

APPLICATION REVIEW

Z-23-12

HEARING DATE: April 25, 2023

1. **CASE #** Z-23-12
Energov # SP-000007-2023
PROPERTY ADDRESS: 601 S. Martin Luther King Jr Boulevard
LEGAL DESCRIPTION: 9.722 acres, BEING a tract of land situated in the Thomas De La Vega Survey, Abstract No. 43, McLennan County, Texas, and being a portion of a called 3.64 acre tract of land described in a deed to Texas Power & Light Company, as recorded in Volume 244, Page 624 of the Deed Records of McLennan County, Texas, all of a called 0.145 acre tract of land described in a deed to Texas Power & Light Company, as recorded in Volume 274, Page 587 of the Deed Records of McLennan County, Texas, remainder of a called 6.18 acre tract of land described in a deed to Texas Power & Light Company, as recorded in Volume 244, Page 621, Volume 235, Page 556, and Volume 239, Page 348-351, all of the Deed Records of McLennan County, Texas, remainder of a called 9.276 acre tract of land described in a deed to Texas Power & Light Co., as recorded in Volume 695, Page 559 of the Deed Records of McLennan County, Texas, and a portion of Block 1 of J.S. Harrison Addition as described in deeds to Texas Power & Light Company, as recorded in Volume 152, Page 139, Volume 239, Page 490, Volume 239, Page 489, Volume 284, Page 615, Volume 282, Page 186, and Volume 296, Page 374, all of the Deed Records of McLennan County, Texas, same also being all of a called 9.722 acre tract of land described in a Field Notes for TU Electric Company, as recorded in Volume 1612, Page 571 of the Deed Records of McLennan County, Texas

2. **APPLICANT:** Seth Sampson, on behalf of Oncor Electric Delivery Company LLC
MAILING ADDRESS: 777 Main Street, Suite 707, Fort Worth, TX 76102

OWNER: Oncor Electric Delivery Company LLC
Attn: State & Local Tax Dept
P.O. BOX 139100, Dallas, TX 75313

Special Permit to be issued to: Oncor Electric Delivery Company LLC

3. **REQUEST:**

SPECIAL PERMIT FOR AN ELECTRICAL SUBSTATION IN A C-3 GENERAL COMMERCIAL and M-2 LIGHT INDUSTRIAL DISTRICT

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

This property is located at the southwest intersection of S. Martin Luther King Jr Boulevard and the IH-35 frontage road, within the Northeast Riverside Neighborhood and Council District I boundaries. McLane Stadium is located on the east side of IH-35, and Buzzard Billys Swamp Shack is located adjacent and to the south along the Brazos River. This is a high traffic area that serves as a gateway into Downtown, East Waco, and the Riverfront development that is under construction.

There is an existing electrical substation on the site and Oncor has owned the property since 1917. The existing substation was built prior to the establishment of the zoning ordinance which requires a special permit for this use. The proposed scope of work requires a special permit and the provided narrative states that, “based on the growing demand and need for increased reliability to the electrical grid, this substation project has been determined to be required at this location”. The boundaries of the new substation equipment are being shifted approximately 300 feet to the west and further away from the frontage road on the site, which will allow opportunity for open space or other uses along the frontage road area that is more visible.

PLANNING SERVICES RECOMMENDATION:

Planning Services recommends *APPROVAL* of the special permit subject to the special provisions and conditions and based on the following findings*:

1. That the proposed use is consistent with the comprehensive plan and the purposes and intent of Chapter 28-Zoning of the Code of Ordinances of the City of Waco.
2. That the proposed use is compatible with the appropriate and orderly development of the area in which it is located.
3. That the proposed use would not be more objectionable to neighboring properties because of traffic congestion, noise, fumes, vibrations or any other characteristics than any use permitted in the zoning district without the grant of a special exception.
4. That available community facilities and services, including the road system providing access to the proposed use, are adequate for the proposed use.

* These findings are required for the granting of a special permit as per Section 28-122 of the City of Waco Zoning Ordinance.

NOTICES: 19 mailed;

CASE #Z-23-12

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: NB IH35 Frontage Road
Classification: State Highway Number of Lanes: 2 one way
Estimated Capacity (at LOSD) 12,000 vpd Avg. Daily Traffic 6,495 vpd
2. Estimated increase in traffic on adjacent streets at full build out:
Immediate: N/A Future: N/A
3. Will the development's impact be of sufficient magnitude to require mitigation for:
 - a) Access problems: yes/no
 - b) Increased traffic congestion: yes/no
 - c) Pedestrian traffic: yes/no
 - d) Visibility problems: yes/no
4. Traffic Department comments and recommendations: None. (CM)

ENGINEERING SERVICES REVIEW

1. Street condition: Good X Acceptable Needs Reconstruction
2. Street width: Existing: ROW N/A Pavement 28'
Required: ROW N/A Pavement N/A
3. Curb and Gutter:
Needs to be installed Exists X Needs Reconstruction
4. Offsite Drainage facilities are ~~(not)~~ adequate to meet additional runoff resulting from the rezoning.
5. Water is (not) available to the property, and it will (not) serve the heaviest uses allowed under the requested zoning.
6. Sewer is (not) available to the property, and it will (not) serve the heaviest uses allowed under the requested zoning.
7. Engineering Department comments and recommendations:
Property is fully encompassed by FEMA FIRM 100-yr floodplain. (CM)
Site located within Special Flood Hazard Area. Confirm permitting requirements with floodplain manager. (TC)

INSPECTION SERVICES REVIEW

Comments:

No comment. (GD)

UTILITY SERVICES REVIEW

Comments:

There is no impact on utilities infrastructure and there will be no appreciable change in demands.
No objection from Water Utilities. (SS)

LEGAL SERVICES REVIEW

Comments:

No comment received.

FIRE DEPARTMENT REVIEW:

ANTICIPATED FIRE RESPONSE TIME: < 6 mins.

IS THE FIRE RESPONSE TIME ADEQUATE?: Y (Y) YES (N) NO

Fire Department Comments and Recommendations:

(GL)

HEALTH DEPARTMENT REVIEW

INSPECTION/PERMIT REQUIRED ____ (Y) YES (N) NO

DATE OF INSPECTION: ____

Health Department Comments and Recommendations:

No comment received.

POLICE DEPARTMENT REVIEW

Comments:

No comment received.

CASE #Z-23-12

PROPERTY OWNERS LIST

Applicant:

Seth Sampson, on behalf of Oncor Electric Delivery Company LLC

Owner:



Oncor Electric Delivery Company LLC

Special Permit to be issued to: Oncor Electric Delivery Company LLC

SPECIAL PROVISIONS & CONDITIONS
FOR AN ELECTRICAL SUBSTATION

1. The permit here granted is to Oncor Electric Delivery Company LLC and may not be transferred or assigned.
2. At any time if the permittee(s) ceases to use the permit for the purpose for which it has been granted, or if the permittee's license or permit from the appropriate state or federal licensing agency expires or is revoked for any reason, this permit shall become null and void, and the lawful use of the property listed as the location for the permit shall conform to the use for which it is zoned under the City of Waco's Zoning Ordinance.
3. This permit is for the specific location designated herein and shall not be transferred to another location.
4. This permit may be revoked for failure of the permittee to pay all taxes and/or fees due and owing the State or any political subdivision of the State, or for a violation of any ordinance of the City of Waco, or for good and sufficient cause, upon notice to the permittee and after a public hearing.
5. Permittee shall comply with all building, plumbing, electrical and other related construction codes of the City of Waco.
6. The structure and the grounds shall be maintained and shall be kept in good repair and condition.
7. The permit shall be amendable through the normal process of public hearings before the Plan Commission and City Council.
8. The site plan must meet all development standards consistent with the site requirements of the Plan Review Committee including but not limited to the following: site grading & drainage, parking, signage, vehicle/pedestrian access & circulation, traffic impact analysis, landscaping, refuse location & access, and fire protection location & access. A building permit will not be issued until full compliance with all development standards.
9. All site lighting must be directed toward the establishment and not at adjacent properties.
10. Coordination shall take place between the developer and the city staff to finalize design of the new green space/ trail area between substation and Interstate 35.
11. Boundary landscaping shall be installed along the S. Martin Luther King Jr frontage, the northern boundary, that exceeds the requirements of Section 28-218(c) of the City of Waco Zoning Ordinance, as follows:
 - a. The proposed screening wall along the perimeter of the substation facility, as shown on the "Site Plan for Oncor Waco East Substation" and conceptual renderings, shall be at least eight feet in height and be masonry construction.
 - b. An all-season landscape screen four feet in width densely planted with a combination of deciduous and evergreen trees and shrubs which have an initial height of three feet and will attain a height of six feet within 36 months after installation shall also be installed along the perimeter of the screening wall.

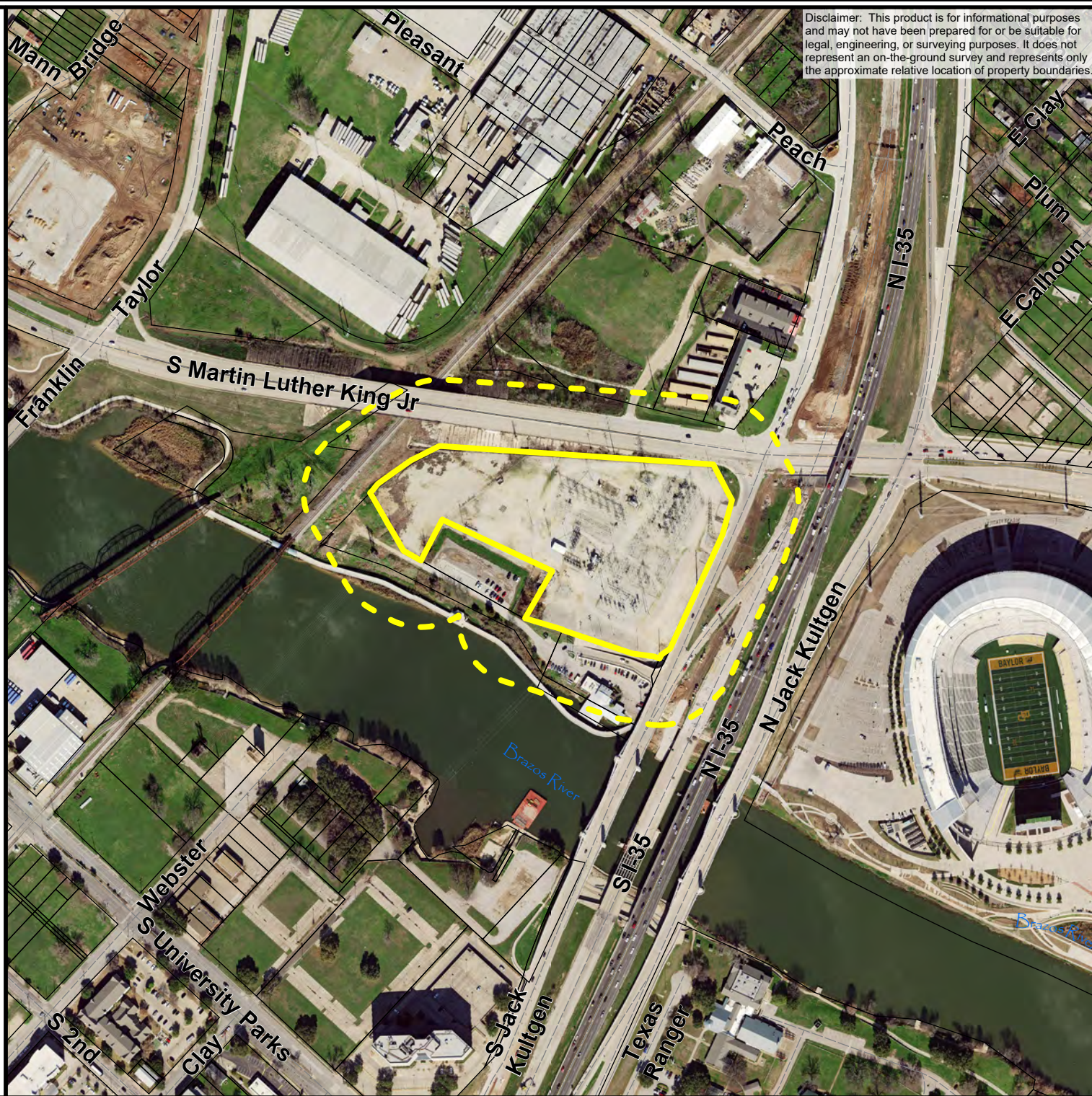
Zoning Case Z-23-12
601 S Martin Luther King Jr Blvd
Waco TX 76704
SP – Electrical Substation
Property Location Map

 Z-23-12
 200' Property Notice



April 2023

0 125 250 500
Feet

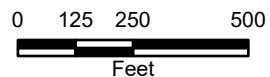


Zoning Case Z-23-12
601 S Martin Luther King Jr Blvd
Waco TX 76704
SP – Electrical Substation
Property Location Map and
Surrounding Zoning Categories

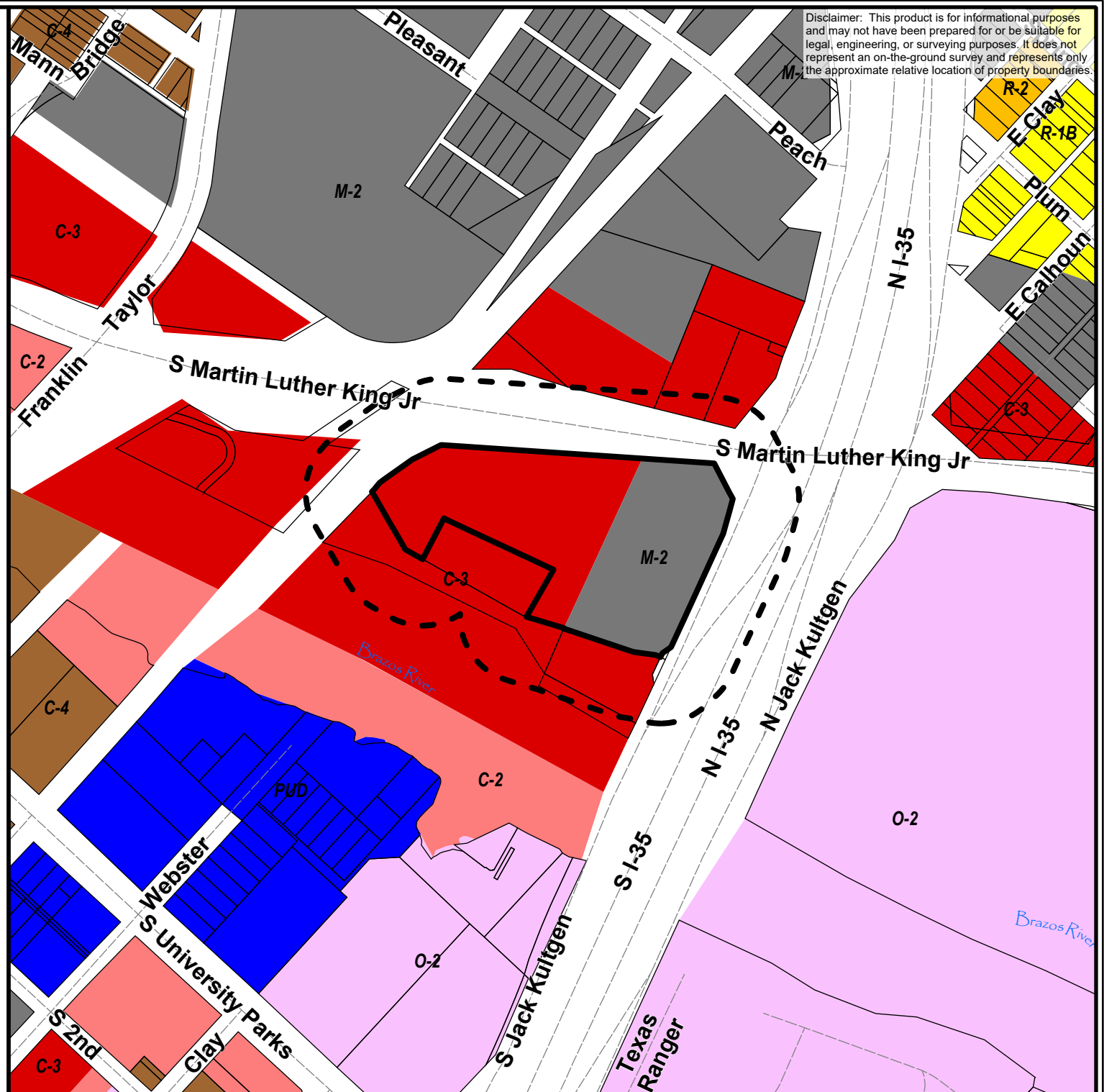
- Z-23-12**
200' Property Notice
- R-1A
 - R-1B
 - R-1C
 - R-2
 - R-3A
 - R-3B
 - R-3C
 - R-3D
 - R-3E
 - O-1
 - O-2
 - O-3
 - C-1
 - C-2
 - C-3
 - C-4
 - C-5
 - M-1
 - M-2
 - M-3
 - PUD



April 2023



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.













Zoning Map

For reference with
Special Permit request

Oncor
Electrical Substation
601 S. MLK Boulevard

Legend

-  Waco City Limits
-  Hydrology
-  R-1B
-  R-2
-  O-2
-  C-2
-  C-3
-  C-4
-  M-2
-  PUD

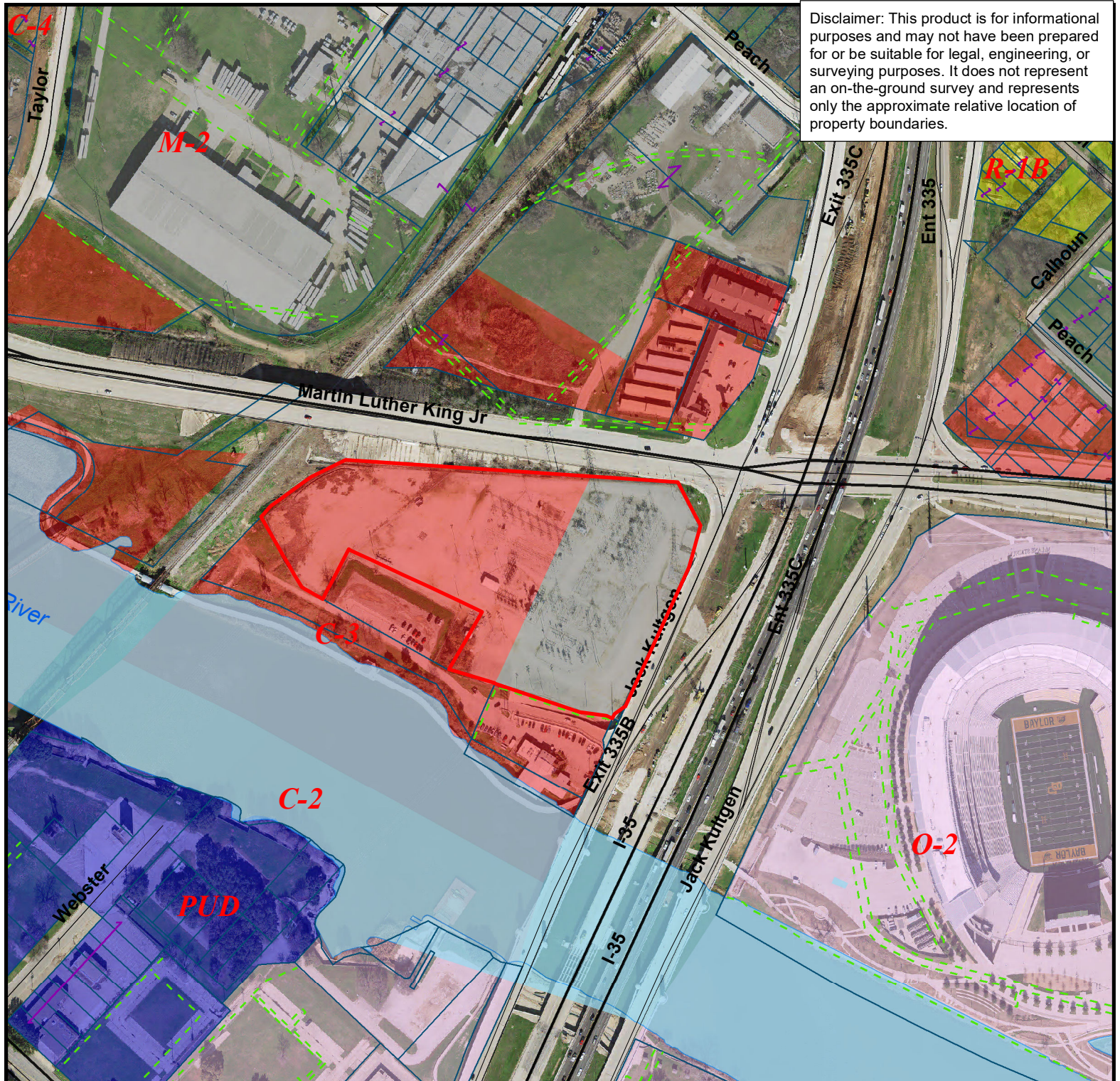


0 130 260 520
Feet

4/3/2023

 CITY OF WACO
PLANNING SERVICES

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April 13, 2023

City of Waco
PO Box 2570
Waco, Texas 76702

Re: *Oncor Waco East Substation (SP-000007-2023)*
Letter of Intent – Special Permit Submittal

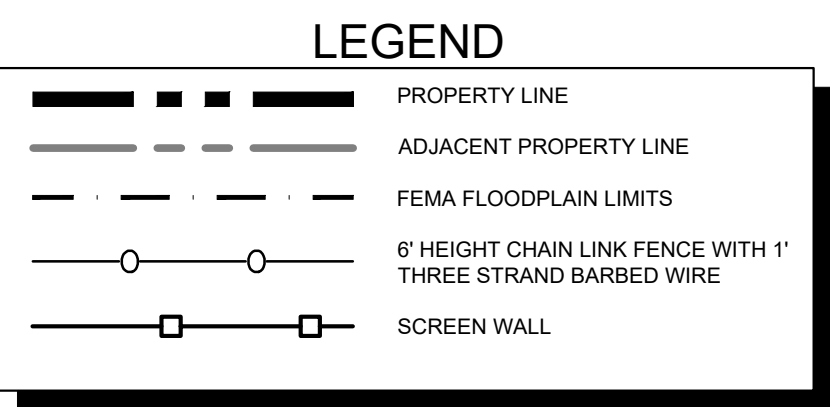
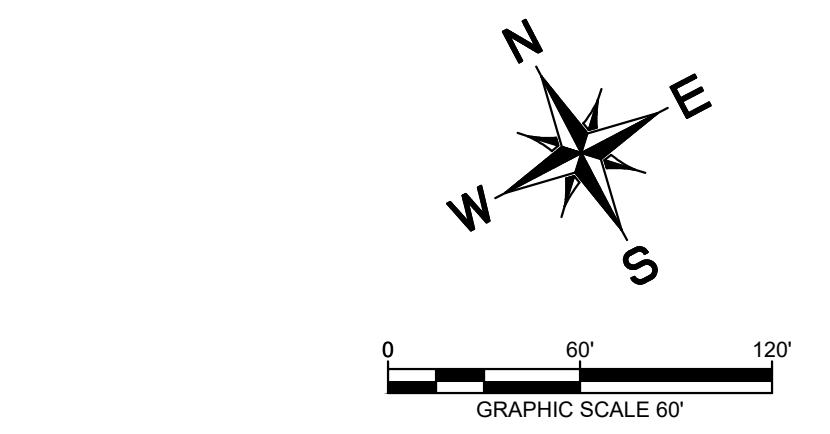
The proposed project is a new Oncor switch station located at 601 S Martin Luther King Boulevard, Waco, TX 76704. The subject property is approximately 9.7 acres with IH-35 to the east, Martin Luther King Blvd to the north, and the Brazos River to the south. Currently, there exists an electrical substation on the property. Staff has determined that the improvements to the existing substation will require the approval of a Special Permit. Based on the growing demand and need for increased reliability to the electrical grid, this substation project has been determined to be required at this location.

The scope of this project includes removing one (1) 138-69 kV, 50 MVA Autotransformer, two (2) 138-12.5 kV, 47 MVA Transformers, two (2) 138 kV circuit interrupters, five (5) 138 kV circuit breakers, two (2) 69 kV circuit breakers, eleven (11) 15 kV circuit breakers, one (1) 20'x40' control center, and associated equipment, structures, bus, relaying, grounding, conduit, and cable. The 138 kV switching station yard will be arranged in an initial five position ring bus configuration with the ultimate configuration being a 138 kV six (6) breaker ring bus. The scope of this project includes installing five (5) 138 kV A-frame dead-end structures, six (6) 138 kV circuit breakers, eighteen (18) 138 kV air switches, three (3) 138 kV 36.8 MVAR capacitor banks, three (3) 138 kV coupling capacitors, three (3) 138 kV circuit interrupters, twelve (12) 138 kV inrush reactors, fifteen (15) 138 kV coupling capacitor voltage transformers (CCVTs), fifteen (15) 138 kV lightning arrestors, three (3) 138 kV wave traps with line tuners, two (2) 138 kV station service voltage transformers (SSVTs), one (1) prewired control center. The distribution substation will include the installation of two (2) 138 kV A-frame deadend structures, eight (8) 138 kV motor operated air switches with vacuum interrupters, two (2) 138 kV circuit interrupters, two (2) 138-12.5 kV, 47 MVA transformers, two (2) 25 kV motor-operated air switches with vacuum interrupters, three (3) station service transformers, eight (8) 15 kV feeder circuit breakers with underground feeder exits, one (1) 15 kV bus tie circuit breaker, one (1) 12' x 36' pre-fabricated control center. This includes grading, fence, and installing associated foundations, supporting steel, bus, grounding, conduit, and cable to connect this equipment.

Please contact me at (972.385.3500) or rob.myers@kimley-horn.com should you have any questions or need any additional information.

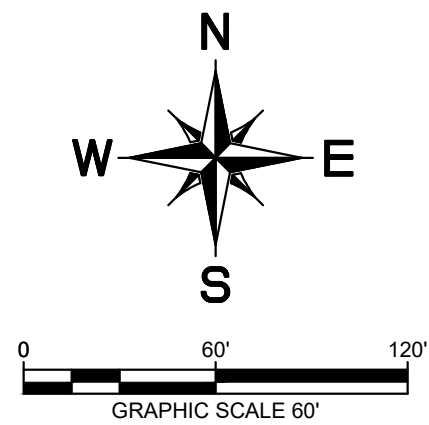
Sincerely,

Rob Myers, P.E.
Associate



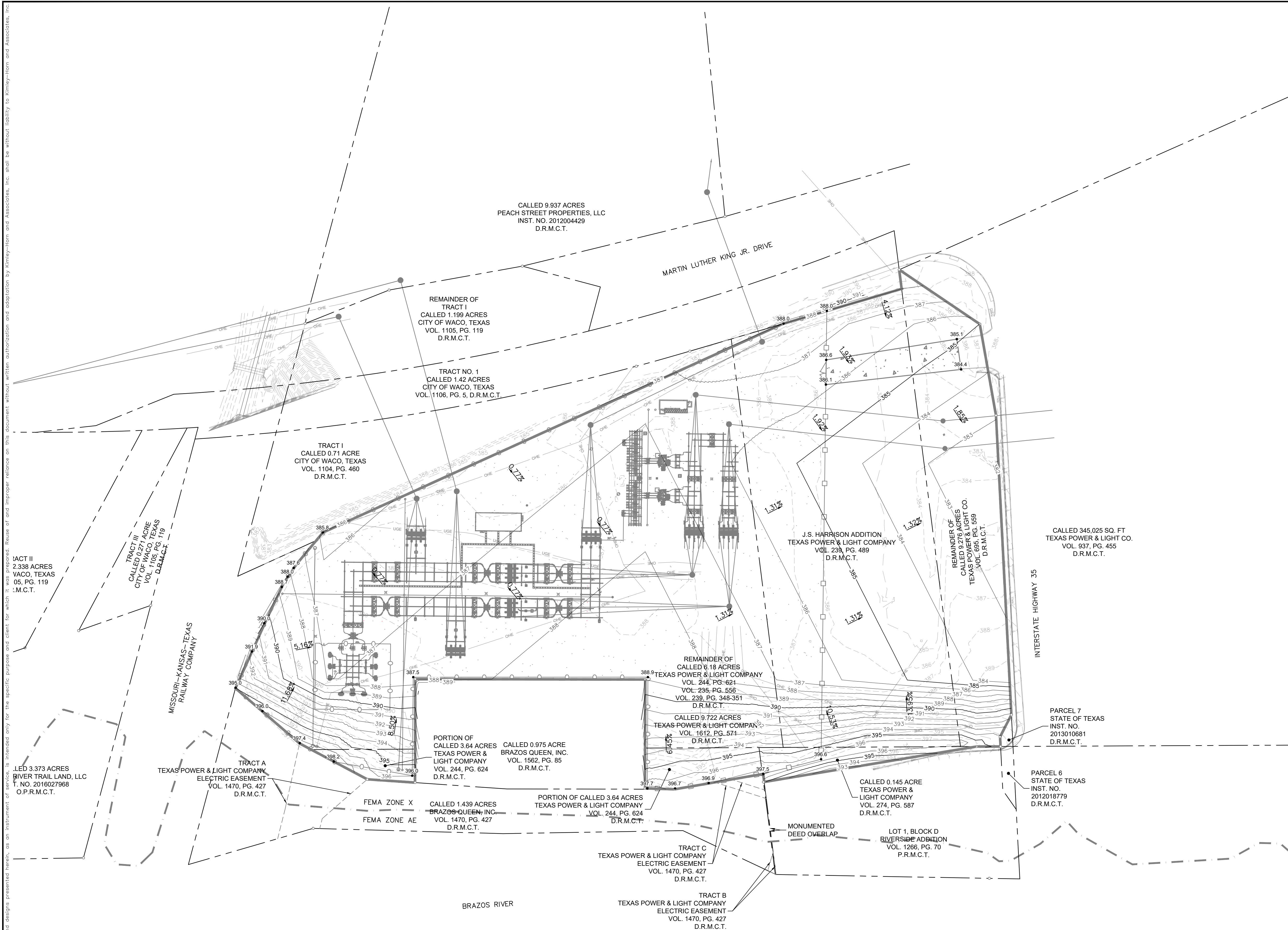
<p><u>OWNER/DEVELOPER:</u></p> <p>Oncor</p> <p>777 Main Street, Suite 707, Fort Worth, TX 76102</p> <p>Tel: (817) 215-6807</p> <p>Contact: Seth Sampson</p>	<p><u>ENGINEER/SURVEYOR:</u></p> <p>Kimley»Horn</p> <p>6160 Warren Parkway, Suite 210 Frisco, TX 75034</p> <p>Tel: (972) 335-3580</p> <p>Contact: Rob Myers, P.E.</p>
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
RJM	KPH	RJM	AS SHOWN	3/28/2023	064424918



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	FLOODPLAIN LIMITS



PRELIMINARY GRADING PLAN

FOR

ONCOR WACO EAST SUBSTATION

S MARTIN LUTHER KING JR BLVD

WACO, TX 76704

BEING 9.71 ACRES

OUT OF

T. DE LA VEGA SURVEY, ABSTRACT NO. 43

IN THE

CITY OF WACO, MCLENNAN COUNTY, TEXAS

OWNER/DEVELOPER

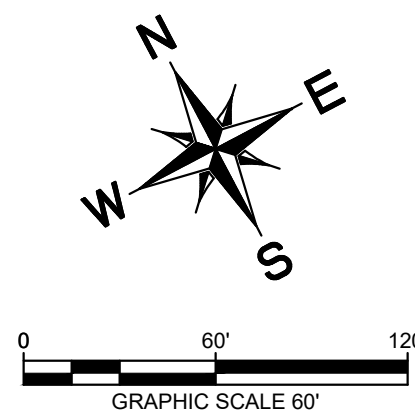
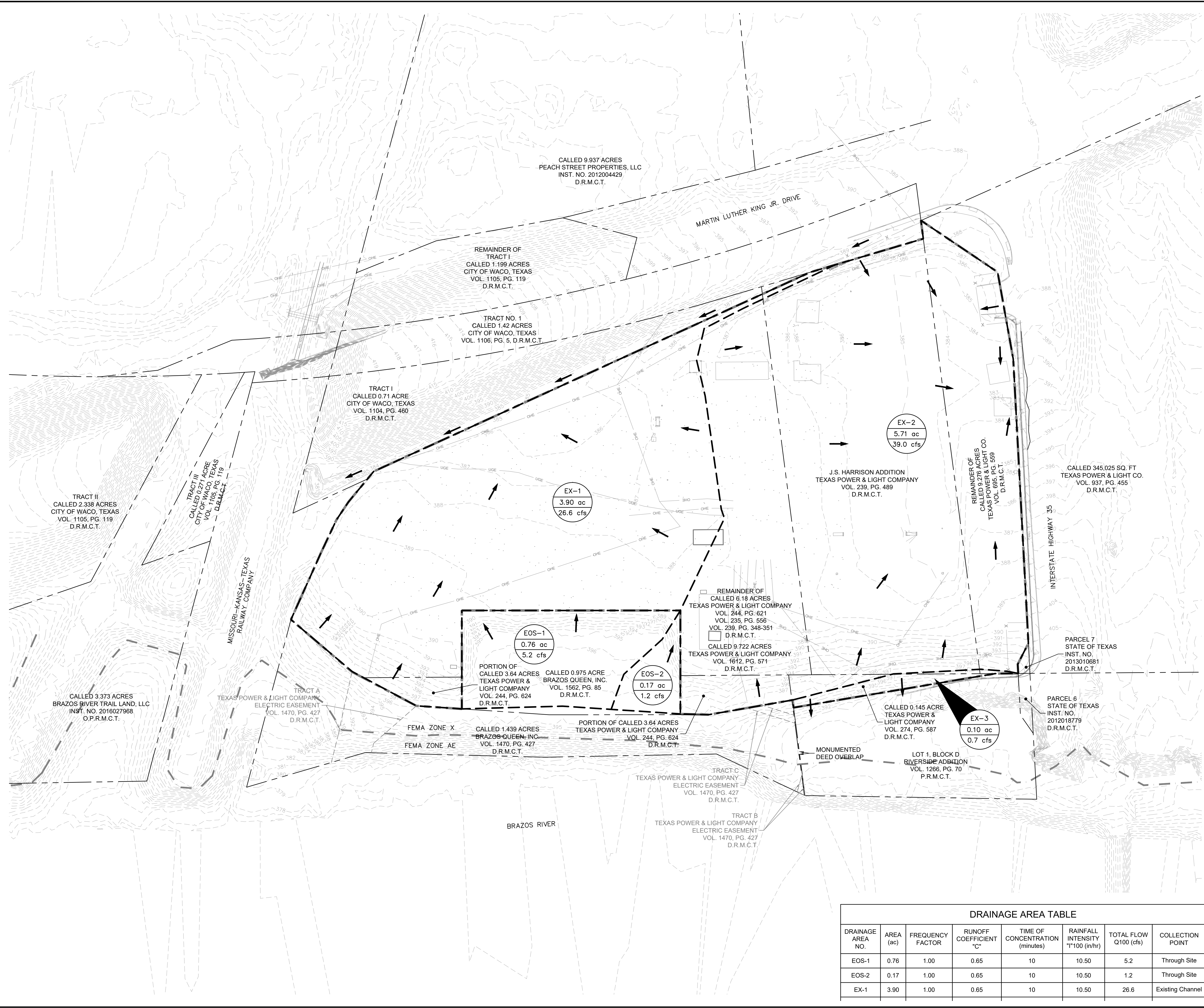
Oncor
777 Main Street, Suite 707, Fort
Worth, TX 76102
Tel: (817) 215-6807
Contact: Seth Sampson

ENGINEER/SURVEYOR

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Rob Myers, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
RJM	KPH	RJM	AS SHOWN	3/28/2023	064424918

PRINTED BY: JANA, JANA 3/27/2023 4:58 PM
DRAWN NAME: KJRH CIVIL 04/20/2018 ONCOR WACO EAST CAD PLANSHEET SC-3 EXISTING DRAINAGE AREA MAP DWG [24 x 36]
LAST SAVED: 3/27/2023 5:57 PM
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	FEMA FLOODPLAIN LIMITS

DRAINAGE DESIGN CRITERIA

Q100 = C*I^{1.48}
Q = FLOW IN CUBIC FEET PER SECOND (CFS)
C = RUNOFF COEFFICIENT = 0.65 (INDUSTRIAL)
I = INTENSITY (TIME OF CONCENTRATION = TC)
TC OF 10 MINUTES (UNDEVELOPED) = 10.50 IN/HR
A = DRAINAGE AREA IN ACRES

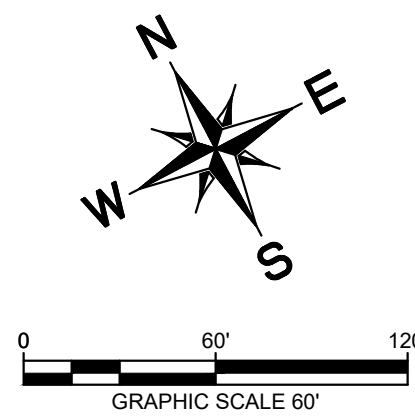
DRAINAGE AREA TABLE							
DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I" 100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
EOS-1	0.76	1.00	0.65	10	10.50	5.2	Through Site
EOS-2	0.17	1.00	0.65	10	10.50	1.2	Through Site
EX-1	3.90	1.00	0.65	10	10.50	26.6	Existing Channel

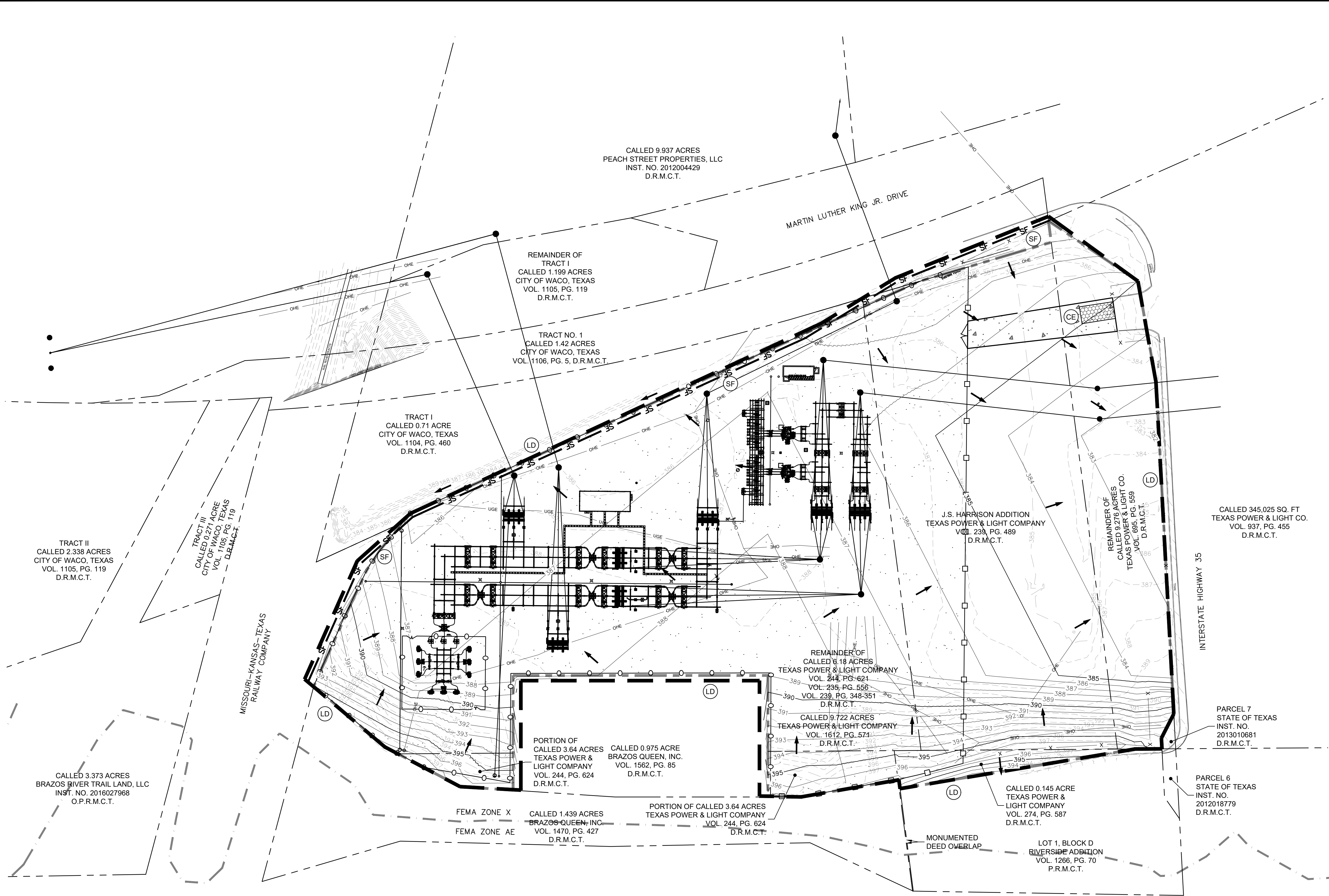
EXISTING DRAINAGE AREA MAP
FOR
ONCOR WACO EAST SUBSTATION
601 S MARTIN LUTHER KING JR BLVD
WACO, TX 76704
BEING 9.71 ACRES
OUT OF
T. DE LA VEGA SURVEY, ABSTRACT NO. 43
IN THE
CITY OF WACO, MCLENNAN COUNTY, TEXAS

OWNER/DEVELOPER
Oncor
777 Main Street, Suite 707, Fort Worth, TX 76102
Tel: (817) 215-6807
Contact: Seth Sampson

ENGINEER/SURVEYOR:
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6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Rob Myers, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	104 PROJECT NO.
RJM	KPH	RJM	AS SHOWN	3/28/2023	064424918





LEGEND

---	PROPERTY LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED LIMITS OF DISTURBANCE
---	DIRECTION OF OVERLAND FLOW W/ GRADE
---	SILT FENCE
---	CONSTRUCTION ENTRANCE
---	PROPOSED STORM SEWER
---	FEMA FLOODPLAIN LIMITS

- EROSION CONTROL NOTES**
- THE CLIENT OR CLIENT'S CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS.
 - THE CLIENT OR CLIENT'S CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
 - DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS.
 - TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. SEE PHASING SCHEDULE THIS SHEET.
 - BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
 - CONTRACTOR TO PROVIDE INLET PROTECTION IN PUBLIC ROW ONLY DURING EARTH MOVING ACTIVITIES. CONTRACTOR TO ENSURE PONDING DOES NOT OCCUR IN PUBLIC ROW OR ON ADJACENT PROPERTIES AT ANY TIME DURING CONSTRUCTION.
 - CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR ANY AFFECTED INLETS DOWNSTREAM OF THE PROPOSED IMPROVEMENTS, IF NEEDED.
 - THE NATURE OF THIS SITE'S CONSTRUCTION CONSISTS OF CLEARING & SITE PREPARATION, EARTHWORK, GRADING, UTILITIES, PAVING, AND LANDSCAPING.
 - SEDIMENTATION BASIN: NEITHER A TEMPORARY NOR PERMANENT SEDIMENTATION BASIN HAS BEEN PROVIDED ON THIS SITE BECAUSE THE SITE IS LESS THAN 10 ACRES IN AREA.
 - POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING AND LANDSCAPING.
 - VELOCITY DISSIPATION DEVICES ARE NOT REQUIRED AT THIS SITE- SEE PLAN.
 - CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP/SITE MAP TO INCLUDE BMP'S FOR ANY OFF-SITE MATERIAL WASTE, BORROW OR EQUIPMENT STORAGE AREAS.
 - CONTRACTOR IS RESPONSIBLE FOR SUBMITTAL OF NOI, NOT, POSTING OF SITE NOTICES, AND ANY ADDITIONAL INFORMATION OR SUBMITTALS REQUIRED BY TCEQ, EPA, OR LOCAL JURISDICTION.
 - WEEKLY SWPPP REPORTING WILL BE REQUIRED WITH REPORTS EMAILED TO MICHELLE DAY AT MDAY@PRINCENTONTX.US.

SITE DATA

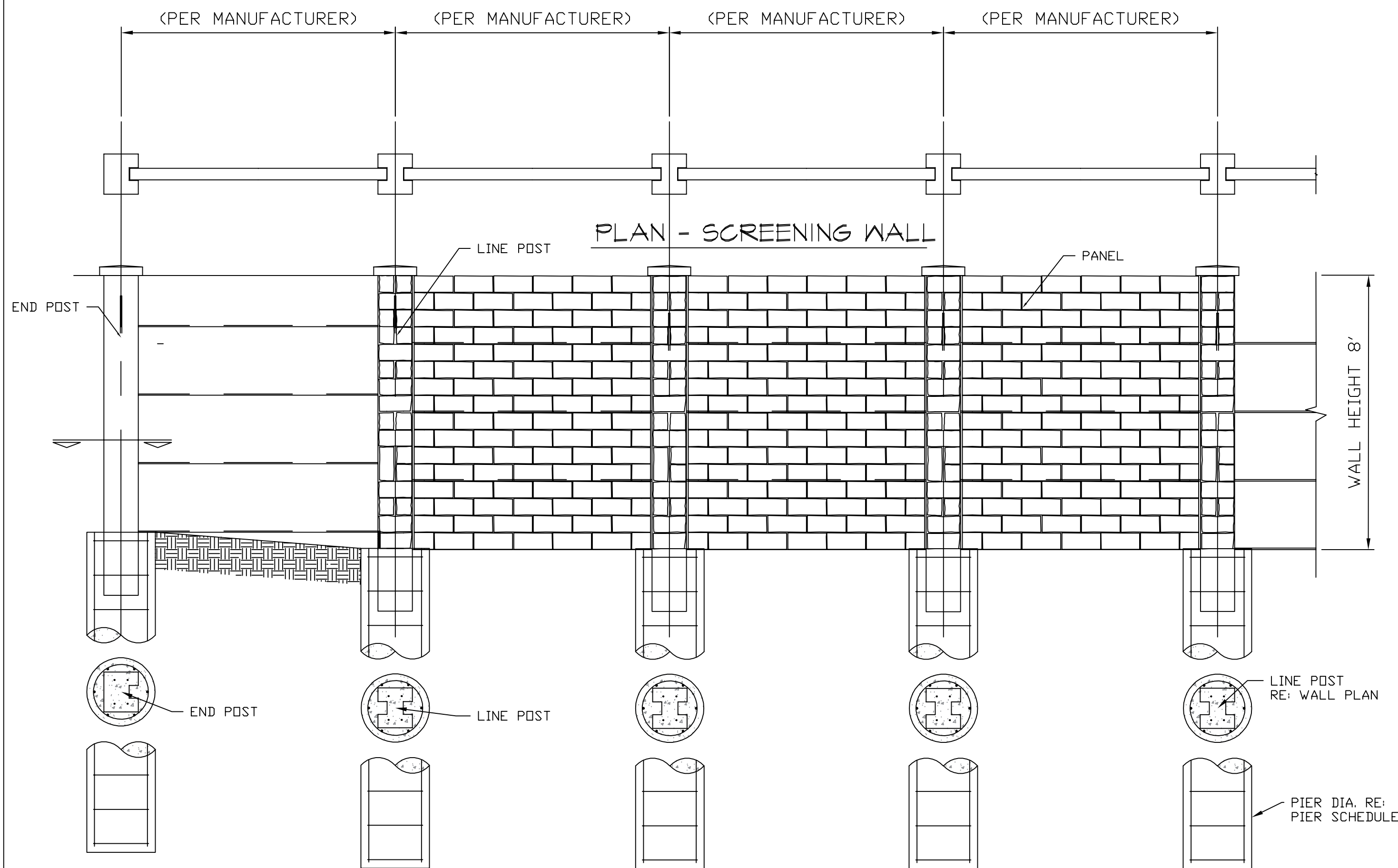
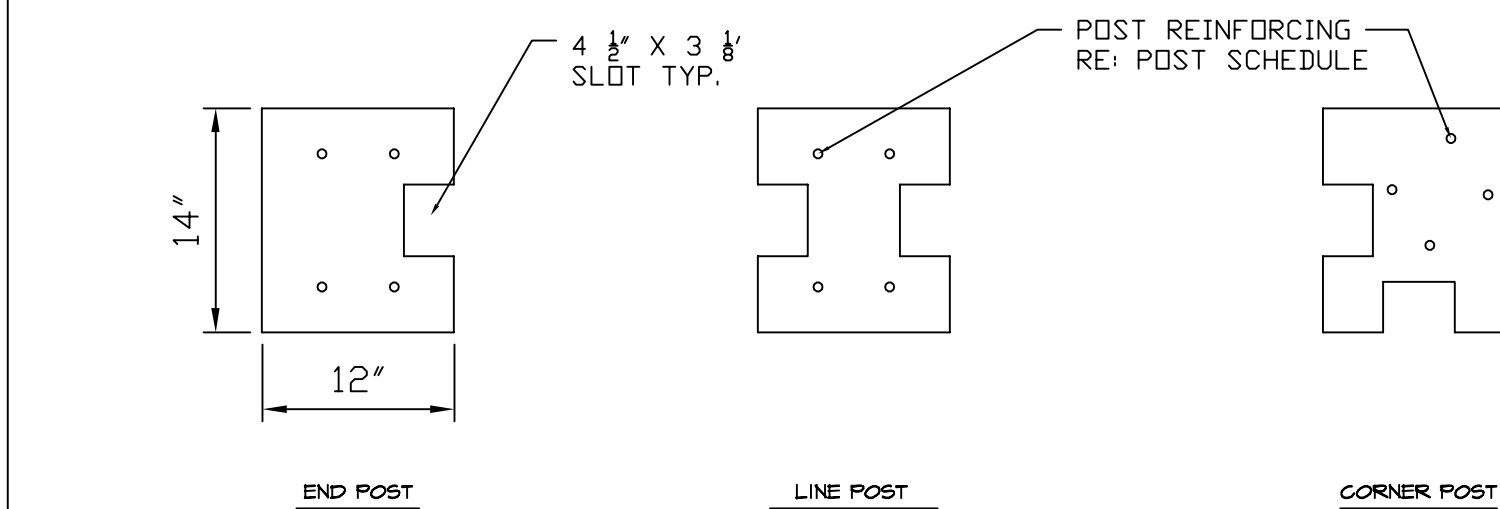
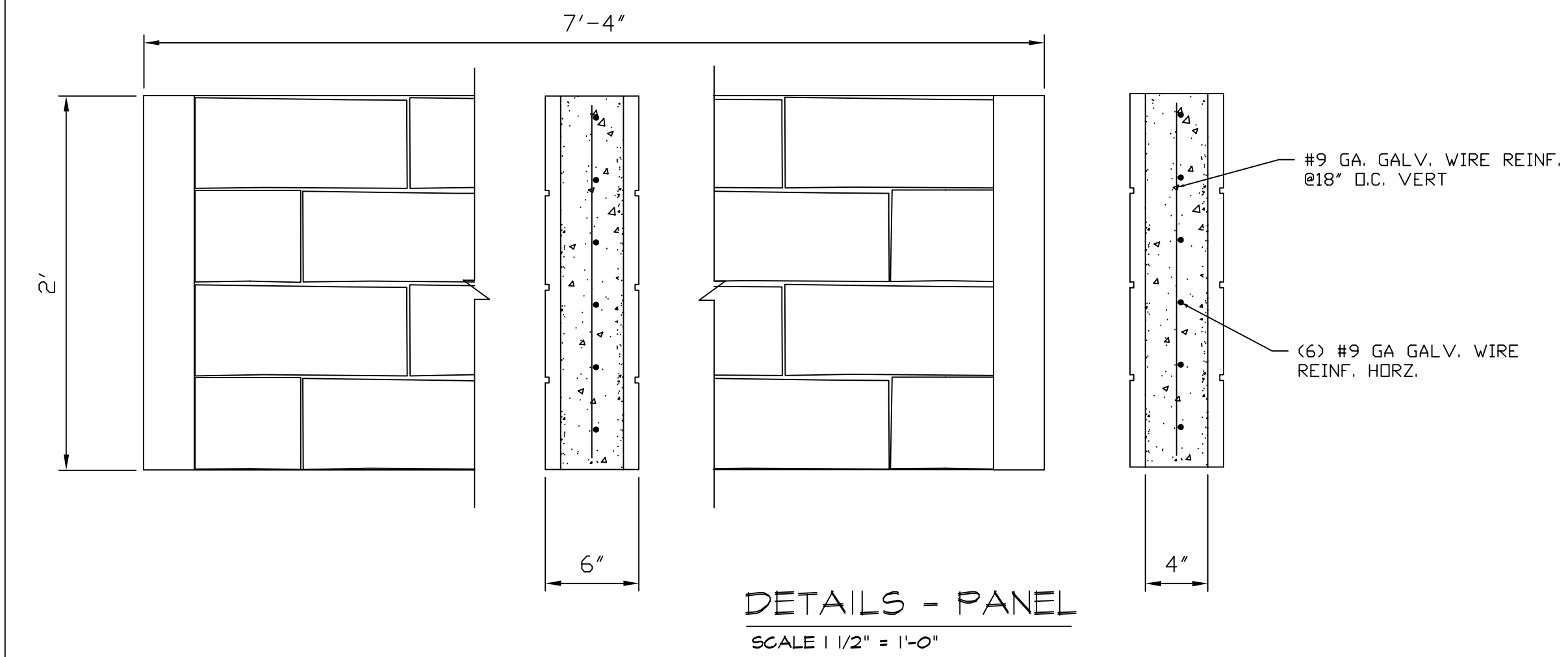
LOT AREA	9.71 AC
TOTAL OFFSITE DISTURBED AREA	0.30 AC
TOTAL DISTURBED AREA	10.01 AC
PRE-DEVELOPMENT RUNOFF COEFFICIENT	0.65
POST-DEVELOPMENT RUNOFF COEFFICIENT	0.65

EROSION CONTROL SCHEDULE AND PHASING

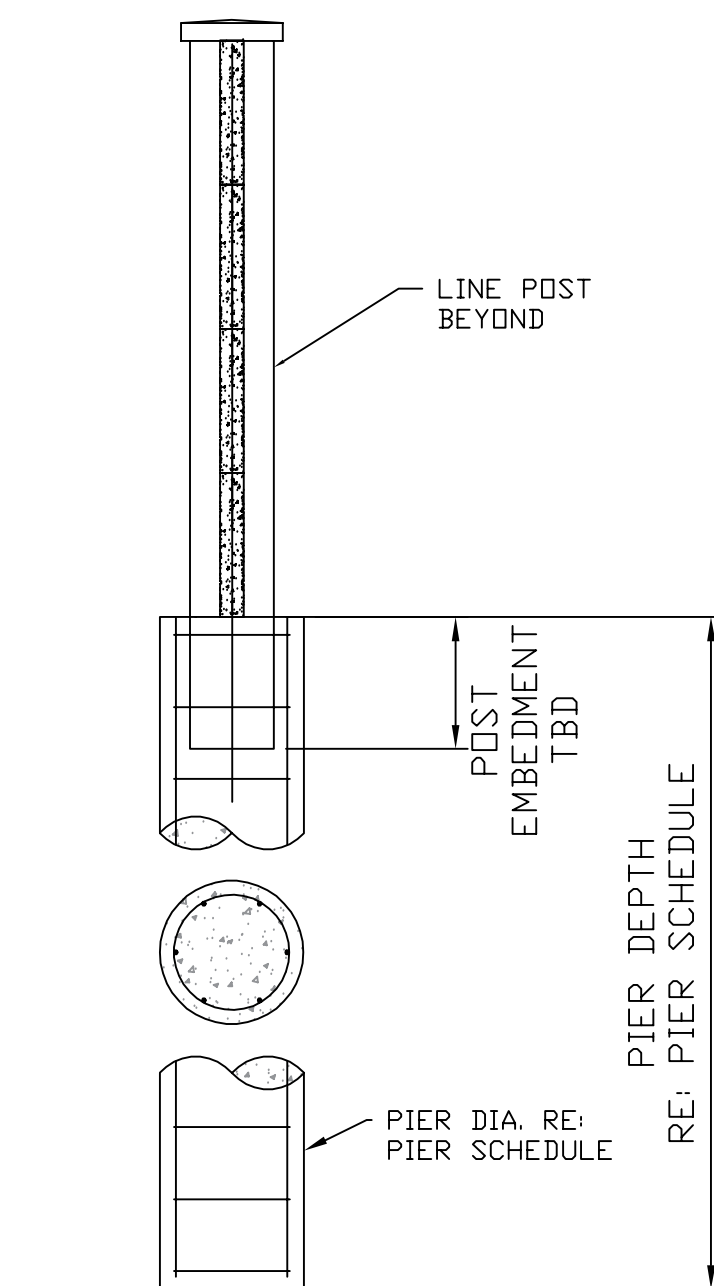
- THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:
- PHASE A - GRADING**
- CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON GRADING AND EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
 - BEGIN CLEARING AND GRADING OF SITE.
 - SEED AND REVEGETATE SLOPES WHERE SHOWN.
- PHASE B - UTILITIES**
- KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
 - INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.
- PHASE C - PAVING**
- KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
 - STABILIZE SUBGRADE.
 - PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
 - RE-INSTALL ANY STORM WATER POLLUTION PREVENTION MEASURES REMOVED FOR PAVING OPERATIONS.
- PHASE D - LANDSCAPING AND SOIL STABILIZATION.**
- REVEGETATE LOT AND PARKWAYS.
 - LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
 - REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED. VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.
- NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

EROSION CONTROL PLAN
FOR
ONCOR WACO EAST SUBSTATION
601 S MARTIN LUTHER KING JR BLVD
WACO, TX 76704
BEING 9.71 ACRES
OUT OF
T. DE LA VEGA SURVEY, ABSTRACT NO. 43
IN THE
CITY OF WACO, MCLENNAN COUNTY, TEXAS

OWNER/DEVELOPER Oncor 777 Main Street, Suite 707, Fort Worth, TX 76102 Tel: (817) 215-6807 Contact: Seth Sampson	ENGINEER/SURVEYOR: Kimley-Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Rob Myers, P.E.				
DESIGNED: RJM	DRAWN: KPH	CHECKED: RJM	SCALE: AS SHOWN	DATE: 3/28/2023	KH PROJECT NO.: 064424918



8' HEIGHT SCREEN WALL



SPECIFICATIONS AND NOTES:

GENERAL:

1. THIS DRAWING IS A GENERIC DRAWING AND IS NOT TO BE USED FOR ESTIMATING OR BUILDING PURPOSES.
2. DESIGN LOADS WILL BE DETERMINED BY THE APPROPRIATE CODES AS DETERMINED BY THE LOCAL REGULATIONS.
3. PRODUCT TO BE MANUFACTURED BY A NPGA CERTIFIED PLANT. STRUCTURAL PROPERTIES TO COMPLY WITH THE EVALUATION REPORT ESR-4772 BY THE 166-ES.

MANUFACTURER:
SUPERIOR CONCRETE PRODUCTS
1203 RAIDER DRIVE
EULESS, TX 76040
PHONE No.: (817) 277-9255
FAX No.: (817) 261-0194

4. SCREENING WALL IS TO BE CONSTRUCTED ENTIRELY IN THE PROJECT PROPERTY.
5. SHOULD DRAINAGE BE REQUIRED, THE BOTTOM PANEL SHALL BE RAISED 2'-4" ABOVE THE GRADE BY MEANS OF A CONCRETE FILLED "SCHEDULE 80 PVC PIPE" PLACED IN THE GROOVE OF THE RESPECTIVE POSTS
6. WALL TO BE "TBD" INTEGRAL COLOR.

CONCRETE:

1. CONCRETE MATERIALS:
 - A. CONCRETE SHALL BE NORMAL WEIGHT CONCRETE HAVING SAND AND GRAVEL OR CRUSHED STONE AGGREGATES, MIXED WITH ASTM-C150, TYPE I OR TYPE III PORTLAND CEMENT TO MEET MINIMUM COMPRESSIVE STRENGTH AS FOLLOWS.
 - PANELS & POSTS: 5000 PSI @ 28 DAYS
 - FOOTINGS & PIERS: 3500 PSI @ 28 DAYS
 - SIDEWALKS & NON-STRUCTURAL: 2500 PSI @ 28 DAYS
 - B. WATER USED FOR CONCRETE SHALL BE CLEAN WATER AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, ORGANIC OR OTHER DELETERIOUS SUBSTANCES.

2. CONCRETE WORKMANSHIP:

- A. FRESH POURED CONCRETE SHALL BE TAMPED INTO PLACE BY A STEEL RAMMER, SLICING TOOLS OR MECHANICAL VIBRATOR, UNTIL CONCRETE IS THOROUGHLY COMPACT AND WITHOUT VOID.
- B. MAKE EXCAVATIONS FOR FOOTINGS TO UNDISTURBED SOIL OR TO THE DEPTH NOTED ON THE DRAWINGS. LEAVE THE BOTTOM BEARING SURFACE CLEAN AND SMOOTH. IF FOOTING EXCAVATIONS ARE MADE DEEPER THAN INTENDED, ONLY CONCRETE SHALL BE USED FOR FILL. REMOVE ALL LOOSE MATERIAL FROM EXCAVATIONS PRIOR TO CONCRETE POUR.

REINFORCEMENT:

1. REINFORCING MATERIAL:
 - A. DEFORMED TYPE BARS SHALL CONFORM TO ASTM-A615, GRADE 60, PLACED AS SHOWN ON THE DRAWINGS.
 - B. ALL TIES AND STIRRUPS SHALL CONFORM TO THE REQUIREMENTS OF ASTM-A615 GRADE 40.
 - C. PANEL REINFORCEMENT SHALL BE STEEL REINFORCING WIRE AND SHALL MEET U.S. STEEL WIRE GAGE, ASTM-A641/A641M-98, $F_y = 10,000$ PSI MIN. GALVANIZED.
2. REINFORCING WORKMANSHIP:
 - A. REINFORCEMENT STEEL SHALL BE FABRICATED IN ACCORDANCE WITH CRSI STANDARD DETAILS. REINFORCING BARS SHALL BE COLD-BENT ONLY. USE OF HEAT TO BEND REINFORCEMENT STEEL SHALL BE CAUSE FOR REJECTION.
 - B. REINFORCEMENT STEEL, BARS AND WIRE FABRIC, SHALL BE THOROUGHLY CLEANED BEFORE PLACING AND AGAIN BEFORE CONCRETE IS PLACED, AND SHALL BE ACCURATELY POSITIONED AND SECURED IN PLACE. PROVIDE STANDARD BAR CHAIRS FOR ALL BEAM STEEL. NO BRICK OR POROUS MATERIALS MAY BE USED TO SUPPORT THE STEEL OFF THE GROUND.
 - C. INSTALL ALL REINFORCEMENT WITH THE FOLLOWING CLEARANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE:
 - FOOTING, PIER, OR BEAM BOTTOMS: 3"
 - EARTH-FORMED, PIER OR BEAM SIDES: 2"
 - FORMED FOOTING, PIER OR BEAM SIDES, EXPOSED 1"
 - PRECAST EXPOSED TO WEATHER, PANELS: 3/4"
 - PRECAST EXPOSED TO WEATHER, POSTS: 1 1/4"
 - D. SPLICES WITHIN CONTINUOUS UNSCHEDULED REINFORCING STEEL SHALL HAVE A MINIMUM LAP OF 30 BAR DIAMETERS.

SOILS:

1. FOOTING SIZE IS BASED ON THE FOLLOWING MINIMUM SOIL PROPERTIES:
 - SOIL COMPACTION: 90% STD. PROCTOR
 - BEARING CAPACITY: 1500 PSF

REVISIONS

6' SUPERIOR CUTSTONE
GENERIC DRAWING

SUPERIOR-CUTSTONE™
Manufactured By
SUPERIOR CONCRETE PRODUCTS
1203 RAIDER DRIVE EULESS TX 76040
1 (800) 942-9255 (817) 277-9255

DATE: 7/27/22
DRAWN: J.C.
JOB# _N/A_
GENERIC DRAWING
SHEET 1
OF 1 SHEET(S)

NOTE:
1. FENCE WILL BE STEPPED
ACCORDING TO CHANGES IN
GRADE

NOTE:
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
NOT FOR ESTIMATING











BEING a tract of land situated in the Thomas De La Vega Survey, Abstract No. 43, McLennan County, Texas, and being a portion of a called 3.64 acre tract of land described in a deed to Texas Power & Light Company, as recorded in Volume 244, Page 624 of the Deed Records of McLennan County, Texas, all of a called 0.145 acre tract of land described in a deed to Texas Power & Light Company, as recorded in Volume 274, Page 587 of the Deed Records of McLennan County, Texas, remainder of a called 6.18 acre tract of land described in a deed to Texas Power & Light Company, as recorded in Volume 244, Page 621, Volume 235, Page 556, and Volume 239, Page 348-351, all of the Deed Records of McLennan County, Texas, remainder of a called 9.276 acre tract of land described in a deed to Texas Power & Light Co., as recorded in Volume 695, Page 559 of the Deed Records of McLennan County, Texas, and a portion of Block 1 of J.S. Harrison Addition as described in deeds to Texas Power & Light Company, as recorded in Volume 152, Page 139, Volume 239, Page 490, Volume 239, Page 489, Volume 284, Page 615, Volume 282, Page 186, and Volume 296, Page 374, all of the Deed Records of McLennan County, Texas, same also being all of a called 9.722 acre tract of land described in a Field Notes for TU Electric Company, as recorded in Volume 1612, Page 571 of the Deed Records of McLennan County, Texas, and being more particularly described as follows:

BEGINNING at a 4 inch brass disk found for the west corner of said 9.722 acre tract, common to the northwest corner of a called 1.439 acre tract of land described in a deed to Brazos Queen, Inc., as recorded in Volume 1470, Page 427 of the Deed Records of McLennan County, Texas, being on the easterly right-of-way line of Missouri-Kansas-Texas Railway Company, a variable width right-of-way;

THENCE North 51°57'09" East, along the westerly line of said 9.722 acre tract and the easterly right-of-way line of said Missouri-Kansas-Texas Railway Company, a distance of 100.13 feet to a 60D nail found for corner;

THENCE North 52°54'02" East, continuing along the westerly line of said 9.722 acre tract and the easterly right-of-way line of said Missouri-Kansas-Texas Railway Company, a distance of 50.07 feet to a 60D nail found for corner;

THENCE North 61°32'41" East, continuing along the westerly line of said 9.722 acre tract and the easterly right-of-way line of said Missouri-Kansas-Texas Railway Company, a distance of 30.07 feet to a 60D nail found for corner;

THENCE North 67°22'54" East, continuing along the westerly line of said 9.722 acre tract and the easterly right-of-way line of said Missouri-Kansas-Texas Railway Company and along the southerly line of a called 0.71 acre tract of land described as Tract I in a deed to City of Waco, Texas, as recorded in Volume 1104, Page 460 of the Deed Records of McLennan County, Texas, a distance of 54.19 feet to a fence post corner found for the northwest corner of said 9.722 acre tract, same being at the intersection of the easterly right-of-way line of said Missouri-Kansas-Texas Railway Company with the southerly right-of-way line of Martin Luther King Jr., a variable width right-of-way;

THENCE South 86°46'00" East, along the northerly line of said 9.722 acre tract and the southerly right-of-way line of said Martin Luther King Jr. Drive, a distance of 658.81 feet to a point for corner;

THENCE South 78°45'54" East, continuing along the northerly line of said 9.722 acre tract and the southerly right-of-way line of said Martin Luther King Jr. Drive, a distance of 161.66 feet to the southeast corner of a called 1.42 acre tract of land described in a deed to City of Waco, Texas, as recorded in Volume 1106, Page 5 of the Deed Records of McLennan County, Texas, same being on the westerly line of said 9.276 acre tract;

THENCE North 20°18'16" East, continuing along the northerly line of said 9.722 acre tract and the southerly right-of-way line of said Martin Luther King Jr. Drive, along the easterly line of said 1.42 acre tract and the westerly line of said 9.276 acre tract, a distance of 25.26 feet to the northeast corner of said 9.722 acre tract, common to the northwest corner of said 9.276 acre tract, and the northwest corner of a called 345,025 square feet of land described in a deed to State of Texas Highway Department, as recorded in Volume 1010, Page 461 of the Deed Records of McLennan County, Texas, same being at the intersection of the southerly right-of-way line of said Martin Luther King Jr. Drive with the westerly right-of-way line of Interstate Highway 35, a variable width right-of-way;

THENCE South 28°19'18" East, departing the southerly right-of-way line of said Martin Luther King Jr. Drive, along the easterly line of said 9.722 acre tract and the westerly right-of-way line of said Interstate Highway 35, a distance of 126.91 feet to a point for corner;

THENCE South 17°33'46" West, continuing along the easterly line of said 9.722 acre tract and the westerly right-of-way line of said Interstate Highway 35, a distance of 120.93 feet to a point for corner;

THENCE South 24°41'16" West, continuing along the easterly line of said 9.722 acre tract and the westerly right-of-way line of said Interstate Highway 35, a distance of 390.93 feet to the north corner of a tract of land described as Parcel 7 in a deed to State of Texas, as recorded in Instrument No. 2013010681 of the Deed Records of McLennan County, Texas;

THENCE South 54°49'04" West, departing the westerly line of said 345,025 square feet tract, continuing along the easterly line of said 9.722 acre tract and the westerly right-of-way line of said Interstate Highway 35, and along the westerly line of said Parcel 7, a distance of 32.21 feet to a 5/8 inch iron rod found for corner;

THENCE South 24°41'16" West, continuing along the easterly line of said 9.722 acre tract, the westerly right-of-way line of said Interstate Highway 35 and the westerly line of said Parcel 7, a distance of 12.61 feet to the southeast corner of said 9.722 acre tract, common to the southwest corner of said Parcel 7, the northwest corner of a tract of land described as Parcel 6 to State of Texas, as recorded in Instrument No. 2012018779 of the Deed Records of McLennan County, Texas, and the northeast corner of Lot 1, Block D of Riverside Addition, according to the plat thereof recorded in Volume 1266, Page 70 of the Plat Records of McLennan County, Texas;

THENCE North 62°37'44" West, departing the westerly right-of-way line of said Interstate Highway 35, along the southerly line of said 9.722 acre tract and the northerly line of said Lot 1, Block D, a distance of 31.50 feet to the east corner of aforesaid 0.145 acre tract;

THENCE North 71°49'44" West, continuing along the southerly line of said 9.722 acre tract, the southerly line of said 0.145 acre tract, and the northerly line of said Lot 1, Block D, a distance of 280.72 feet to a point for corner on the easterly line of aforesaid 1.439 acre tract;

THENCE North 20°21'49" East, along the easterly line of said 1.439 acre tract, a distance of 10.51 feet to a 1/2 inch iron rod found for the northeast corner of said 1.439 acre tract;

THENCE North 72°10'21" West, along the southerly line of said 9.722 acre tract and the northerly line of said 1.439 acre tract, a distance of 116.98 feet to a 1/2 inch iron rod found for the southeast corner of a called 0.975 acre tract of land described in a deed to Brazos Queen Inc., as recorded in Volume 1562, Page 85 of the Deed Records of McLennan County, Texas;

THENCE North 60°41'02" West, continuing along the southerly line of said 9.722 acre tract and along the northerly line of said 0.975 acre tract, a distance of 38.88 feet to a point for corner;

THENCE North 27°44'47" East, continuing along the southerly line of said 9.722 acre tract and along the easterly line of said 0.975 acre tract, a distance of 141.93 feet to a 5/8 inch iron rod found for the northeast corner of said 0.975 acre tract, common to an ell corner of said 9.722 acre tract;

THENCE North 62°15'13" West, continuing along the southerly line of said 9.722 acre tract and along the northerly line of said 0.975 acre tract, a distance of 300.00 feet to a 5/8 inch iron rod with plastic cap stamped "Land Design" found for the northwest corner of said 0.975 acre tract, common to an ell corner of said 9.722 acre tract;

THENCE South 27°44'47" West, continuing along the southerly line of said 9.722 acre tract and the westerly line of said 0.975 acre tract, a distance of 135.06 feet to the southwest corner of said 0.975 acre tract, common to an ell corner of said 9.722 acre tract, same being on the northerly line of said 1.439 acre tract;

THENCE North 58°26'02" West, continuing along the southerly line of said 9.722 acre tract and along the northerly line of said 1.439 acre tract, a distance of 62.54 feet to a point for corner;

THENCE North 34°25'47" West, continuing along the southerly line of said 9.722 acre tract and the northerly line of said 1.439 acre tract, a distance of 100.03 feet to a 1/2 inch iron rod found for corner;

THENCE North 21°41'27" West, continuing along the southerly line of said 9.722 acre tract and the northerly line of said 1.439 acre tract, a distance of 110.20 feet to the **POINT OF BEGINNING** and containing 9.712 (423,046 square feet) acres of land, more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.