



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): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL
CONSULTATION

DATE:

NOT
SCHEDULED

PRE-APPLICATION
CONFERENCE

DATE:

May 18, 2021

NOT SCHEDULED

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME Ronee Gilbert

COMPANY Murfee Engineering Company Inc

STREET ADDRESS 1101 South Capital of Texas Highway, Building D-110

CITY Austin

STATE Texas

ZIP CODE 78746

PHONE 512-327-9204

EMAIL rgilbert@murfee.com

OWNER NAME _____

COMPANY Driftwood DLC Investor II LP c/o Don Bosse, VP of Development, Driftwood Golf and Ranch Club

STREET ADDRESS 582 Thurman Roberts Way

CITY Driftwood

STATE Texas

ZIP CODE 78619

PHONE 737-241-3517

EMAIL dbosse@driftwoodgolfclub.com

| PROPERTY INFORMATION | |
|--|--|
| PROPERTY OWNER NAME | Driftwood DLC Investor II LP |
| PROPERTY ADDRESS | Driftwood Ranch Drive, Driftwood, TX 78619 |
| CURRENT LEGAL DESCRIPTION | 56.3328 ac out of Freelove Woody Sur No. 23, Abstract 20, Hays County, TX |
| TAX ID # | R168184, R168188 |
| LOCATED IN | <input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction |
| CURRENT LAND ACREAGE | 56.3328 ac |
| SCHOOL DISTRICT | Hays Consolidated ISD |
| ESD DISTRICT(S) | Hays County ESD 1 and 6 |
| ZONING/PDD/OVERLAY | N/A |
| EXISTING ROAD FRONTAGE | <input checked="" type="checkbox"/> Private Name: <u>Driftwood Ranch Drive</u> <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: _____ |
| DEVELOPMENT AGREEMENT? (If so, please attach agreement) | <input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Driftwood 552 LLC, DW Golf Club Dev Inc, Brown Tract</u> |

| 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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

PROJECT INFORMATION

| | |
|--|--|
| PROPOSED SUBDIVISION NAME | Driftwood Golf and Ranch Club, Phase Three Final Plat |
| TOTAL ACREAGE OF DEVELOPMENT | 56.3328 ac |
| TOTAL NUMBER OF LOTS | 34 |
| AVERAGE SIZE OF LOTS | 1.6568 ac |
| INTENDED USE OF LOTS | <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____ |
| # OF LOTS PER USE | RESIDENTIAL: <u>30</u> COMMERCIAL: <u>1 open space</u> INDUSTRIAL: <u>3 private streets</u> |
| ACREAGE PER USE | RESIDENTIAL: <u>48.6814 sf</u> COMMERCIAL: <u>5.9748 open space lot</u> INDUSTRIAL: <u>7.6514 pvt st</u> |
| LINEAR FEET (ADDED) OF PROPOSED ROADS | PUBLIC: <u>0</u> PRIVATE: <u>6,325</u> |
| 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 <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY |
| *IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED: HAYS-TRINITY GCD NOTIFIED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | |

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COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative Inc

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Charter Spectrum Communications

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): City of Dripping Springs

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): City of Dripping Springs

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): Texas Gas Service

VERIFICATION LETTER ATTACHED NOT APPLICABLE

PARKLAND DEDICATION?

YES NOT APPLICABLE

AGRICULTURE FACILITIES (FINAL PLAT)?

YES NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

*If proposed subdivision is in the City Limits, compliance with the 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 city's website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

*Note: An additional signature is required on page 7 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.)

Applicant Name

Applicant Signature

Date

Notary

Date

Notary Stamp Here

Schuyler Joyner, Authorized Representative

Property Owner Name

*  _____
Property Owner Signature

8/3/2021
Date

APPLICANT'S SIGNATURE

*Note: An additional signature is required on page 7 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.)

John Blake

Applicant Name

John Blake

8/3/21

Applicant Signature

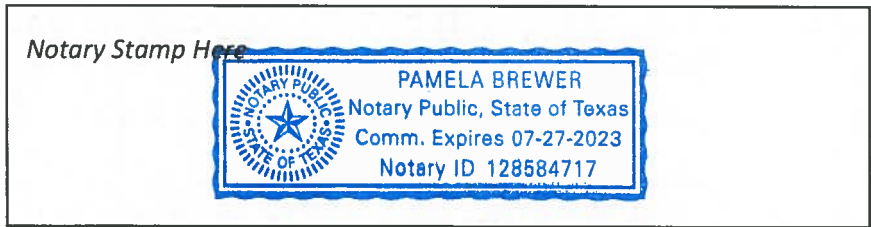
Pamela Brewer

Date

August 3, 2021

Notary

Date



Property Owner Name

Property Owner Signature

Date

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 deemed filed and complete. By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicants Signature:  Date: 8/3/21

| FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST | | |
|--|-------------------------------------|---|
| Subdivision Ordinance, Section 5 | | |
| 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 (refer to Fee Schedule) |
| <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 checked="" type="checkbox"/> | County Application Submittal – proof of online submission (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | ESD No. 6 Application (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | \$240 Fee for ESD No. 6 Application (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Billing Contract Form |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Engineer’s Summary Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage Report – if not included in the Engineer’s summary |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Final Plats (3 copies required – 11 x 17 to scale) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Copy of Current Configuration of Plat (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Copy of Preliminary Plat (if applicable) |
| <input type="checkbox"/> | <input type="checkbox"/> | Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure. |
| <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 – notifying of preliminary submittal |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Outdoor Lighting Ordinance Compliance Agreement |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Development Agreement/PDD (If applicable) |

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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this. |
| <input type="checkbox"/> | <input type="checkbox"/> | Documentation showing approval of driveway locations (TxDOT, County) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Documentation showing Hays County 911 Addressing approval (If applicable) |
| <input type="checkbox"/> | <input type="checkbox"/> | Parkland Dedication fee (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | \$25 Public Notice Sign Fee |
| <input type="checkbox"/> | <input type="checkbox"/> | Ag Facility Fees - \$35 per residential LUE (if applicable) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proof of Utility Service (Water & Wastewater) or permit to serve |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Preliminary Conference Form signed by City Staff |

FINAL PLAT INFORMATION REQUIREMENTS

| | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A vicinity, or location, map that shows the location of the proposed Plat within the City (or within its ETJ) and in relationship to existing roadways. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and street right-of-way, 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. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The location, widths and names of all street right-of-way and easements (it shall be the applicant's responsibility to coordinate with appropriate utility |

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| | | 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 Plat is approved) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | All sheets shall have a title block 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. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - 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'. All designated wetlands |

| | | |
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| | | <p>to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing zoning of the subject property and all adjacent properties if within the city limits. |
| <input type="checkbox"/> | <input type="checkbox"/> | <p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of 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 Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements: |

NARRATIVE OF COMPLIANCE

A written narrative describing how all portions of the subdivision 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.

Outdoor Lighting,
Article 24.06

Project will comply with lighting ordinance per Development Agreement.

Parkland Dedication,
Article 28.03

Fee in lieu of in accordance with Development Agreement and City regulations.

Landscaping and Tree
Preservation, Article
28.06

Compliance will be in accordance with the Development Agreement.

| | |
|---|---|
| <p>Subdivision, 28.02, Exhibit A</p> | <p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>The proposed single family residential subdivision will be developed in accordance with the Development Agreement and applicable city and county regulations.</p> |
| <p>Zoning, Article 30.02, Exhibit A</p> | <p>N/A</p> |