

**RESOLUTION RATIFYING ACTION TAKEN
BY BOARD MEMBER, NATHAN NEESE**

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

WHEREAS, on July 8, 2020, Director Nathan Neese executed a Site Development/Construction Plan Application and Lighting Ordinance Compliance Agreement with the City of Dripping Springs, Texas as attached hereto; and

WHEREAS, the above-captioned documents are related to the Reunion Ranch Water Control and Improvement District Wastewater Treatment Plant Expansion Application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT THAT:

Section 1. Director Nathan Neese is authorized to execute the Site Development/Construction Plan Application and Lighting Ordinance Compliance Agreement with the City of Dripping Springs, Texas on behalf of the District and the prior action by Director Nathan Neese and the attached documents are hereby ratified and approved by the District.

PASSED AND ADOPTED this 18th day of August, 2020.

Dennis Daniel
President, Board of Directors

ATTEST:

Assistant Secretary, Board of Directors

[DISTRICT SEAL]



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384
Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

SITE DEVELOPMENT/CONSTRUCTION PLAN APPLICATION

Case Number (staff use only): _____

Site Development Plan Construction Plans

CONTACT INFORMATION

APPLICANT NAME Andrea Axmann
COMPANY Murfee Engineering Company, Inc.
STREET ADDRESS 1101 Capital of Texas Hwy. South, Bldg D. Ste 110
CITY Austin STATE Texas ZIP CODE 78746
PHONE 512-327-9204 EMAIL aaxmann@murfee.com

FACILITIES
OWNER NAME Nathan Neese
COMPANY Reunion Ranch WCID
STREET ADDRESS 12912 Hill Country Rd
CITY Austin STATE Texas ZIP CODE 78738
PHONE (512) 731-7192 EMAIL nathan@c3devco.com

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: _____

DATE: May, 21, 2020

NOT SCHEDULED

NOT SCHEDULED

PROPERTY INFORMATION

PROPERTY OWNER NAME	Taylor Morrison of Texas, Inc.
PROPERTY ADDRESS	100 Jayne Cove, Austin, Texas 78737
CURRENT LEGAL DESCRIPTION	Reunion Ranch Sec Two, Block B, Lot Pt 30, Acres 12.586
IS THE PROPERTY WITHIN A PLATTED SUBDIVISION RECORDED WITH HAYS COUNTY?	<input type="checkbox"/> NO – ATTACH LEGIBLE COPIES OF THE LEGAL DESCRIPTION, A BOUNDARY SURVEY, AND AN AERIAL PHOTOGRAPH <input checked="" type="checkbox"/> YES – PROPERTY IDENTIFIED AS, SUBDIVISION NAME: <u>Reunion Ranch</u> PLAT BOOK: <u>12</u> PAGE: <u>355</u> BLOCK: <u>B</u> LOT: <u>30</u>
TAX ID#	
LOCATED IN	<input type="checkbox"/> CITY LIMITS <input type="checkbox"/> HISTORIC DISTRICT <input checked="" type="checkbox"/> EXTRATERRITORIAL JURISDICTION
ZONING/PDD/? OVERLAY/DISTRICT?	None
EXISTING ROAD FRONTAGE	<input type="checkbox"/> PRIVATE NAME: _____ <input type="checkbox"/> STATE NAME: _____ <input checked="" type="checkbox"/> CITY/COUNTY (PUBLIC) NAME: <u>Jayne Cove</u>
DEVELOPMENT AGREEMENT? (IF SO PLEASE ATTACH AGREEMENT)	<input checked="" type="checkbox"/> YES (SEE ATTACHED) <input type="checkbox"/> NOT APPLICABLE NAME: <u>Reunion Ranch (Attachment A)</u>
IS A VARIANCE REQUIRED OR REQUESTED WITH THIS APPLICATION?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>IF YES, BE ADVISED THAT THE APPLICATION WILL REQUIRE PLANNING AND ZONING COMMISSION REVIEW AND CITY COUNCIL APPROVAL. PLEASE SEE THE CITY'S APPLICATION SUBMITTAL AND PROCESSING POLICY FOR REQUIRED DEADLINES.</i>
ARE THERE ANY APPLICABLE SPECIAL CONDITIONS (SPECIAL EXCEPTIONS, VARIANCES, ETC.)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF YES, PLEASE EXPLAIN: _____

ENVIRONMENTAL INFORMATION

IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

PROJECT INFORMATION

PROJECT NAME	Reunion Ranch WWTP Expansion	
PROJECT DESCRIPTION	This project Expands and improves the existing WWTP that serves the Reunion Ranch subdivision. The additions are influent screening and pumping, a second treatment basin, effluent disinfection contact basin, effluent storage basin, effluent filtration, and sludge dewatering.	
ESTIMATED VALUE OF PROJECT	\$3.7M for Expansion, \$280,000 for Site Work	
TOTAL ACREAGE OF DEVELOPMENT	10.474 Acre Lot - 0.571 Acre LOC	
PROPOSED USE OF DEVELOPMENT	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL/OTHER: <u>Utility</u>	
PROPOSED IMPERVIOUS COVERAGE	1.1% existing, 0.6% proposed, 1.7% total	
ANY NEW ROADS THAT ARE PROPOSED FOR CITY MAINTENANCE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If <u>yes</u> , do the drawings indicate this designation? <input type="checkbox"/> YES <input type="checkbox"/> NO	
PHASING PROPOSED FOR PROJECT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO PROPOSED # OF PHASES: _____	
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM This project is for the WWTP system which is currently permitted. <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER	
WATER SOURCES	SURFACE WATER	GROUND WATER*
	<input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAINWATER	<input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY

*IF DOING WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:

HAYS-TRINITY GCD NOTIFIED? YES NO NOT APPLICABLE

COMMENTS:

TITLE: _____	SIGNATURE: _____
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<u>PUBLIC UTILITY CHECKLIST</u>	
ELECTRIC PROVIDER NAME	<u>Pedernales Electric Cooperative Inc</u>
<input type="checkbox"/> VERIFICATION LETTER ATTACHED	<input checked="" type="checkbox"/> NOT APPLICABLE
COMMUNICATIONS PROVIDER NAME	_____
<input type="checkbox"/> VERIFICATION LETTER ATTACHED	<input checked="" type="checkbox"/> NOT APPLICABLE
WATER PROVIDER NAME (IF APPLICABLE)	<u>West Travis County Public Utility Agency</u>
<input type="checkbox"/> VERIFICATION LETTER ATTACHED	<input checked="" type="checkbox"/> NOT APPLICABLE
SEWER PROVIDER NAME (IF APPLICABLE)	<u>Reunion Ranch WCID</u>
<input type="checkbox"/> VERIFICATION LETTER ATTACHED	<input checked="" type="checkbox"/> NOT APPLICABLE <i>APPLICANT</i>
GAS PROVIDER NAME (IF APPLICABLE)	_____
<input type="checkbox"/> VERIFICATION LETTER ATTACHED	<input checked="" type="checkbox"/> NOT APPLICABLE

PARKLAND DEDICATION?	AGRICULTURE FACILITIES (Final Plat)?
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

** If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.*

*Voluntary compliance is **strongly** encouraged by those not required by above criteria (see Outdoor Lighting tab on the CODS webpage and online Lighting Ordinance under Code of Ordinances tab for more information).*

YES (REQUIRED)* YES (VOLUNTARY)* NO

Compliance, with some exceptions, is included in the DA. No lighting modifications are included in this project.

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620
512.858.4725 • www.cityofdrippingsprings.com

APPLICANT'S SIGNATURE

Note: An additional signature is required on page 6 of the application verifying completeness. Applications should be submitted only when all required information is included in the submittal.

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

Andrea Asmann

Applicant Name

Andrea Asmann

Applicant Signature

Sandra B. Swinney

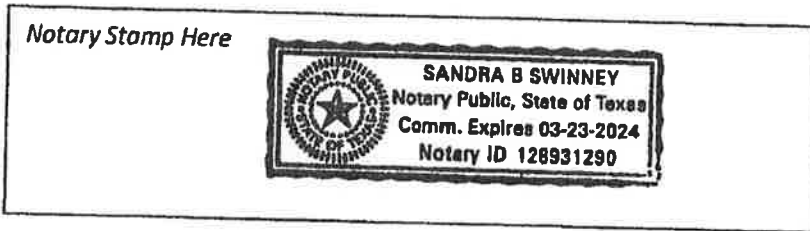
Notary

7/8/2020

Date

7/8/2020

Date



Peunion Ranch WCID

Property Owner Name

*

[Signature]

Property Owner Signature

7/8/20

Date

APPLICANT'S SIGNATURE

*Note: An additional signature is required on page 6 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.*

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

Andrea Asmann

Applicant Name

Andrea Asmann

Applicant Signature

7/8/2020

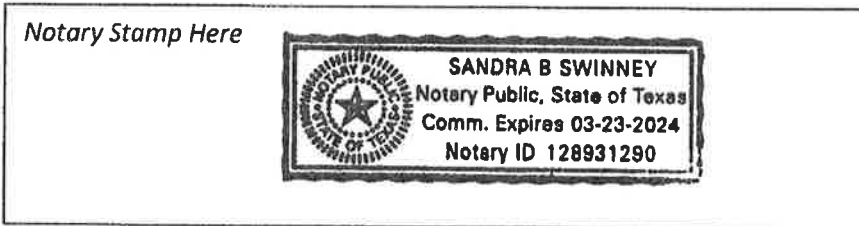
Date

Sandra B. Swinney

7/8/2020

Date

Notary



*

Property Owner Name

Property Owner Signature

Date

SITE DEVELOPMENT & CONSTRUCTION PLAN APPLICATION SUBMITTAL

All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Andrew Korman
Applicant Signature

7/8/2020
Date

CHECKLIST		
STAFF	APPLICANT	Check all that apply
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee (refer to Fee Schedule) \$ <u>1,000</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items - please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer's Summary Report Sealed by Professional Engineer
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Study -if not included in Engineer's Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site Development Plans or Construction Plans (1 copy of half sized plans to scale)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates/Receipts - verifying ownership and that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cost Estimate - attach sheet of engineer's/architect's estimate with signature and seal
<input type="checkbox"/>	<input type="checkbox"/>	Utility Service Provider "Will Serve" Letters
<input type="checkbox"/>	<input type="checkbox"/> NA	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> NA	Hays Trinity Groundwater Conservation District approval of water well (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lighting Ordinance Compliance Agreement – signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)
<input type="checkbox"/>	<input type="checkbox"/> NA	Driveway Permit or Permit Application (TxDOT, County) - showing approval, or as submitted
<input type="checkbox"/>	<input checked="" type="checkbox"/> NK	Lighting Plan (Required only for projects that are complying with lighting ordinance AND a building permit is not required)
<input type="checkbox"/>	<input type="checkbox"/> NA	Parkland Dedication Submittal
<input type="checkbox"/>	<input type="checkbox"/> NA	Exterior Design Plan (Required if the project is in the City Limits)
<input type="checkbox"/>	<input type="checkbox"/> NA	Landscape and Irrigation Plans (Required if the project is in the City Limits)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maps (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> NA	Exhibits (if applicable) Parkland Dedication Submittal
<input type="checkbox"/>	<input type="checkbox"/> NA	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/> NA	ITE Trip Generation Report, or if required; a Traffic Impact Analysis
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geotechnical Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	TCEQ CZP or WPAP application package
<input type="checkbox"/>	<input type="checkbox"/> NA	Pesticide and Fertilizer Management Plan required by [WQO 22.05.022(b)]
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Quality BMP Maintenance Plan required by [WQO 22.05.026(a)]
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Conference Form Signed by City

SITE DEVELOPMENT & CONSTRUCTION PLAN INFORMATION REQUIREMENTS

Plan Requirements within the City Limits

STAFF	APPLICANT	Check all that apply
<input type="checkbox"/>	<input type="checkbox"/>	All sheets shall have a title block including the proposed name of the project or subdivision, the name and address of the owner and the land planner, engineer, architect or surveyor responsible for the plan, the scale of the drawing, both written and graphic scale, the date the drawing was prepared, total site acreage, and the location of the property according to the abstract and survey records of the county
<input type="checkbox"/>	<input type="checkbox"/>	<p>Cover Sheet Including the following information:</p> <ul style="list-style-type: none"> • A vicinity or location map that shows the location of the proposed development within the city and in relationship to existing roadways • Sheet Index • Statement 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. • Water and Wastewater service providers • Name who will be responsible for operation and maintenance of Stormwater Utilities and Ponds. • Zoning Category • Legal Description of Property • Name of Watershed • 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." • The following note: "A Water Quality BMP Maintenance Plan has been prepared for this development and is recorded in document # _____, Public Records of Hays County, Texas." • Provide the following below the City Signature blocks: "City of Dripping Springs Development Permit # _____"
<input type="checkbox"/>	<input type="checkbox"/>	The most current property plat or boundary survey limits of the tract and each proposed lot or Unit, and scale distances with north clearly indicated.
<input type="checkbox"/>	<input type="checkbox"/>	Existing conditions plan including names of adjacent additions or subdivisions, or the name of the owners of record and recording information for adjacent parcels of unplatted land, including parcels on the other sides of roads and creeks existing zoning and existing and proposed uses on adjacent land; the location, width and names of all existing or platted streets or other public ways within or adjacent to the tract; driveway locations; any existing easements, with recording information; existing buildings; railroad rights-of-way; topography with contours at two-foot intervals with existing drainage channels or creeks, including the 100-year floodplain and water quality buffer zones, if applicable;

		any other important natural features such as rock outcroppings, caves and wildlife habitats; and all substantial natural vegetation
<input type="checkbox"/>	<input type="checkbox"/>	The layout and width, including right-of-way lines and curblines, of existing and proposed thoroughfares, collector streets and intersections, and specific configuration of proposed streets, lots and blocks, proposed driveways, showing driveway widths and distances between driveways, and proposed median openings and left turn lanes on future divided roadways. Existing and planned driveways on the opposite side of divided roadways must also be shown for coordination and sharing of future median openings
<input type="checkbox"/>	<input type="checkbox"/>	Provide a roadway classification summary table for all public streets within the development as defined by Hays County Development Regulations Chapter 721. Include required pavement width and right-of-way width in the table.
<input type="checkbox"/>	<input type="checkbox"/>	Provide proposed pavement sections with full summary of street section material requirements. Include Geotechnical Engineer recommendations for material specifications for each material (HMAC, Base, Fill, Subgrade) including compaction requirements and treatment of existing soils.
<input type="checkbox"/>	<input type="checkbox"/>	To fulfill driveway permit requirements, show all existing driveways within 150-ft of the property. Show offset distances to nearest driveways. Refer to [Subdivision Ord. 24.6] and [Hays County Development Regs, Table 721.02] for driveway spacing requirements.
<input type="checkbox"/>	<input type="checkbox"/>	Specific locations and footprints of buildings, including but not limited to proposed nonresidential and residential densities; building heights; square footages, which for multi-tenant or multi-purpose buildings must show square footage for each intended use; massing, orientation, loading and service areas, , recycling containers, compactors and dumpster enclosures, including proposed screening, pedestrian walkways, and parking areas including parking ratio calculations; any proposed sites for parks, schools, public facilities, public or private open space; floodplains and drainageways; all proposed and existing utilities and easements; drainage structures; retention/detention ponds with proposed aesthetic treatments; screening walls; fences; signage, if applicable; fire lanes and fire hydrants, lighting, if applicable; visibility easements; and other pertinent development-related features.
<input type="checkbox"/>	<input type="checkbox"/>	Identify existing and proposed impervious cover and provide impervious cover calculations. Break out paving, buildings, sidewalks, etc.
<input type="checkbox"/>	<input type="checkbox"/>	Signing and striping layout plan.
<input type="checkbox"/>	<input type="checkbox"/>	Landscape plan showing turf areas, tree types and sizes, screening walls, ornamental plantings, planting schedule, including species, planted height, spacing, container and caliper size, numbers of each plant material, any existing wooded areas, trees to be planted, and irrigation plans.
<input type="checkbox"/>	<input type="checkbox"/>	Complete erosion and sedimentation control plan as required by <u>section 28.04.017</u> . Include Proposed strategies for tree preservation, showing individual trees or tree masses that will be preserved, and the techniques that will be used to protect them during construction
<input type="checkbox"/>	<input type="checkbox"/>	General notes sheet including required notes from applicable regulatory jurisdictions as well as general construction notes, sequence of construction, erosion control and tree protection notes.
<input type="checkbox"/>	<input type="checkbox"/>	Grading plan showing existing and proposed grades and contours at contour intervals no more than 2ft. Show spot elevations at tie-ins to existing grades. Show flow directional arrows

<input type="checkbox"/>	<input type="checkbox"/>	Drainage plans (including existing and developed drainage area maps and calculations). Identify points of analysis (POA) where storm flow leaves the site and provide a direct comparison between existing and developed flow at the POAs. Provide details and sections of all proposed ponds including water surface elevations as well as stage volume discharge table. Provide profiles for all storm pipe and channels with HGLs, slope, velocity and flow for 25-yr and 100-yr storm.
<input type="checkbox"/>	<input type="checkbox"/>	Water quality control plans and calculations. Include a summary table demonstrating the required load removal vs the provided load removal for water quality facilities.
<input type="checkbox"/>	<input type="checkbox"/>	Utility sheets including existing and proposed water and wastewater facilities and easements.
<input type="checkbox"/>	<input type="checkbox"/>	Construction Details including standard or custom erosion control, drainage, traffic control, sidewalk, paving, curb, retaining wall and utility details applicable to the project.
Plan Requirements within the ETJ		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All sheets shall have a title block including the proposed name of the project or subdivision, the name and address of the owner and the land planner, engineer, architect or surveyor responsible for the plan, the scale of the drawing, both written and graphic scale, the date the drawing was prepared, total site acreage, and the location of the property according to the abstract and survey records of the county
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Cover Sheet Including the following information:</p> <ul style="list-style-type: none"> • A vicinity or location map that shows the location of the proposed development within the ETJ and in relationship to existing roadways • Sheet Index • Statement 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. • Water and Wastewater service providers • Name who will be responsible for operation and maintenance of Stormwater Utilities and Ponds. • Zoning Category – N/A ETJ • Legal Description of Property • Name of Watershed • 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.” • The following note: “A Water Quality BMP Maintenance Plan has been prepared for this development and is recorded in document # _____, Public Records of Hays County, Texas.” • Provide the following below the City Signature blocks: “City of Dripping Springs Development Permit # _____”
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The most current plat or boundary survey limits of the tract and each proposed lot, and scale distances with north clearly indicated

<input type="checkbox"/>	<input type="checkbox"/> NA	Existing conditions plan including names of adjacent additions or subdivisions, or the name of the owners of record and recording information for adjacent parcels of unplatted land, including parcels on the other sides of roads and creeks, location, width and names of all existing or platted streets or other public ways within or adjacent to the tract; any existing easements, with recording information; existing buildings; railroad rights-of-way; topography with contours at two-foot intervals with existing drainage channels or creeks, including the 100-year floodplain, if applicable; any other important natural features such as rock outcroppings, caves and wildlife habitats; and all substantial natural vegetation
<input type="checkbox"/>	<input type="checkbox"/> NA	The layout and width, including right-of-way lines and curb lines, of existing and proposed thoroughfares, collector streets and intersections, and specific configuration of proposed streets, lots and blocks, proposed driveways, showing driveway widths and distances between driveways, and proposed median openings and left turn lanes on future divided roadways. Existing and planned driveways on the opposite side of divided roadways must also be shown for coordination and sharing of future median openings
<input type="checkbox"/>	<input type="checkbox"/> NA	Provide a roadway classification summary table for all public streets within the development as defined by Hays County Development Regulations Chapter 721. Include required pavement width and right-of-way width in the table.
<input type="checkbox"/>	<input type="checkbox"/> NA	Provide proposed pavement sections with full summary of street section material requirements. Include Geotechnical Engineer recommendations for material specifications for each material (HMAC, Base, Fill, Subgrade) including compaction requirements and treatment of existing soils.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Specific locations and footprints of buildings, including but not limited to proposed nonresidential and residential densities; square footages, orientation, loading and service areas, including pedestrian walkways, and parking areas; floodplains and drainageways; all proposed and existing utilities and easements; drainage structures; retention/detention ponds with proposed aesthetic treatments; fences; signage, if applicable; fire lanes and fire hydrants; lighting, if applicable; visibility easements; and other pertinent development-related features
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify existing and proposed impervious cover and provide impervious cover calculations. Break out paving, buildings, sidewalks, etc.
<input type="checkbox"/>	<input type="checkbox"/> NA	Signing and striping layout plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Complete erosion and sedimentation control plan as required by <u>section 28.04.017</u> .
<input type="checkbox"/>	<input type="checkbox"/> NA	General notes sheet including required notes from applicable regulatory jurisdictions as well as general construction notes, sequence of construction, erosion control and tree protection notes.
<input type="checkbox"/>	<input type="checkbox"/> NA	Grading plan showing existing and proposed grades and contours at contour intervals no more than 2ft. Show spot elevations at tie-ins to existing grades. Show flow directional arrows
<input type="checkbox"/>	<input type="checkbox"/> NA	Drainage plans (including existing and developed drainage area maps and calculations). Identify points of analysis (POA) where storm flow leaves the site and provide a direct comparison between existing and developed flow at the POAs. Provide details and sections of all proposed ponds including water surface elevations as well as stage volume discharge table. Provide profiles for

		all storm pipe and channels with HGLs, slope, velocity and flow for 25-yr and 100-yr storm.
<input type="checkbox"/>	<input type="checkbox"/> NA	Water quality control plans and calculations. Include a summary table demonstrating the required load removal vs the provided load removal for water quality facilities.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility sheets including existing and proposed water and wastewater facilities and easements.
<input type="checkbox"/>	<input type="checkbox"/> NA	Construction Details including standard or custom erosion control, drainage, traffic control, sidewalk, paving, curb, retaining wall and utility details applicable to the project.

NARRATIVE OF COMPLIANCE

A written narrative describing how all portions of the site plan meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

Outdoor Lighting, Article 24.06	No changes to outdoor lighting are included in this project. Existing lighting meets the lighting ordinance as required by the development agreement.
Parkland Dedication, Article 28.03	No parkland dedication is associated with this project.
Landscaping and Tree Preservation, Article 28.06	There are no trees or other landscaping on the project site. Disturbed areas not within the footprint of the expansion will be re-planted with native grasses to match existing.

<p>Subdivision, 28.04, Exhibit A</p>	<p>This section shall also include, depending on where the site development is located, how public or private improvements will meet City standards, including water quality, drainage, sidewalks, stormwater, and fire (if applicable).</p> <p>Not applicable, these provisions are in place and will not be modified.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>This project site is in the ETJ. This project does not propose any change in use of the site.</p>

Received on/by:

Date, initials



LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: 100 Jayne Cove, Austin, Texas 78737

Commercial Residential

Applicant's Name (and Business Name, if Applicable):

Nathan Neese, Reunion Ranch Water Control and Improvement District

Applicant's Address: 12912 Hill Country Blvd Ste F-232, Austin, Texas, 78738

Applicant's Email: nathan@c3devco.com

VOLUNTARY COMPLIANCE with mitigation conditions:
Development in ETJ, Development Agreement includes Lighting Ordinance Compliance

MANDATORY COMPLIANCE:
IF APPLYING FOR:

- Conditional Use Permit
- Zoning Amendment Application
- Subdivision Approval
- Building Permit

- Site Development Permit
- Sign Permit
- Alcoholic Beverage Permit
- Food Establishment Permit
- On-Site Sewage Facility Permit

By applying for a **Conditional Use Permit, Zoning Amendment Application, Subdivision Approval, or Building Permit** for a major addition, all existing outdoor lighting shall be brought into conformance with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.) before: final inspection, issuance of a certificate of occupancy, or final plot recordation.

Applicants receiving a permit for: **Site Development, Sign Permit** for externally or internally-illuminated outdoor sign, initial **Alcoholic Beverage Permit**, initial **Food Establishment Permit**, and **On-Site Sewage Facility Permit** shall have a maximum of 90 days from permit issuance to conform with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.).

-If existing lighting is nonconforming, plans for bringing the lighting into conformance are required to be attached to this agreement.

-If existing lighting is already in conformity with the lighting ordinance, photos of all on-site lighting are required to be attached to this agreement for verification.

By signing below, I acknowledge that I have read and agreed to these terms and conditions and accept responsibility for conforming to the above stated ordinance specifications:

X

Nathan Neese
Signature

7/8/20
Date