

WATERSHED PROTECTION PLAN APPLICATION

Phase 1

Phase 2

APPLICANT INFORMATION (Person or legal entity to whom review and enforcement correspondence is sent)	
NAME:	
TITLE:	
ADDRESS:	
TELEPHONE NUMBER:	
EMAIL ADDRESS:	

PROPERTY OWNER INFORMATION (Person or legal entity currently holding title to the property)	
NAME:	
TITLE:	
ADDRESS:	
TELEPHONE NUMBER:	
EMAIL ADDRESS:	

PROPOSED DEVELOPMENT INFORMATION	
ADDRESS OR LOCATION:	
IS THE PARCEL PLATTED? (Y/N)	PROPERTY I.D. (Appraisal ID#): R-
PARCEL AREA IN ACRES:	
LEGAL DESCRIPTION:	
ZONING DESIGNATIONS (if within city limits):	
PREVIOUS APPROVALS GRANTED TO THIS PROPERTY:	
Concept or Master Plan (Y/N): _____	Date of approval: _____
Preliminary Plat (Y/N) _____	Date of approval: _____
Out of City Utility Service Request (Y/N) _____	Date of approval: _____
Phase I Watershed Protection Plan (Y/N) _____	Date of approval: _____

DESCRIPTION OF PROPOSED DEVELOPMENT (Provide a detailed description of all improvements. Attach additional page if necessary)

PURPOSE OF PROPOSED IMPROVEMENTS (Describe the purpose of these proposed improvements)

ACCOMPANYING OR PENDING APPLICATIONS (List other applications submitted to the City)

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GEOLOGIST INFORMATION (For development in the Edward's Aquifer Recharge Zone)

NAME:	
ENGINEERING FIRM:	
ADDRESS:	
TELEPHONE NUMBER:	
EMAIL ADDRESS:	

ENGINEER INFORMATION (Engineer certifying completion of plans)

NAME:	
ENGINEERING FIRM:	
ADDRESS:	
TELEPHONE NUMBER:	
EMAIL ADDRESS:	

I CERTIFY THAT ALL RELEVANT REQUIREMENTS OF THE WATERSHED PROTECTION PLAN APPLICATION HAVE BEEN MET AND THAT THE DEVELOPMENT PLAN IS COMPLETE, TO THE BEST OF MY KNOWLEDGE.

SIGNATURE OF CERTIFYING ENGINEER

DATE

PRINT NAME AND TITLE

PLACE ENGINEER SEAL HERE:

ENVIRONMENT & ENGINEERING DEPARTMENT USE ONLY

SUBMITTAL DATE:	
5 BUSINESS DAYS FROM SUBMITTAL (for completeness check):	
COMPLETENESS REVIEW BY:	
CONTACT DATE FOR SUPPLEMENTAL INFO:	
SUPPLEMENTAL INFO RECEIVED (required within 5 days of contact):	
RETURNED TO APPLICANT (DATE):	
ACCEPTED FOR REVIEW (DATE):	
FEE:	
REQUIRED DATE FOR DECISION: (30 working days from acceptance date)	
QUALIFIED PROTECTION PLAN (Y/N):	
P&Z MEETING DATE (for qual. plan approval):	
STAFF REPORT TO P&Z DUE:	
FINAL APPROVAL DATE:	

The City of San Marcos will contact you within five working days and advise you as to whether your application is complete. Only when all the required information has been provided will the City of San Marcos accept the application and the fees.

WATERSHED PROTECTION PERMIT CHECKLIST

MUST ACCOMPANY APPLICATION

The following items provide a checklist of minimum documentation requirements, which must be met, for application for a Watershed Protection Plan. Please refer to the Land Development Code Chapter 5 and the Technical Manuals for full requirements.

If a Qualified Watershed Protection Plan is required, the Director of Engineering may require any additional information specifically related to the reason a Qualified Watershed Protection Plan is required (e.g., a request for an increase in impervious cover requiring a mitigation plan would require a Qualified Watershed Protection Plan, and the Director of Engineering may require additional information related to impervious cover calculations).

WATERSHED PROTECTION PLAN FEE

- Phase 1: \$30/acre (\$200 min/ \$2500 max)
- Phase 2 with approved Phase 1: \$70/acre (\$200 min/No Max)
- Phase 2 only: \$100/acre (\$200 min/No Max)
- Total Fee Attached _____
- (An application for a plan shall be accepted only upon payment of fee and with all requested information attached.)

PHASE 1 WATERSHED PROTECTION PLAN REQUIREMENTS:

SITE PLAN: Three sets of plans are required. One copy is required of any supplemental information such as reports, studies and/or analyses.

- a copy of recorded plat or site plan of property boundaries by bearings and distances showing all easements;
- existing zoning (within the City limits) or future land use designations;
- adjacent property owners;
- north arrow, scale, etc. on all maps;

EXISTING CONDITION TOPOGRAPHIC PLAN:

- contour map (maximum 10-foot interval – USGS contours are acceptable);
- slope area map showing 15% or less, 15% to 25%, and greater than 25% slopes;
- existing drainage patterns;
- computation of areas with existing impervious cover
- locations of Edwards Aquifer recharge, transition, and contributing zones
- any FEMA-mapped special flood hazard areas on the property
- stream or drainage banks and centerlines within or bordering the site that drain more than 50 acres in the recharge zone and 120 acres in all other areas outside the SMRC
- San Marcos River bank if within the San Marcos River corridor
- water quality and buffer zones as required under Chapter 5.
- wetlands and areas considered waters of the United States and any proposed mitigation (please indicate if a jurisdictional determination has been made)

- AERIAL PHOTOGRAPH SHOWING TREE GROUPINGS & SPECIMAN TREE LOCATIONS**
- SOIL MAP** (As shown on Soil Survey Maps of Comal, Guadalupe and Hays Counties, Texas)
- GEOLOGIC ASSESSMENT** (if development is within the recharge zone)
- SENSITIVE FEATURE PROTECTION ZONES** (as required under Chapter 5)

PROPOSED IMPROVEMENTS PLAN:

- schematic layout of proposed development showing roadways and areas for proposed development;
- proposed drainage patterns;
- location and approximate size of detention (detention requirement is waived if <5,000 sf of additional impervious cover is proposed) and water quality features with outfall locations;
- proposed development in buffer zones and any required mitigation
- computation of impervious cover anticipated, with acknowledgement of maximum impervious cover allowed by the Code
- identification of any state and federal permits required for development.

PHASE 2 WATERSHED PROTECTION PLAN REQUIREMENTS:

- COPY OF APPROVED PHASE 1 WATERSHED PROTECTION PLAN OR DOCUMENTATION REQUIRED FOR PHASE I WATERSHED PLAN**
- IDENTIFICATION OF ANY ELEMENT CHANGE FROM PHASE 1**
- ENHANCED GEOLOGIC ASSESSMENT IF REQUIRED IN CHAPTER 5**
- TREE SURVEY OF ALL TREES 9-INCH AND OVER IN CALIPER**
- STATEMENT OF NO IMPACT BY QUALIFIED ENVIRONMENTAL PROFESSIONAL OR APPROVAL FROM STATE AND FEDERAL AGENCIES FOR IMPACTS TO ENDANGERED SPECIES OR HABITAT, ARCHEOLOGICAL SITES, HISTORICAL STRUCTURES, WETLANDS, WATER OF THE UNITED STATES AND THE EDWARDS AQUIFER (attach copy of supporting environmental assessment report).**

PROPOSED IMPROVEMENTS PLAN:

- final layout of development indicating roadways, lot lines, easements, parkland, open space etc.
- drainage and erosion control improvements including final sizing of detention (detention requirement is waived if <5,000 sf of additional impervious cover is proposed) and water quality features in conformance Chapters 5 & 7 of the Land Development Code.
- final locations of water quality zones, buffer zones and sensitive feature protection zones with supporting impervious cover calculations.
- final impervious cover calculations and allocation by lot for development in the Edwards Aquifer Recharge zone.

IF 100-YEAR FLOODPLAIN RECLAMATION IS PROPOSED:

- A general description of the land to be reclaimed or altered.
- A general description of the amount and nature of the materials to be removed or to be used as fill within the flood plain and the proposed location of fill, storage of materials, or drainage facilities, and their elevations.
- A general description of upstream and downstream conditions, including the extent of the development in the drainage basin and properties that may be affected by reclamation.
- Professional certification of the status of any jurisdictional wetlands or other waters of the United States (U.S.), as defined by the U.S. Army Corps of Engineers pursuant to requirements of (Federal) Section 404 of the Clean Water Act, for the flood plain areas to be reclaimed.
- A proposed mitigation plan showing proposed landscaping and vegetation plan for reclaimed or altered areas.

IF CLUSTERING TECHNIQUES ARE PROPOSED:

For proposed uses other than single-family detached dwellings or duplex units, a detailed plan of development illustrating:

- All environmental features and protected areas;
- Approximate building locations and footprints in conformity with the Watershed Protection Plan;
- Preliminary elevations and perspectives to show the relationship of building heights to surrounding topography;
- Location of parking areas and structures for multi-family and non-residential uses, including areas for off-street parking, showing conformity with the Watershed Protection Plan (Phase 1);
- A chart and illustration demonstrating compliance with residential density standards in Chapter 4, Article 2, or the increased lot coverage standards.

For proposed developments consisting of single-family detached dwellings or duplex units, a detailed plan of development illustrating the following specific matters:

- All environmental features and protected areas;
- Layout of residential lots showing lot sizes and demonstrating conformity with the Watershed Protection Plan (Phase 1);
- A description of how open space serving the development will be satisfied for the phase of development subject to the Cluster Development Plan, including any proposed dedications of open space to the public or to a private maintenance organization;
- A chart demonstrating compliance with residential density standards in Ch 4, Article 2.