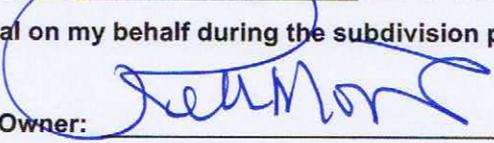


**City of San Marcos**  
**SUBDIVISION PLAT APPLICATION**

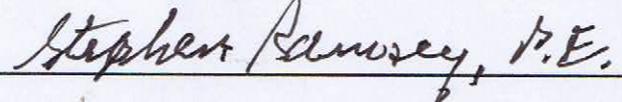
	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>RAMSEY ENGINEERING, LLC</u>	<u>COTTONWOOD CREEK JDR, LTD.</u>
Mailing Address	<u>3206 YELLOWPINE TERRACE</u> <u>AUSTIN, TX 78757</u>	<u>333 CHEATHAM STREET</u> <u>SAN MARCOS, TX 78666</u>
Daytime Phone	<u>512-650-6800</u>	<u>512-353-1776</u>
Email Address	<u>ramsey-eng@att.net</u>	<u>jenny@randallmorris.com</u>

**AGENT ACKNOWLEDGEMENT STATEMENT:**

I RANDALL MORRIS acknowledge that I am the rightful owner of the property proposed for subdivision and hereby authorize RAMSEY ENGINEERING to serve as my agent to file this application and to work with the Responsible Official on my behalf during the subdivision platting process.

Signature of Property Owner: 

Printed Name: RANDALL MORRIS Date: 10-24-16

Signature of Agent: 

Printed Name: STEPHEN RAMSEY, P.E. Date: 10/24/16

**TYPE OF APPLICATION**

**Subdivision Plats**

- Subdivision ~~Concept Plat~~ *Master Plan Amendment*
- Preliminary Subdivision Plat
- Final Subdivision Plat

**Development Plats**

- Preliminary Development Plat
- Final Development Plat

- Variance Section \_\_\_\_\_
- Plat Vacation Accompanying \_\_\_\_\_

**Minor Subdivision Plats (for Administrative Approval)**

- Minor Subdivision Plat

**Revisions to Recorded Plats (for Administrative Approval)**

- Amending Plat
- Replat without Vacation

**SUBJECT PROPERTY**

Subdivision Name: COTTONWOOD CREEK

Address or General Location: S.H. 123 AT RATTLER ROAD

Proposed Number of Lots: 1,002 (PHASE 3) Acres: 131.26 OUT OF PHASE 3

Appraisal District Tax ID: R14310

- Located In
- City Limits
  - S.M. River Corridor
  - ETJ (County \_\_\_\_\_)
  - Planned Development District

Proposed Use of Land SINGLE FAMILY RESIDENTIAL; OPEN SPACE

**SUBDIVISION IMPROVEMENT AGREEMENT**

Whenever public improvements to serve the development are deferred until after Final Subdivision Plat or Final 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 years following the date upon which the Final Subdivision Plat or Final Development Plat is approved.

- I will complete all required public improvements prior to the Final Subdivision Plat or Final Development Plat.
- I wish to defer installation of public improvements and will complete a Subdivision Improvement Agreement with the City.

Signature: N/A

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

**ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT:**

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

- A. Adequate service is currently available to the subject property
- B. Adequate service is not currently available, but arrangements have been made to provide it
- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of Electric Service Provider Bluebonnet Electric Cooperative, Inc.

Applicable Utility Service Code(s) A, C + D

Comments/Conditions \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Electric Company Official Rodney Gerik

Title Sr. Project Coordinator Date 10-27-2016

**GAS UTILITY SERVICE ACKNOWLEDGEMENT:**

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- D. Need easement(s) within subject property

Name of Gas Service Provider CenterPoint Energy

Applicable Utility Service Code(s) A

Comments/Conditions \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Gas Company Official Nancy Janschke

Title Operonas Supervisor Date 10/26/2016

Cottonwood Phase 3

**WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:**

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Name of Water Service Provider City of San Marcos

Applicable Utility Service Code(s) C

Comments/Conditions line extension required

Signature of Water Utility Official: Tony Selmer

Title: Water Dist Manager Date: Oct 25, 2016

Name of Wastewater Service Provider \_\_\_\_\_

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 \_\_\_\_\_

Signature of City or County Wastewater Official: \_\_\_\_\_

Title: \_\_\_\_\_ Date \_\_\_\_\_

**TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:**

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Name of Telephone Service Provider \_\_\_\_\_

Applicable Utility Service Code(s) \_\_\_\_\_

Comments/Conditions \_\_\_\_\_

Signature of Telephone Company Official \_\_\_\_\_

Title: \_\_\_\_\_ Date \_\_\_\_\_

Cottonwood Phase 3

**WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:**

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- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of Water Service Provider City of San Marcos

Applicable Utility Service Code(s) C

Comments/Conditions line extensions required

Signature of Water Utility Official [Signature]

Title: Water-Dist Manager Date: Oct 25, 2016

Name of Wastewater Service Provider City of San Marcos

Applicable Utility Service Code(s) C

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 Line extensions required

Signature of City or County Wastewater Official: [Signature]

Title: Wastewater Collections Manager Date Oct. 28, 2016

**TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:**

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- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of Telephone Service Provider \_\_\_\_\_

Applicable Utility Service Code(s) \_\_\_\_\_

Comments/Conditions \_\_\_\_\_

Signature of Telephone Company Official \_\_\_\_\_

Title: \_\_\_\_\_ Date \_\_\_\_\_

**WATER AND WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT:**

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

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- C. Adequate service is not currently available, and arrangements have not been made to provide it
- D. Need easement(s) within subject property

Name of Water Service Provider \_\_\_\_\_

Applicable Utility Service Code(s) \_\_\_\_\_

Comments/Conditions \_\_\_\_\_

Signature of Water Utility Official: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Wastewater Service Provider \_\_\_\_\_

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 \_\_\_\_\_

Signature of City or County Wastewater Official: \_\_\_\_\_

Title: \_\_\_\_\_ Date \_\_\_\_\_

**TELEPHONE UTILITY SERVICE ACKNOWLEDGEMENT:**

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Name of Telephone Service Provider Spectrum (Time Warner Cable)

Applicable Utility Service Code(s) \_\_\_\_\_

Comments/Conditions \_\_\_\_\_

Signature of Telephone Company Official [Signature]

Title: Business Development Specialist Date 10-28-16

**SUBMITTAL REQUIREMENTS FOR ALL PLATS:**

- Complete application
- Required fees \$ 2,011.00 (see next page for Fee Schedule)
- All legislative requirements complete
- Proof of record ownership (recorded deed corresponds to ownership indicated on tax certificate)
- Current tax certificate (must show prior year taxes paid by January 31st of current year)
- N/A*  Names and addresses of property lien-holders
- One digital copy of submittal materials
- Five 18"x24" hard copies of plat document

I hereby affirm that if I am not the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the preceding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

Signature of Applicant: Stephen Ramsey, P.E.

Printed Name: STEPHEN RAMSEY, P.E.

Date: 10/24/16

**ADDITIONAL REQUIREMENTS:**

**Subdivision Concept Plats:**

- Watershed Protection Plan (Phase I) <sup>2</sup>
- N/A*  Residential compatibility site plan (where applicable)
- N/A*  Cluster development plan (where applicable)

**Preliminary Subdivision Plats or Preliminary Development Plats**

- Approved Watershed Protection Plan Phase I (can be submitted concurrently)
- Traffic Impact Analysis Worksheet (if commercial development or 100+ unit residential)

**Final Subdivision or Final Development Plats:**

- Preliminary Plat (where applicable)
- Approved Watershed Protection Plan Phase II (can be submitted concurrently).
- Subdivision Improvement Agreement and surety if public facility construction was deferred in Preliminary Plat.
- Traffic Impact Analysis Worksheet (if commercial development or 100+ unit residential)

**Minor Subdivision Plats:**

Minor subdivisions plats must meet the following qualifications:

- Proposed subdivision results in 4 or fewer lots
- All lots front onto an existing public street and construction or extension of a street or alley is not required or is considered a minor extension by Director of Engineering.
- Extension of municipal facilities is not required or the installation of utilities is considered a minor extension by the Director of Engineering
- Approved WPP Phase II is required if land is located within the Edwards Aquifer Recharge Zone, within a designated stream or river corridor, or if the land contains floodplain, floodway or a waterway as defined by the LDC.

**Amending Plats and Replats:**

- Detailed description of the purposes and circumstances that warrant change of the recorded plat identifying all lots, easements or improvements affected by the proposed change.

**FEE SCHEDULE**

**For Plats Located Inside/Outside of the City Limits**

Subdivision Minor Plat / Amending Plat	\$406 plus \$102 per acre (max \$1000)
Concept Plan	\$762 plus \$51 acre (max \$2000)
Preliminary Plat	\$762 plus \$51 acre (max \$2000)
Final Plat	\$1015 plus \$102 acre (max \$2500)
Replat, not administrative	\$762 plus \$51 acre (max \$2000)
Vacation of Previously Recorded Plat	\$153
Subdivision Variance Request	\$609
Cluster Development Plan	\$26 per acre (\$100 min / \$1500 max)
Technology Fee	\$11

**STAFF USE ONLY:**

Submittal Date: \_\_\_\_\_ 5 Business Days from Submittal: \_\_\_\_\_

Completeness Review By: \_\_\_\_\_ Date: \_\_\_\_\_

Contact Date for Supplemental Info: \_\_\_\_\_

Supplemental Info Received (required within 5 days of contact): \_\_\_\_\_

Application Returned to Applicant: \_\_\_\_\_

Application Accepted for Review: \_\_\_\_\_ Fee: \_\_\_\_\_

Comments Due to Applicant \_\_\_\_\_

Date for Plat Resubmittals \_\_\_\_\_

Date of Planning and Zoning Commission Meeting: \_\_\_\_\_