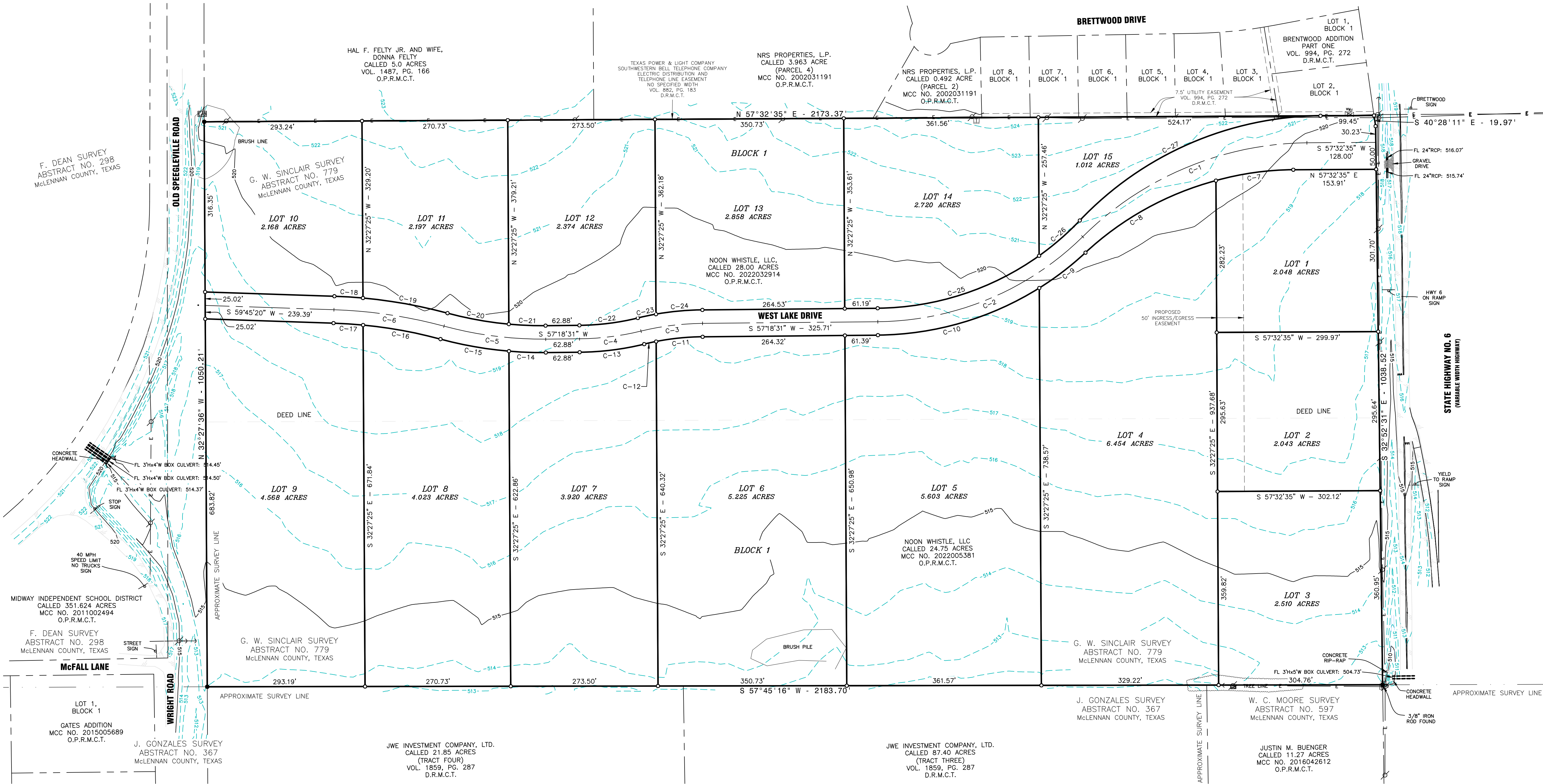


- LEGEND
- = 1/2" IRON ROD WITH PLASTIC CAP STAMPED "1519 SURVEYING" FOUND UNLESS OTHERWISE NOTED
 - = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CP&Y"
 - O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY TEXAS
 - D.R.M.C.T. = DEED RECORDS MCLENNAN COUNTY TEXAS
 - ⊙ = POWER POLE
 - = OVERHEAD ELECTRIC LINE
 - = GUY WIRE
 - ⊞ = ELECTRIC JUNCTION BOX
 - ⊞ = ELECTRIC UTILITY BOX
 - ⊞ = WATER VALVE
 - ⊞ = WATER METER
 - ⊞ = TELEPHONE PEDESTAL
 - ⊞ = SIGN, AS NOTED

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CH. BEARING
C-1	44°13'14"	600.00'	463.08'	S 35°05'52" W
C-2	43°59'45"	550.07'	422.38'	S 35°18'38" W
C-3	13°13'09"	500.06'	115.37'	S 50°41'56" W
C-4	13°13'09"	500.06'	115.37'	S 50°41'56" W
C-5	15°38'05"	700.08'	191.04'	S 65°07'34" W
C-6	13°11'16"	900.11'	207.18'	S 66°20'58" W
C-7	15°13'28"	547.95'	145.60'	N 49°50'19" E
C-8	28°14'39"	572.75'	282.34'	N 28°49'03" E
C-9	10°51'19"	557.40'	105.60'	N 20°27'56" E
C-10	31°30'21"	575.07'	316.22'	N 41°33'21" E
C-11	10°29'03"	475.06'	86.93'	N 52°04'00" E
C-12	2°44'07"	475.06'	22.68'	N 45°27'25" E
C-13	13°13'09"	525.06'	121.14'	N 50°41'56" E
C-14	5°24'53"	725.08'	68.52'	N 60°00'58" E
C-15	10°13'12"	725.08'	129.34'	N 67°50'00" E
C-16	9°34'46"	875.11'	146.31'	N 68°09'13" E
C-17	3°36'30"	875.11'	55.11'	N 61°33'35" E
C-18	3°17'34"	925.11'	53.17'	N 61°24'07" W
C-19	9°53'42"	925.11'	159.77'	S 67°59'45" W
C-20	9°50'07"	675.08'	115.88'	S 88°01'33" W
C-21	5°47'58"	675.08'	68.33'	S 60°12'30" W
C-22	13°13'09"	475.06'	109.61'	S 50°41'56" W
C-23	3°45'58"	525.06'	34.51'	S 45°58'21" W
C-24	9°27'11"	525.06'	86.63'	S 52°34'56" W
C-25	34°56'48"	525.07'	320.26'	S 39°50'07" W
C-26	10°56'23"	525.07'	100.25'	S 16°53'31" W
C-27	45°55'48"	625.00'	501.02'	S 34°19'41" W



GPS NOTE:

THE BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE BASED ON GPS OBSERVATIONS, AND THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983. AN AVERAGE COMBINED SCALE FACTOR OF 1.00012 WAS UTILIZED FOR THIS PROJECT OR LOCAL AREA. ALL DISTANCE AND AREAS SHOWN ARE BASES ON "SURFACE COORDINATES". TO OBTAIN GRID COORDINATES OR GRID DISTANCES, APPLY THE ABOVE REFERENCED AVERAGE COMBINED SCALE FACTOR.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A DESIGNATION OF ZONE "X" (UNSHADED), DESCRIBED AS "AREAS OF MINIMAL FLOOD HAZARD". ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48309C0345C, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, IN MCLENNAN COUNTY, STATE OF TEXAS.

SURVEYOR NOTES:

THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT TRACT. EASEMENTS, RESTRICTIONS, AND OTHER RIGHTS MAY EXIST WHICH ARE NOT SHOWN HEREON.

IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO CONTACT THE CITY OF WACO PLANNING DEPARTMENT FOR THE CITY'S INTERPRETATION OF THE ZONING ORDINANCES.

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED.

ALL FOUND MONUMENTS ARE CONTROL MONUMENTS.

NOTE:

- 1) WATER TO BE SUPPLIED BY AQUA Texas Water
- 2) ELECTRICITY TO BE SUPPLIED BY ONCOR
- 3) CONTOURS DERIVED FROM NAVD88 DATUM, GEOID 18
- 4) 52.756 ACRES
- 5) 1 BLOCK
- 6) 15 LOTS

OWNER:

LAKE WACO BUSINESS PARK, LLC
P.O. BOX 20667
WACO, TEXAS 76702

MARSHALL STEWMAN, Managing Member

SURVEYOR:

CP&Y, an STV COMPANY
200 W HIGHWAY 6, SUITE 620
WACO, TEXAS 76712

ADAM WHITFIELD, RPLS NO. 5786

Date

STATE OF TEXAS:
COUNTY OF MCLENNAN:

APPROVAL OF THIS AMENDED PRELIMINARY PLAT BY THE CITY PLAN COMMISSION AND WACO CITY COUNCIL SHALL BE DEEMED AN EXPRESSION OF APPROVAL OF THE LAYOUT SUBMITTED ON THE PRELIMINARY PLAT AS A GUIDE TO THE FINAL ENGINEERING OF STREETS, WATER, SEWER, AND OTHER REQUIRED IMPROVEMENTS AND UTILITIES AND TO THE PREPARATION OF THE FINAL PLAT. APPROVAL OF THIS PRELIMINARY PLAT SHALL NOT CONSTITUTE AUTOMATIC APPROVAL OF THE FINAL PLAT, NOR BE CONSIDERED AUTHORIZATION TO BEGIN CONSTRUCTION OR SELL LOTS. APPROVAL OF THE PRELIMINARY PLAT SHALL NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER IMPLIED OR OTHERWISE, THAT ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF WACO HAVE BEEN COMPLIED WITH. IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT ALL APPLICABLE REQUIREMENTS OF THE CITY OF WACO RELATIVE TO THE SUBDIVIDING AND DEVELOPMENT OF PROPERTY HAVE BEEN MET.

WITNESS MY HAND THIS ____ DAY OF _____, 2022, THIS PRELIMINARY PLAT WAS DULY APPROVED BY THE CITY OF WACO.

SIGNED:

PATRICIA W. ERVIN
INTERIM CITY SECRETARY

PRELIMINARY PLAT
LOTS 1 THRU 15, BLOCK 1, LAKE WACO BUSINESS PARK, PHASE 1
TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS

STANDARD PRELIMINARY PLAT REVIEW

☐ First Submittal Date: 9/26/22 Review Due Date: 10/24/22

☐ **Resubmittal** **Date:** **Review Due Date:**

Subdivision Name: Lake Waco Business Park, Lots 1-15

PID: 141865

District ETJ

Project Number: 22-00032-S-SUBD

Dear Applicant:

Staff has reviewed the preliminary plat for compliance with the subdivision regulations (City of Waco Appendix B – Subdivisions). A list of comments are provided below to notify the developer of deficiencies in the plat and actions needed to correct the plat. City staff recommends City Plan Commission to Approve the plat with conditions. City Plan Commission with staff's recommendation will approve the plat, approve the plat with conditions, or disapprove the plat. The meeting for consideration by the City Plan Commission will be **October 25, 2022** in the Waco Convention Center, Bosque Theatre, 100 Washington Ave. Waco, Texas 76701, at 7:00 p.m.

A response is required for the list of the comments provided. A pre-response meeting is recommended to address the comments listed. Once a response has been provided to City Staff, City Plan Commission shall determine whether to approve, conditionally approve, or disapprove the applicant's response.

If the plat and required studies are approved or approved with the condition of infrastructure being built to meet City of Waco Construction Standards and Specifications by the City Plan Commission, the plat will then be submitted by City Council for action. The City Council will then either approve the plat, approve the plat with condition (s), or disapprove the plat.

Planning:

Preliminary plat approval

Section 3.302, A

Y N N/A

☒ ☐ ☐ A legible, accurately scaled plat of the entire subdivision, including all adjacent land owned by the developer.

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plat submitted in digital format. Digital files shall be in a current version of AutoCAD (.dwg) or in Digital Exchange Format (.dxf) and shall be oriented to within ten feet of correct Texas State Plane Coordinates, NAD83. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plat prepared by a Registered Professional Land Surveyor or a Registered Professional Engineer. |
- Plat shows:*
- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The subdivision boundary as determined by a boundary survey or by recorded description of the property |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The street and lot layout and the proposed use of the property
<i>Remarks: Please add proposed use of property to the plat notes</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed and existing easements
<i>Remarks: Where will franchise utilities place facilities?</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Utilities: sewers, water lines, gas mains |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water courses & ravines |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bridges & culverts |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Existing structures |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Drainage areas in acreage |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other features pertinent to subdivision (sidewalks, detention areas, green spaces, parks, number of lots and blocks stated on the plat, dimensions of lots and blocks)

<i>Remarks: Please add a note that sidewalk construction will be required along West Lake Road.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed and dedicated right-of-way, including widths
<i>Remarks: Please add ROW information for Old Speegleville Road</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The proposed legal description of the subdivision |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The proposed name of the subdivision |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The date of the plat and of any revisions |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The scale to which the plat was drawn |

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Computed total acreage |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A north arrow |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The name and address, signature, and date of signature of the owner of the property |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The words shown on the plat "PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY" |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The city council approval date on the paper copy of the plat |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The Texas Natural Resource Conservation Commission (TNRCC) or Texas Commission on Environmental Quality (TCEQ) water certification of convenience and necessity file number |

Remarks: Please add CCN for Aqua Texas, 13201

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The electric service cooperative that serves the area. |
|-------------------------------------|--------------------------|--------------------------|--|

Section 3.302, B

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A topographical map of the entire subdivision, and of a one hundred (100) foot wide strip surrounding the subdivision, showing contours at two (2) foot intervals with all elevations referenced to city approved datum. (Topographic information is necessary only for subdivisions exceeding two (2) acres in gross area and/or having unusual topography.) Topographic information may be included on the plat described in 3.302(A) above or placed on a separate map drawn to the same scale as the above plat. The topographic map shall be either an actual on-the-ground survey, material obtained from Engineering Services of the City of Waco, or an aerial survey approved by Engineering Services. A note shall be placed on the plat stating which method was used to provide the topographical map. |
|-------------------------------------|--------------------------|--|

Section 3.302, C

A location map showing:

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The proposed subdivision in relation to existing streets and/or other easily recognizable geographic features; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A north arrow, and |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The proposed name of the subdivision. |
-

Environmental Health:

Section 3.302, D

For sites not served by public sanitary sewer, the subdivider shall submit a report by an independent registered professional engineer indicating sufficient soil tests have been conducted and that the said engineer has determined the environmental suitability of each lot for safe operation of an on-site sewage facility (OSSF). The report shall determine a minimum lot size, density, and type of proposed disposal system. This report is to be submitted to the city engineer and utility services environmental coordinator (Environmental Health Manager) for approval and shall comply with all Texas Natural Resource Conservation Commission (TNRCC) and/or Texas Commission on Environmental Quality (TCEQ) regulations.

- ☐ ☒ Suitability Study Submitted
- ☐ ☒ Subdivision Review Fee Paid
-

Traffic, Utilities, Engineering, Floodplain:

Section 3.302, E

Studies and analyses to determine infrastructure capacity and requirements for the following:

- ☒ Utilities – Water
Not Required
- ☒ Utilities – Sewer
Not Required
- ☒ Traffic Impact Analysis
Not Required
- ☒ Stormwater/drainage
Incomplete or inaccurate information
- ☒ Flood
Not Required
-

Staff Recommendations:

Planning	Approve With Conditions
Engineering	Approve With Conditions

Utilities	Approve With Conditions
Traffic	Approve

Conditions for Approval:

Engineering:

- E1. Sheet 3 – Analyze hydrology downstream of Pt. G past confluence with D. A. west of Old Speegleville Road.
- E2. Sheet 3 - Analyze TxDot culvert for Q100 and add to flow calculations table.
- E3. Sheet 4 – Add channel analysis to ditches and culverts flow calculations.
- E4. Provide drainage easements sufficient to contain 100-year flow for all channels on Old Speegleville Road, from public culvert to subdivision boundaries and Hwy 6.
- E5. Verify capacity and section of channels downstream from outfalls 1 through 4.
- E6. Provide all easements, preliminary detention plans, and calculations for the subdivision preliminary plat. Final construction plans shall be submitted for final plat approval and construction completed for final plat recording.

Planning:

- P1. **Property owner is responsible for all OSSF items. Plat, suitability study, and \$50 review fee to be submitted at the same time to City of Waco Planning Department. For convenience, an invoice is available in the CSS portal for the OSSF review fee. Property owner can bring it with them when submitting the plat for city/county signatures and suitability study.**
- P2. Please add a vicinity map.
- P3. Please annotate the proposed land use.
- P4. Please revise City Secretary information from Patricia Ervin to Michelle Hicks.
- P5. The CCN for Aqua Texas is 13201.
- P6. Please add, "PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"
- P7. If not through easements, please indicate how franchise utilities will serve lots if not located within the ROW of West Lake Road.

Utilities:

- U1. The Aqua Texas waterline extension must meet City of Waco construction standards, please revise to show an 8" water line rather than a 6".

U2. Provide dedicated water and wastewater easements where applicable.