

WATERSHED PROTECTION PLAN APPLICATION FORM

Updated: September 2019

Permit # _____



CONTACT INFORMATION

Applicant's Name		Property Owner	
Applicant's Title		Owner's Title	
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

Review & Enforcement correspondence is sent to the Applicant. Owner = person or legal entity currently holding the title to the property.

Geologist Name		Engineer's Name	
Engineering Firm		Engineering Firm	
Mailing Address		Mailing Address	
Phone #		Phone #	
Email		Email	

Geologist required for development in the Edward's Aquifer Recharge Zone. Engineer - certifies completion of plans (see authorization below)

PROPERTY INFORMATION

Subject Property Address: _____

Area in Acreage: _____ Tax ID #: R _____ Zoning District(s): _____

Legal Description: Lot _____ Block _____ Subdivision _____

DESCRIPTION OF REQUEST

Phase 1 Phase 2 Contract Value: _____

Description & Purpose of proposed improvements: _____

AUTHORIZATION

All required application documents and fees have been included with this application. I understand that the City of San Marcos will only accept this application and fees when all required documentation has been provided.

Phase 1 Filing Fee \$800 Technology Fee \$11 TOTAL FEE ATTACHED \$ _____
~or~

Phase 2 Filing Fee \$1,200 plus \$50 per acre Technology Fee \$11 TOTAL FEE ATTACHED \$ _____
(\$3,000 max)

Certified Engineer's Signature: _____ Date: _____

Printed Name: _____

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.*

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 an extension to the statutory review timeframes.

Signature of Applicant: _____ Date: _____

CHECKLIST FOR WATERSHED PROTECTION PLAN *PHASE 1* APPLICATION (WPP1)

The following items are required, and must be reviewed for completeness, in order for this application to be considered “filed”:		Check Here if Not Applicable - written explanation <i>required</i> , use additional pages as necessary	
<input type="checkbox"/>	Completed Application for Watershed Protection Plan	<input type="checkbox"/>	
<input type="checkbox"/>	Filing Fee: \$800 Technology Fee: \$11	<input type="checkbox"/>	
<input type="checkbox"/>	Authorization to represent the property owner, if the applicant is not the owner	<input type="checkbox"/>	Applicant is the property owner
<input type="checkbox"/>	A WPP1 is required prior to approval of the following: Utility Extension, Development Transfer Petition, Subdivision Concept Plat, Preliminary Subdivision or Development Plat and Cluster Development Plan	<input type="checkbox"/>	
<input type="checkbox"/>	Identify Zoning District(s) or PDD & show conformance	<input type="checkbox"/>	
<input type="checkbox"/>	Copy of recorded subdivision plat or metes and bounds showing all easements and adjacent property owners	<input type="checkbox"/>	
<input type="checkbox"/>	Contour map – maximum 10 ft intervals, USGS Contours accepted	<input type="checkbox"/>	
<input type="checkbox"/>	Slope area map showing 15% or less, 15-25%, 25%+	<input type="checkbox"/>	
<input type="checkbox"/>	Existing drainage patterns	<input type="checkbox"/>	
<input type="checkbox"/>	Existing & proposed impervious cover calculations w/ acknowledgement of max impervious cover allowed by code	<input type="checkbox"/>	
<input type="checkbox"/>	FEMA-mapped special flood hazard areas including 2-, 10-, 25-, 100-year floodplains	<input type="checkbox"/>	
<input type="checkbox"/>	Edwards Aquifer Recharge, Transition, Contributing Zone location	<input type="checkbox"/>	
<input type="checkbox"/>	San Marcos River Bank if within River Corridor	<input type="checkbox"/>	
<input type="checkbox"/>	Stream, drainage banks & centerlines within or bordering the site that drain more than 50 acres in the recharge zone & 120 acres in areas outside the San Marcos River Corridor	<input type="checkbox"/>	
<input type="checkbox"/>	Water quality & buffer zones (see chapter 5 of the Land Development Code (LDC) for additional details)	<input type="checkbox"/>	
<input type="checkbox"/>	Wetlands & areas considered waters of the US & any proposed mitigation (indicate if jurisdictional determination is made)	<input type="checkbox"/>	
<input type="checkbox"/>	Aerial image showing tree canopy/groupings & specimen trees	<input type="checkbox"/>	
<input type="checkbox"/>	Soil Map as shown on county soil survey maps	<input type="checkbox"/>	

<input type="checkbox"/>	Geological assessment, if within Edwards Aquifer Recharge Zone	<input type="checkbox"/>	
<input type="checkbox"/>	Show all sensitive feature protection zones	<input type="checkbox"/>	
<input type="checkbox"/>	Schematic layout of proposed development showing roadways and areas proposed for development	<input type="checkbox"/>	
<input type="checkbox"/>	Proposed drainage patterns	<input type="checkbox"/>	
<input type="checkbox"/>	Location & size of detention & water quality features with outfalls	<input type="checkbox"/>	
<input type="checkbox"/>	Proposed development buffer zones & required mitigation	<input type="checkbox"/>	
<input type="checkbox"/>	Identification of state & federal permits required for development	<input type="checkbox"/>	

Additional information may be required at the request of the Department

*each item listed must be submitted or an explanation provided

CHECKLIST FOR WATERSHED PROTECTION PLAN *PHASE 2* APPLICATION (WPP2)

The following items are required, and must be reviewed for completeness, in order for this application to be considered “filed”:		Check Here if Not Applicable - written explanation <i>required</i> , use additional pages as necessary	
<input type="checkbox"/>	Completed Application for Watershed Protection Plan	<input type="checkbox"/>	
<input type="checkbox"/>	Filing Fee: \$1,200 plus \$50 per acre (\$3,000 max) Technology Fee: \$11	<input type="checkbox"/>	
<input type="checkbox"/>	Authorization to represent the property owner	<input type="checkbox"/>	Applicant is the property owner
<input type="checkbox"/>	A WPP2 is required prior to approval of a minor subdivision plat or replat if located within the Edwards Aquifer Recharge Zone, within a designated stream or river corridor or if the land contains floodway, flood plain or a waterway; Construction plans; Site preparation permit, Final subdivision plat, Final development plat	<input type="checkbox"/>	
<input type="checkbox"/>	Copy of WPP1 or all WPP1 required documentation	<input type="checkbox"/>	
<input type="checkbox"/>	Identify elements changed from WPP1	<input type="checkbox"/>	
<input type="checkbox"/>	Enhanced Geological Assessment, as applicable	<input type="checkbox"/>	
<input type="checkbox"/>	Tree Survey of all trees 9 inches and greater	<input type="checkbox"/>	
<input type="checkbox"/>	Statement of no impact by qualified environmental professional or approval from state & federal agencies: Endangered species or habitat, Archeological sites, Historical structures, Wetlands and/or waters of the US, Contaminated soils& hazardous spills, Edwards Aquifer – attach copy of supporting env. assessment report	<input type="checkbox"/>	
<input type="checkbox"/>	Final layout of development indicating roadways, lot lines, easements, parkland, open space, etc.	<input type="checkbox"/>	
<input type="checkbox"/>	Drainage & erosion control improvements including final sizing of detention & water quality features	<input type="checkbox"/>	
<input type="checkbox"/>	Final locations of water quality zones, buffer zones & sensitive feature protection zones & impervious cover calculations	<input type="checkbox"/>	
<input type="checkbox"/>	Final impervious cover calculations & allocation by lot for development in the Edwards Aquifer Recharge Zone	<input type="checkbox"/>	
Additional information may be required at the request of the Department			
*each item listed must be submitted or an explanation provided			

CHECKLIST FOR QUALIFIED WATERSHED PROTECTION PLAN APPLICATION

Qualified Watershed Protection Plan (QWPP) Approval required from the Planning & Zoning Commission when:			
1) A petition for variance from water quality & storm water standards under Section 1.7.1.6 2) A request for increase in impervious cover requiring a mitigation plan under Ch. 5, Articles 1, 2, or 3 3) A request for reclamation of land in the floodway or 100-year floodplain under Ch. 5, Article 4, within a water quality zone or buffer zone 4) The development of 20 acres or more of land within the 100-year floodplain 5) A request for clustering or development transfers benefiting a water quality zone under Ch. 5, Articles 1, 2, or 3			
The following items are required, and must be reviewed for completeness, in order for this application to be considered "filed":		Check Here if Not Applicable - written explanation <i>required</i> , use additional pages as necessary	
<input type="checkbox"/>	Completed Application for Watershed Protection Plan	<input type="checkbox"/>	
<input type="checkbox"/>	Filing Fee: \$1,200 plus \$50 per acre (\$3,000 max) Technology Fee: \$11	<input type="checkbox"/>	
<input type="checkbox"/>	Authorization to represent the property owner, if the applicant is not the owner	<input type="checkbox"/>	Applicant is the property owner
If 100-year Floodplain reclamation is proposed:			
<input type="checkbox"/>	General description of the land to be reclaimed or altered	<input type="checkbox"/>	
<input type="checkbox"/>	General description of the amount & nature of materials to be removed or used as fill within the floodplain & the proposed fill location, storage of materials, or drainage facilities & elevations	<input type="checkbox"/>	
<input type="checkbox"/>	General description of upstream & downstream conditions, including extent of the development in the drainage basin & properties that may be affected by the reclamation	<input type="checkbox"/>	
<input type="checkbox"/>	Professional certification of the status of any jurisdictional wetlands or other waters of the US as defined by the US Army Corps of Engineers pursuant to requirements of Federal section 404 of the Clean Water Act for floodplain areas to be reclaimed	<input type="checkbox"/>	
<input type="checkbox"/>	Proposed mitigation plan showing proposed landscaping & vegetation plan for reclaimed or altered areas	<input type="checkbox"/>	
If Clustering Techniques are proposed for uses <u>other than</u> single-family detached dwellings or duplex units:			
<input type="checkbox"/>	All environmental features and protected areas	<input type="checkbox"/>	
<input type="checkbox"/>	Approximate building locations & footprints	<input type="checkbox"/>	
<input type="checkbox"/>	Preliminary elevations & perspectives to show the relationship of building heights to surrounding topography	<input type="checkbox"/>	
<input type="checkbox"/>	Location of parking areas & structures, including off street parking	<input type="checkbox"/>	

<input type="checkbox"/>	Chart & illustration demonstrating compliance with residential density standards or the increased lot coverage standards	<input type="checkbox"/>	
If Clustering Techniques are proposed for single-family detached dwellings or duplex units:			
<input type="checkbox"/>	All environmental features & protected areas	<input type="checkbox"/>	
<input type="checkbox"/>	Layout of residential lots showing lot sizes	<input type="checkbox"/>	
<input type="checkbox"/>	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	<input type="checkbox"/>	
<input type="checkbox"/>	Chart demonstrating compliance with residential density standards	<input type="checkbox"/>	