

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION FORM



Updated: March, 2017

Case # PC-17 - 48 - 03

CONTACT INFORMATION

Applicant's Name	CSF CIVIL GROUP	Property Owner	BROOKFIELD RESIDENTIAL
Applicant's Mailing Address	3636 EXECUTIVE CENTER SUITE 209, AUSTIN 78751	Owner's Mailing Address	11501 ALTERRA PARKWAY SUITE 100, AUSTIN 78758
Applicant's Phone #	512 917 1122	Owner's Phone #	512 524 9776
Applicant's Email	CHARLES @ CSFCIVILGROUP.COM	Owner's Email	ALEX.PAPAVALIQU @ BROOKFIELDRP.COM

PROPERTY INFORMATION

Proposed Subdivision Name: BLANCO VISTA TRACT S-T
 Subject Property Address or General Location: HARWOOD DRIVE
 Acres: 30.0 AC Tax ID #: R R 139152 (OUT OF R 18736)
 Located in: City Limits Extraterritorial Jurisdiction (County)

DESCRIPTION OF REQUEST

Type of Plat: Final Subdivision Plat Final Development Plat
 Current Number of Lots: 0 Current Land Use: FALLOW
 Proposed Number of Lots: 99 SF Proposed Land Use: SINGLE-FAMILY

AUTHORIZATION

All required application documents are attached. I understand the fees for and the process of subdivision and understand my responsibility to be present at meetings regarding this application.

Filing Fee \$1,250 plus \$100 per acre Technology Fee \$11 MAXIMUM COST \$2,511

Applicant's Signature: CHARLES E. STEINMAN Date: 10-4-17
 Printed Name: CHARLES E. STEINMAN

To be completed by Staff: Date Submitted: _____ 5 Business Days from Submittal: _____
 Completeness Review By: _____ Date: _____ Contact Date for Supplemental Info: _____
 Supplemental Info Received (required w/in 5 days of contact): _____
 Application Returned to Applicant: _____ Application Accepted for Review: _____
 Comments Due to Applicant: _____ Resubmittal Date: _____ P&Z Meeting: _____

CHECKLIST FOR FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Items Required for Complete Submittal	Staff Verification & Comments	
<input checked="" type="checkbox"/> Pre-application conference with staff is recommended Please call 512-393-8230 to schedule	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Completed Application for Final Subdivision / Development Plat	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Legislative Requirements & Preliminary Plat Complete	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Proof of record of ownership	<input type="checkbox"/>	<i>Recorded deed</i>
<input checked="" type="checkbox"/> Certificate of no tax delinquency	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Names and addresses of property lien-holders (if applicable)	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Subdivision Improvement Agreement Acknowledgement (see following pages)	<input type="checkbox"/>	
<input type="checkbox"/> Watershed Protection Plan, where applicable (must be approved prior to plat approval)	<input type="checkbox"/>	Can be submitted concurrently
<input type="checkbox"/> Public Improvement Construction Plan (must be approved prior to plat approval)	<input type="checkbox"/>	Can be submitted concurrently
<input checked="" type="checkbox"/> Traffic Impact Analysis Worksheet	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Traffic Impact Study	<input type="checkbox"/>	Based on TIA Worksheet
<input checked="" type="checkbox"/> Parkland Dedication or fee in lieu \$ _____ with additional fee of \$153 for consideration by Parks Board (must be approved prior to plat approval)	<input type="checkbox"/>	Required for all residential subdivisions
<input checked="" type="checkbox"/> Additional Acknowledgements (see following pages)	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Agent's authorization to represent the property owner	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Application Filing Fee \$1,250 + \$100 per acre (\$2,500 max) Technology Fee \$11	<input type="checkbox"/>	
<input checked="" type="checkbox"/> 1 digital and 5 18x24 hard copies of plat	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Subdivision plat with the following: <ul style="list-style-type: none"> • Minimum scale 1" = 200' • Final layout prepared by a registered engineer or surveyor • Vicinity map • Scale and north arrow for plat and location map. • Boundary lines, abstract/survey lines, corporate/other jurisdiction boundary • Location, dimension, name and description of all existing/recorded streets, alleys, reservations, easements, railroad rights of way, etc. within 	<input type="checkbox"/>	

subdivision, intersecting or contiguous with boundaries for forming boundaries.

- Location, dimension, name and description of all proposed streets, alleys, reservations, easements, proposed ROW's within subdivision, intersecting or contiguous with boundaries for forming boundaries.
- List of proposed street names for all new streets, with County approval.
- Bearings and distances sufficient to locate the exact area proposed for the subdivision.
- All survey monuments including any required concrete monuments.
- The length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves (may be placed in a table).
- Accurate reference ties via courses and distances to at least one recognized abstract or survey corner, or existing subdivision corner.
- Accurate reference tie to City of San Marcos Benchmark. Control point data is located at the following link: <http://www.ci.san-marcos.tx.us/modules/showdocument.aspx?documentid=4784>
- Name, location and recording information of all adjacent subdivisions or property owners.
- Location of all existing property lines, lot / block numbers & date recorded, parks, public areas, and easements of record with recording information.
- Proposed arrangement and square footage of lots and proposed use.
- Sites to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities and amenities if applicable.
- Copies of proposed deed restrictions or covenants for any proposed access, maintenance or private easements.
- A note declaring sidewalks are required.
- A note stating whether or not the subdivision falls within the 100-year floodplain and if so, engineer's statement of the minimum permissible floor elevation that will protect the improvements from flooding or high waters.
- Notes declaring whether land falls within designated watersheds, Edward's Aquifer recharge or contributing zones and/or San Marcos River Corridor.
- Standard legend for interpretation of points and lines.
- Title block with name of proposed subdivision; contact info for owner/s and land planner, licensed engineer, or RPLS; scale; date of preparation; north arrow; and location of property according to abstract or survey records
- Preamble (aka Owner's Acknowledgement and Dedication) with owner(s) name(s) and title (s), acreage of area to be platted as described in Public Records, and proposed subdivision name exactly as in title block.
- Owner(s) signature block with notary block.
- Certificate of approval by the Planning and Zoning Commission with signature lines for the Chair, Director of Development Services, Director of CIP and Engineering, and Recording Secretary.
- Surveyor statement and signature block with seal.
- Engineer statement and signature block. Required for all plats where new streets are being proposed or there is floodplain as per FEMA or other drainage easements required on or off site of the property.
- Certificate of recording block for County Clerk.

Additional information may be required at the request of the Department

I hereby certify and attest that this application and all required documentation is complete and accurate. I hereby submit this application and attachments for review by the City of San Marcos.

Signed:  Date: 10-4-17

Print Name: CHARLES E. STEINMAN

Engineer Architect/Planner Surveyor Owner Agent

SUBDIVISION IMPROVEMENT AGREEMENT ACKNOWLEDGEMENT

I understand, whenever public improvements to serve the development are deferred until after Final Subdivision or Development Plat approval, the property owner shall enter into a Subdivision Improvement Agreement by which the owner covenants to complete all required public improvements no later than two (2) years following the date upon which the Final Plat is approved.

- All required public improvements will be completed prior to approval of the Final Subdivision or Development Plat
- I wish to defer installation of public improvements until after approval of the Final Subdivision or Development Plat and have attached a Subdivision Improvement Agreement to be considered along with this Plat application
- The attached Minor / Amending Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: _____

Date: 10-4-17

Printed Name: _____

CHARLES E. STEINMAN

WAIVER TO 30-DAY STATUTORY REQUIREMENT

I agree to comply with all platting requirements of the City of San Marcos 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 the review and approval of a Watershed Protection Plan, Public Improvement Construction Plans and / or other additional documentation may be required to fully address plat comments. 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.

Signature of Applicant: _____

Date: 10-4-17

Printed Name: _____

CHARLES E. STEINMAN

RECORDATION REQUIREMENTS*** (To be completed by staff)

The following are required for recordation, following approval of a Plat application:

- Two (2) mylars of the subdivision plat (*Comal Co. requires White 20# Bond Paper*)
- Recording Fee: \$ _____
- Reprinted Tax Receipt
- Tax Certificate (paid prior to January 31st of current year)

Other possible recording requirements:

- If public improvements were deferred, Subdivision Improvement Agreement
- Subdivision Improvement Agreement recording fee: \$ _____
- Other legal documents referenced on the plat (i.e. easement dedication by separate instrument, HOA documents)
- Other recording fee: \$ _____

***Recordation fees, mylars, and other requirements are not due at the time of submittal. Fees will depend on the number of pages needed for recordation and the County in which they are recorded. The total will be calculated upon approval.

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

Sign Here

I, Carma Blanco Vista LLC ^{by Alex Papavasiliou} (owner) acknowledge that I am the rightful owner of the property located at HARWOOD DRIVE (address).

I hereby authorize CHARLES E. STEINMAN, P.E. (agent name) to serve as my agent to file this application for FINAL PLAT (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

Sign Here

Signature of Property Owner: Carma Blanco Vista LLC
Alex Papavasiliou Date: 10-10-17

Printed Name: Alex Papavasiliou

Signature of Agent: Charles E. Steinman Date: 10-4-17

Printed Name: CHARLES E. STEINMAN

To be completed by Staff: Case # _____

Blanco Vista Tract S-T

WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- Adequate service is currently available to the subject property
- Adequate service is not currently available, but arrangements have been made to provide it
- Adequate service is not currently available, and arrangements have not been made to provide it
- Easement(s) are needed within the subject property

Name of Wastewater Service Provider: CITY OF SAN MARCOS

Applicable Utility Service Code(s): _____

OR, the use of either 1) _____ a private wastewater treatment system, or 2) _____ septic tanks, is approved for all lots in the proposed subdivision which are not required to connect to the City of San Marcos wastewater system.

Comments / Conditions: Main line extensions and service line installations by developer.

Signature of Wastewater Official: Lloyd Quarez Jr

Title: Wastewater Collections Manager Date: June 1, 2017

BLANCO VISTA TRACT S-T

WATER UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- Adequate service is currently available to the subject property
- Adequate service is not currently available, but arrangements have been made to provide it
- Adequate service is not currently available, and arrangements have not been made to provide it
- Easement(s) are needed within the subject property

Name of Water Service Provider: CITY OF SAN MARCOS

Applicable Utility Service Code(s) _____

Comments / Conditions: Line extensions required

Signature of Water Official: Tony [Signature]

Title: Water Dept Manager Date: 5-15-17

BLANCO VISTA TRACT S-T

GAS UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- Adequate service is currently available to the subject property
- Adequate service is not currently available, but arrangements have been made to provide it
- Adequate service is not currently available, and arrangements have not been made to provide it
- Easement(s) are needed within the subject property

Name of Gas Service Provider: CENTER POINT ENERGY

Applicable Utility Service Code(s): _____

Comments / Conditions: _____

Signature of Gas Company Official: Devin Kleinfelder

Digisign signed by Devin Kleinfelder
DN: cn=Devin Kleinfelder, o=CenterPoint Energy, ou=Marketing,
email=Devin.Kleinfelder@centerpointenergy.com, c=US
Date: 2017.05.15 10:01:46 -0500

Title: Marketing Consultant

Date: 5/15/2017

Blanco Vista Tract S-T

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- Adequate service is currently available to the subject property
- Adequate service is not currently available, but arrangements have been made to provide it
- Adequate service is not currently available, and arrangements have not been made to provide it
- Easement(s) are needed within the subject property

Name of Electric Service Provider: PEC

Applicable Utility Service Code(s): A

Comments / Conditions: _____

Signature of Electric Company Official: [Signature]

Title: REALTY SPECIALIST, SR.

Date: 5/31/17

Blanco Vista Tract S-T

TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement listed below according to the following designations:

- Adequate service is currently available to the subject property
- Adequate service is not currently available, but arrangements have been made to provide it
- Adequate service is not currently available, and arrangements have not been made to provide it
- Easement(s) are needed within the subject property

Name of Telephone Service Provider: CENTURY LINK

Applicable Utility Service Code(s): _____

Comments / Conditions: Can be dependent on New Build Resolution.

Signature of Telephone Company Official: 

Title: Mgr Engineering + Construction Date: 6-1-17