



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - ^{7401B West}

PLAT TYPE (check all that apply)

- Concept Plan Preliminary Plat Final Plat
- Amended Plat Replat Plat Vacation
- Construction Plans

CONTACT INFORMATION

APPLICANT NAME Jennifer Paisley, PE, LEED AP
 COMPANY Doucet & Associates, Inc.
 STREET ADDRESS 7401B West Highway 71, Suite 160
 CITY Austin STATE Texas ZIP CODE 78735
 PHONE (512) 583-3600 EMAIL jpaisley@doucetengineers.com

OWNER NAME Matthew Scrivener
 COMPANY Meritage Homes of Texas, LLC
 STREET ADDRESS 8920 Business Park Drive, Suite 350
 CITY Austin STATE Texas ZIP CODE 78759
 PHONE (512) 615-6409 EMAIL matthewscrivener@meritagehomes.com

WAIVER REQUEST

I agree to comply with all platting requirements of the City of Dripping Springs and understand that the plat will not be administratively approved or forwarded to the Planning and Zoning Commission for consideration unless and until all plat comments are satisfactorily addressed. I understand that staff will not unreasonably or arbitrarily postpone approval of my plat and voluntarily waive my right to the 30-day statutory requirement that plat applications be acted upon within 30 days of the official filing date. If an applicant chooses not to agree to this waiver, the item will be acted on within the 30-day requirement. However, if the City staff and applicant have not had adequate time to ensure compliance with all City requirements due to the hurried processing time then the application may be denied by the Planning and Zoning Commission until all requirements are met causing delay in the project.

Signature of Applicant: Jennifer Paisley Date: 12-11-2019

Printed Name: JENNIFER J. PAISLEY, PE, LEED AP

PROPERTY INFORMATION

PROPERTY OWNER NAME	Meritage Homes of Texas, LLC		
PROPERTY ADDRESS	Lone Peak Way		
CURRENT LEGAL DESCRIPTION	ABS 415 Philip A Smith Survey		
TAX ID#	R18077		
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION		
CURRENT LAND ACREAGE	35.92		
SCHOOL DISTRICT	Hays ISD		
ESD DISTRICT(S)	#6		
ZONING/PDD/OVERLAY	PDD #10		
EXISTING ROAD FRONTAGE	<input type="checkbox"/> PRIVATE <input type="checkbox"/> STATE <input checked="" type="checkbox"/> CITY/COUNTY (PUBLIC)	NAME: _____	NAME: <u>Lone Peak Way</u>
DEVELOPMENT AGREEMENT? <i>(If so please attach agreement)</i>	<input type="checkbox"/> YES (SEE ATTACHED) <input checked="" type="checkbox"/> NOT APPLICABLE NAME: _____		

ENVIRONMENTAL INFORMATION

IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PROJECT INFORMATION

PROPOSED SUBDIVISION NAME	Big Sky Ranch, Phase Two	
TOTAL ACREAGE OF DEVELOPMENT	35.92	
TOTAL NUMBER OF LOTS	188	
AVERAGE SIZE OF LOTS	34x115, 45x120	
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER	
# OF LOTS PER USE	RESIDENTIAL: <u>188</u> COMMERCIAL: <u>0</u> INDUSTRIAL/OTHER: <u>0</u>	
# OF ACREAGE PER USE	RESIDENTIAL: <u>35.92</u> COMMERCIAL: <u>0</u> INDUSTRIAL/OTHER: <u>0</u>	
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>6720</u> PRIVATE: _____	
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER	
WATER SOURCES	SURFACE WATER	GROUND WATER*
	<input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAINWATER	<input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY

*IF DOING WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:

HAYS-TRINITY GCD NOTIFIED? YES NO NOT APPLICABLE

COMMENTS:

TITLE: _____

SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (IF APPLICABLE) _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

SEWER PROVIDER NAME (IF APPLICABLE) _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (IF APPLICABLE) _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

PARKLAND DEDICATION?	AGRICULTURE FACILITIES (Final Plat)?
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

** 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).

YES (REQUIRED)* YES (VOLUNTARY)* NO

APPLICANT'S SIGNATURE

Note: An additional signature is required on page 6 of the application verifying completeness. Applications should be submitted only when all required information is included in the submittal.

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

Jennifer Paisley

Applicant Name

Jennifer Paisley

Applicant Signature

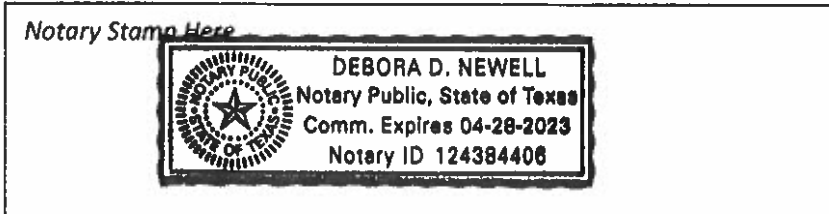
Notary

12.10.2019

Date

December 19, 2019

Date



MORTGAGE HOMES OF TEXAS, LLC

Property Owner Name

[Signature]

Property Owner Signature

11.7.19

Date

SUBDIVISION APPLICATION SUBMITTAL

All required items and information (including all applicable below 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 all requirements for a complete submittal:

Applicant Signature

Date

For Projects within the ETJ, per the City of Dripping Springs Interlocal Cooperation Agreement with Hays County, a county subdivision application must also be submitted for review.

PLEASE SUBMIT AN APPLICATION TO THE COUNTY (at www.mygovernmentonline.org):

- SCREENSHOT/PROOF OF SUBMITTAL– INCLUDED IN DIGITAL SUBMISSION TO CITY
- NOT APPLICABLE

PRELIMINARY PLAT CHECKLIST *Section 3.7, Subdivision Ordinance*

STAFF	APPLICANT	
<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form - including all required notarized signatures
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee (<i>refer to Fee Schedule</i>) \$
<input type="checkbox"/>	<input type="checkbox"/>	Digital Copies/PDF of all submitted items - please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input type="checkbox"/>	County Application Submittal - proof of online submission (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	ESD #6 Application (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	\$240 Fee for ESD #6 Application (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Engineer's Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	Preliminary Drainage Study
<input type="checkbox"/>	<input type="checkbox"/>	Preliminary Plats (3 copies required -11 x17)
<input type="checkbox"/>	<input type="checkbox"/>	Tax Certificates- verifying that property taxes are current
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Notice Letter to the School District - notifying of preliminary submittal
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Development Agreement/PDD (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Utility Service Provider Letters
<input type="checkbox"/>	<input type="checkbox"/>	Driveway Permit Application (TxDOT, County, City) - showing either approval, or as submitted
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication Submittal (narrative, fees,)
<input type="checkbox"/>	<input type="checkbox"/>	\$25 Public Notice Sign Fee

FINAL, REPLAT, & AMENDED PLAT CHECKLIST

Section 3.7, Subdivision Ordinance

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee (<i>refer to Fee Schedule</i>) \$84,850
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input type="checkbox"/>	County Application Submittal - proof of online submission (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer's Summary
<input type="checkbox"/>	<input type="checkbox"/>	Drainage Report – if not included in Engineer's Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geotech Report (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Quality Maintenance Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pesticide & Fertilizer Management Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Integrated Pest Management Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (1 copy of half sized plans to scale)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Current configuration of plat (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction Plans (1 reduced - half-size to scale) (<i>as applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates - verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to The School District - revised for final submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility Service Provider Letters – verifying their easements
<input type="checkbox"/>	<input type="checkbox"/>	Driveway Permit Application (TxDOT, County, City) - showing either approval, or as submitted
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cost Estimate of Public Improvements (<i>If in City Limits, all public improvements to include water, wastewater (as applicable to sewer), roads, drainage, curbs, sidewalks, etc.) (if applicable)</i>)
<input type="checkbox"/>	<input type="checkbox"/>	<p>“Letter of Satisfactory Completion” (<i>see below</i>) (<i>if applicable</i>)</p> <p style="padding-left: 40px;">Article 28 Sec. 5.2 “Letter of Satisfactory Completion” (<i>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 by the City Administrator or scheduled on a P&Z or City Council agenda until the proper information is provided to City staff.</i>)</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication Fees (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee