



FOR OFFICE USE ONLY

Application Date: _____ File No.: SD-_____ Fees: \$ _____ Paid: _____

Level 1 Development Plan Review Level 2 Development Plan Review Staff Revied: _____

DEVELOPMENT PERMIT APPLICATION
 Concept Site

Applicant: _____ Phone No.: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Email: _____

OWNER'S INFORMATION

Owner's Name: _____ Phone No.: _____

Mailing Address: _____

Email Adress: _____

ENGINEER INFORMATION

Engineer Name: _____ Phone No.: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Email: _____

SURVEYOR INFORMATION

Surveyor Name: _____ Phone No.: _____

Mailing Address: _____

Email Adress: _____

PROPERTY INFORMATION

PROPOSED PROJECT NAME: _____

Subject Property Address: _____, Wimberley, Texas

Legal Description: _____

Proposed Building Footprint (sq. ft): _____ Zoning District: _____ Overlay District(s) _____

Proposed Water Source: _____ Disturbed Area in Acreage: _____ Area in Acreage _____

Proposed Impervious Cover % _____ Planning Area Overlay District(s): _____

Edwards Aquifer Recharge or Contribution Zone: _____ Proposed Wastewater: _____

FEMA Floodplain Designation: _____

EXISTING USE: _____

PROPOSED USE: _____

HOW THIS DEVELOPMENT MEETS THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN PER ORDINANCE NO. 2008-024: _____

RELATED CASES (If Applicable): _____

FRONTAGE ON EXISTING ROADS:		
Road Name: _____	Linear footage of frontage: _____	
Classification (circle one): State County Private		
Road Name: _____	Linear footage of frontage: _____	
Classification (circle one): State County Private		
Road Name: _____	Linear footage of frontage: _____	
Classification (circle one): State County Private		

PROPOSED NEW ROADS IN THE DEVELOPMENT:		
Linear footage of frontage: _____	Road Name: _____	
Classification (circle one): State County Private		
Linear footage of frontage: _____	Road Name: _____	
Classification (circle one): State County Private		
Linear footage of frontage: _____	Road Name: _____	
Classification (circle one): State County Private		

***Pre-application meeting with staff is recommended.**

Forms & Applications October 2021

OWNER SIGNATURE

I hereby attest to the fact that the application and required documentation is complete and accurate to the best of my knowledge. I understand that City review of this application is dependent upon the accuracy of the information provided. Furthermore, I understand City site plan engineering review services are based upon a third-party contract and I am responsible for the review fees produced from this submittal.

Signed: _____ Print Name: _____ Date: _____

*An Edwards Aquifer Contributing Zone Plan or Edwards Aquifer Watershed Pollution Abatement Plan may be required per TCEQ regulations, and I will keep the City up to date on any submittal to TCEQ if application is necessary. *Planning & Zoning Commission and City Council hearings may be required prior to approval.

*Supplemental information may be required at the request of the city.

AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, _____ (owner) hereby authorize _____ (agent name) to represent me and file this application on my behalf and to process this application for site development through the City of Wimberley.

Signed: _____ Print Name: _____ Date: _____

Signature of Agent: _____ Print Name: _____ Date: _____

Signature of Notary: _____ Print Name: _____ Date: _____

{NOTARY STAMP}

UTILITY SERVICE ACKNOWLEDGMENTS

Utility service codes are to be indicated, as listed below and as applicable, in the space provided in each acknowledgment.

<u>CODES</u>	<u>EXPLANATION</u>
A	Adequate service is currently available to the subject property
B	Adequate service is 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

Electric Service Provide: _____ Service Code(s): _____

Comments / Conditions: _____

Electric Company Official Signature: _____ Title: _____

Print Name: _____ Date: _____

Telephone Service Provide: _____ Service Code(s): _____

Comments / Conditions: _____

Telephone Company Official Signature: _____ Title: _____

Print Name: _____ Date: _____

Gas Service Provide: _____ Service Code(s): _____

Comments / Conditions: _____

Gas Company Official Signature: _____ Title: _____

Print Name: _____ Date: _____

Water Service Provide: _____ Service Code(s): _____

Comments / Conditions: _____

Water Company Official Signature: _____ Title: _____

Print Name: _____ Date: _____

Sewer Service Provide: _____ Service Code(s): _____

Comments / Conditions: _____

Sewer Company Official Signature: _____ Title: _____

Print Name: _____ Date: _____

*IF GROUNDWATER IS PROPOSED, PROVIDE A UTILITY SIGNOFF FROM HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.

*IF AN ON-SITE SEWAGE FACILITY IS PROPOSED SUBMIT A FACILITY PLAN.

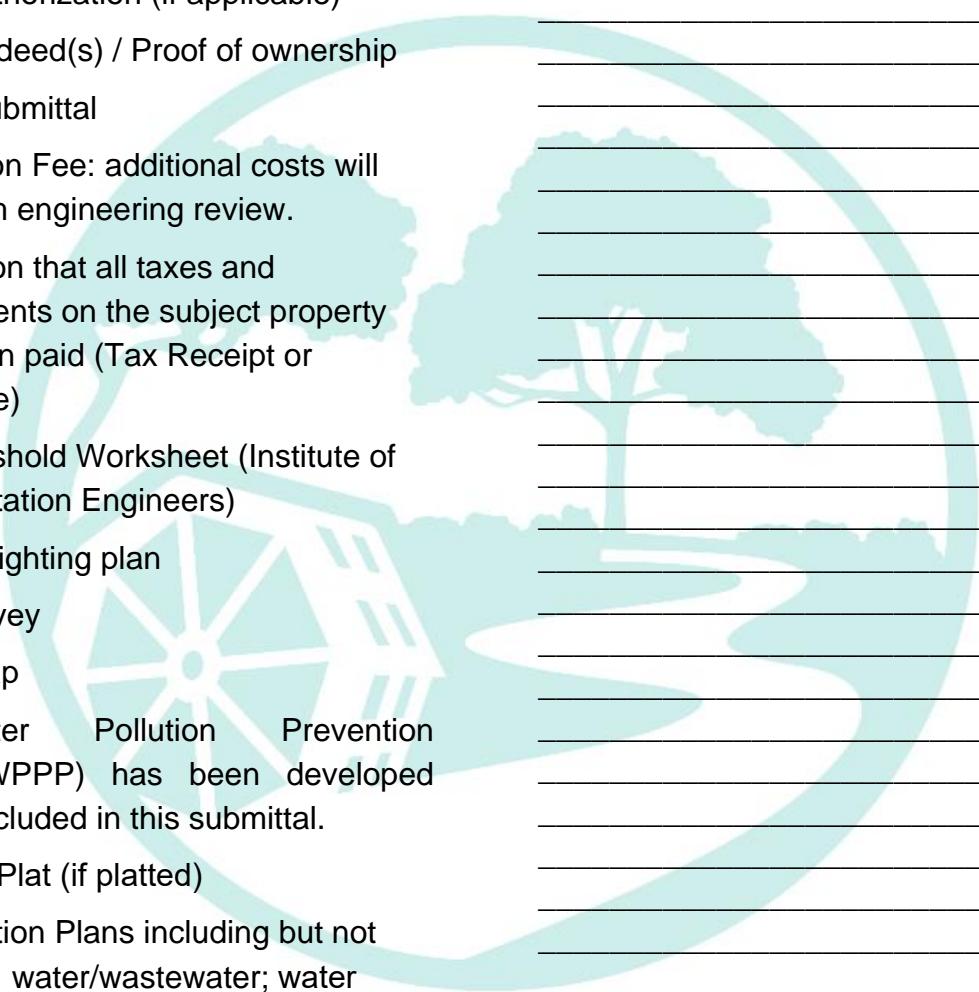
SITE PLAN SUBMITTAL CHECKLIST

Items Required for Submittal

Engineer's Summary Report

- Complete Development Plan Review
- Application Form
- Agent authorization (if applicable)
- Property deed(s) / Proof of ownership
- Digital Submittal
- Application Fee: additional costs will incur from engineering review.
- Verification that all taxes and assessments on the subject property have been paid (Tax Receipt or Certificate)
- TIA Threshold Worksheet (Institute of Transportation Engineers)
- Outdoor lighting plan
- Tree Survey
- Slope Map
- Stormwater Pollution Prevention Plan (SWPPP) has been developed and is included in this submittal.
- Property Plat (if platted)
- Construction Plans including but not limited to: water/wastewater; water quality, grading/storm drainage; streets/alleys; fire lanes & hydrants, impervious cover calculations; parking calculations
- TxDOT Driveway Permit (if applicable)
- I acknowledge that I have reviewed and have been directed to the City of Wimberley Comprehensive Plan

If Not Applicable & provide explanation as to why:



Site Development Plan Requirements – General Outline

General

1. Provide an Engineers Report Summarizing the following [Ord. 9.02.045]:
 - The overall nature and scope of the proposed development
 - Zoning
 - Proposed impervious cover
 - Permitting authorities involved with driveway permits and status of driveway permits. If roads are private provide documentation establishing your tracts right to access the private road.
 - How the property will be served with required utilities and services and permitting authorities involved.
 - How stormwater drainage and water quality will be handled
 - The sites relation to FEMA floodplains and Edwards Aquifer Contributing or Recharge Zone.
 - Description of any variances (if any)
 - Discuss efforts to comply with applicable Lighting and Landscaping ordinances
 - Discuss how your Contributing Zone Plan (CZP) permitting is being handled with TCEQ.
2. Provide a Water Quality BMP Maintenance Plan [Ord. 9.04.067(a)]
3. Provide a copy of the Geotechnical Report for the project [Ord. 9.03.183(d)(3)(A)(vii)]
4. Provide a TIA Threshold Worksheet [Ord. 9.03.183(d)(4)(E)]
5. Fire safety items (Hydrants, Fire Suppression Systems, Fire Lane Marking, etc.) should be reviewed and approved by the Fire Marshall's office serving the City of Wimberley. The City Engineer must be provided with a copy of the Fire Marshall's approval before recommending approval of a Site Development Permit.

Site Development Plans

6. Submit Site Development Plans signed and sealed by a Professional Engineer [9.02.045(b)]
7. At a minimum, provide the following sheets signed and sealed by a professional engineer:
 - Cover (See Note 9)
 - Plat [Ord. 9.03.183(d)(3)(B)(ii)]
 - General Notes
 - Erosion Controls
 - Site Development Plan
 - Existing Drainage Area Map with Calculations
 - Proposed Drainage Area Map with Calculations
 - Water Quality Controls

- Grading and storm drainage plan
- Utility Plan
- Landscape Plan
- Outdoor Lighting Plan

8. Provide a Cover Sheet for the Site Development Plan Set with typical cover sheet info. Include the following:

- Statement on cover sheet with a description of what portion of the project, if any, is located in a FEMA designated floodplain and FEMA panel number.
- Statement of proximity to the Edwards Aquifer Contributing Zone and/or Recharge Zone.
- Name of your water and wastewater service providers
- Zoning Category
- Legal Description of Property
- Name of Watershed
- Show current city limits on a general location map.
- Add the following note: *"All responsibility for the adequacy of these plans remains with the engineer who prepared them. In approving these plans, the City must rely upon the adequacy of work of the design engineer."*
- Sheet Index

9. Provide signature block for the following on the cover sheet:

Nathan Glaiser

Date

Planning & Development Coordinator
City of Wimberley

10. Provide impervious cover calculations. Break out paving, buildings, sidewalks etc. Ensure that proposed impervious cover is compliant with your zoning category.

11. Provide parking calculations.

12. Provide an Existing Drainage Area plan identifying points of analysis (POAs) where storm flow leaves the site. Provide a Proposed Drainage Area plan also identifying those POAs where flow leaves the site and provide a direct comparison of existing vs proposed flow for the 2yr, 25yr and 100yr storm events. Detention facilities are required to demonstrate that proposed flows are required to be less than or equal to existing flows at the POAs.

13. Show water quality controls. Indicate how you are achieving compliance with [Ord. 9.04.061].