

FINAL SUBDIVISION / DEVELOPMENT PLAT APPLICATION

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name	Jason Link	Property Owner	Mark Tolley
Company	KFW Engineers	Company	Rattler Road Land Partners LLC
Mailing Address	3421 Paesanos Pkwy Ste 200, San Antonio, TX 78231	Mailing Address	454 Soledad St Ste 200, San Antonio, TX 78205
Phone #	210-979-8444	Phone #	210-354-3705
Email	jlink@kfwengineers.com	Email	mark@missiondgc.com

PROPERTY INFORMATION

Proposed Subdivision Name: Lantana Apartment Homes

Subject Property Address or General Location: NE corner of Rattler Rd and Old Bastrop Rd intersection

Acres: 9.93 Tax ID #: R 18614

Located in: ☒ City Limits ☐ Extraterritorial Jurisdiction (County)

DESCRIPTION OF REQUEST

Type of Plat: ☒ Final Subdivision Plat ☐ Final Development Plat

Current Number of Lots: 1 Current Land Use: None

Proposed Number of Lots: 2 Proposed Land Use: Multifamily

AUTHORIZATION

I certify that the information on this application is accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$1,321 plus \$100 per acre

Technology Fee \$13

MAXIMUM COST \$2,513

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

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 / Preliminary Plat Application does not require a Subdivision Improvement Agreement

Signature of Applicant: _____

Date: 9/23/2020

NOTICE OF COMPLETENESS DETERMINATION & STATUTORY REVIEW TIMEFRAMES

I understand that the City of San Marcos requires online submittal of all applications through the Customer Portal at www.mygovernmentonline.org and that the Responsible Official will review this application for completeness within 10 business days of online submittal. I understand that this application is not considered "filed" until all required documentation is received and reviewed for completeness. *Upon determination of completeness the City will send written correspondence stating that the application has been filed and will provide a date, in accordance with the Texas Local Government Code, when the Planning and Zoning Commission will meet to hear the request.*

☒ By checking this box I am requesting cursory review of this application prior to determination that the application is complete and filed. Cursory review comments shall not constitute a determination of completeness.

I also understand that as the applicant I may request, in writing, an extension to the statutory review timeframes.

Signature of Applicant: _____

Date: 9/23/2020

RECORDATION REQUIREMENTS***

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: \$ _____
- ☐ Tax Certificate, printed within 30 days of recordation date (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.

PROPERTY OWNER AUTHORIZATION

I, Mark Tolley (owner name) on behalf of
Rattler Road Land Partners LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
NE corner of Rattler Rd and Old Bastrop Rd intersection (address).

I hereby authorize Jason Link (agent name) on behalf of
KFW Engineers (agent company) to file this application for
the Minor Subdivision Plat (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 8/13/20
Printed Name, Title: Mark Tolley, Principle

Signature of Agent:  Date: 8/26/2020
Printed Name, Title: Jason Link, Senior Project Manager

Form Updated October, 2019

ELECTRIC UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Lantana Apartment Homes

Utility service codes are to be indicated as applicable in the space provided in each acknowledgement 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. Easement(s) are needed within the subject property

Name of Electric Service Provider: Bluebonnet Electric, Cooperative

Applicable Utility Service Code(s): A, C & D

Comments / Conditions: Additional Easements maybe required.

Signature of Electric Company Official: Rodney Gerik

Title: Sr. Project Coordinator

Date: 7-17-2020

WASTEWATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Lantana Apartment Homes

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- 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. Easement(s) are needed within the subject property

Name of Wastewater Service Provider: City of San Marcos

Applicable Utility Service Code(s): A

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: All pertinent wastewater infrastructure, required to gain access to
to available sewer main located on Rattler road, to be installed by developer.

Signature of Wastewater Official: Lloyd Juarez

Digitally signed by Lloyd Juarez
Date: 2020.07.14 09:19:29 -05'00'

Title: Wastewater Collections Manager

Date: July 14, 2020

WATER UTILITY SERVICE ACKNOWLEDGEMENT FOR:

Subdivision Name: Lantana Apartment Homes

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

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- 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. Easement(s) are needed within the subject property

Name of Water Service Provider: City of San Marcos

Applicable Utility Service Code(s): A

Comments / Conditions: 12" water main on Rattley Rd.
Master meter required

Signature of Water Official: Tony John

Title: Water Dist Manager Date: 7-14-20

LEGAL DESCRIPTION

BEING A 3.93 ACRE TRACT OF LAND, OUT OF THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, HAYS COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF A 6.9 ACRE TRACT OF LAND AS CONVEYED TO GEORGE BARNUM OF RECORD IN VOLUME 208, PAGE 116 AND ALL OF A 4.0 ACRE TRACT OF LAND AS CONVEYED TO GEORGE BARNUM OF RECORD IN VOLUME 216, PAGE 41, BOTH OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

BENCHMARKS

BM1: (POINT #300) SET PK NAIL ON TOP OF CONCRETE CURB WITH WASHER STAMPED "KFW CONTROL" AT ELEVATION = 678.21' SET BY KFW SURVEYING.
BM2: (POINT #301) SET 1/2" IRON ROD WITH PINK PLASTIC CAP ON TOP OF CONCRETE CURB AT ELEVATION = 677.26' SET BY KFW SURVEYING.

COORDINATION NOTE:

1. CONTACT GRANDE TO COORDINATE CABLE TV SERVICE. 1-800-218-8725.
2. CONFIRM REQUIREMENTS AND COORDINATE WITH CITY OF SAN MARCOS PUBLIC SERVICES DEPARTMENT FOR INSPECTIONS AND CONDUIT SIZES FOR PRIMARY AND SECONDARY ELECTRICAL SERVICES. (512)-393-8000.
3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-464-7928.
4. CONTRACTOR TO COORDINATE WITH CENTERPOINT ENERGY TO PLAN GAS SERVICES. (800)-427-7142.
5. CONTRACTOR TO COORDINATE WITH CITY OF SAN MARCOS PUBLIC SERVICES DEPARTMENT TO PLAN SANITARY SEWER. (512)-393-8000.
6. CONTRACTOR TO COORDINATE WITH CITY OF SAN MARCOS PUBLIC SERVICES DEPARTMENT CORPORATION TO PLAN WATER SERVICE. (512)-393-8000.
7. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION: THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

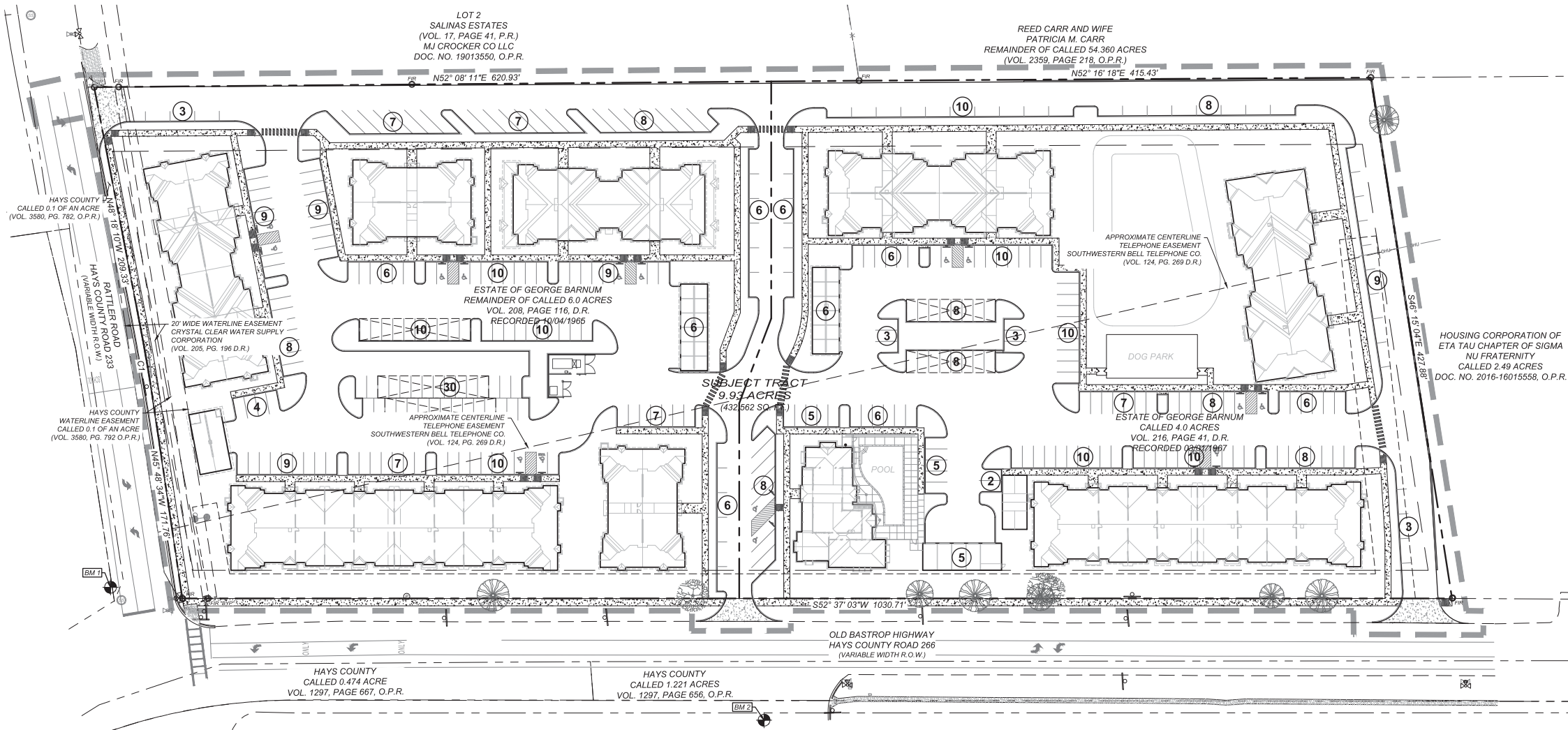
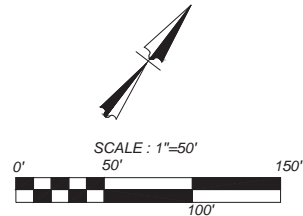
Curve Table				
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG
C1	40.17'	1031.00'	002°13'57"	N47°04'08"W

TRAFFIC/SW SUMMARY TABLE -

Building Use		APARTMENT HOMES	
Total Floor Area (sq. ft.)			
PARKING STORAGE STANDARDS			
Minimum Parking Ratio	1.05 per	BEDROOM	
Maximum Parking Ratio	150% OF MINIMUM REQUIRED		
Bicycle Parking Ratio	1 per	20 UNITS	
REGULAR			
Minimum Required Parking	353		
Maximum Required Parking	530		
Actual/Proposed Parking	351		
Maximum Compact Spaces (30%)	105		
Compact Spaces Proposed	0		
Bicycle Required Parking	11		
HANDICAPPED (ADA)			
Required H.C. Parking	8		
Required V. A. Parking	2		
Proposed Universal H.C. Parking	12		
Proposed V.A. Parking	2		
Proposed Total H.C. Parking	14		
APPROACH(ES)			
Approach Width - (ft.)	N/A		
Flare/Radius (ft.)	N/A		
Approach Area - (sq. ft.)	N/A		
SIDEWALK(S)			
Sidewalk Width - (ft.)	0		
Sidewalk Length (linear ft.)	0		
Sidewalk Area (sq. ft.)	0		



LOCATION MAP
N.T.S.



LEGEND

LIMITS OF CONSTRUCTION	---
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONCRETE	---
EXISTING CURB	---
EXISTING SANITARY SEWER MANHOLE	SS
EXISTING SIGN	---
EXISTING OVERHEAD UTILITY AND POWER POLE	---
EXISTING FENCE	---
SITE BENCHMARK SEE DESCRIPTION THIS SHEET	---
PROPOSED FIRE HYDRANT	---
PROPOSED CURB	---
PROPOSED RIBBON CURB	---
PROPOSED SIDEWALK	---
PARKING STALL COUNT	---
EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL	---

THE LANTANA APARTMENT HOMES
OLD BASTROP HWY, SAN MARCOS, TEXAS
OVERALL SITE PLAN

JOB NO. 713-02-01
DATE: AUGUST 2020
DRAWN: A.B. CHECKED: J.L.
SHEET NUMBER:

C4.0