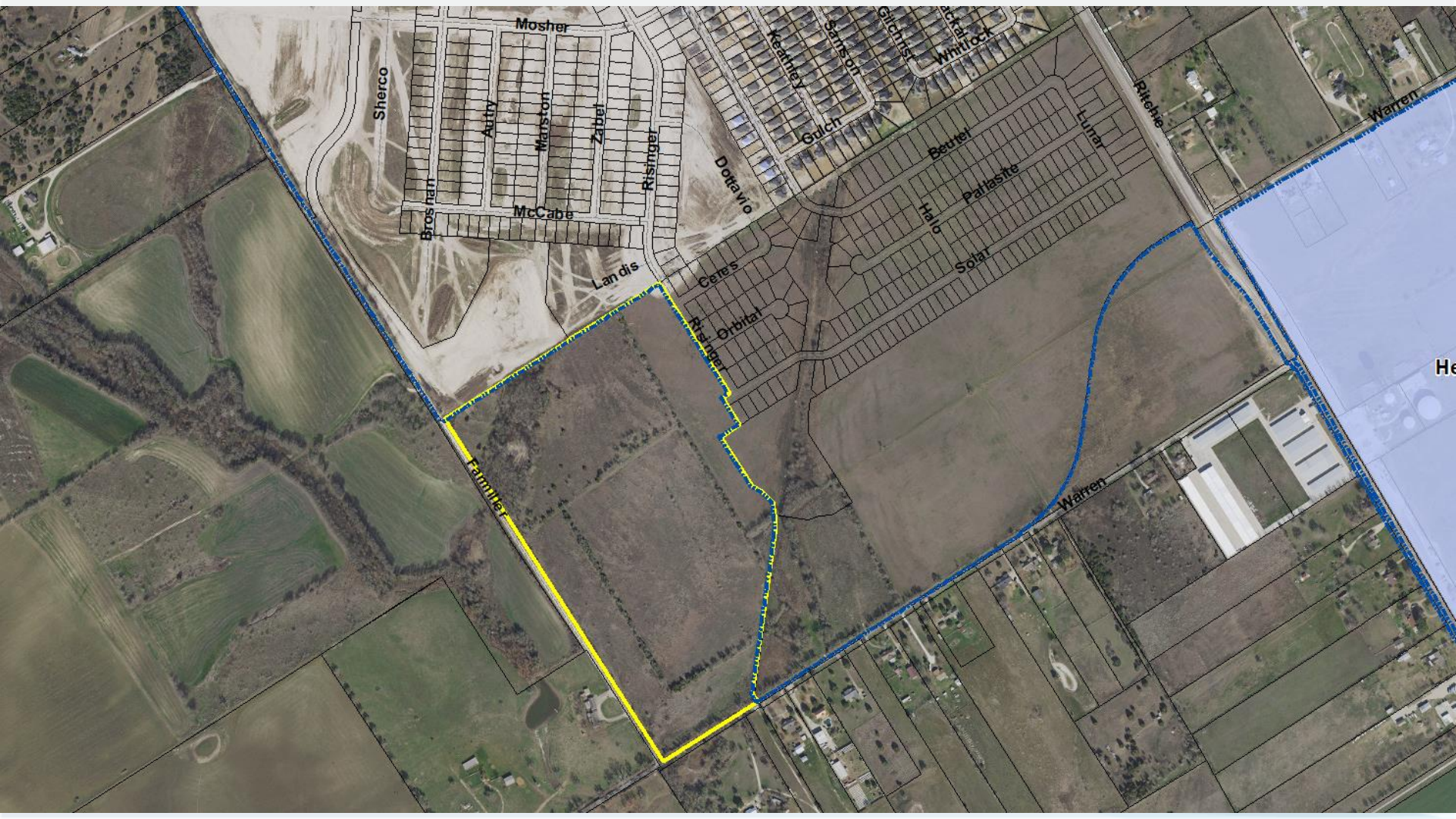
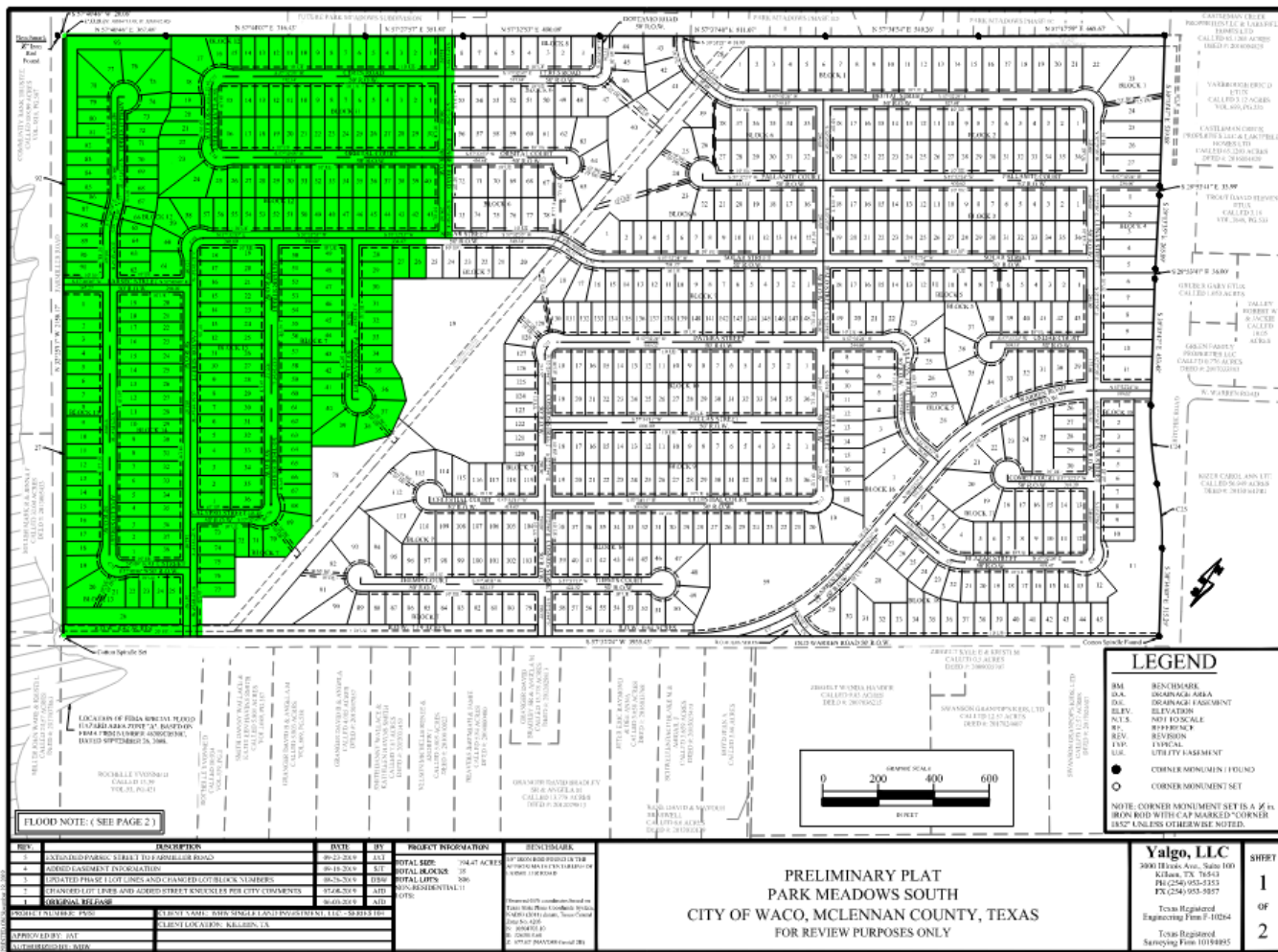


PH 2022-826
Subdivision Plat
Final Plat and Construction Plans
of the Park Meadows South
Addition, Phase 3





PRELIMINARY PLAT
PARK MEADOWS SOUTH
CITY OF WACO, MCLENNAN COUNTY, TEXAS
FOR REVIEW PURPOSES ONLY

Yalgo, LLC

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Kilbuck, TX 76543
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Texas Registered
Engineering Firm F-10264

Texas Registered
Surveying Firm 10194095

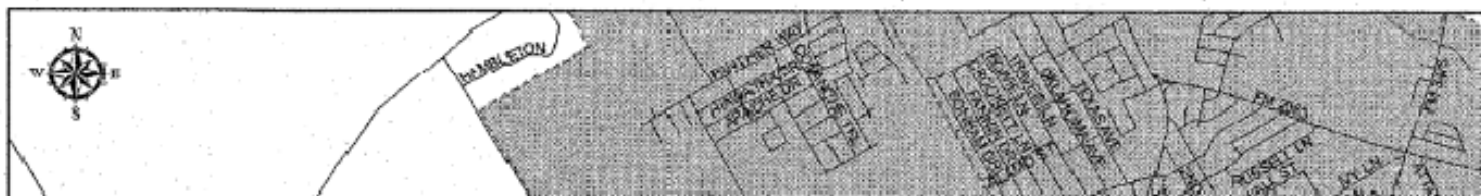
SHEET

1

OF

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11. Non-residential lots 19 (BLOCK 7) and 11 (BLOCK 16) are reserved for detention ponds; Non-residential lots 28 (BLOCK 1), 40 (BLOCK 6), 78 (BLOCK 7), 93 (BLOCK 12), 26 (BLOCK 13) are reserved for drainage channels. All non-residential lots are to be maintained by the Park Meadows South HOA.
12. Farmiller Road shall be improved prior to platting of the 700th lot or the when any connection is made providing regular access from Farmiller Road to the property. Improvements shall consist of a minimum 6" of base material that conforms to TxDOT Item 247, "Flexible Base", and, at a minimum, shall meet the requirements for Type B material, with a maximum PI of 15, and a two course surface treatment (chip seal paving). If it is deemed by a professional engineer that the existing roadway is sufficient as base material, the existing road shall be leveled and then a two-course surface treatment placed over the existing roadway. The total required width of the pavement surface shall be 22'. Drainage along the road shall be in open ditches, with no curb and gutter. This will satisfy all perimeter road requirements for all phases of the property, as platted and annexed.
13. All construction plans must be approved by the City of Waco and must meet City of Waco Construction Standards and Specifications, with the exception of the standards described in note 12.



Planning Services recommends **APPROVAL** of the plat and construction plans:

Condition has been met with 10/19 resubmittal:

The approved preliminary plat states that Farmiller Road shall be improved prior to platting of the 700th lot or when any connection is made providing regular access from Farmiller Road to the property. This phase of the subdivision will plat 763 lots and connect to Farmiller Road. Therefore, construction plans for Farmiller Road must be submitted, reviewed, approved, and constructed with the infrastructure of this phase. Construction standards for Farmiller Road shall be consistent with the standards included on the preliminary plat and all other applicable City design and construction standards.