximity to public facilities, such as public or private schools, libraries and other government buildings;

(c) Whether any public sidewalk improvements are planned or contemplated in the area; and

(d) Any other information deemed appropriate by the development review committee.

15.4.3. Fee-in-Lieu payments shall be placed in the City of Dripping Springs Sidewalk Fund. Payments will be calculated based on the square feet of sidewalk construction waived as set out in the fee schedule. Funds shall be used for the sole purpose of sidewalk improvements and pedestrian amenities in public right-of-way, parks and sidewalk easements within the city. The fee in lieu of sidewalks shall be paid in full to the city prior to approval of the construction plans or site development plans.

(Ord. No. 2020-39 , § 2, 7-14-20)

SECTION 16. BUILDING LINES

16.1. Minimum building setback lines.

Front, rear, side and street side building lines shall be consistent with the zoning ordinance requirements for the district in which the development is located (if subject to the city's zoning regulations) and with any other applicable city ordinance, respectively. Any city limit plats shall identify all setbacks via a plat note that states "setbacks shall comply to the zoning regulations at the time of permitting." For property that is not subject to the city's zoning regulations, such as property that lies within the city's ETJ, the minimum front building line (for residential and nonresidential lots) shall be ten feet and the minimum rear and side building lines (for residential and nonresidential lots) shall be five feet.

16.2. Encroachments.

No person shall construct an auxiliary structure or building, porch, roof, or swimming pool encroaching into the building setback lines. It shall be an offense for any part or appurtenance of auxiliary structure or building, porch, or swimming pool to encroach into the building setback lines, unless authorized by the city's zoning or building codes.

SECTION 17. UTILITY SERVICES

17.1. Definitions.

For purposes of this section, the following meanings shall apply:

(a) *Utility services* : The facilities of any person, firm or corporation providing electric, natural gas, telephone, cable television, or any other such item or service for public use approved but not provided by the City of Dripping Springs.

(b) *Feeder or feeder/lateral line* : High voltage supply electric lines carrying more than 69,000 volts that emanate from substations used to distribute power through an area to an unspecified number of customers.

(c) *Lateral lines* : Those electric or telephone lines used to distribute power from a feeder line to a single subdivision. These electric lines are normally connected to a feeder line through a sectionalizing device such as a fuse.

(d) *Service lines* : Those electric lines used to connect between the utilities' supply system or lateral lines and the end user's meter box.

17.2. Provision for utility services.

All major subdivision plats and construction plans submitted to the City of Dripping Springs for approval of land that will be residential in use shall provide for utility services such as electrical, gas, telephone and cable television utility lines, including lateral or service distribution lines, and wires to be placed underground. Feeder and other major transmission lines may remain overhead within the appropriate easements. However, an applicant shall endeavor and, whenever practical, the city shall require that feeder lines are placed away from major or minor thoroughfares or arterials, as shown on the transportation plan. Whenever practical, feeder lines which are to be placed overhead shall not be placed along both sides of the street right-of-way. Verification of acceptance of easement locations and widths by the public utilities shall be provided to the city, by the applicant, prior to final plat approval by the planning ~~and zoning commission~~director, and all easements shall be reviewed by the utility companies and by the city engineer (for those to the city) prior to granting final approval for any residential subdivision affected by this section. The applicant shall also, prior to final plat approval, provide a letter

of commitment from each utility provider, such as those providing electricity, gas, telephone and cable television, who will serve the development that said utility providers will ensure the provision of necessary infrastructure and service to all portions of the proposed development within 12 months following final plat approval. Failure to submit such letters of commitment from utility providers shall constitute grounds for denial of the final plat application on the basis that there is no written assurance that the development can be served by essential utility services.

17.3. Utility company criteria.

Each of the utility companies shall be responsible for developing administrative policies, criteria for easement size, and cost reimbursement procedures for the installation and extension of their underground utilities. Nothing herein shall prohibit or restrict any utility company from recovering the difference in cost of overhead facilities and underground utilities from the property owner in accordance with the provisions of such utility's approved tariff. No utility company shall be required or permitted to begin construction of underground facilities unless and until the property owner or developer of the subdivision has made arrangements satisfactory to the specific utility company for the payment of such difference between the cost of overhead facilities and underground facilities.

17.4. Temporary construction service.

Temporary construction service may be provided by overhead electric lines and facilities without obtaining a waiver or special exception, provided that when the underground utility service to any portion of a subdivision is completed, such overhead electric lines and facilities are promptly removed.

17.5. Underground.

Nothing in this section shall be construed to require any existing facilities in place prior to the effective date of this chapter to be placed underground.

17.6. Meters.

The metering for utilities such as water, gas and electricity shall be located on the individual lots or units to be served, not grouped together in a centralized location(s), such as "gang-box" style metering stations, which shall not be permitted.

17.7. Easements.

The locations, widths and configurations of easements for any utility service provider other than the City of Dripping Springs shall be determined, approved and acquired (if necessary) by the applicable utility service provider.

SECTION 18. WATER FACILITY DESIGN

18.1. Water supply.

18.1.1. Public water supply for all new subdivisions shall be connected with the appropriate publicly certified water when available, reasonable and practical, and shall be capable of providing water for health and emergency purposes.

18.1.2. Individual wells may be used in accordance with the rules of Hays County and the Hays-Trinity Groundwater Conservation District.

18.1.3. Alternative sources of water, such as rainwater collection systems, are highly encouraged.

18.1.4. Minimum standards. Water system with mains of sufficient size and having a sufficient number of outlets to furnish adequate and safe domestic water supply and to furnish fire protection to all lots or units shall be provided. Water lines shall extend to the property line in order to allow future connections into adjacent undeveloped property, and a box for the water meter(s) for each lot or unit shall be installed either in the right-of-way or immediately adjacent to the right-of-way in a water meter easement.

18.1.5. An alternative source of water may be used subject to city approval and provided that all appropriate permits are procured from the city, the U.S. Army Corps of Engineers, the TCEQ, LCRA, USFWS, the Hays-Trinity Groundwater Conservation District, and any other applicable agency(s). The design and construction of water system improvements and alternative water sources shall comply with the following standards:

(a) Design and construction of a water source on the site shall be in accordance with applicable regulations of the USFWS, TCEQ, Hays County, the Hays-Trinity Groundwater Conservation District, and the Lower Colorado River Authority (LCRA) standards, whichever is the most stringent requirement.

(b) Design and construction of water service shall be in accordance with the standards in the city's ordinances, and in accordance with TCEQ, Hays County, the Hays-Trinity Groundwater Conservation District, and the Lower Colorado River Authority (LCRA) standards, whichever is the most stringent requirement.

(c) Design and construction of a fire protection and suppression system shall be in accordance with the standards in the ordinances, and in accordance with the fire department and applicable fire code.

(d) Water wells may be used if approved by Hays County and if the requirements enacted by the Hays-Trinity Groundwater Conservation District (or other applicable district) are met, and water is not available from a surface provider.

18.2. Wastewater facility.

18.2.1. Wastewater treatment for all new subdivisions shall be served by an appropriate wastewater collection and treatment system. The design and construction of the wastewater system improvements shall be in accordance with the standards in the city's ordinances, and in accordance with TCEQ, Hays County, and the Lower Colorado River Authority (LCRA) standards, whichever is the most stringent requirement.

18.2.2. The applicant shall be responsible for:

(a) Phasing of development or improvements in order to maintain adequate water and wastewater services;

(b) Extensions of utility, water, and wastewater lines to connect to existing utility services;

(c) Providing and/or procuring all necessary easements for the utilities (whether on-site or off-site);

(d) Providing proof to the city of adequate water and wastewater service;

(e) Providing provisions for future expansion of the utilities if such will be needed to serve future developments, subject to the city's oversize participation policies, if applicable;

(f) Providing all operations and maintenance of the utilities, or providing proof that a separate entity will be responsible for the operations and maintenance of the utilities;

(g) Providing all fiscal security required for the construction of the utilities;

(h) Obtaining approvals from the applicable utility providers if other than the city; and

(i) Complying with all requirements of the utility providers, including the city.

18.2.3. Extension of water and wastewater lines shall be made along the entire frontage of the subdivision adjacent to a street or thoroughfare. If the subdivision is not adjacent to a thoroughfare, the extension of utilities shall be accomplished in such a manner as to allow future connections to said utilities by new subdivisions. If new subdivisions will never be constructed beyond a developing subdivision due to physical constraints, the planning ~~and zoning commission~~director may waive the requirement for adjacent utility line construction at the time of preliminary plat approval and prior to construction of the subdivision.

18.2.4. Installation, operations and maintenance of utilities not specifically referenced herein shall comply with regulations of the USFWS, TCEQ, Hays County, and the LCRA standards, and with any other applicable state rules and regulations, whichever is the most stringent requirement.

18.2.5. For all new subdivisions that are intended to use on-site septic facilities (OSSFs), the applicant shall, prior to final plat approval, provide the following:

(a) A letter from the Hays County Environmental Health Department representing that the department has reviewed the proposed subdivision design.

(b) An approval by the city of a drawing that is representative of the intended layout of a typical lot within the proposed subdivision, specifically showing how the OSSF would be positioned on and how it would serve the lot. This drawing shall be reviewed by the city engineer prior to its approval or denial by the city.

18.3. Stormwater systems.

18.3.1. System design requirements. Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" condition, and shall be designed to prevent overloading the capacity of the downstream drainage system. The city may require the phasing of development, the use of control methods such as retention or detention, or the construction of off-site drainage improvements in order to mitigate the impact of the proposed development. Any stormwater collection system constructed shall be designed in accordance with the city's ordinance by a licensed professional engineer, shall be reviewed and approved by the city engineer, and shall be in accordance with the City of Dripping Springs Flood Damage Prevention Ordinance, or the Hays County Flood Damage Prevention Ordinance, as applicable. All plans submitted to the city engineer for approval shall include a layout of the drainage system together with supporting calculations for the design of the system.

18.3.2. All erosion and sedimentation controls shall conform to the ordinances.

18.3.3. No person, individual, partnership, firm or corporation shall deepen, widen, fill, reclaim, reroute or change the course or location of any existing ditch, channel, stream or drainageway without first obtaining written permission of the city engineer and any other applicable agency (such as FEMA or the U.S. Army Corps of Engineers) having jurisdiction. The city engineer may, at his or her discretion, require preparation and submission of a FEMA or flood study for a proposed development if there are concerns regarding storm drainage on the subject property or upstream or downstream from the subject property as authorized by Chapter 26 of the Texas Water Code and Chapter 212 of the Texas Local Government Code. The costs of such study, if required, shall be borne by the developer.

18.3.4. In order to help reduce stormwater runoff, and resulting erosion, sedimentation and conveyance of nonpoint source pollutants, the layout of the street network, lots and building sites shall, to the greatest extent possible, be sited and aligned along natural contour lines, and shall minimize the amount of cut and fill on slopes in order to minimize the amount of land area that is disturbed during construction.

18.3.5. No cross-street flow (i.e., perpendicular to traffic flow) of stormwater runoff shall be permitted unless approved by the city engineer. When and if such drainage flow is allowed, it must be across a concrete street (i.e., valley gutter) and as approved by the city engineer.

18.3.6. All stormwater retention or detention facilities shall be designed using materials and techniques as established in the city's TCSS Manual or as may be required by the city engineer.

18.3.7. Requirements. An adequate storm sewer system consisting of inlets, pipes and other underground structures with approved outlets shall be constructed where runoff of stormwater and the prevention of erosion cannot be accomplished satisfactorily by surface drainage facilities. Areas subject to flood conditions or inadvertent stormwater retention, such as standing or pooling water, as established by the city engineer, will not be considered for development until adequate drainage has been provided.

18.3.8. Criteria. The criteria for use in designing storm sewers, culverts, bridges, drainage channels, and drainage facilities shall conform to section 3.10 [section 18.3.1] of this chapter. In no case shall drainage areas be diverted artificially to adjacent properties or across roadways. Stormwater drainage from one lot onto another shall not be allowed unless such does not pose any harm or inconvenience to the downstream property owner(s), unless specifically approved by the city engineer, and unless the necessary off-site drainage easement is procured on the affected property(s).

18.3.9. Proper function. The developer shall ensure that all drainage improvements within public easements or rights-of-way are functioning properly prior to the expiration of the maintenance bond. The developer shall be responsible for removing any significant build-up of sediment or debris from drainage improvements, with the exception of back-lot and side-lot drainage swales, at the 11th month of the second year for the required two-year maintenance bond for the applicable facilities. The city shall inspect the improvements to determine any maintenance or correction of deficiencies at the conclusion of this period.

18.4. Reuse of effluent.

The city may enact programs to encourage or reward the reuse of effluent by individual property owners on residential tracts.

18.5. Land for plat.

No final plat shall be approved for any subdivision within the city or its ETJ until the applicant has made adequate provision for a water system and a sanitary sewer system of sufficient capacity to adequately provide service to all tracts and lots, individually or collectively, within the area to be subdivided. The design and construction of the water system and of the sanitary sewer system to serve the subdivision shall be in conformance with the city's, water district's, and Hays County's master plans for water and wastewater facilities and with the ordinances, and shall be approved by the city engineer.

18.6. Ease of access.

Services for utilities shall be made available to the property line of each lot or unit in such a manner as will minimize the necessity for disturbing the street pavement and drainage structures when connections are made.

18.7. Fire chief.

Fire protection shall be provided in accordance with this chapter, with the city's ordinance, and with any other city policy or ordinance pertaining to fire protection or suppression. The fire chief or fire marshall, as appropriate, shall have the authority to approve the locations and placement of all fire hydrants and fire lanes and the chief or marshall may, at the chief's or marshall's discretion, modify fire hydrant spacing or fire lane placement

based upon special design or distance circumstances. All required fire lanes shall be shown as "fire lane easements" on the construction and final plats, along with the applicable fire lane language block. Vertical construction (i.e., any building construction above foundation/slab level) shall not commence until all required fire lanes are properly installed and accepted by the city, nor until all fire hydrants have been installed, inspected, tested and accepted by the city.

18.8. Water district requirements.

Any requirements of publicly approved underground water districts shall also be incorporated into the water and/or wastewater system.

18.9. Pollution abatement.

Subdivisions within the city limits of the city and its ETJ shall comply with the city's water quality protection ordinance. Nonpoint source pollution shall be abated through the employment of structure controls, the provision of open space for overland flow, and the utilization of best management practices (BMPs) with regard to the use of pesticides, herbicides, and fertilizers for both residential sites and commercial tracts.

SECTION 19. PUBLIC SITES AND OPEN SPACES

19.1. Areas for public use.

The applicant shall give consideration to suitable and adequate sites for schools, parks, playgrounds, and other areas for public use or service so as to conform with the recommendations contained in the city's comprehensive plan; park and open space plan; and other applicable plans. Any provision for schools, parks or other public facilities shall be indicated on the preliminary and final plat, and shall be subject to approval by planning ~~and zoning commission~~director.

19.2. Protection of drainage and creek areas.

19.2.1. All creeks and drainage areas shall be preserved and protected in their natural condition wherever possible, unless significant storm drainage improvements are required by the city in these areas. All development adjacent to creeks and drainage areas shall be in accordance with the city's ordinances, and with any other city policies or ordinances related to aesthetics or public access or enjoyment of creeks and waterways.

19.2.2. Floodway management area (FMA). The definitions for "floodway" and "floodway fringe" shall correspond to those set forth by the Federal Emergency Management Agency (FEMA). For purposes of the National Flood Insurance Program, the concept of a floodway is used as a tool to assist the local community in the aspect of floodplain management. Under this concept, the area of the 100-year flood is divided into a floodway and floodway fringe. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment in order that the 100-year flood may be carried without substantial increases in flood heights as defined by FEMA. The area between the floodway and boundary of the 100-year flood is termed the floodway fringe. The floodway fringe area cannot be reclaimed (elevated, infilled) for development (for exceptions to this, refer to the flood damage prevention ordinance).

19.2.3. For the purposes of this chapter, the floodway management area (FMA) will correspond to the floodway, as defined by FEMA, or as may be modified pursuant to a flood study that is approved by FEMA.

19.2.4. Areas where an FMA is required. All drainage areas or regulated floodways as referenced on the applicable floodway and flood boundary map (flood insurance rate map, or FIRM) shall be included in the FMA. If FEMA does not specify a floodway zone in any of the creeks or their tributaries, it shall be the developer's

responsibility to establish and identify the FMA. The determination shall be made by a licensed professional engineer and approved by the city engineer. Where improvements to a drainage area are required by other ordinances of the city for the purpose of safety or other reasons related to drainage, those ordinances shall also be observed. The FMA is intended to apply to a creek or channel which is to remain open or in its natural condition. The creek shall remain in its natural state unless improvements are permitted or required by the city due to the pending development of properties adjacent to or upstream of the required improvements.

19.2.5.Ownership and maintenance of the FMA. The area determined to be the FMA shall be designated on both the preliminary plat and final plat. Approximate locations shall be shown on zoning change requests and accurate locations of the FMA shall be established on the preliminary plat and final plat prior to site construction. At the city's option, the FMA shall be protected by one of the following methods:

(a) Dedicated to the City of Dripping Springs; or

(b) Easement(s). Creeks or drainageways on tracts which have private maintenance provisions, other than single- or two-family platted lots, can be designated as the FMAs by an easement to the city on the preliminary plat (with the appropriate plat language, as required by the city). Subdivisions with platted single-family or two-family lots may designate the FMA by easement provided there are adequate access and maintenance provisions (such as by a mandatory homeowners' association), but no lots or portions of lots may be platted in the easement portion required for access unless specifically allowed by the city engineer. The area designated as FMA may be identified by a tract number; or

(c) Certain recreational uses normally associated with or adjacent to flood-prone areas (no structures allowed in the FMA), such as golf courses or certain types of parks. The uses allowed shall be in conformance with the zoning ordinance and approved by the P&Z.

Prior to acceptance of any drainageway as an FMA by the city, the area shall be cleared of all debris and brush (except for mature trees) and placed in a maintainable state. Floodway management areas dedicated to the city shall be left in a natural state except those areas designated for active recreational purposes and unless storm drainage requirements do not permit this to occur.

19.2.6.Design criteria. The following design criteria shall be required for development adjacent to the FMA:

(a) Adequate access shall be provided to and along the FMA for public and/or private maintenance. An unobstructed area a minimum of 20 feet wide with a maximum 5:1 slope (five feet horizontal to one foot vertical), the length of the floodway shall be provided adjacent to or within the FMA. On the opposite side of the drainage area, an unobstructed area having a minimum width of five feet shall be provided.

(b) Lots or units in a single-family, or duplex residential zoning district shall not be platted within the FMA, and no more than ten percent of the linear length of the FMA (on each side) shall be allowed to have lots or units backing or siding onto it. If lots back or side onto an FMA, at least two reasonable points of access to the FMA, each a minimum of 20 feet in width, shall be provided. Streets, alleys and open-ended cul-de-sacs may qualify as access points if designed such that they are navigable by maintenance vehicles (e.g., alleys must be 20-foot width). All areas of the FMA shall be accessible from the access points and shall be visible from access points. Lots used for multifamily dwellings may be platted in the FMA if the FMA is identified as an easement and is maintained as open space for use by the residents, and provided that access to the FMA is possible by city maintenance vehicles, should that need arise. If the FMA is to be public park land, then adequate public access and good public visibility shall also be provided to all portions of it.

(c) Public or private streets may be approved in the FMA by the P&Z (if they conform to applicable engineering standards).

(d) Linear public streets may be required to be constructed adjacent to some (or all) portions of the FMA to allow access for maintenance or recreational opportunities, and/or to allow increased visibility into creek areas for public safety and security purposes.

(e) Alternate designs to facilitate equal or better access may be permitted if approved by the P&Z.

19.2.7. Drainage areas which have been altered and are not in a natural condition can be exempted from an FMA and this section at the discretion of the P&Z.

19.3. Property owners', homeowners', or condominium associations.

19.3.1. Applicability. When a subdivision contains either common open space or other improvements which are not intended to be dedicated to the City of Dripping Springs for public use, such as private streets, a private recreation facility, landscaped entry features or other private amenities, a property owners', homeowners', or condominium association agreement consistent with state and other appropriate laws, must be submitted to and approved by the ~~city administrator~~planning director and the city attorney. The conditions, covenants and restrictions (CCRs) and the association documents, such as the articles of incorporation and association bylaws, shall be submitted to the city for review and approval along with the final plat application, and shall be filed of record at the county simultaneously with the final plat in order to ensure that there is an entity in place for long-term maintenance of these improvements. Said documents must, at a minimum, include provisions which allow the city, at its discretion, to take over the maintenance of common property, including but not limited to common elements, private streets and private recreation facilities, using association funds, if such action becomes necessary due to nonperformance or inaction by the association or if the association goes defunct. To the extent allowed by law, provisions shall also be included which would, in the latter instance, convey ownership of the private streets (if any) and all other common areas to the city, and which would allow the city to remove any improvements or amenities from the common areas and sell any buildable land area, as residential lots, to recoup the city's expenses for maintenance or demolition of the improvements. Any monies that remain after the city has recovered all of its expenses shall be retained for future maintenance or upgrading of the streets, common elements, common areas (if any remain), screening walls, or other improvements within the subdivision. These provisions are not intended to allow the city to profit in any way from taking over the association's responsibilities or funds; they are only intended to allow the city to recoup its actual incurred expenses such that the general public, the taxpayers of the city, does not have to bear these costs.

19.4. Park land and public facility dedication.

19.4.1. The applicant shall give consideration to suitable sites for parks, playgrounds and other areas, as required by the city, for public use so as to conform with the recommendations of the city's park and open space plan. Any provision for parks and public open space areas shall be indicated on the preliminary and final plat, and shall be subject to approval and acceptance by the planning ~~and zoning commission~~director.

19.4.2. Applicants shall dedicate parkland, or render money in lieu of land donations, in accordance with the city's parkland dedication ordinance, volume 2, article 15, chapter 17 [article 28.03] of the city's Code of Ordinances, as may be amended.

19.4.3. No individual, partnership, firm, or corporation shall deepen, widen, fill, reroute or change the course or location of any existing ditch, channel, stream or drainageway, without first obtaining written permission of the city and any other agency having jurisdiction.

SECTION 20. IMPROVEMENTS FOR ACCEPTANCE

20.1. General.

20.1.1. The requirements as set forth below are designed and intended to ensure that, for all subdivisions of land within the scope of the subdivision ordinance, all improvements as required herein are installed properly and:

(a) The city can provide for the orderly and economical extension of public facilities and services;

(b) All parcels of land in the subdivision are useable for the intended purpose or are developable; and

(c) All required improvements are constructed in accordance with city standards.

20.1.2. Adequate public facilities policy. The land to be divided or developed must be served adequately by essential public facilities and services. No subdivision shall be approved unless and until adequate public facilities exist or provision has been made for water facilities, wastewater facilities, drainage facilities, electricity and street facilities which are necessary to serve the development proposed, whether or not such facilities are to be located within the property being platted or off-site. This policy may be defined further and supplemented by other ordinances adopted by the city. Wherever the subject property adjoins undeveloped land, or wherever required by the city to serve the public good, utilities shall be extended to adjacent property lines to allow connection of these utilities by adjacent property owners when such adjacent property is platted and/or developed.

20.1.3. Public improvements that are required by the City of Dripping Springs for the acceptance of the subdivision by the city shall include, but are not limited to, the following:

(a) Water and wastewater facilities;

(b) Stormwater drainage, collection and conveyance facilities;

(c) Water quality, erosion and sedimentation controls;

(d) Streets;

(e) Streetlights;

(f) Street signs;

(g) Sidewalks on both sides of the street in both residential and nonresidential developments utilizing curbs (not open ditches). Sidewalks shall be required in conjunction with sewer line installation. Sidewalks shall include barrier-free ramps at street intersections and other appropriate locations, as well as root barriers if necessary due to the close proximity of trees;

(h) Screening and/or retaining walls;

(i) Traffic-control devices or treatments required as part of the project; and

(j) Appurtenances to the above, and any other public facilities required as part of the proposed subdivision.

20.1.4. All aspects of the design and implementation of public improvements shall comply with the city's current design standards and any other applicable city codes and ordinances, including preparation and submittal of construction plans and construction inspection. The construction of all of the improvements required in this chapter shall conform to the latest edition of the city's ordinances, as may be amended, and to any other applicable city standards.

20.1.5. All public improvements required by this ordinance shall be completed or supported by complete fiscal security in accordance with approved construction plans prior to submission for final plat approval. A final plat shall not be filed until all improvements and/or fiscal security has been accepted.

SECTION 21. MONUMENTS

21.1. Placement.

In all subdivisions and additions, monuments shall be established at the corner of each block in the subdivision consisting of an iron rod or pipe not less than one-half-inch in diameter and 18 inches deep, and set flush with the top of the ground. Lot corner monuments shall be placed at all lot corners except corners which are also block corners, consisting of iron rods or pipes of a diameter of not less than one-half-inch and 18 inches deep, and set flush with the top of the ground. In addition, curve point markers shall be established of the same specifications as lot corners. Each block corner monument shall include a cap with the surveyor's name and registration number attached to it. All block corners shall be installed prior to the final review of the subdivision by the city. Lot corners shall be installed prior to issuance of a building permit.

21.2. Minimum.

A subdivision shall have at least two concrete monuments set by the surveyor, if not already existing, for two corners of the subdivision, and such concrete monuments shall be located at opposite ends (or at widely separated corners) of the subdivision and clearly shown on the final plat prior to filing at the county. The final plat shall also show clear ties to existing concrete monuments in the vicinity of the subdivision.

SECTION 22. STREETLIGHTS

22.1. General.

All street lighting shall be in keeping with the "semi-rural" atmosphere of Dripping Springs, and shall be in conformance with the lighting (i.e., "dark sky" or illumination) ordinance and any other applicable city codes. Street lighting shall be of a design that casts light downward to the greatest extent possible, and shall minimize light overspill onto adjacent properties.

SECTION 23. STREET NAMES AND SIGNS

23.1. Approval of street names.

Street names must be submitted to Hays County for review and approval in accordance with the county's guidelines for the naming of streets. The county shall forward all proposed street names to others for review, including the U.S. Postal Service, the county, and any other applicable emergency service providers. Proposed street names shall be submitted for review along with (and as a part of) the preliminary plat application, and shall become fixed at the time of approval of the preliminary plat. On the final plat, street names shall not be changed from those that were approved on the preliminary plat unless special circumstances have caused the major realignment of streets or a proposed street name(s) is discovered to have already been used elsewhere in the city (or some other similar eventuality). If additional street names are needed for the final plat, then they must be submitted for review and approval by the city, and applicable emergency service providers, including 9-1-1 dispatch, along with the final plat application. A fee may be established by the city for the changing of street

names after approval of the preliminary plat. The rules established in this section shall be in addition to any rules promulgated in the city's interlocal agreement with Hays County for 9-1-1 addressing services.

23.2. Surnames.

Surnames of people or the names of corporations or businesses shall not be used as street names, unless approved by the planning ~~and zoning commission~~director. The city or county will maintain a list of existing street names (and "reserved" street names that have been approved on a preliminary plat), and will update the list as new streets are platted.

23.3. New street names.

New street names shall not duplicate existing street names either literally or in a subtle manner (for example, Smith Street vs. Smythe Street; Oak Drive vs. Oak Place vs. Oak Court vs. Oak Circle; Cascade Drive vs. Cascading Drive); shall not be so similar as to cause confusion between names (for example, Lakeside Drive vs. Lake Side Drive vs. Lake Siding Drive); and shall not sound like existing street names when spoken (for example, Oak Drive vs. Doak Drive vs. Cloak Drive; Lantern Way vs. Land Tern Way).

23.4. Existing streets.

New streets which extend existing streets shall bear the names of the existing streets. Streets crossing thoroughfares or other roadways shall bear the same name on both sides of the thoroughfare, wherever practical, unless otherwise approved by planning ~~and zoning commission~~director.

23.5. Documentation.

The developer shall provide the city with documentation evidencing that the street signs were installed.

23.6. Guidelines.

Street name signs shall be installed in accordance with the city's guidelines before issuance of a building permit for any structure on the streets approved within the subdivision.

SECTION 24. STREET AND ALLEY IMPROVEMENTS

24.1. Responsibility of developer.

All on-site, such as internal, streets and alleys shall be constructed by the developer at the developer's expense, unless otherwise allowed by this chapter. If the subdivision is adjacent to a planned or future or substandard street and derives access, whether direct or indirect, from said roadway, then the developer shall be required to design and construct a reasonable portion of the roadway as well as any required median openings and left turn lanes needed to serve his or her subdivision. The planning ~~and zoning commission~~director may, at ~~its~~ the director's option, accept escrow funds in lieu of immediate roadway construction if the subdivision derives principal access from another improved roadway and if delaying construction or improvement of the road will not harm or otherwise inconvenience neighboring property owners or the general public.

24.2. Requirements.

All streets and alleys shall be constructed using the materials, products and procedures outlined in the specification of the city's ordinance.

24.3. Minimum.

The minimum street and alley paving standards for which the construction shall be made by the developer are shown in the ordinance.

24.4. Barrier-free ramps.

In addition to the above-mentioned minimum standards, barrier-free ramps for physically challenged persons shall be constructed at all street corners, driveway approaches, appropriate mid-block crosswalks, and in locations where accessible parking spaces are provided. All barrier-free ramps and other accessibility considerations shall comply with section 228 of the Highway Safety Act, as currently amended, and with the Americans with Disabilities Act (ADA), as amended.

24.5. Signs and barricades.

All signs and barricades shall be in conformity with ADA standards, and with specifications for uniform traffic-control devices, as adopted by the city, by Hays County, by the Texas Department of Transportation, and by the Texas Department of Public Safety, as applicable.

24.6. Driveway connections.

Approval is required prior to the installation of any driveway connecting to a public street. The city engineer shall approve all driveway cuts. The minimum distance, as measured from the edge or curb to the edge or curb of driveways, and not from the centerlines of the driveways, between driveway openings for multifamily and nonresidential developments shall be as set forth in the city's ordinances, unless otherwise approved by planning ~~and zoning commission~~director. Driveways shall not be within the transition or stacking portion of a right turn lane, and shall be no closer than 100 feet to an intersecting thoroughfare or arterial street, as measured from the intersecting street's end of curb radius, and no closer than 50 feet to an intersecting residential or collector street. Residential driveways shall not be allowed on a major roadway (over 60 feet in right-of-way width; "type 1" or "type 2" within the city's transportation plan).

24.7. Existing on-site facilities.

When a proposed subdivision, whether residential or nonresidential, abuts on one or both sides of an existing substandard street, or on a planned or future road as shown on the transportation plan, being substandard according to the then existing current transportation plan, the developer shall be required to improve his or her reasonable share of the existing on-site facility as that term is defined herein, including appurtenant sidewalks, barrier-free ramps, screening and landscaping, median openings and/or left turn lanes (if a divided thoroughfare), storm drainage structures, water quality or erosion controls, and other utilities, to bring the same to city standards, or to replace it with a standard city street as determined by the traffic impact analysis, if required, at no cost to the city.

24.8. Developer's share.

The developer's share of improvements to a substandard perimeter road shall be 14 feet of pavement (including curb, if any), which is approximately equivalent to half of a collector street width (i.e., two through traffic lanes), along the entire front footage of the subdivision, unless the traffic impact analysis, if required, indicates that some other pavement width is needed to achieve and maintain an acceptable level of service on the roadway. If the subdivision is to be located on both sides of the roadway, 14 feet of pavement shall be constructed by the developer on each side of the road along the entire front footage of the subdivision on each respective side of the road, unless the traffic impact analysis determines otherwise. Design and construction of the roadway shall be in accordance with the city's transportation plan (with respect to right-of-way width and general location), the ordinances, and with any other applicable city codes and ordinances. Depending upon the specific roadway in question, and upon the traffic impact analysis results, any oversizing above the 14-foot width shall be borne by the city, the county, the state or by some other entity. The city council may, at its option, accept escrow funds in lieu of immediate roadway construction if the subdivision derives principal access from another improved roadway and if delaying construction and improvement of the road will not harm or otherwise inconvenience neighboring property owners or the general public.

24.9. Dead-ends.

Streets which dead-end at power lines or similar rights-of-way or easements, and which are intended for future extension across these rights-of-way or easements, shall be constructed in the right-of-way or easement for half the distance across the right-of-way or easement, and shall be further restricted as set forth in this chapter. As with any other dead-end street, a note shall be placed on the final plat clearly labeling the dead-end streets that will, at some point, be extended across the power line easement (or right-of-way), and signage shall be placed at the end of the constructed street stub, such as on the barricade, also stating that the street will be extended in the future. Signage size and lettering shall be large enough to be legible by a person with normal vision at a distance of 20 feet.

SECTION 25. RETAINING WALL CRITERIA

25.1. Requirements.

In general, the use of retaining walls shall be minimized, wherever possible, through minimal and balanced cut and fill on property. When property within or directly adjacent to a subdivision contains changes in elevation exceeding two and one-half feet and the slope exceeds one unit vertical to two units horizontal, a retaining wall shall be required at the locations specified herein prior to the acceptance of the subdivision:

Location A. The grade change roughly follows a side or rear lot line.

Location B. The grade change is adjacent to a proposed building site boundary.

Location C. The grade change is adjacent to a watercourse or drainage easement.

25.2. Design and construction.

All retaining wall design and construction shall be in compliance with the provisions of the building code and the ordinances of the City of Dripping Springs, and shall be approved by the city engineer.

25.3. Maintenance.

Retaining walls shall be maintained by the owner of the property whereon such retaining wall is located.

25.4. Easements.

Retaining walls shall not be constructed within any portion of a public utility, drainage, or right-of-way easement, unless approved by the city engineer and properly permitted by the city.

SECTION 30. REQUIREMENTS FOR ACCEPTANCE

30.1. Withholding city services and improvements.

The city hereby defines its policy to be that the city will withhold all city services and improvements of whatsoever nature, including the maintenance of streets and the furnishing of all other city services from any subdivision or property until all of the street, utility, storm drainage and other public improvements, as well as lot or unit improvements such as retaining walls and grading and installation of improvements required for proper lot or unit drainage and prevention of soil erosion on the individual residential lots or units, are properly constructed according to the approved construction plans and to city standards, and until such public improvements are dedicated to and accepted by the city.

30.2. Guarantee of public improvements.

30.2.1.Property owner's guarantee. Before approving the final plat of a subdivision located all or partially within the city or its ETJ, the city council must be satisfied that all required public improvements have been (or soon will be) constructed in accordance with the approved construction plans and with the requirements of this chapter.

30.2.2.Waiver. The ~~city administrator~~planning director may waive performance guarantees for subdivisions in the ETJ that are subject to county performance guarantees and are in compliance with the county regulations.

30.2.3.Improvement agreement and guarantee. The city council may waive the requirement that the applicant complete and dedicate all public improvements prior to approval of the final plat, and may permit the property owner to enter into an improvement agreement by which the property owner contracts to complete all required public improvements no later than two years following the date upon which the final plat is approved. The city council may also require the property owner to complete or dedicate some of the required public improvements prior to approval of the final plat, and to enter into an improvement agreement for completion of the remainder of the required improvements during such two-year period. The improvement agreement shall contain such other terms and conditions as are agreed to by the property owner and the city.

30.2.4.Improvement agreement required for oversize reimbursement. The city shall require an improvement agreement pertaining to any public improvement for which the developer shall request reimbursement from the city for oversize costs. The city council, as it deems appropriate, has the authority to authorize the approval of such agreement as meeting the requirements of the city, and the city shall not withhold approval as a means of avoiding compensation due under the terms of this chapter. The ~~city administrator~~planning director is authorized to sign an improvement agreement on behalf of the city.

30.2.5.Security. Whenever the city permits an applicant to enter into an improvement agreement, it shall require the applicant to provide sufficient security, covering the completion of the public improvements. The security shall be in the form of cash escrow or, where authorized by the planning director or the director's

designee~~City~~, a performance bond or other security acceptable to the ~~city council~~public works director and the city attorney, as security for the promises contained in the improvement agreement. Security shall be in an amount equal to 100 percent of the estimated cost of completion of the required public improvements and lot or unit improvements. The issuer of any surety bond shall be subject to the approval of the ~~city administrator~~planning director and the city attorney.

30.2.6.Performance bond. If the ~~city council~~planning director authorizes the applicant to post a performance bond as security for its promises contained in the improvement agreement, the performance bond shall comply with the following requirements:

(a) All performance bonds must be in the forms acceptable to the ~~city administrator~~planning director and the city attorney;

(b) All performance bonds must be executed by such sureties as are named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies", as published in Circular 570, as may be amended, by the Financial Management Service, Surety Bond Branch, U.S. Department of the Treasury;

(c) All performance bonds must be signed by an agent, and must be accompanied by a certified copy of the authority for him or her to act;

(d) All performance bonds shall be obtained from surety or insurance companies that are duly licensed or authorized in the State of Texas to issue performance bonds for the limits and coverage required; and

(e) Approval of bonding company as per ratings of the Texas Department of Insurance, or a successor agency.

30.2.7.Bankruptcy or insolvency. If the surety on any performance bond furnished by the applicant is declared bankrupt, or becomes insolvent, or its right to do business is terminated in the State of Texas, or the surety ceases to meet the requirements listed in Circular 570, the developer shall, within 20 calendar days thereafter, substitute another performance bond and surety, both of which must be acceptable to the city.

30.2.8. As portions of the public improvements are completed in accordance with the ordinances and the approved construction plans, the applicant may make written application to the ~~city administrator~~planning director to reduce the amount of the original security. If the ~~city administrator~~planning director is satisfied that such portion of the improvements has been completed in accordance with city standards, he or she may, but is not required to, cause the amount of the security to be reduced by such amount that he or she deems appropriate, so that the remaining amount of the security adequately insures the completion of the remaining public improvements.

30.2.9. At the same time as acceptance by the city of all required public improvements, the applicant shall file a maintenance bond with the city for the full cost of the public improvement in a form approved by the city. The maintenance bond shall be security for the applicant's covenant to maintain the required public improvements and to warrant that the improvements are free from defects for two years thereafter. When the required security for maintenance and warranty is provided through the maintenance bond the city will release the entire amount of the developer's security.

30.3. Temporary improvements.

30.3.1. The applicant shall build and pay for all costs of temporary improvements required by the city, and shall maintain those temporary improvements for the period specified by the city. Prior to construction of any temporary facility or improvement, the applicant shall file with the city a separate improvement agreement and escrow in an appropriate amount for temporary facilities, which agreement and escrow shall ensure that the temporary facilities will be properly constructed, maintained and removed.

30.3.2. Any temporary public improvement (e.g., a temporary cul-de-sac, alley turnout, drainage swale, erosion control device, etc.) shall be placed within an easement established specifically for that purpose. The recording information of the instrument establishing the temporary easement shall be clearly shown on the final plat for the subdivision prior to approval of the final plat. A temporary easement for a required public improvement shall not be abandoned without the city engineer's approval and without written consent by the city.

30.4. Government units.

Governmental units to which these contract and security provisions apply may file, in lieu of the contract and security, a certified resolution or ordinance from officers or agents authorized to act in their behalf, agreeing to comply with the provisions of this section.

30.5. Failure to complete improvements.

For plats for which no improvement agreement has been executed and no security has been posted, if the public improvements are not completed within the period specified by the city, the plat approvals shall be deemed to have expired. In those cases where an improvement agreement has been executed and security has been posted, and the required public improvements have not been installed within the terms of the agreement, the city may:

(a) Declare the agreement to be in default and require that all the public improvements be installed regardless of the extent of completion of the development at the time the agreement is declared to be in default;

(b) Suspend final plat approval until the public improvements are completed, and may record a document to that effect for the purpose of public notice;

(c) Obtain funds under the security and complete the public improvements itself or through a third party;

(d) Assign its right to receive funds under the security to any third party, including a subsequent owner of the subdivision for which public improvements were not constructed, in whole or in part, in exchange for that subsequent owner's promise to complete the public improvements on the property; or

(e) Exercise any other rights or remedies available under the law.

30.6. Acceptance of dedication offers.

Acceptance of formal offers for the dedication of streets, public areas, easements or parks shall be by authorization of the ~~city administrator~~planning director. The approval by the planning ~~and zoning commission~~director of ~~a~~ construction plans or final plat shall not, in and of itself, be deemed to constitute or imply the acceptance by the city of any street, public area, easement or park shown on the plat. The city may require the plat to be endorsed with appropriate notes to this effect.

30.7. Maintenance and guarantee.

The property owner shall maintain all required public improvements for a period of two years following acceptance of the subdivision by the city, and shall also provide a two-year maintenance bond (warranty) that all public improvements will be free from defects for a period of two years following such acceptance by the city.

30.8. Construction procedures.

30.8.1.A site development permit is required from the city prior to beginning any site development related work in the city or its ETJ that affects erosion control, storm drainage, vegetation or tree removal, or a floodplain.

30.8.2.Pre-construction conference. The city shall require that all general and site development contractors (e.g., excavation, utilities, roadways) participating in the construction meet with the city for a pre-construction conference to discuss the project prior to any grading, filling, excavation, clearing or removal of vegetation and any trees that are larger than six-inch caliper; discussion shall also include the required construction traffic plan. All contractors shall be familiar with, and shall conform with, applicable provisions of the city's zoning ordinance as well as the city's building code.

30.8.3.Conditions prior to authorization. Prior to authorizing release of a site development permit, the city engineer shall be satisfied that the following conditions have been met:

(a) The preliminary plat has been approved by the planning ~~and zoning commission~~director (and any conditions of such approval have been satisfied);

(b) All required engineering documents are completed and approved by the city engineer;

(c) All necessary off-site easements and dedications required for city-maintained facilities and not shown on the plat must be conveyed solely to the city, such as by filing of a separate instrument, with the proper signatures affixed. The original of the documents and the appropriate fees for filing the documents at the county (per Hays County requirements and the city's submission guidelines, as may be amended from time to time) shall be returned to the city secretary prior to approval and release of the construction plans by the city engineer;

(d) All contractors participating in the construction shall be presented with a set of approved plans bearing the stamp of release of the city engineer, and at least one set of these plans shall remain on the job site at all times;

(e) A complete list of the contractors, their representatives on the site, and telephone numbers where a responsible party may be reached at all times must be submitted to the city;

(f) All applicable fees must be paid to the city; and

(g) All required approvals and permits have been obtained from all local, state, and federal entities/agencies.

30.9. Nonpoint source pollution controls and tree protection.

All nonpoint source pollution controls, erosion controls, and tree protection measures and devices shall be in place, to the city engineer's satisfaction, prior to commencement of construction on any property.

30.10. Review and acceptance of public improvements.

30.10.1.General procedure. Construction observation and daily on-site representation shall be supervised and provided by the developer's engineer at the developer's expense. Construction shall be in accordance with the approved construction plans and the ordinances of the City of Dripping Springs (and other applicable codes and ordinances). Any change in design that is required during construction should be made by the licensed professional engineer whose seal and signature are shown on the plans. All revisions shall be reviewed and accepted by the city engineer. If the city engineer finds that any of the required public improvements — which include but are not limited to streets, drainage, water improvements, wastewater improvements, electrical, natural gas, and communication improvements — have not been constructed in

accordance with the city's standards and ordinances, then the property owner shall be responsible for completing and correcting the deficiencies such that they are brought into conformance with the applicable standards.

30.10.2. Prior to final acceptance of the required public improvements the applicant shall ensure the provision/completion of the following:

(a) A signed statement from the design engineer that the public improvements have been constructed in conformance with the construction drawings, contract documents, and specifications.

(b) Shop drawing submittals of all materials, structures, etc., with approvals by the design engineer.

(c) Laboratory and field testing reports certified by a geotechnical firm or the testing laboratory(s) that are involved with the project.

(d) A certificate from the general contractor that all bills for materials, services, and subcontractors have been paid.

(e) Site visit/construction representation daily (or otherwise) reports signed by the design engineer or an acceptable representative as approved by the City of Dripping Springs.

(f) A listing of the elevation of at least four permanent benchmarks located at the project site.

(g) A walk-through of the public improvements with City of Dripping Springs officials, during which a complete final "punch list" of any additional/incomplete items will be developed. Once the punch list has been completed, there shall be a final walk-through with City of Dripping Springs officials.

(h) Submission of final written approvals of the completed infrastructure improvements by county, state, and local entities.

30.11. Letter of satisfactory completion.

30.11.1. The city will not deem required public improvements satisfactorily completed until the applicant's engineer or surveyor has certified to the city engineer or the engineer's designee, through submission of detailed sealed "as-built", or record, drawings of the property which indicate all public improvements and their locations, dimensions, materials and other information required by the city engineer, and until all required public improvements have been completed. The "as-builts" shall also include a complete set of sealed record drawings of the paving, drainage, water, sanitary sewer and other public improvements, showing that the layout of the lines and grades of all public improvements are in accordance with construction plans for the plat, and showing all changes made in the plans during construction, and containing on each sheet an "as-built" stamp bearing the signature and seal of the licensed professional engineer and the date. One reproducible drawing of the utility plan sheets containing the as-built information shall also be submitted. The engineer or surveyor shall also furnish the city with a copy of the approved final plat and the construction plans, if prepared on a computer-aided design and drafting (CADD) system, in such a digital format (on disk) that is compatible with the city engineer's CADD system. When such requirements have been met to the city engineer's satisfaction, the ~~city administrator~~planning director shall issue the letter of satisfactory completion.

~~shall thereafter make a recommendation to the planning and zoning commission for consideration of satisfactory completion of the public improvements. Once the city council votes its approval of satisfactory completion, the city administrator~~planning director ~~shall issue the letter of satisfactory completion.~~

30.11.2. Acceptance of the development shall mean that the developer has transferred all rights to all the public improvements to the city for use and maintenance. The city council may, at its option, accept dedication of a portion of the required public improvements if the remaining public improvements are not immediately required for health and safety reasons, and if the property owner has posted a performance bond or cash

bond in the amount of 100 percent of the estimated cost of those remaining improvements for a length of time to be determined by the ~~city council~~city engineer or the engineer's designee. If the remaining public improvements are greater than $10,000.00 and are not completed within the determined length of time, the city will impose a penalty that equals ten percent of the performance bond or cash bond. The obligation to complete the improvements remains with the developer, and all future building permits or certificates of occupancy will be withheld until the improvements are complete. If the remaining public improvements are less than $10,000.00, the developer shall pay the actual dollar amount. The length of time may be extended due to inclement weather or unforeseen delays by mutual agreement between the developer and the city.

30.11.3. Upon acceptance of the required public improvements, the ~~city administrator~~planning director shall submit a certificate to the developer stating that all required public improvements have been satisfactorily completed.

30.12. Deferral of required improvements.

30.12.1. The planning ~~and zoning commission~~director may, upon application of the property owner and favorable recommendation of the city engineer, defer at the time of plat approval, subject to appropriate conditions, the provision of any or all public improvements as, in its judgment, are not required in the immediate interests of the public health, safety and general welfare.

30.12.2. Whenever an application to defer the construction of any public improvements required under this chapter is granted by the planning ~~and zoning commission~~director, the property owner shall deposit in escrow his or her share of the costs (in accordance with city participation and oversizing policies) of the future public improvements with the city prior to approval of the plat, or the property owner may execute a separate improvement agreement secured by a cash escrow guaranteeing completion of the deferred public improvements upon demand of the city.

30.13. Building permits and certificates of occupancy.

No building permit shall be issued for a lot, building site, building or use unless the lot or building site has been officially recorded by a final plat approved by the planning ~~and zoning commission~~director, and unless all public improvements, as required by this chapter for final plat approval, have been completed, except as may be permitted below:

30.13.1. A building "foundation only" permit may be issued for a nonresidential or multifamily development provided that a preliminary plat has been approved by the planning ~~and zoning commission~~director, and provided that the construction plans have been released by the city engineer. However, the building permit shall not be issued and building construction shall not be allowed to surpass the construction of fire protection improvements. In other words, the building shall not proceed above the slab level until all required fire lanes have been completed, and until all water lines serving fire hydrants have been completed, inspected and tested.

30.13.2. The city building official may release some residential building permits for not more than ten percent of the lots within a new residential subdivision, provided that a preliminary plat has been approved by the planning ~~and zoning commission~~director and the construction plans have been approved by the city engineer, and provided that all public improvements have been completed for that portion of the development including, but not limited to, those required for fire and emergency protection, such as streets providing at least two points of emergency access, alleys, water lines serving fire hydrants, and other similar, required public safety improvements. No lot may be sold nor title conveyed until the final plat has been approved by the planning ~~and zoning commission~~director and recorded at Hays County.

30.13.3. No certificate of occupancy shall be issued for a building or the use of property unless all subdivision improvements have been completed and a final plat has been approved by the planning ~~and zoning commission~~director and recorded at the county. Notwithstanding the above, the ~~city administrator~~planning director may authorize the conditional or partial occupancy of a structure provided that an agreement providing cash escrow or other sufficient surety is approved by the ~~city administrator~~planning director for the completion of all remaining public improvements, and provided that the structure is safely habitable in accordance with the city's building codes.

SECTION 31. FILING FEES AND PLAT RESUBMISSION

31.1. Other ordinances.

Fees and charges, as well as other submission requirements, for the submission of applications for the approval of any type of plat and for engineering review and construction observation shall be as provided by separate ordinance, and may be amended from time to time. It is the applicant's responsibility to obtain and comply with the city's current fee schedule and submission requirements.

31.2. Uniform applicability.

Such fees and charges shall be imposed and collected on all applications for approval of any type of plat, regardless of the action taken by the ~~P&Z~~planning director thereon. Such fees shall be collected for the purpose of defraying the costs of administrative, clerical, engineering, planning and review services necessary to properly review and investigate plats and subdivision construction. The cost incurred by the city to retain professionals to perform necessary development review, possibly including but not limited to, the ~~city planner~~planning director and city engineer, may be charged directly to the applicant for the actual cost of said professional services.

31.3. Cessation of pending status.

Should a development proposal or plat application lapse or expire, or should it be denied by the ~~P&Z~~planning director, then that application ceases "pending" status and the project, and its corresponding series of development approvals and permits, shall be deemed to be ended, or "completed". Any reapplication for any type of development approval for that property shall be considered commencement of a new project, and shall be accompanied by new application materials, including new submission fees, and shall conform to all applicable city ordinances in effect at the time of submission of the new application.

31.4. Other fees.

All required fees, unless specifically stated otherwise herein, shall be paid as required in other sections of this chapter. Final observation and review fees may be paid at the time the actual review (i.e., final "walk-through") of the project is undertaken.

SECTION 32. ENFORCEMENT

32.1. Prohibition.

No person shall violate the terms, conditions or regulations enacted in this chapter.

32.2. Violations and penalties.

In addition to all other remedies and relief available to the city at law or in equity for a violation of this subdivision ordinance, the following nonexclusive forms of relief shall be available to the city:

32.2.1.Violations and penalties. Any person who violates any of these regulations for lands within the jurisdiction of the city shall be subject to a fine of not more than $500.00 per day, with each day constituting a separate offense, pursuant to the Texas Local Government Code, chapter 54, as amended. Each day constitutes a separate violation.

32.2.2.Civil enforcement. Appropriate civil actions and proceedings may be maintained in law or in equity to prevent unlawful construction, to recover damages, to impose additional penalties, to restrain, correct or abate a violation of these regulations, whether such violation occurs with respect to lands within the jurisdiction of the city. These remedies shall be in addition to the penalties described above. The city may recover a civil penalty not to exceed $1,000.00 per day for violation of this chapter.

32.3. Withholding of subdivision acceptance.

The city may refuse to grant final acceptance of a subdivision that does not fully and completely comply with all terms and conditions of this subdivision ordinance including, but not limited to, the refusal to issue building permits and certificates of occupancy, and the refusal to connect the property to city utilities and services.

32.4. Withholding of other authorizations.

The city may refuse to grant development, construction, or occupancy approvals for improvements in a subdivision that does not fully and completely comply with all terms and conditions of this chapter. Without limiting the type or number of approvals the city may withhold, the city is specifically authorized to refuse to grant site development permits, building permits, utility connections, and certificates of occupancy.

(Ordinance 2019-29, adopted 9/10/19)

Ord 2023-37
Chapter 28 Subdivision Ordinance

San Marcos Publishing, LP
Wimberley View • Century-News
P.O. Box 49, Wimberley, Texas 78676
(512) 847-2202

State of Texas
County of Hays

Before me, the undersigned authority, on this day personally appeared Dalton Sweat, who being by me here and now duly sworn, upon oath says:

My name is Dalton Sweat, and I am the Publisher, of the Wimberley View and Dripping Springs Century-News, a newspaper of general circulation in Hays County, Texas, and a newspaper which has been regularly and continuously published in Wimberley and Dripping Springs, Hays County, Texas, for a period of more than one year immediately preceding the date of publications of the following, and that the said notice, a copy of which follows, was published in the regular edition of said newspaper for a period of 1 day on the following date:

Jan 4, 2024

The said Publisher, Dalton Sweat further states that the rate charged for this publication is the lowest rate charged to commercial advertisers for the same class as advertising for a like amount of space.

Signature of Publisher

Subscribed and Sworn to me, by the said Publisher Dalton Sweat this 3rd day of January, 2024 to certify which witness my hand and seal of office.

Karitta L Love
NOTARY PUBLIC in and for Hays County, Texas

KARITTA LANETTE LOVE
Notary Public, State of Texas
Comm. Expires 05-30-2027
Notary ID 134382078

CITY OF DRIPPING SPRINGS

PUBLIC NOTICE OF ORDINANCE 2023-37

CHAPTER 28 SUBDIVISION ORDINANCE

AN ORDINANCE AMENDING ARTICLE 28.04 SITE DEVELOPMENT AND CHAPTER 28, EXHIBIT A,SUBDIVISION ORDINANCE OF THE DRIPPING SPRINGS CODE OF ORDINANCES; ESTABLISHING REGULATIONS FOR THE SUBDIVISION OF LAND, INCLUDING PRELIMINARY PLATS, FINAL PLATS, MINOR

PLATS, REPLATS AND PLAT AMENDMENTS; PROVIDING FOR THE FOLLOWING: RULES; STANDARDS; PROCEDURES; CRIMINAL PENALTIES; AND, SEVERABILITY.

STAFF REPORT

City of Dripping Springs

PO Box 384

511 Mercer Street

Dripping Springs, TX 78620

Submitted By: Andrew Binz – Director of Parks and Community Services

Council Meeting Date: January 21, 2025

Agenda Item Wording: Discuss and consider an ordinance update to Article 16.02. Parks and Recreation, regarding electric bicycles in parks.

Agenda Item Requestor:

Summary/Background:

As electric bicycles are becoming more and more popular and are seen more frequently within our parks system, staff would like to recommend putting limits on the type of electric bikes (e-bikes) that are allowed within certain parks.

Staff recommends no power assisted modes of transportation, including electric bikes, be allowed in Dripping Springs Ranch Park and Charro Ranch Park. The amount of vehicle traffic and equestrian/livestock present from events at DSRP creates an unsafe environment for e-bikes. Charro Ranch Park trails are considered pedestrian only because it is a nature park.

Founders Park and Sports & Recreation Park trails are considered more multi-purpose trails, and these are the trails staff is seeing more e-bike activity. Staff is recommending allowing e-bikes on these trails but with a limit on the speed to 10 miles per hour and with no use of a throttle if the e-bike is equipped with one.

DSRP Board of Directors and the Parks & Recreation Commission approved the recommendation of this ordinance to City Council at their January meetings.

Staff Recommendations: Approval of the ordinance update as presented

Attachments: Ordinance No. 2025 – XX – E-Bicycles Amendment to Parks Rules

Next Steps/Schedule: Execute the ordinance.

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2025-___

AN ORDINANCE AMENDING CHAPTER 16: PUBLIC WAYS AND PLACES, ARTICLE 16.02, SECTIONS 16.02.034, 16.02.055, AND 16.02.065 IN THE CITY OF DRIPPING SPRINGS CODE OF ORDINANCES.

WHEREAS, the City Council of the City of Dripping Springs ("City Council") seeks to have specific rules for the use of electric bicycles at City parks;

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the Parks and Recreation Commission had a meeting on December 18, 2024, and recommended approval of the rules; and

WHEREAS, the City Council had a meeting and a public hearing on January ___, 2025, and approved the rules; and

WHEREAS, the City Council finds that the amendment proposed is reasonable, necessary, and proper for the good government of the City of Dripping Springs.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Dripping Springs, Texas:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. AMENDMENT

Article 16.02, Sections 16.02.034, 16.02.055, and 16.02.065 as currently adopted are amended so to read in accordance with *Attachment "A"*, which is attached hereto and incorporated into this Ordinance for all intents and purposes.

3. REPEALER

To the extent reasonably possible, ordinances are to be read together in harmony. However, all ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication of caption.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the ___ day of _____ 2025, by a vote of _____ (ayes) to _____ (nays) to _____ (abstentions) of the City Council of the City of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

_____

Bill Foulds, Jr., Mayor

ATTEST:

_____

Diana Boone, City Secretary

Attachment "A"

CODE OF ORDINANCES

CHAPTER 16-PUBLIC WAYS AND PLACES

ARTICLE 16.02. PARKS AND RECREATION

DIVISION 2. PARK RULES

Sec. 16.02.034. Definitions.

(a) Rules of interpretation. Words and phrases used in this division shall have the meanings set forth in this section. Words and phrases that are not defined below, but are defined elsewhere in this code, shall be given the meanings set forth in those other ordinances. Words and phrases not defined in this code shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes only.

(b) Specific definitions.

Alcoholic beverage: Alcohol, or any beverage containing more than one-half of one percent of alcohol by volume, which is capable of use for beverage purposes, either alone or when diluted.

Business activities: The provision of services, instructions, training, or support to another person or to a group in exchange for payment.

Charro Ranch Park: The city park located at 22690 Ranch to Market Rd 150.

City: The City of Dripping Springs, an incorporated municipality located in Hays County, Texas, and includes any official, agent or employee acting on behalf of the city.

Class 1 electric bicycle: A bicycle with pedal assist, no throttle, and a top speed of up to 20 miles per hour.

Class 2 electric bicycle: A bicycle with pedal assist, a throttle, and a maximum speed of up to 20 miles per hour.

Class 3 electric bicycle: A bicycle with pedal assist, a throttle, and a maximum speed of up to 28 miles per hour.

Commercial Activity: Providing goods or services for sell or rent or providing a class or instruction for compensation or as an inducement or advertisement for paid classes or instruction.

Commercial fitness trainer: A for profit trainer providing physical fitness training expertise to clients in a city park.

Commission: The city parks and recreation commission (aka, "parks and rec") or any successor entity.

Dangerous animal: An animal that:

(1) Makes an unprovoked attack on a person or another animal that causes bodily injury and occurs in a place other than an enclosure in which the dog was being kept and that was reasonably certain to prevent the dog from leaving the enclosure on its own;

(2) Commits unprovoked acts in a place other than an enclosure in which the dog was being kept and that was reasonably certain to prevent the dog from leaving the enclosure on its own and those acts cause a person to reasonably believe that the dog will attack and cause bodily injury to that person; or

(3) Park personnel deems to be uncontrollable and a danger to those around it.

Department: The City of Dripping Springs and parks and community services department.

Dripping Springs Ranch Park: The park and event center located at 1042 Event Center Drive, Dripping Springs, Texas.

Farmers market committee: The board created under article 6.05 of this code supports the market and serves as an advisory body to the city council.

Firearm: A device defined in accordance with Texas Penal Code section 46.01.

For profit groups: Individuals or organizations that are not nonprofit groups as determined by state and/or federal law.

Founders Memorial Park: The city park located east of RM 12 on Founders Park Road.

Glass container: Any glass receptacle.

Market manager: The city employee designated by the city administrator to manage the operations of the farmer's market.

Motorized/electric toys: Includes any motor powered object including, but not limited to, remote control cars, motorized scooters or bikes, or any motorized or electric wheeled vehicle.

Multi-use trail: Trails designated for pedestrian, bicycle, and equestrian use.

Nonpark waste: Trash, refuse, litter or other solid waste that is not created or generated on-site at a park, but is transported from a person's home, business or other location to a park for disposal purposes. This term includes construction debris, office waste, municipal solid waste, and any form of hazardous waste. This term excludes waste generated on park premises during the course of lawful use of the park for recreational purposes.

Park: Any or all of the parks and facilities under the management and control of the city, including any land now or hereafter dedicated by the city as a municipal park.

Park attendant: A city employee who has been designated by the city council or city administrator to oversee and enforce the rules at a city park.

Park facility: Any building or structure intended for a specific type of use within a park including, but not limited to, a building, sports field, recreational facility, parking lot, covered pavilion, designated camping site, skatepark, or other specific use area within a park.

Person: An individual, corporation, organization, government agency, business, trust, partnership, association, or any other legal entity, other than the city.

School-related activity: An event or activity on or off school property sponsored and/or sanctioned by the Dripping Springs Independent School District. Examples include, but are not limited to, sporting events and performances, such as theatrical, etc.

Skatepark: The city park designed for skating, skateboarding, biking, and other non-motorized wheeled equipment that is located at Founders Memorial Park.

Sports and Recreation Park: The city park located at 27148 Ranch Rd 12, Dripping Springs, TX 78620.

Tobacco product: Includes, but is not limited to, a cigarette, cigar, and any smokeless tobacco product such as chewing and dipping tobaccos.

Vehicle: A device that can be used to transport persons or property including, but not limited to a moped, power-driven bicycle, motorcycle, motor scooter, automobile, truck, golf cart, tractor, aircraft, gliders, paragliders, and all-terrain vehicle.

Weapon: Anything that in the manner of its use or intended use is capable of causing death, personal injury, or serious bodily injury, including (but not limited to) air guns, clubs, axes, pellet or BB guns, bows and arrows, or projectile devices.

(Ord. No. 2023-09, § 2, 3-7-2023; Ord. No. 2023-34, § 2, 10-17-2023)

Sec. 16.02.055. Trail use.

(a) It is an offense for any person to:

(1) Operate or use a motor vehicle, including a motorcycle, motorbike, mini-bike, or a bicycle on a trail or path not designated for the use with such vehicles;

(1.1) Operate or use a Class 1 electric bicycle, Class 2 electric bicycle, or Class 3 electric bicycle in a park or on a designated trail except and in accordance with section 16.02.065;

(2) Operate or use a bicycle on any pedestrian trail; or

(3) Ride, drive, leads or keep a horse on any pedestrian trail.

(b) On multi-use trails, bicyclists shall yield to joggers, joggers to walkers. All trail users must yield to horses.

(c) Trail users on multi-use trails should not be more than two abreast when this action will impede other traffic on the trail. Trail users should leave ample room on the trail for other users to pass safely.

(d) Bicyclists should maintain bicycles in good condition and should operate them in a safe, manner at a reasonable and prudent speed. All bicycles shall be equipped with properly functioning brakes.

(Ord. No. 2023-09, § 2, 3-7-2023)

Sec. 16.02.065. Special rules for specific park facilities.

(a) Each park facility may develop additional rules and regulations that address problems specific to that facility, which shall be in writing and approved by the city administrator or designee. Patrons shall comply with all rules and regulations posted at individual facilities or for special events.

(b) Dripping Springs Ranch Park Rules:

(1) It is an offense for any person to swim or boat at this park.

(2) Only members of the Dripping Springs Ranch Park or patrons who pay a daily fee are permitted to have their horses at this park.

(3) It is an offense for any farrier to provide services at this park without approval by the ranch park manager or the parks and community services director.

(4) Quiet hours for RV spots are from 10:00 p.m. to 6:00 a.m. unless approved in writing.

(5) All waste must be disposed of in the dumpster located on site at the park. Littering on the property will result in a fine.

(6) All wastewater, including gray water, must be disposed of in the dump station, located on site at the park. Any dumping of waste/sewage on pavement, dirt or vegetation will result in eviction.

(7) No swimming pools are to be set upon the property.

(8) Rowdiness, abusive language, fighting, lewd conduct, reckless driving/speeding, drunkenness, and possession of or use of illegal drugs will not be tolerated at any time. Amplified sound, firearms, or weapons shall not be allowed unless otherwise allowed by law or authorized by the city by written agreement.

(9) Parents are responsible for the conduct of their children and financially responsible for any damages caused by their children. Children under the age of 13 must be accompanied by an adult at all times.

(10) The city, the department, and Dripping Springs Ranch Park, as well as their officials, agents, and employees are not responsible for property or personal injury damages arising out of, or in any way connected to use of the park, including, but not limited to loss or damage by fire, wind, theft, accident, or Acts of God.

(11) Registered guests and visitors are liable for all personal injury or property damages and assume any and all risks associated with use of the park to their person, property, animals and vehicles.

(12) No vehicles are allowed within the park without a permit or written permission after 11:00 p.m.

(13) No power assisted modes of transportation are allowed anywhere in the park except for motor vehicles operated or parked in accordance with sections 16.02.053 or 16.02.054.

(c) Farmers market. The following section applies to farmers market operations. The market manager has the authority to control the use of the park premises for purposes of Texas Penal Code section 42.03 (obstruction of passageways), issue warnings, provide notice per

Texas Penal Code section 30.05 (criminal trespass), and take appropriate action against any person who violates the rules and regulation for market operations, any section of this division, and any other regulation or law. Additional regulation related to the farmers is in article 6.05 of this code. Farmers market rules include:

(1) All market participants must complete the appropriate application, pay the applicable fees, and be approved by the market manager or the farmers market committee prior to participation.

(2) Producers, prepared-food producers, artists and craftspeople, service providers, entertainers, and community organizations that fulfill the mission of the market as listed in section 6.05.003 of this code, may be approved to participate in the market.

(3) The farmers market and all vendors must comply with the Americans with Disabilities Act and with state accessibility requirements. All common areas and vendor booths must be accessible to individuals with disabilities whenever the booth is open to the public.

(4) All vendors must agree to and assist in the inspection of their operation by representative of the market at any time to ensure compliance with these rules and state health rules, as applicable.

(5) Market booth fees will be determined annually by the farmers market manager and approved by the city council. Fees will be assessed to participants weekly.

(6) All selling and promotion must be contained within the ten feet wide by ten feet deep booth space.

(7) Any vendor cancellations must be communicated with the market manager by 2:00 p.m. on day prior to the market or late notice fees will be assessed.

(8) Smoking or other tobacco use, including vaping or electronic cigarettes, is not allowed in market area.

(9) All market complaints should be sent to the market manager for review by the farmers market committee.

(10) Violation of farmers market or park rules may result in verbal warning, written warning, suspension or expulsion from the market. The market manager shall have discretion to enact any or all of the above options based on the severity of the violation.

(11) Community organizations that fulfill the mission of the market and seek to fundraise or educate at the market can submit an application to the farmers market manager for approval to perform such activities.

(12) All vendors must wait for the sound of the opening bell to commence sales to the public.

(13) Public dissemination of information is regulated on market days during market hours. Those seeking to disseminate information must do so only in the area designated by the market manager.

(14) Each vendor is responsible for his or her own sales tax collections and payments.

(15) A scale certified by the Texas Department of Agriculture must be used at the market for all products sold by weight.

(16) Food samples must be distributed in accordance with the rules set forth by the city's farmers market food sampling rules and Texas Department of State and Health Services.

(17) Home-canned processed foods and baked goods can be sold but must comply with the Texas Cottage Food Laws as defined by the Texas Department of State Health Services and Texas Health and Safety Code.

(18) All vendors must obtain any and all permits and licenses required by the state and the county as applicable to sell each product.

(19) All items sold at the market must be raised, prepared, processed, or crafted by the vendor within a 150 mile radius of the city and meet the mission of the market.

(20) No live animals may be sold or given away at the market.

(21) No vendor, attendee, or participant in the market may impede pedestrian or vehicular traffic or interfere or disrupt normal market operations.

(d) Skatepark.

(1) Hours are dawn to dusk. This skatepark is not equipped with lighting and is closed once the sun goes down.

(2) Protective safety equipment that properly fits is strongly encouraged to be worn while using the skatepark.

(3) The skatepark is unsupervised; and users ride at their own risk.

(4) Parents/guardians are responsible for their children; children under the age of ten must be accompanied by an adult.

(5) The skatepark is open to bikes, skateboards, scooters, in-line skates, and other non-motorized wheeled vehicles.

(6) Animals, other than service animals, are not allowed on the skatepark surface.

(7) Motorized and electric toys, equipment, ramps, boxes or user-placed obstacles are not allowed.

(8) No modifications to existing ramps or additional obstacles or materials allowed.

(9) Competitive events, demonstrations or private lessons require prior approval of the parks & community services department as required by division 4, commercial activity on park property.

(10) No graffiti or defacing the property.

(11) No gum, food or drinks on the skatepark surface.

(12) The skatepark is considered closed during inclement weather (rain, lightning, sleet, snow, etc.).

(13) The city reserves the right to close the skate park at any time, including for programmed events.

(14) All other city park rules apply.

(15) A violation of (d)(1), (d)(6), (d)(7), or (d)(8) is considered an offense under this article.

(e) Charro Ranch Park

(1) No power assisted modes of transportation are allowed anywhere in the park except for vehicles parking in authorized parking areas.

(f) Founders Memorial Park (excluding Skatepark)

(1) Class 1 electric bicycles may not be used on trails at a speed greater than 10 miles per hour.

(2) Class 2 electric bicycles and class 3 electric bicycles may not be used with throttle or on trails at a speed greater than 10 miles per hour.

(g) Sports and Recreation Park

(1) Class 1 electric bicycles may not be used on trails at a speed greater than 10 miles per hour.

(2) Class 2 electric bicycles and class 3 electric bicycles may not be used with throttle or on trails at a speed greater than 10 miles per hour.

(Ord. No. 2023-09, § 2, 3-7-2023; Ord. No. 2023-34, § 2, 10-17-2023

City of Dripping Springs Capital Projects

Project	Cost Estimate	Expenditure Date	NOTES / Data Source / Date	Funding Sources										
				Hays POSAC	TXDOT TASA	Landscape Fund	Landscape Fund2	HOT Tax	City Budget	TIRZ Budget	COO Bonds	Fee Offset	Total Funded	Funding Needed
TIRZ Priority Projects														
Old Fitzhugh Rd	**8,392,800**	May '25 "Ready to Let"	OFR 60% PSE's / HDR / 12/23	1,400,000	1,533,164	-	-	500,000	-	-	-	-	3,433,164	**4,959,636**
Stephenson Building	**3,559,053**	Jan '25 "Ready to Bid"	100% CD's Cost Estimate / 6/3/24	-	-	-	-	-	-	-	-	-	-	**3,559,053**
Downtown Restrooms	**300,000**	Fall '24 "Construction"	ROMTEC / "Design-Provide-Install Max" Cost Proposal / 6-10-24	-	-	-	-	-	200,000	100,000	-	-	300,000	**-**
Dripping Springs Community Library	**5,167,000**	Fall '25 "Construction"	DSCL DD / Cost Estimates / 4/22/24	-	-	-	-	-	-	-	-	-	-	**5,167,000**
Downtown Parking Lot	**1,136,110**	Jan '25 "Ready to Bid"	TIRZ PM Est'd / Cost Estimate Pending PSE's Completion / 7/24	-	-	-	-	-	-	-	-	-	-	**1,136,110**
Stephenson Way Site & Pedestrian	**150,000**	Fall '24 "Construction"	TIRZ PM Est'd / Cost Estimate Pending PSE's Completion / TBD	-	-	-	-	-	-	-	-	-	-	**150,000**
Civic Center / City Hall Site	**12,000,000**	TBD		-	-	-	-	-	-	-	-	-	-	**12,000,000**
Creek Road Project	**10,000,000**	TBD	TIRZ Project Plan Update / 10/18/22	-	-	-	-	-	-	-	-	-	-	**10,000,000**
Downtown Drainage & Sidewalks MP	**2,500,000**	TBD	"Wallace St" Estimate Portion / TIRZ Project Plan Update / 10/18/22	-	-	-	-	-	-	-	-	-	-	**2,500,000**
TIRZ Total	**43,204,963**			1,400,000	1,533,164	-	-	500,000	200,000	100,000	-	-	3,733,164	**39,471,799**
City Projects														
City Hall Remodel	**800,000**	FY 2025		-	-	-	-	-	800,000	-	-	-	800,000	**-**
Maintenance Facility	**437,805**	FY 2025		-	-	-	-	-	-	-	80,000	-	80,000	**357,805**
Sports & Rec Park Lighting	**2,600,000**			-	-	-	-	500,000	-	-	-	-	500,000	**2,100,000**
Rathgeber Design	**695,150**			-	-	-	-	-	-	-	-	-	-	**695,150**
Rathgeber Construction	**16,030,472**	TBD		3,550,000	-	-	-	-	-	-	-	-	3,550,000	**12,480,472**
5-Year Road Improvements	**3,000,000**			-	-	-	-	-	-	-	-	-	-	**3,000,000**
RR 12 @ Village Grove Pkwy	**2,315,169**			-	-	-	-	-	-	-	-	800,000	800,000	**1,515,169**
DSRP Path to Pond	**140,000**		Repair of the path to the pond at the front of the park, which is regularly washed out.	-	-	-	-	-	-	-	-	-	-	**140,000**
DSRP Playground Sidewalks	**70,000**		Installation of sidewalks around the playground (included path across drainage channel.	-	-	-	-	-	-	-	-	-	-	**70,000**
Outdoor Arena	**150,000**	FY 2025	Provides an additional arena area	-	-	-	-	-	-	-	-	-	-	**150,000**
Outdoor Arena Covering	**1,050,000**	FY 2026+	Provided covering & utilities for additional arena	-	-	-	-	-	-	-	-	-	-	**1,050,000**
Park Signage	**275,000**	FY 2026+	Remaining Park entry and wayfinding signage	-	-	-	-	-	-	-	-	-	-	**275,000**
Founders Pool Heater	**50,000**		Converts pool heater from propane to natural gas	-	-	-	-	-	-	-	-	-	-	**50,000**
City Total	**27,613,596**			**3,550,000**	**-**	**-**	**-**	**500,000**	**800,000**	**-**	**80,000**	**800,000**	**5,730,000**	**21,883,596**
	70,818,559	**-**	**-**	**4,950,000**	**1,533,164**	**-**	**-**	**1,000,000**	**1,000,000**	**100,000**	**80,000**	**800,000**	**9,463,164**	**61,355,395**

STAFF REPORT

City of Dripping Springs

PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Diana Boone, City Secretary

Council Meeting Date: January 21, 2025

Agenda Item Wording: **Public Hearing and consideration of approval of an Ordinance Ordering the City of Dripping Springs 2025 Municipal General Election.**

Agenda Item Requestor: Diana Boone, City Secretary

Summary/Background:

The City must annually order/call the General Election held the first Saturday in May. The Texas Election Code requires the governing body to order the election for its officers and post notice of the order. The two year term for the following Council Seats are expiring on May 3, 2025:

Council Member Place 1
Council Member Place 3
Council Member Place 5

Applications for a Place on the Ballot can be submitted to the City Secretary's Office in person, at 1042 Event Center Drive, sent by mail to P.O Box 384, or by email: dboone@cityofdrippingsprings.com

Board Recommendations:

Recommended Council Actions: Staff recommends approval.

Attachments:

1. Ordinance
2. Blank Ordering of Election Form

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2025-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, ORDERING A GENERAL ELECTION TO BE HELD ON MAY 3, 2025, FOR THE PURPOSE OF ELECTING A COUNCIL MEMBER PLACE 1, COUNCIL MEMBER PLACE 3, AND COUNCIL MEMBER PLACE 5; MAKING PROVISIONS FOR CONDUCTING THE ELECTION; AND, RESOLVING OTHER MATTERS INCIDENT AND RELATING TO THE HOLDING OF SUCH ELECTION.

WHEREAS, the regular municipal election day for the City of Dripping Springs, Texas ("City"), is the uniform election day occurring the first Saturday on May 3, 2025; and

WHEREAS, the terms for Council Member Place 1, Council Member Place 3, and Council Member Place 5, are scheduled to expire at the next uniform election date of May 3, 2025; and

WHEREAS, Section 3.004 of the Texas Election Code requires the governing body of a city to order an election for its officers and post notice or Order of Election (*Attachment "A"*).

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, THAT:

1. GENERAL MUNICIPAL ELECTION

A. A General Municipal Election (the "Election") is hereby ordered to elect municipal officers for Council Member Place 1, Council Member Place 3, and Council Member Place 5, and shall be held on the next uniform election day of May 3, 2025.

B. Applications for Place on the Ballot shall be submitted to the City Secretary beginning January 15, 2025, through February 14, 2025, 8:00 a.m. – 5:00 p.m., excluding holiday closures and weekends. Application may be submitted in person at 1042 Event Center Dr., Dripping Springs, Texas, by email to dboone@cityofdrippingsprings.com, or by USPS Mail addressed to the attention of the City Secretary at P.O. Box 384, Dripping Springs, Texas 78620. Mailed applications must be received by 5:00 p.m., Friday, February 14, 2025.

C. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing conducted by the City Secretary as provided for by the Election Code. Such drawing shall be held February 21, 202, at 9:00 a.m. at City of Dripping Springs Development Services Building located at 661 West Highway 290, Dripping Springs, Texas.

2. APPOINTMENTS

A. The City Council hereby appoints Hays County Elections Administrator Jennifer Doinoff to serve as the Election Officer and Early Voting Clerk in order to perform and supervise the duties and responsibilities of the Election Officer and Early Voting Clerk, and as outlined in the Joint Election Agreement and Election Services Contract executed January ____, 2025.

B. The City Council hereby delegates to the Elections Officer the authority to appoint election day presiding and alternate judges, central accumulation station judges, and the Early Voting Ballot Board (EVBB) presiding judge, all of whom shall meet eligibility requirements of Election Code Chapter 32.

C. The election judge shall make clerk appointments in consultation with the Election Officer, who will ensure election precincts subject to Election Code Section 272.002 and 272.009, have a bilingual clerk appointed.

3. BALLOTS BY MAIL

Applications for Ballot by Mail ("ABBM") shall be mailed to Jennifer Doinoff, Hays County Elections Administrator, 120 South Stagecoach Trail, San Marcos, Texas 78666-5260, or may be submitted in person to Hays County Elections, 120 South Stagecoach Trail, San Marcos, Texas 78666-5268.

4. PRECINCTS & POLLING PLACES

A. The corporate city limits of the City of Dripping Springs, Texas are hereby designated as the voting precinct for this Election.

B. The City shall provide at least one polling place located in the corporate city limits.

C. The City participates in Countywide polling, and registered voters of the City of Dripping Springs may vote at any polling location within Hays County.

D. Polling places and hours of operation shall be determined by vote of the Hays County Commissioner's Court. Election day polling places shall be open 7:00 a.m. – 7:00 p.m.

E. The City shall post notice of Polling Places and hours of operation on the form prescribed by the Texas Secretary of State, and no later than April 11, 2025.

5. EARLY VOTING BY PERSONAL APPEARANCE

A. The City shall provide Early Voting by Personal Appearance as required by Texas Election Code Chapter 85.

B. Early Voting polling places and hours of operation shall be determined by vote of the Hays County Commissioner's Court.

C. The City shall post notice of Polling Places and hours of operation on the form prescribed by the Texas Secretary of State, and no later than February 16, 2024

6. CANVASSING OF RETURNS

The Hays County Elections Administrator shall make a written return of the Election results to the City Council in accordance with the Texas Elections Code. The City Council shall canvass the returns and declare the results of the Election in accordance with the Texas Election Code.

7. NOTICE OF ELECTION

Notice of Election *(Attachment "A")* and Order of Election *(Attachment "B")* shall be published one time in both the English and Spanish languages, in a newspaper published within the Dripping Springs' territory at least ten (10) days and no than thirty (30) days before the Election and as otherwise may be required by the Texas Election Code. Notice of the Election shall also be posted on the bulletin board used by the City Council to post notices of its City Council meetings no later than the twenty-first (21st) day before the Election.

8. INFORMATION IN SPANISH

Notices, instructions, ballots and other written material pertaining to the Election shall be translated into the Spanish language. This material shall be furnished to voters in both English and Spanish in order to enable voters to properly participate in the election process. In addition, the City shall provide the services of a translator speaking both English and Spanish languages to voters who notify the City of the need for such services.

9. AUTHORIZATION TO EXECUTE

The Mayor of the City of Dripping Springs is authorized to execute, and the City Secretary is authorized to attest this Ordinance on behalf of the City Council. The Mayor is further authorized to do all other things legal and necessary in connection with the ordering, holding and consummation of the Election.

10. EFFECTIVE DATE

This Ordinance is effective immediately upon its passage and approval.

11. PROPER NOTICE & MEETING

A quorum of the City Council was present at the meeting at which this Ordinance was adopted. The meeting was open to the public and public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government.

PASSED & APPROVED this, the____day of January 2025, by a vote of __ (ayes) to __ (nays)

to __ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

_____

Bill Foulds, Jr., Mayor

ATTEST:

_____

Diana Boone, City Secretary

1-2
Prescribed by Secretary of State
Sections 3.004, 3.005, 3.006, 85.004, 85.006, 85.007 Texas Election Code
9/2023

ORDER OF GENERAL ELECTION FOR MUNICIPALITIES
ORDEN DE ELECCIÓN GENERAL PARA MUNICIPOS

An election is hereby ordered to be held on _____/_____/_____ for the purpose of voting on:
(date)
(Por la presente se ordena celebrar una elección el _____/_____/_____ con el propósito de votar sobre.)
(fecha)

List Offices/Propositions/Measures on the ballot *(Enúmere los puestos/proposiciones/medidas oficiales en la boleta)*

Early voting by personal appearance will be conducted each weekday at:
(La votación adelantada en persona se llevará a cabo de lunes a viernes en:)

The Main Early Voting Location *(sitio principal de votación adelantada)*

Location *(sitio)*	Hours *(horas)*

Branch Early Voting Locations *(sucursal sitios de votación adelantada)*

Location *(sitio)*	Hours *(horas)*

Early voting by personal appearance will be conducted each weekend at:
(La votación adelantada en persona se llevará a cabo en el fin de semana en:)

The Main Early Voting Location *(sitio principal de votación adelantada)*

Location *(sitio)*	Hours *(horas)*

Branch Early Voting Locations *(sucursal sitios de votación adelantada)*

Location *(sitio)*	Hours *(horas)*

Applications for ballot by mail shall be mailed to:
(Las solicitudes para boletas que se votarán adelantada por correo deberán enviarse a:)

_____
Name of Early Voting Clerk
(Nombre del Secretario/a de la Votación Adelantada)

_____
Address *(Dirección)*

_____
City *(Ciudad)* Zip Code *(Código Postal)*

_____
Telephone Number *(Número de teléfono)*

_____
Email Address *(Dirección de Correo Electrónico)*

_____
Early Voting Clerk's Website *(Sitio web del Secretario/a de Votación Adelantada)*

Applications for Ballots by Mail (ABBMs) must be received no later than the close of business on:
(Las solicitudes para boletas que se votarán adelantada por correo deberán recibirse no más tardar de las horas de negocio el:)

_____/_____/_____.
(date)*(fecha)*

Federal Post Card Applications (FPCAs) must be received no later than the close of business on:
(La Tarjeta Federal Postal de Solicitud deberán recibirse no más tardar de las horas de negocio el:)

_____/_____/_____.
(date)*(fecha)*

Issued this _____day of _____, 20_____.
(day) (month) (year)

(Emitida este día _____ de _____, 20 _____.)
(día) (mes) (año)

_____
Signature of Mayor (Firma del Alcalde)

_____
Signature of Councilperson
(Firma del Concejal)

_____
Signature of Councilperson
(Firma del Concejal)

_____
Signature of Councilperson
(Firma del Concejal)

_____
Signature of Councilperson
(Firma del Concejal)

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Signature of Councilperson
(Firma del Concejal)

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Signature of Councilperson
(Firma del Concejal)

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Signature of Councilperson
(Firma del Concejal)

_____
Signature of Councilperson
(Firma del Concejal)

_____
Signature of Councilperson
(Firma del Concejal)

_____
Signature of Councilperson
(Firma del Concejal)

Print Reset

Instruction Note: A copy of this election order must be delivered to the County Clerk/Elections Administrator and Voter Registrar not later than 60 days before election day.
Nota de Instrucción: Se deberá entregar una copia de esta orden de elección al/a la Secretario(a) del Condado/Administrador(a) de Elecciones y el/la Registrador(a) de Votantes a más tardar 60 días antes del día de elección.

STAFF REPORT

City of Dripping Springs

PO Box 384

511 Mercer Street

Dripping Springs, TX 78620

Submitted By: Ginger Faught, Deputy City Administrator

Council Meeting Date: January 21, 2025

Agenda Item Wording: Agreement between the City of Dripping Springs and the Dripping Springs Water Supply Corporation regarding the Provision of Retail Water Service to the Anarene West Property and the Cannon Retail Property *Sponsor: Mayor Bill Foulds*

Agenda Item Requestor: Mayor Bill Foulds, Jr.

Summary/Background:

This Agreement is pursuant to the May 28, 2002 Settlement Agreement between the City of Dripping Springs and the Dripping Springs Water Supply Corporation. This Agreement memorializes that the DSWSC is relinquishing the right to provide retail water service to the above referenced properties and allowing the City of Dripping Springs to become the retail water provider. The DSWSC approved this Agreement at a Board Meeting in December 2024.

Commission Recommendations: N/A

Recommended Council Actions: Approve as presented.

AGREEMENT REGARDING RETAIL WATER SERVICE AREAS

This Agreement Regarding Retail Water Service Areas ("Agreement") is made and entered into for the purposes and consideration set forth herein as of the Effective Date set forth below by and between the CITY OF DRIPPING SPRINGS, TEXAS, a general law City ("the City"), and the DRIPPING SPRINGS WATER SUPPLY CORPORATION ("DSWSC"), a Texas nonprofit, member-owned water supply corporation. The City and DSWSC are hereinafter collectively referred to herein as the "Parties."

WHEREAS, The City and DSWSC are parties to the Settlement Agreement and Water and Wastewater Service Agreement by and between the City and DSWSC (effective May 28, 2002) (hereafter "Settlement Agreement").

WHEREAS, Exhibit "A" of the Settlement Agreement (also attached hereto as Exhibit "A") identifies certain geographic areas where retail water service will be provided by either the DSWSC or the City, and for which one of the Parties will have the primary right as between the Parties to provide water service pursuant to Article I of the Settlement Agreement ("Service Areas").

WHEREAS, on June 24, 2024 at a duly called meeting, DSWSC voted 4-1 in favor of a motion to relinquish retail water service area for the Anarene West Property (identified in red at Exhibit "B") to the City. The City accepted the Anarene West Property into its Service Area.

WHEREAS, Although the City and DSWSC had discussed the possibility of having DSWSC provide retail water service to the property identified at Exhibit "C" and known as the "Cannon Retail Property", both the City and DSWSC have concluded the City should retain the Cannon Retail Property in the City's Service Area. The Cannon Retail Property is already in the City's Service Area.

WHEREAS, Notwithstanding Exhibit "A" of the Settlement Agreement, because the geographic areas identified on Exhibit "A" of the Settlement Agreement do not always follow property lines in a manner that makes sense for development, to avoid confusion and disputes, and for the for the convenience of the City and DSWSC, the Parties enters into this Agreement to describe the primary water service area of the Parties with respect to the Cannon Retail Property and the Anarene West Property.

NOW, THEREFORE, for value received, including the mutual promises and covenants made herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

A. Definitions. The following terms shall be defined as follows for purposes of this Agreement:

1. "Water Provider" shall mean the entity that shall provide retail water service, to the exclusion of the other Party for the designated property.

B. Water Provider

1. Consistent with Exhibit A, the City shall be the Water Provider for the Cannon Retail Property and shall retain the Cannon Retail Property in its Service Area.

2. Notwithstanding Exhibit A to the Settlement Agreement, the City shall be the Water Provider for the Anarene West Property and DSWSC has relinquished Service Area for the Anarene West Property to the City.

C. Miscellaneous

1. Other than changing Water Provider for the Anarene West Property, nothing in this Agreement should be construed as amending or affecting the Settlement Agreement.

2. No Third-Party Beneficiaries. This Agreement between the City and DSWSC shall not confer any rights on third parties with respect to utility service, and in particular shall not independently create any rights in third parties to water service.

3. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provision will be fully severable and this Agreement will be construed and enforced as if such illegal, invalid or unenforceable provision is not a part thereof, and the remaining provisions thereof will remain in full force and effect. In lieu of any illegal, invalid or unenforceable provision therein, there will be added automatically as a part of this Agreement a provision as similar in its terms to such illegal, invalid or unenforceable provision as may be possible and be legal, valid and enforceable.

4. This Agreement may be modified or amended only in writing signed by both the City and DSWSC. This Agreement was prepared and drafted jointly by legal counsel representing the City and DSWSC. The City and DSWSC acknowledge that each one of them and its counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party will not be employed in the interpretation of this Agreement or any amendments thereto.

5. This Agreement shall be binding on the City and DSWSC and their successors and assigns.

6. This Agreement may not be assigned in whole or in part without the express written consent of the non-assigning party.

7. All exhibits attached hereto are incorporated herein by reference for all purposes.

8. This Agreement shall be construed under and in accordance with the laws of the State of Texas.

9. Any action at law or in equity brought to enforce any provision of this Agreement shall be brought in a State court of competent jurisdiction with venue in Hays County, Texas, unless statutes provide for another mandatory venue.

10. The parties agree to attempt informal resolution of any disputes regarding this Agreement.

11. The parties hereto covenant and agree that they shall execute and deliver such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the intent of this Agreement.

12. This Agreement may be executed in multiple originals, either copy of which shall be considered to be an original.

13. The signatories hereto represent and affirm that they have the authority to execute and bind the party on whose behalf they sign below.

14. Effective Date. This Agreement is effective as of October 22, 2024 ("Effective Date").

THE CITY OF DRIPPING SPRINGS, TEXAS

Attest:

_____
City Secretary

By: _____
Bill Foulds, Mayor

Date: _____

DRIPPING SPRINGS WATER SUPPLY CORPORATION

Attest:

_____
Secretary

By: _____
Name:
Title: PRESIDENT

Date: 11-18-24

DRIPPING SPRINGS
Texas

To: **Mayor Bill Foulds Jr. & City Council**
From: **Tory Carpenter, AICP – Planning Director**
Date: **January 21, 2025**
RE: **Big Sky Drip Fields License Agreement**

I. Background

Big Sky Development is in the process of constructing a temporary wastewater treatment plant (WWTP) to serve as an interim solution for wastewater treatment until the City's treatment plant has the capacity to accommodate additional flows. To support this temporary system, the developer has requested the use of drip fields to manage treated effluent. The specific area requested for drip field installation is a portion of parkland that was swapped with the developer in 2019 for the right-of-way for Founders Park Road.

The Texas Parks & Wildlife Department has granted approval to allow the use of this parkland. Once the temporary WWTP is no longer required, the drip fields will be abandoned in place. The City will then have the opportunity to connect its effluent line to the system for continued irrigation use once there is excess effluent generated from the City-run plant.

II. Parkland Characteristics

The parkland requested for this use is predominantly vegetative turf, with a pedestrian path running through the area that will remain undisturbed. There are several trees primarily along the fence line abutting Founders Park. Staff was made aware that the developer previously removed three trunks from two separate oak trees without authorization from the City. The total number of caliper inches removed is approximately 34".

III. Agreement Conditions

The draft license agreement includes the following key provisions:

1. **No Further Tree Removal:** No additional trees may be removed from the parkland or the drip field area. If any trees are removed as part of the installation or operation of the drip fields, they must be replaced according to the aggregate Caliper Inches of the removed trees, as defined in the agreement.

2. **Tree Mitigation:** The developer, Meritage Homes, is responsible for replacing any trees removed during the installation of the drip field facilities. Mitigation is calculated at a rate of 1:1 for removed standard trees and 3:1 for removed heritage tree. The replanting must

occur within 60 days of the completion of the drip fields, unless extended by a written agreement with the City. The tree species and planting locations must be approved by the City to ensure compliance with local ordinances.

3. **Maintenance:** The HOA will assume responsibility for the long-term maintenance of the drip field facilities.

IV. Parks & Recreation Commission

Staff presented the request of a license agreement and the removal of trees with the Parks & Recreation Commission on October 16, 2024 and November 20, 2024. The Commission directed staff to require mitigation for the trees that were removed.

V. Recommendation

Staff recommends approval of the license agreement allowing the use of the parkland for drip fields to serve the temporary wastewater treatment plant for the Big Sky development as outlined in the attached agreement.

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (this "**Agreement**") is entered into as of October ___, 2024 (the "**Effective Date**") by and between the **CITY OF DRIPPING SPRINGS, TEXAS** (the "**City**"), **MERITAGE HOMES OF TEXAS, LLC**, an Arizona limited liability company ("**Meritage**"), and **BIG SKY RANCH RESIDENTIAL COMMUNITY, INC.**, a Texas non-profit corporation (the "**HOA**").

WHEREAS, Meritage desires the right to enter upon that certain real property owned by the City that is further described and/or depicted in Exhibit A attached hereto (the "**Property**") for the purpose described in this Agreement, and City desires to grant a license for such purpose subject to and in accordance with this Agreement; and

WHEREAS, the HOA and the City desire to enter into this Agreement to provide for the HOA's maintenance obligations with respect to the Drip Field Facilities (as hereinafter defined).

NOW THEREFORE, for and in consideration of the mutual covenants and agreements contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Grant of License. From and after the date hereof, Meritage and its agents, employees, contractors and subcontractors, shall have the non-exclusive right and license, which shall be coupled with an interest and be irrevocable, to enter upon the Property to place and install a customary drip field with subsurface irrigation piping and related facilities (the "**Drip Field Facilities**") in connection with the development of Meritage's adjacent real residential subdivision commonly known as Big Sky Ranch and having a legal description of BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS, BLOCK 1, Lot 8, ACRES 4.15 (the "**Subdivision**"). The license granted under this Section shall terminate upon the completion, and acceptance by the City of, the Drip Field Facilities (the "**Termination Date**"). Notwithstanding the foregoing, (a) from and after the Termination Date, the HOA and its agents, employees, contractors and subcontractors, shall have the non-exclusive right and license, which shall be coupled with an interest and be irrevocable, to enter upon the Property to maintain the Drip Field Facilities, and (b) the HOA shall be responsible for maintaining the Drip Field Facilities in good condition and repair after the Termination Date, which obligation shall expressly survive the Termination Date.

2. Tree Planting. No additional protected trees (as defined in the most recently adopted tree preservation and landscape ordinance) may be removed from the Drip Field Facilities unless approved by the City If any additional trees are removed with written approval of the City, the inches to be replanted will be 1 to 1 for standard trees and 3 to 1 for heritage trees, as defined the in the most recently adopted tree preservation and landscaping ordinance. Upon completion of the Drip Field Facilities, and in recognition of the measures Meritage is taking to ensure no further trees will need to be removed, Meritage shall replant the equivalent of 78 Caliper Inches of replacement trees or other vegetation of species and at locations approved by the City. For purposes of this Agreement, "**Caliper Inches**" shall be defined as the diameter of a tree trunk measured at six (6) inches above ground level for trees up to four (4) inches in diameter, and at twelve (12) inches above ground level for trees larger than four (4) inches in diameter. Replanting must occur within sixty (60) days of the completion of the Drip Field Facilities unless otherwise extended by written agreement with the City. The obligations of this section shall expressly survive the Termination date.

3. Insurance. At any time while Meritage, the HOA or its contractors, subcontractors, agents or employees are conducting construction or maintenance activities on the Property, such party shall obtain and maintain in full force and effect, at its own expense: (a) a policy of insurance written by one or more responsible insurance carrier(s) which will include City as an additional insured, insuring against liability for injury to persons and/or property and death of any person or persons occurring in, on or about the Property arising from Meritage's or the HOA's (as applicable) activities on such property, and the combined single limit of liability under such insurance shall not be less than $1,000,000 per occurrence and $2,000,000 in the aggregate; and (b) all employee's compensation insurance required under applicable Worker's Compensation Acts. To ensure that the required insurance coverage reflects inflation and maintains its adequacy over time, the minimum liability coverage limits specified in subsection (a) shall be automatically increased every five (5) years, beginning on the fifth anniversary of the Effective Date of this Agreement. The increase shall be determined by the cumulative percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U), U.S. City Average, All Items, as published by the U.S. Bureau of Labor Statistics (or any successor index thereto), measured from the Effective Date of the Agreement or the last date of adjustment, whichever is more recent. In no event shall the liability coverage limits be decreased below the original amounts specified, regardless of any change in the CPI-U.

4. Indemnification. MERITAGE OR THE HOA (AS APPLICABLE) WILL INDEMNIFY, DEFEND AND HOLD CITY HARMLESS FOR, FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, COSTS, LIABILITIES AND LOSSES ARISING OUT OF PHYSICAL INJURY TO PERSONS OR PROPERTY DAMAGE TO THE EXTENT CAUSED BY MERITAGE OR THE HOA (AS APPLICABLE) OR THEIR RESPECTIVE AGENTS, DESIGNEES OR REPRESENTATIVES WHILE PRESENT ON THE PROPERTY PURSUANT TO THIS AGREEMENT; PROVIDED, HOWEVER, MERITAGE'S OR THE HOA'S (AS APPLICABLE) OBLIGATIONS UNDER THIS SECTION SHALL NOT EXTEND TO (A) THE DISCOVERY OF ADVERSE CONDITIONS OR THE DISCOVERY, UNINTENTIONAL RELEASE, DISTURBANCE OR MOVEMENT OF ANY HAZARDOUS SUBSTANCE, (B) THE CONSEQUENCES OF THE NEGLIGENCE, RECKLESSNESS OR WILLFUL MISCONDUCT OF CITY OR ITS AGENTS OR CONTRACTORS, (C) ANY DIMINUTION IN VALUE IN THE PROPERTY ARISING FROM OR RELATED TO MERITAGE'S WORK ON THE PROPERTY PURSUANT TO THIS AGREEMENT.

5. Notices. No notice, request, demand, instruction, or other document to be given hereunder to a party shall be effective for any purpose unless personally delivered to the person at the appropriate address set forth below (in which event such notice shall be deemed effective only upon such delivery), delivered by air courier next-day delivery (e.g. Federal Express), delivered by US registered or certified mail, return receipt requested, sent via telecopier (with confirmed receipt), or sent via email as follows:

To City:
City of Dripping Springs
511 Mercer Street
PO Box 384
Dripping Springs, Texas 78620
Attention: Ginger Faught, Deputy City Administrator
E-mail: gfaught@cityofdrippingsprings.com

To Meritage:
Meritage Homes of Texas, LLC
12301 Research Blvd., Building 4 – 4th Floor
Austin, Texas 78759
Attention: Brandon Hammann
E-mail: brandon.hammann@meritagehomes.com

With A Copy To:	Meritage Homes Corporation 18655 North Claret Dr., Suite 400 Scottsdale, Arizona 85255 Attention: Jay Berryman E-mail: jay.berryman@meritagehomes.com
HOA:	Big Sky Ranch Residential Community, Inc. 12301 Research Blvd., Building 4 – 4th Floor Austin, Texas 78759 Attention: Brandon Hammann E-mail: brandon.hammann@meritagehomes.com

4. Attorneys' Fees. In the event of any action concerning the subject matter of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party its costs and expenses of enforcing its rights hereunder, including reasonable attorneys' fees.

5. Binding on Successors. The terms and conditions herein contained shall be binding upon and inure to the benefit of the successors and assignees of the parties hereto.

6. Applicable Law. This Agreement shall be construed in accordance with the laws of the State of Texas.

7. Partial Invalidity. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of the Agreement shall continue in full force and effect and shall in no way be impaired or invalidated, and the parties agree to substitute for the invalid or unenforceable provision a valid and enforceable provision that most closely approximates the intent and economic effect of the invalid or unenforceable provision.

8. Entire Agreement. All recitals and exhibits referred to herein are attached hereto and incorporated herein by this reference. This Agreement contains the entire agreement and understanding of the parties with respect to the subject matter hereof and cannot be amended or modified except by a written agreement, executed by each of the parties hereto. The terms and provision of this Agreement shall be read together as a single, integrated document.

9. Cooperation. The parties agree to execute such additional documents and to perform such additional acts as may be reasonably necessary to affect the purpose and intent of this Agreement.

10. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall, for all purposes, be deemed an original and all such counterparts, taken together, shall constitute one and the same instrument.

[*Signature page follows.*]

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the Effective Date.

CITY:

CITY OF DRIPPING SPRINGS, TEXAS

By:_____
Name:_____
Its:_____

MERITAGE:

MERITAGE HOMES OF TEXAS, LLC, an Arizona limited liability company

By:_____
Name: Brandon Hammann
Its: Vice President of Land Development

HOA:

BIG SKY RANCH RESIDENTIAL COMMUNITY, INC., a Texas non-profit corporation

By:_____
Name: Brandon Hammann
Its: President

EXHIBIT A TO LICENSE AGREEMENT

PROPERTY

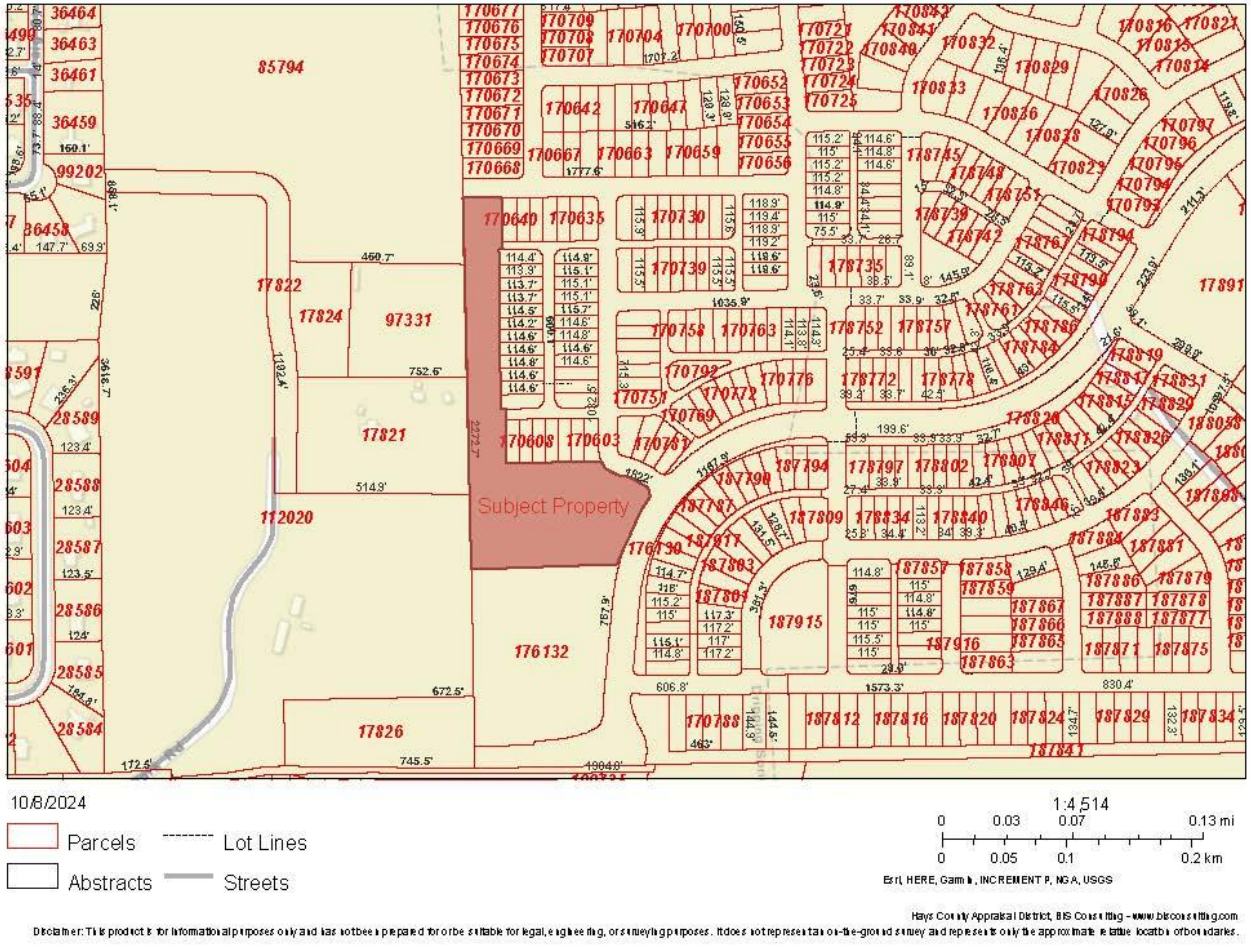
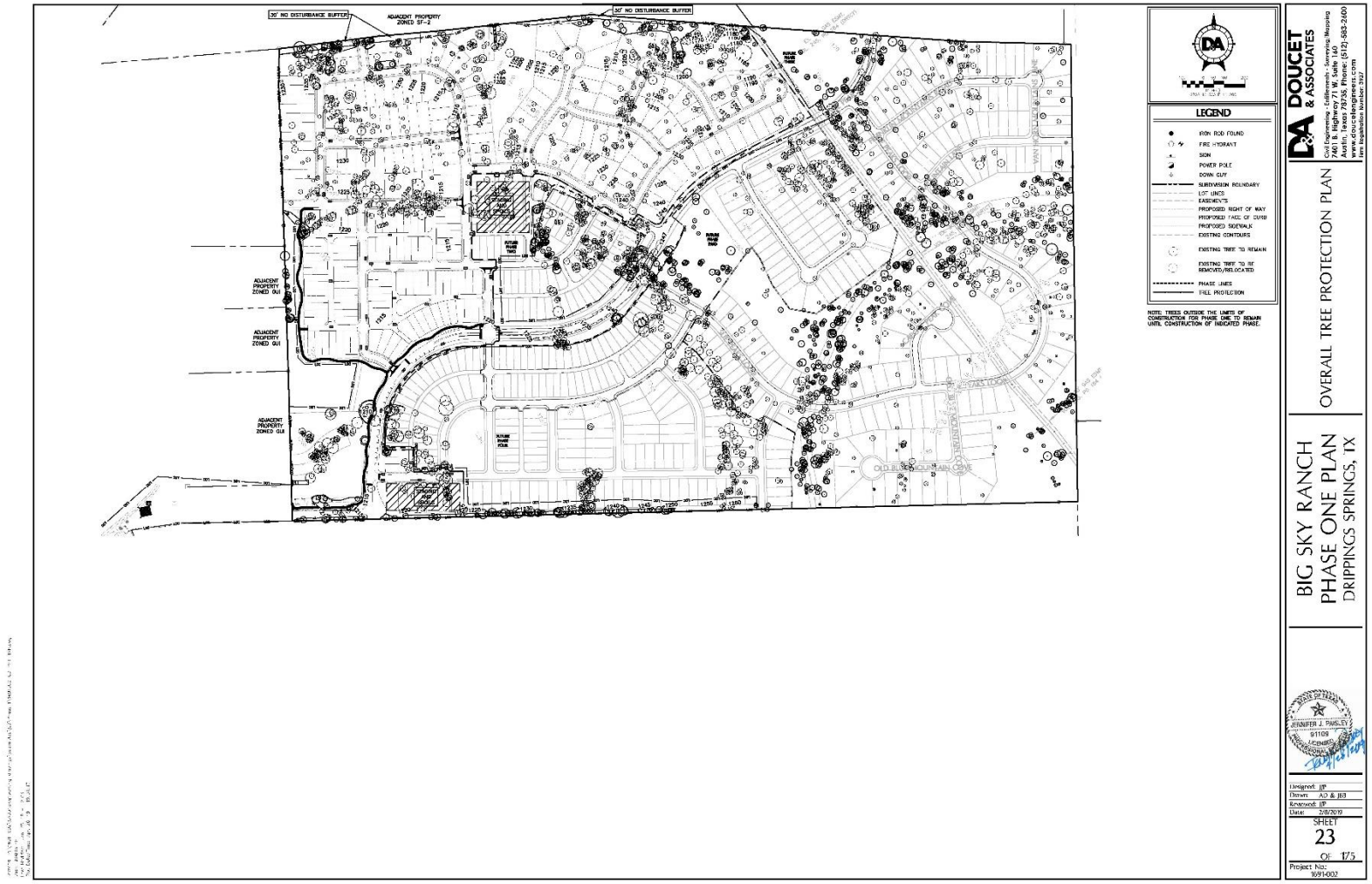
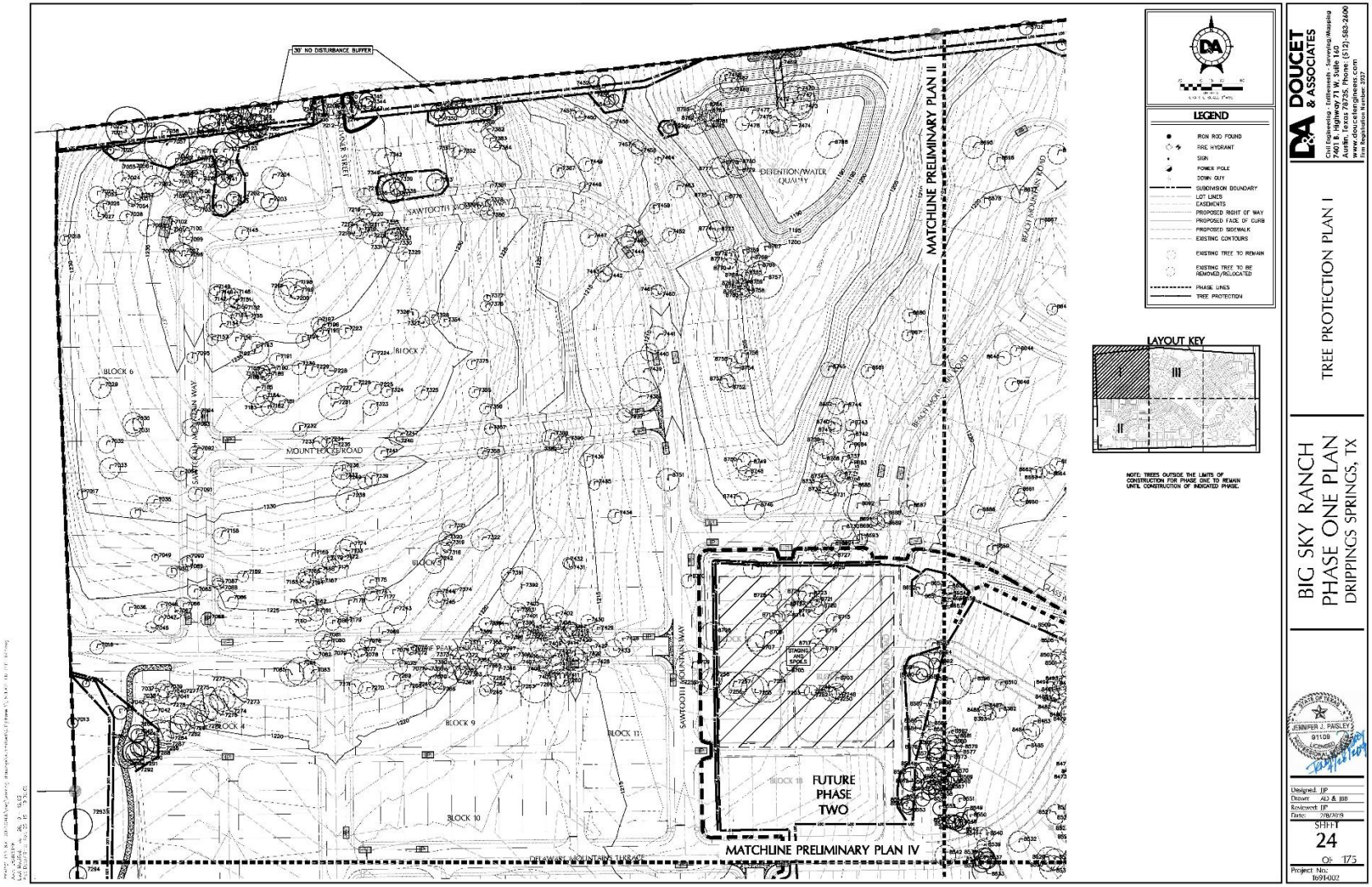


EXHIBIT B TO LICENSE AGREEMENT

TREE PROTECTION PLAN SURVEY12




30' NO DISTURBANCE BUFFER
MATCHLINE PRELIMINARY PLAN II
MATCHLINE PRELIMINARY PLAN IV
DETENTION/WATER QUALITY
SAWTOOTH MOUNTAIN WAY
MOUNT LOCK ROAD
BEAR MOUNTAIN ROAD
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13
BLOCK 14
BLOCK 15
BLOCK 16
BLOCK 17
BLOCK 18
FUTURE PHASE TWO
LEGEND
IRON ROD FOUND
FIRE HYDRANT
SIGN
POWER POLE
DOWN GUY
SUBDIVISION BOUNDARY
LOT LINES
EASEMENTS
PROPOSED RIGHT OF WAY
PROPOSED FACE OF CURB
PROPOSED SIDEWALK
EXISTING CONTOURS
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED/RELOCATED
PHASE LINES
TREE PROTECTION
LAYOUT KEY
I
II
III
NOTE: TREES OUTSIDE THE LIMITS OF CONSTRUCTION FOR PHASE ONE TO REMAIN UNTIL CONSTRUCTION OF INDICATED PHASE.
DOUCET & ASSOCIATES
Civil Engineering • Entitlements • Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735 Phone: (512)-583-2600
www.doucetengineers.com
TREE PROTECTION PLAN I
BIG SKY RANCH
PHASE ONE PLAN
DRIPPING SPRINGS, TX
JENNIFER J. PARSLEY
91109
Designed JJP
Drawn ALD & BB
Reviewed JJP
Date: 7/8/2019
SHEET
24
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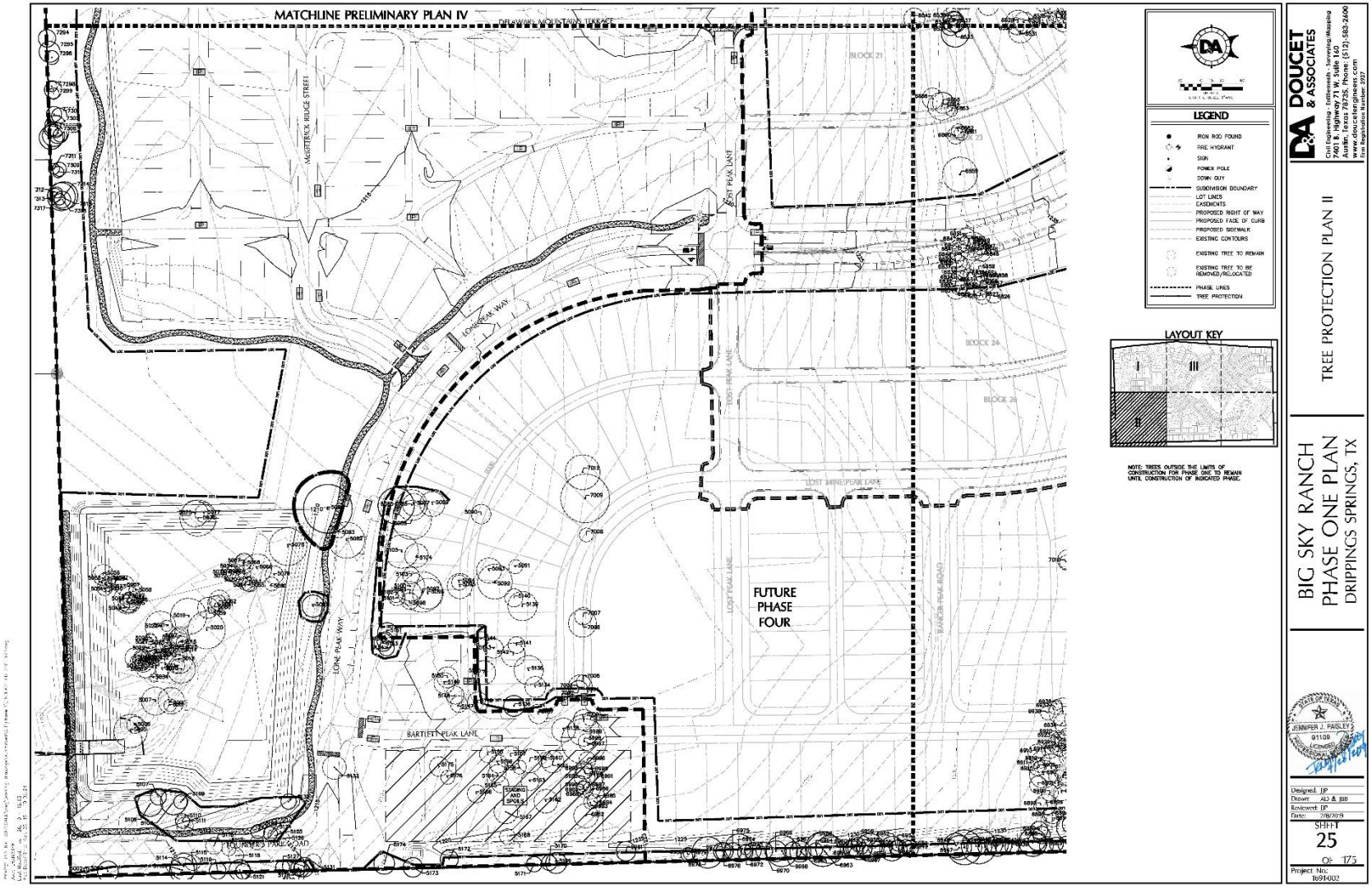
Project No:
1691-002


MATCHLINE PRELIMINARY PLAN IV
LEGEND
IRON ROD FOUND
FIRE HYDRANT
SIGN
POWER POLE
DOWN GUY
SUBDIVISION BOUNDARY
LOT LINES
EASEMENTS
PROPOSED RIGHT OF WAY
PROPOSED FACE OF CURB
PROPOSED SIDEWALK
EXISTING CONTOURS
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED/RELOCATED
PHASE LINES
TREE PROTECTION
LAYOUT KEY
I
II
III
NOTE: TREES OUTSIDE THE LIMITS OF CONSTRUCTION FOR PHASE ONE TO REMAIN UNTIL CONSTRUCTION OF INDICATED PHASE.
FUTURE PHASE FOUR
LONE PEAK WAY
LOST PEAK LANE
LOST MINE PEAK LANE
BANGER PEAK ROAD
BARTLETT PEAK LANE
FOOTHILLS PARK ROAD
BLOCK 21
BLOCK 24
BLOCK 26
DOUCET & ASSOCIATES
Civil Engineering • Estimating • Surveying/Mapping
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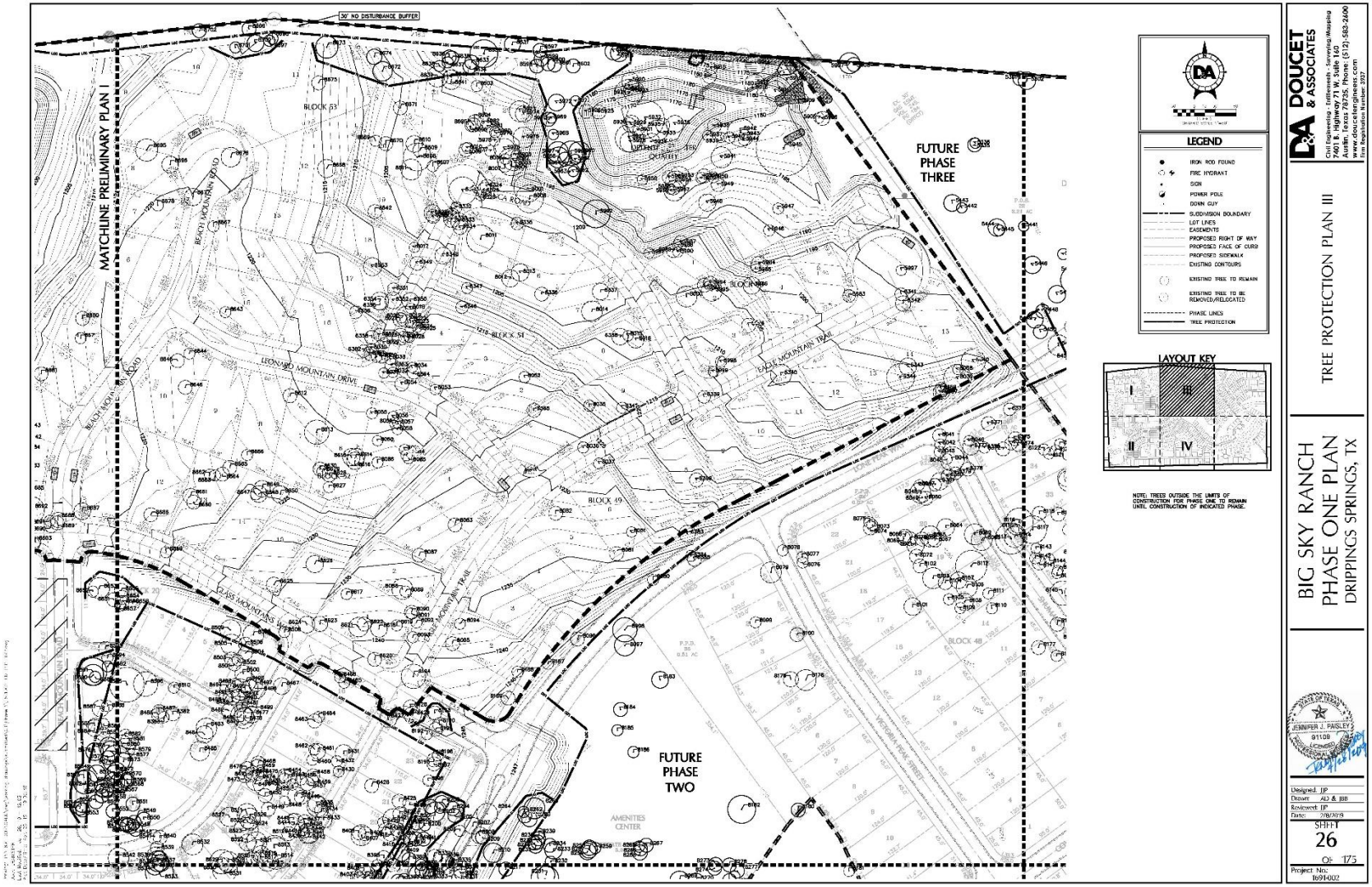
Austin, Texas 78735 Phone: (512)-583-2600
www.doucetengineers.com
TREE PROTECTION PLAN II
BIG SKY RANCH
PHASE ONE PLAN
DRIPPING SPRINGS, TX
JENNIFER J. PARSLEY
91109
Designed: JJP
Drawn: ALD & BBB
Reviewed: JJP
Date: 2/8/2019
SHEET
25
OF 175
Project No:
16914-002


30' NO DISTURBANCE BUFFER
MATCHLINE PRELIMINARY PLAN I
FUTURE PHASE THREE
FUTURE PHASE TWO
AMENITIES CENTER
BLOCK 53
BLOCK 51
BLOCK 49
BLOCK 48
BLOCK H
BEACH MOUNTAIN ROAD
LEONARD MOUNTAIN DRIVE
EAGLE MOUNTAIN TRAIL
GLASS MOUNTAINS WAY
VICTORIA FALLS STREET
LEGEND
IRON ROD FOUND
FIRE HYDRANT
SIGN
POWER POLE
DOWN GUY
SUBDIVISION BOUNDARY
LOT LINES
EASEMENTS
PROPOSED RIGHT OF WAY
PROPOSED FACE OF CURB
PROPOSED SIDEWALK
EXISTING CONTOURS
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EXISTING TREE TO BE REMOVED/RELOCATED
PHASE LINES
TREE PROTECTION
LAYOUT KEY
I
II
III
IV
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Civil Engineering • Entitlements • Surveying/Mapping
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Austin, Texas 78735 Phone: (512)-583-2600
www.doucetengineers.com
TREE PROTECTION PLAN III
BIG SKY RANCH
PHASE ONE PLAN
DRIPPING SPRINGS, TX
JENNIFER J. PARSLEY
91108
Designed: JJP
Drawn: ALD & JBB
Reviewed: JJP
Date: 7/8/2019
SHEET
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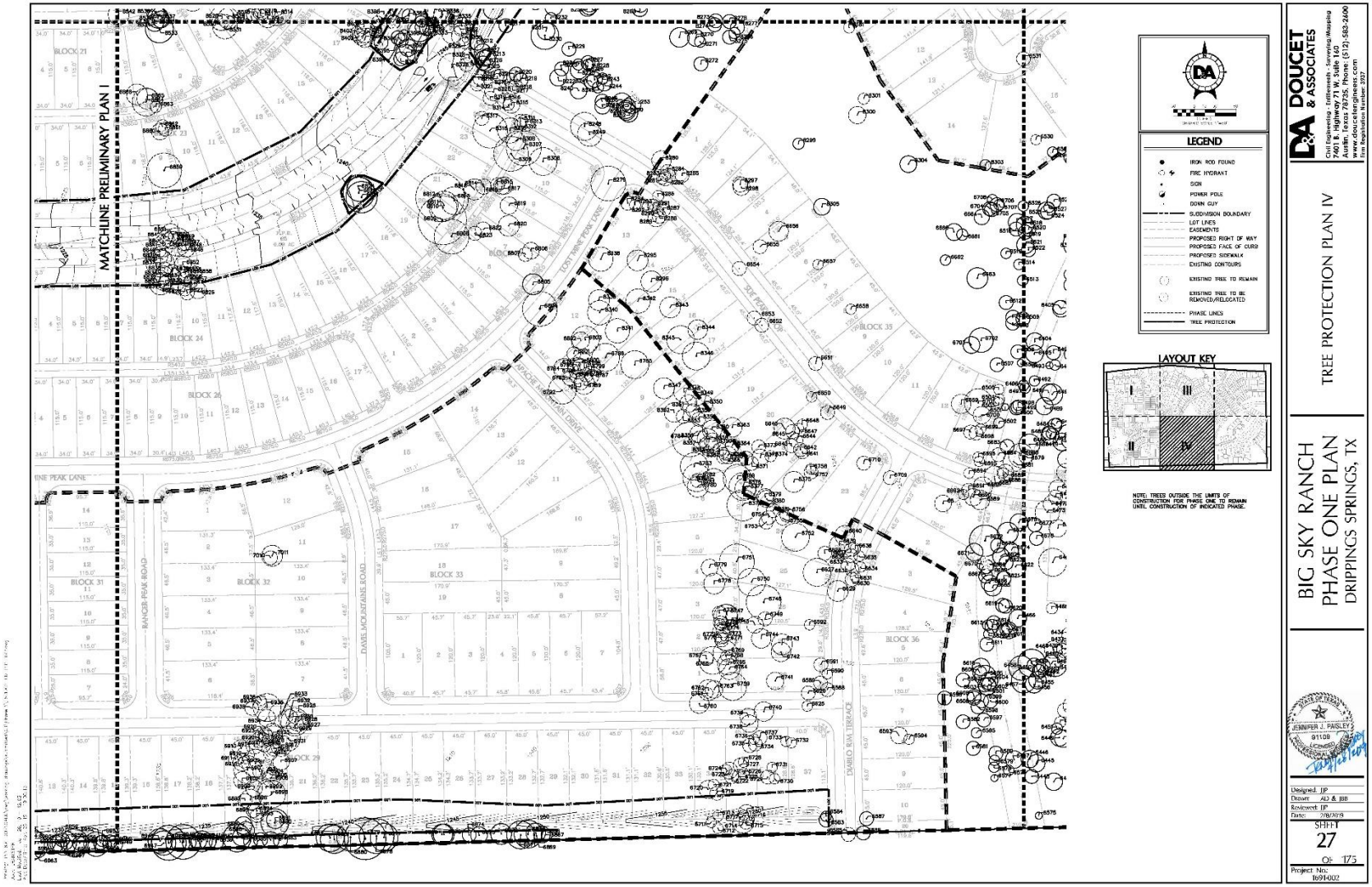
OF 175
Project No:
16914-002


MATCHLINE PRELIMINARY PLAN I
LEGEND
IRON ROD FOUND
FIRE HYDRANT
SIGN
POWER POLE
DOWN GUY
SUBDIVISION BOUNDARY
LOT LINES
EASEMENTS
PROPOSED RIGHT OF WAY
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PROPOSED SIDEWALK
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EXISTING TREE TO BE REMOVED/RELOCATED
PHASE LINES
TREE PROTECTION
LAYOUT KEY
I
III
II
IV
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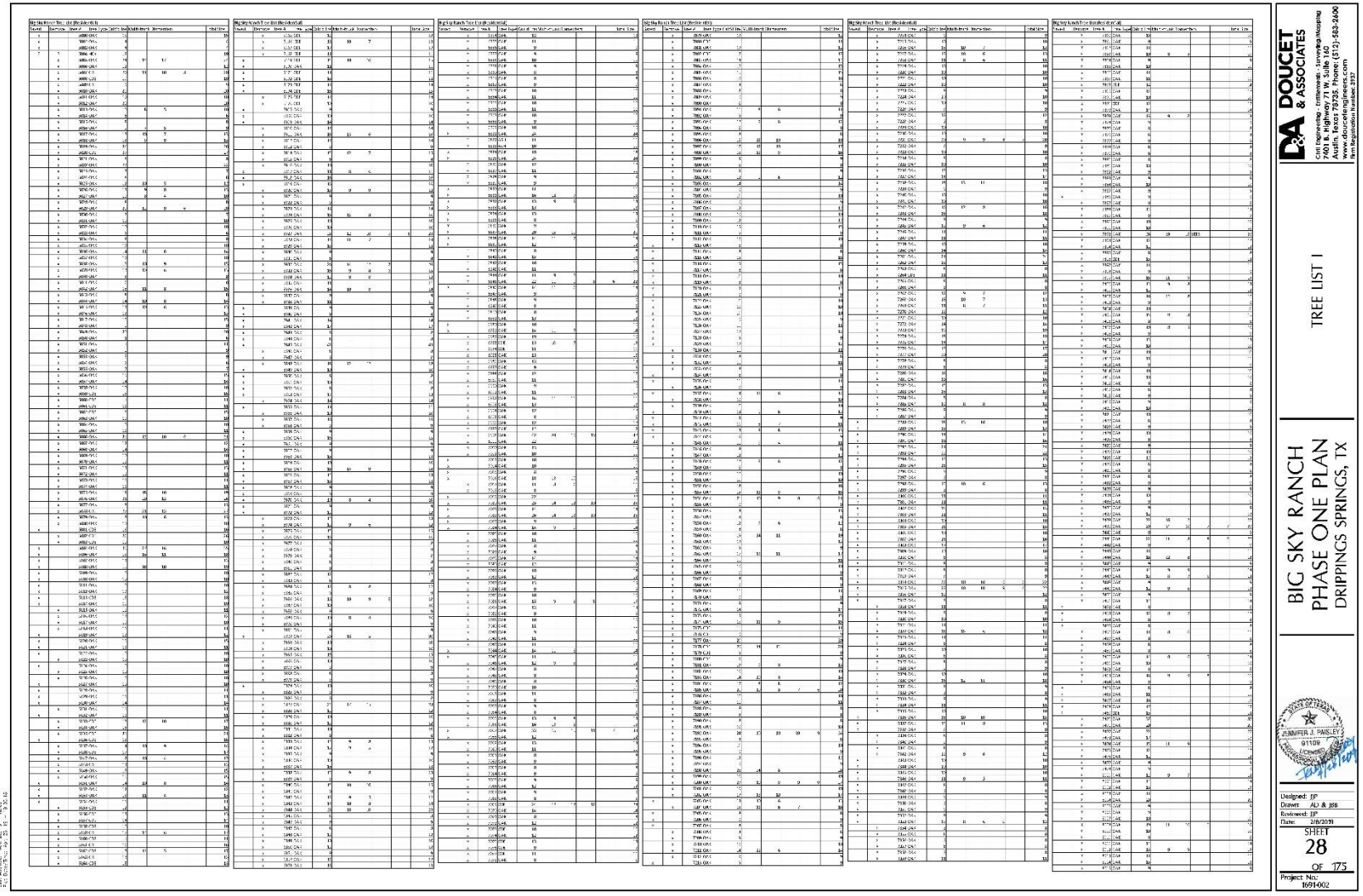
DOUCET & ASSOCIATES
Civil Engineering • Surveying • Planning
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735 Phone: (512)-583-2600
www.doucetengineers.com
TREE PROTECTION PLAN IV
BIG SKY RANCH
PHASE ONE PLAN
DRIPPING SPRINGS, TX
JENNIFER J. PARSLEY
91109
Designed: JJP
Drawn: ALD & JBB
Reviewed: JJP
Date: 2/8/2019
SHEET
27
OF 175
Project No:
16914-002



TREE LIST I

BIG SKY RANCH
PHASE ONE PLAN
DRIPPINGS SPRINGS, TX

DOUCET & ASSOCIATES
Civil Engineering · Entitlements · Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735 Phone: (512)-583-2600
www.doucetengineers.com
TBPE Registration Number: 2337

JENNIFER J. PAINLEY
91109
LICENSED PROFESSIONAL ENGINEER

Designed: JJP
Drawn: AD & JBB
Reviewed: JJP
Date: 2/8/2019

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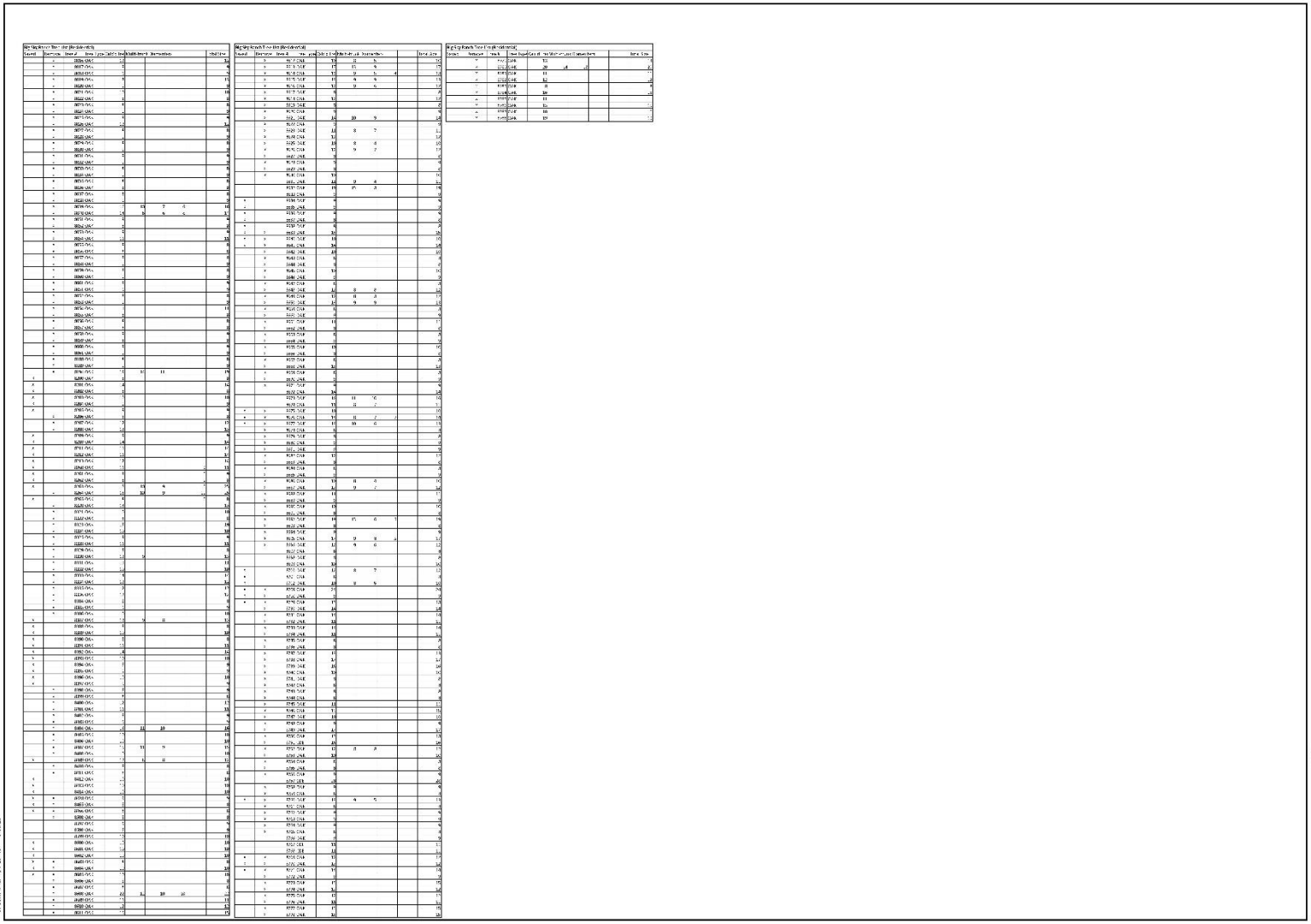
Project No.:
1691-002



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Austin, Texas 78735. Phone: (512)-583-2600
www.doucetengineers.com
TBPE Registration Number: 2337

TREE LIST II

BIG SKY RANCH
PHASE ONE PLAN
DRIPPINGS SPRINGS, TX

STATE OF TEXAS
JENNIFER J. PAISLEY
91109
LICENSED
PROFESSIONAL
ENGINEER

Designed: JJP
Drawn: AD & JBB
Reviewed: JJP
Date: 2/8/2019
SHEET
29
OF 175
Project No.:
1691-002

STAFF REPORT

City of Dripping Springs

PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Shawn Cox, Deputy City Administrator

Council Meeting Date: Tuesday, January 21, 2025

Agenda Item Wording: **Discuss and consider selection of a bidder and approval of the proposal from the selected bidder, and authorize staff to negotiate an Agreement for the installation of Audio Visual Equipment City Hall with selected bidder.** *Sponsor: Mayor Bill Foulds, Jr.*

Agenda Item Requestor: Shawn Cox, Deputy City Administrator

Summary/Background:

In September 202, The IT and Finance Departments issued a Request for Proposals regarding Audio/Visual Renovations to City Hall. This was done as a part of the City Hall Remodel Project. The City received three (3) RFPs in response, which were reviewed by Jason Weinstock (IT Director), and me. Based on the review of the proposals submitted, the choice was narrowed to the top two, of which, we are recommending QA Systems.

When budgeting for the City Hall Remodel Project, we included $100,000.00 for Council AV Renovations. The original proposal came in at around $130,000.00. After requesting some updated information for the bids, and adjusting the scope, we've gotten the price down to $114,544.64 (including optional products).

Cost Breakdown:

Base	
Products:	76,688.21
Labor:	30,176.67
Subtotal:	**$106,864.88**
Optional (Recommended for inclusion)	
Products:	5,554.76
Labor:	2,125.00
Subtotal:	**7,679.76**
TOTAL:	**$114,544.64**

The "Base" proposal provides for improved sound (8 pendant speakers) in chambers as well as two (2) large (98") tv on the back wall for Council to view (no more turning around), a projector for the audience, new streaming hardware/software, and assisted listening. This option does have us utilizing our current tablets at the dais (we'll be getting mice for Council to use for navigation), as well as previously purchased microphones.

The “Optional” component provides for a new presentation screen behind Council (similar to what we had) for the audience to see. It also provides a small network rack. While it may be possible to utilize the existing screen, the proposed screen is designed to work with the projector being provided and should make for a better image. We could utilize the old projector at DSRP in the small room. They currently use the wall to project against.

Commission Recommendations: N/A

Recommended Council Actions: The Deputy City Administrator recommends approval of this item.

Attachments:

- QA System Proposal

Next Steps/Schedule: Negotiation and approval of an agreement by City Administration.