

City of Woodcreek Concept Plan Application

No application will be considered complete without all required information.

Date: _____
Property Owner's Name: _____ Phone: _____
Mailing Address: _____
Address of Subject Property:
Section(s) _____ Lot(s) _____ Street Address: _____
Description of Development: _____ Single-Family Residences, _____ Duplexes _____ Townhouse/Condo, _____ Multi-Family, _____ Commercial

Two copies of the following are required:

- Maps showing:
 - _____ Subject property
 - _____ Subject property in relationship to City's ETJ
 - _____ Total acreage
 - _____ Location and names of existing streets
 - _____ Adjacent property indicating land uses and structures and names and addresses of property owners
 - _____ Location and names of adjacent streets
 - _____ Percentage of impervious cover
- Plot plan showing the following:
 - _____ Boundaries and dimensions of property including total acreage and proposed footprints
 - _____ Setbacks
 - _____ Location and use of structures
 - _____ Recreational areas
 - _____ Elevations, indicating location and percentage of masonry
 - _____ Percentage of impervious cover
- Drainage/erosion control:
 - _____ Grading and storm drainage
 - _____ Erosion control proposed during and after construction
 - _____ Surface drainage/storm sewers/retention ponds or other aspects of drainage
 - _____ Copy of flood plain map
- Street/parking:
 - _____ Location of proposed streets, curb cuts, driveways, sidewalks, fire lanes, alleys and specifications
- Utilities:
 - _____ Utility providers including wastewater system
- Floor plans:
 - _____ Floor plans for all sizes and types of dwellings
 - _____ Building heights

7. Miscellaneous:

- Fire plugs
- Sign Plan
- Landscaping/irrigation plans/tree preservation
- Fencing/landscape screening
- Lighting plan
- Other environmental issues particular to this property
- Verification of current tax status with Hays County

Site plan fee (\$200.00) (this amount does not included City's engineering costs which will be passed on to developer).

<p>Site Inspection Authorization</p> <p>As owner or authorized agent, my signature authorizes City of Woodcreek authorized representatives to inspect the property for which this site development application is being submitted.</p> <p>Signature _____</p>

<p>Submittal Verification</p> <p>My signature attests to the fact that this application, as well as attachments thereto, are complete and accurate to the best of my knowledge. I understand this application review is dependent upon the accuracy of the information provided and that any inaccurate, inadequate or incomplete information provided by me or my firm or other entity operating on my behalf my delay or cause this application to be denied.</p> <p>Signature _____ Date _____ Firm _____</p>
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The Concept Plan shall be used to determine the adequacy of public facilities and services needed to serve a proposed development. Formal approval is not granted until a Site Development Plan is approved. The Concept Plan approval is a general acknowledgement that the proposed layout confirms to City's regulations and proposed development can be adequately served by utility providers. If applicant chooses to construct a development in phases, a new concept plan may be required, or may be required if substantial changes are made to plans.

<p>To be completed by City Hall</p> <p>Official submission date: _____</p> <p><input type="checkbox"/> Written notification to all property owners (within 7 days after completed application received)</p> <p><input type="checkbox"/> Erection of signs on property within ten feet of all streets</p> <p><input type="checkbox"/> Written notification to P&Z and Council</p> <p><input type="checkbox"/> Concept Plan: P&Z review and recommendations to Council (within 30 days of receipt of application)</p> <p><input type="checkbox"/> Council review of Concept Plan</p>
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Action by Council:

Date: _____

Approve: _____ Disapprove: _____

Reason(s) for denial: _____

Signed: _____ Date: _____

Mayor of Woodcreek