

APPLICATION FOR A

SUBDIVISION

Proposed Name of Subdivision: Esperanza Subdivision, Phase Two
Name of Applicant: Adrian Rosas, PE
Name of Property Owner: Esperanza 104, LLC
Contact Address: 6101 W. Courtyard Drive, Bldg. 1, Ste. 100
Telephone # : 512-358-4049
Contact Email Address: arosas@tr-eng.com
Person to Appear at P&Z / City Council (if required): Adrian Rosas
Property Address/Location: 4900 Bell Springs Road
Current Legal Description: Lot 2A, Resub of Lot 1 & 2 Indian Point Estates
Current Land Area: 107.76 Acres (Total); 52.4 Acres-Phase 2
Name of Surveyor / Engineer / Architect: Travis Tabor, RPLS
Name of Company: Land Design Services, Inc.
Address: 10090 W. Highway 29, Liberty Hill, TX 78642
Telephone: 512-238-7901
Email: ttabor@lsisurvey.com
Type of Plat: Minor Plat Major Plat Amended Plat Plat Vacation Replat

JURISDICTION? ETJ				
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).				
COMPLIANCE WITH LIGHTING ORDINANCE: Yes (Required) Yes (Voluntary) No				
Total Acreage of Development: 52.4 Intended Use of Lots: Single Family Total Acreage of Lots: 52.4				
# of Residential: 6 # of Commercial/Industrial: 0				
Total Number of Lots: 58 Average Size of Lots: 3/4 acre				
PARKLAND DEDICATION:				
■ Acreage: 9.82 (Phase 1) □ Proposed Cash in Lieu:				
□ Ag Fee:				
Frontage on Existing Road:				
City/County (Public) Road: Bell Springs Road				
State Road:				
Private Road:				
New Roads in Development (linear feet per individual street; number of streets, category) (A list of proposed names for streets <u>must</u> be submitted at time of Preliminary)				
Public Roads: See Plan Set				
Private Roads:				
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT				
FIRM? Yes \text{No} \textsquare				

Yes No
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?
Yes ■ No □
SCHOOL DISTRICT: Dripping Springs ISD
SOURCE OF WATER Surface Water Public Water Supply Rainwater Sound Water Private Well Shared Well Public Water Supply
ANTICIPATED WASTEWATER SYSTEM: Conventional Septic System Class I (Aerobic) Permitted System Public Sewer PUBLIC UTILITY CHECKLIST
(Fill out below or attach letters from the listed utility providers verifying their easements from the below utility providers
ELECTRIC UTILITY: Company Name: PEC Approved As-Is: Easement Required:
Approved As-Is: Easement Required: Define Required Easement:
Define Required Easement.
Signature: Title:
Signature: Title:
Signature: Title:
Signature: Title: <u>TELEPHONE UTILITY</u> Company Name:Frontier Communities
Signature: Title: TELEPHONE UTILITY Company Name: Frontier Communities Approved As-Is: Easement Required:
Signature: Title: TELEPHONE UTILITY Company Name: Frontier Communities Approved As-Is: : Easement Required: Define Required Easement:
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Signature: Title: TELEPHONE UTILITY Company Name: Frontier Communities Approved As-Is: : Easement Required: Define Required Easement: Title: Signature: Title:
Signature:
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Signature:

Approved As-Is:	Easement Required: _				
Define Required Easement:					
Signature:	Title:_				
MANA GOVERNMENT DO LE A DEPUE GE DED LEGE	(F) (F)				
HAYS COUNTY ROAD & BRIDGE DEPARTM		_			
Approved Proposed Location for Drivewa			No		
Required ROW Dedication:	Yes		No		
Define Required ROW (if required):				
Utilities to be placed in ROW:	Yes		No		
Signature: Title:					
TEXAS DEPARTMENT OF TRANSPORTATION)N				
Approved Proposed Location for Drivewa			No		
Required ROW Dedication:	y. Yes	H	No	H	
		Ш	NO		
Define Required ROW (if required			NT-		
Utilities to be placed in ROW:	Yes		No		
Signature: Title:					
Define briefly the waiver to be requested:	(Subdivision Ordinance, Vol. 2, Art	5, Ch. 20,	Subchapter .	A, Sec. 1.6)	
DEVELOPMENT AGREEMENT: Yes No Define Development Agreement briefly: _					
ZONING OF PROPERTY Current Zoning: SF-2 Zoning Change to be requested: Yes No					
Define proposed zoning change bri	efly:				
(To be accompanied by Applicatio					
Fiscal Security Requirements (if required):					
risem security requirements (in required).					

APPLICANT'S SIGNATURE

(Note: An additional signature required on page 7of 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.)

Adrian Resas, PE	
Applicant Name Applicant Signature	10/15/20 Date
Norary Norary	10/15/20 Date
Notary Stamp Here	
NADIA ELI GANSER Notary Public, State of Texas Comm. Expires 11-04-2023 Notary ID 132252131	
Tames Dorney Property Owner Name	
James D Dorney	10-15-20
Property Owner Signature	Date
WAIVER REQUEST (Optional) "I hereby agree to waive the 30-day requirement for of Ordinances, Volume 2, Article 15: "Development (Further ref.: Local Gov't Code Ch. 212.009)	action to be taken on this plat per the Code ", Chapter 20: "Subdivisions, Section 3.4.2."
Applicant Signature	Date
SUBDIVISION SUBMIT	TAL CHECKLIST:
DDEL INTINIADA	
PRELIMINARY Section 3.7, Subdivision Ordinance	
Application Submittal for Review	
☐ Completed Application Form (including	all required signatures)
☐ Application Fee (refer to Fee Schedule)	\$

	PDF/Digital Copies of:
	☐ Preliminary Plats
	☐ Engineer's Summary Report
	When submitting digital files, a coversheet must be included outlining what
	digital contents are included
	Billing Contact Form ESD#6 Application
	ESD#6 Application
	Preliminary Plats (3 copies required)
	Development Agreement (if applicable) Facility Planning Parent (if applicable)
ш	Facility Planning Report (if applicable and if not being served by a public wastewater
	system) Town partification (reasoning (reasoning to the standard artists and accurate)
	Tax certificates/receipts (verifying that property taxes are current)
	Preliminary Drainage Study List of Proporty Overnors within 2002
	List of Property Owners within 300' Engineer's Summery Penert (3 agrics)
	Engineer's Summary Report (3 copies) Water Supply Letter (WTCPUA/City of DS/DS WSC/MUD/WCID)
	Water Availability Study (reviewed and approved by the County or its agent, possibly
ш	the Hays-Trinity Groundwater District)
П	Utility Service Provider letters (PEC, AT&T or Verizon, Time Warner –
_	cable/telephone; gas service, if applicable; wastewater – if in a MUD or WCID, or in
	the City's service area; if new MUD, WCID, or private wastewater service planned,
	than a letter of intent from developer stating this will be satisfactory.)
	TXDOT Permit or Permit Application (showing either approval, or as submitted)
	Copy of a Notice Letter to the School District (notifying of preliminary submittal)
	Lighting Ordinance Compliance Agreement – signed with attached photos/drawings
	(required if marked "Yes (Required)" on above Lighting Ordinance Section of
	application)
2, Si	ubdivision Ordinance
	Application Submittal for Review
	Completed Application Form (including all required signatures)
	Engineer's Summary (2 copies) Application Fee (refer to Fee Schedule) \$25,450.00 Billing Contact Form
	Application Fee (refer to Fee Schedule) \$\(\frac{20,700.00}{}\)
	Blilling Collect I of life
	Final Plats (3 copies – 24"x36")
	Coversheet listing the contents of digital submittal (with attached CD or USB see
	below) PDF and/or digital copies of:
	☐ Subdivision Plat
	■ Construction Plans
	■ Engineer's Summary Report
	Final Plat
	☐ Construction Drawings
	☐ Projected Digital (GIS) data of Subdivision
	■ When submitting digital files, a coversheet must be included outlining what
	digital contents are included
	Construction Drawings (1 reduced – half-size; 3 full-size) (as applicable)
	"Letter of Satisfactory Completion" (of public improvements) – only if the
	improvements are built without fiscal surety for the construction before the approval

of the final plat.

FINAL Section 5.2,

	completed within the Application) ■ Cost estimate of public improvements (that property taxes are current) trict (revised for final submittal) ent – signed with attached photos/drawings			
For Projects within the ETJ, please include the following items in a separate, sealed and labeled envelope per the City of Dripping Spring's 1445 Agreement with Hays County: Final Plat Construction Plans (as applicable) County Application (and required exhibits) County Application Fee					
	be the Letter of Satisfactory Completion; if developer is going to build the improvements in the ETJ, the City waives the fiscal surety as Public Notice Regardless of schedule for Review Submit required to be posted within 48 hours of the solution of the sign must be picked up at the City of the sign must be picked up at the city of the sign must be picked up at the city of the sign must be picked up at the city of the sign must be picked up at the city of the sign must be picked up at the city of the sign must be picked up at the city of the sign must be picked up at the city of the sign must be picked up at the city of the sign must be picked up at the city of the sign must be picked up at the city of the sign must be picked up at the city of the sign must be picked up a	nance of public improvements (a maintenance re already built, in which case there would also the construction fiscal would be needed if the after the approval of the Final Plat. If project is a this is governed by the County's regulations) tal or P&Z and Council Agendas, signs are submittal of the complete application. The Public Offices when the application is turned in for a issued, signs in good condition can be returned			
received by submission information	d items and information (including all applicable the City in order for an application and request ns will not be reviewed or scheduled for any on has been received. By signing below, I ackn irements for a complete submittal:	to be considered complete. Incomplete further action until all deficient items or			
	James D Dorney Signature of Applicant	10-15-20 Date			