



PLANNING & CODES

DEVELOPMENT STUDIES APPLICATION

CONTACT INFORMATION

APPLICATION DATE: _____

FILING DATE: _____

Applicant / Agent Name		Property Owner	
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

PROPERTY INFORMATION

Proposed Subdivision Name: _____

Subject Property Address or General Location: _____

Property ID(s): _____ City ETJ

Gross Site Acreage: _____ Total # of Lots: _____

For Residential Lots Number: _____ Total # of Dwelling Units: _____

For Non-Residential Lots Number: _____

Acreage for: Commercial _____ Industrial _____ Open Space _____ ROW _____

(Check all applicable)

Fees:

- Traffic Impact Analysis (TIA) Level 1 - \$500/Level 2- \$750/Level 3-\$1000
- Master Storm Water Management Report 0-5 ac - \$500 plus \$50 per acre/ 5+ ac - \$1000 plus \$50 per acre
- Tree Survey & Mitigation Study \$200 plus \$5.00 per acre

COMPLETE APPLICATION

A plan application will not be considered filed with the City of Seguin until all required documents and fees have been submitted. Development Studies are not subject to Section 212.009 of the Texas Local Government Code.

Signature of Applicant _____ Date: _____

***Note: An agent/applicant must furnish a signed "Legal Authorization by Property Owner" from the property owner when submitting this application**

Fee:	Received by:	Date:
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Completeness Review Requirements For Development Studies

Include the following general information on any and all submitted reports and studies: Development name, location and description of proposed development, name and contact information for property owner(s), developer(s), and engineering/surveying firm submitting the reports and studies.

Traffic Impact Analysis

- Completed TIA generation form
- TIA report based on TIA submittal type

Master Stormwater Management Report

- Detention for five required storms (2-yr, 10-yr, 25-yr, 50-yr & 100-yr)
- Runoff calculations for all required storms, to show flow path formulas, flow paths, Tc's, C's, I's, A's, Q's, CN's, TLAG's, etc as appropriate for existing and proposed conditions.
- Existing and proposed drainage area maps
- Drainage system schematics, when required
- Printed input and output hydrologic and hydraulic computer runs
- Appropriate pond outlet details
- Pond outlet rating table
- Appropriate floodplain/drainage way calculations
- For areas greater than 25 acres, model runoff as 65% overall impervious cover for upstream contributing area. For areas less than 25 acres, model runoff at 80% impervious cover
- Sample cross sections of typical channels/swales, required drainage easements, dimension requirements, width, material & end values and maintenance requirements
- Channel free board requirements
- Pond free board requirements

Tree Survey & Mitigation Study

- Tree survey – map showing placement of trees within the development boundaries and the street and utility layout. Map should reference all trees listed in the Mitigation plan.
- Mitigation Plan – report listing all trees by species and caliper inches at DBH and providing a summary of preserved vs removed trees based on the City of Seguin's Preferred Plant list. All documents shall be prepared or reviewed by a qualified professional such as an arborist or a landscape architect.