

FINAL PLAT OF THE
FADAL ADDITION
SURVEY OF 1.37 ACRES OF LAND
SITUATED IN THE J.M. STEPHENS SURVEY
McLENNAN COUNTY, TEXAS

Being a 1.37 acre tract of land being all that certain tract of land called to contain 1.358 acres of land in a deed recorded March 7, 2022 to BRAW Properties, LLC, of record in Doc. No. 2022008800, March 7, 2022, Official Public Records of McLennan County, Texas.

SURVEYOR'S NOTES

- Bearings, distance and coordinates are grid and are based on The Texas Coordinate System, Central Zone, NAD83.
- This survey was conducted in conjunction with a title insurance policy from Texan Title Insurance Company, Policy No. T2-1151-VWZWOL8A, dated March 7, 2022.

STATE OF TEXAS

COUNTY OF McLENNAN

METES AND BOUNDS

FIELD NOTE DESCRIPTION of a 1.37 acre tract of land being all that certain tract of land called to contain 1.358 acres of land in a deed recorded March 7, 2022 to BRAW Properties, LLC (BRAW), of record in Doc. No. 2022008800, Official Public Records of McLennan County, Texas. Said 1.37 acre tract of land was surveyed by TEXAS LAND SURVEYORS, R.P. Shelley, RPLS 4540, on Sept. 8, 2022 and is more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with a red plastic cap marked RPLS 4540 set at the intersection of the southwesterly right of way line of North 32nd Street with the northwesterly right of way line of Fadal Ave. and being the most easterly corner of said BRAW tract of land and this 1.37 acre tract of land and from which an iron pipe found at the intersections of the southeasterly right of way line of said Fadal Ave. with the northeasterly right of way line of said North 32nd Street bears South 33°40'47" East a distance of 50.00 feet;

THENCE with the common line between said Fadal Ave. and said BRAW tract of land, same being the southeasterly line of this 1.37 acre tract of land, South 57°37'12" West for a distance of 259.31 feet to a ½ inch iron rod with a red plastic cap marked RPLS 4540 set at the intersection of the northeasterly right of way line of Macarthur Drive with the northwesterly right of way line of said Fadal Ave. and being the most southerly corner of said BRAW tract of land and this 1.37 acre tract of land;

THENCE with the common line between said Macarthur Drive and said BRAW tract of land, same being the southwesterly line of this 1.37 acre tract of land, North 33°46'31" West for a distance of 227.07 feet to a ½ inch iron rod with a red plastic cap marked RPLS 4540 set at the intersection of the southeasterly right of way line of McFerrin Ave. with the northeasterly right of way line of said Macarthur Drive and being the most westerly corner of said BRAW tract of land and this 1.37 acre tract of land;

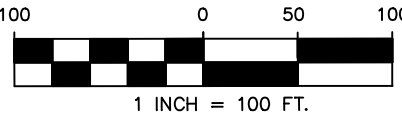
THENCE with the common line between said McFerrin Ave and said BRAW tract of land, same being the northwesterly line of this 1.37 acre tract of land, North 57°37'12" East for a distance of 264.84 feet to a ½ inch iron rod with a red plastic cap marked RPLS 4540 set at the intersection of the southwesterly right of way line of said North 32nd Street with the southeasterly right of way line of said McFerrin Ave. and being the most northerly corner of said BRAW tract of land and this 1.37 acre tract of land and from which an iron rod found in the northwesterly right of way line of said McFerrin Ave. bears North 57°37'12" West a distance of 50.00 feet and from this iron rod found another iron rod found at the intersection of the northwesterly right of way line of said McFerrin Ave. with the northeasterly right of way line of said Macarthur Drive bears South 57°37'12" West a distance of 266.39 feet, also from this iron rod found in the northwesterly right of line of said McFerrin Ave. another iron rod found in the northwesterly right of way line of said McFerrin Ave. bears North 57°37'12" East a distance of 141.76 feet. Also, from this most northerly corner of said BRAW tract of land and this 1.37 acre tract of land another iron rod found in the southeasterly right of way line of said McFerrin Ave. bears North 57°37'12" East a distance of 614.73 feet;

THENCE with the common line between said North 32nd Street and said BRAW tract of land, same being the northeasterly line of this 1.37 acre tract of land, South 32°22'48" East for a distance of 227.00 feet to the POINT OF BEGINNING.

BENCHMARK — Control Point 100, A Mag. Nail set in Asphalt in Southwest line of N. 32th St. and the line Southeast of McFerrin Ave. ELEV = 567.36
DATUM is NAVD88.

NOTE — Lots 2-7 are exempt from roadway impact fees at the time of permitting.

TEXAS LAND SURVEYORS
475 CR 4175
Cranfills Gap, Texas 76637
(254) 253-0946
rickshelley@gmail.com
Firm No. 10194621



Scale: 1" = 40'

Legend

● — Iron Rod Found
unless otherwise noted

○ — 1/2" Iron Rod Set Marked
RPLS 4540

△ — Survey Control Point

SCF — Surveyor's Capped Iron Rod Fnd.

OPR — Official Public Records
McLennan Co., Texas

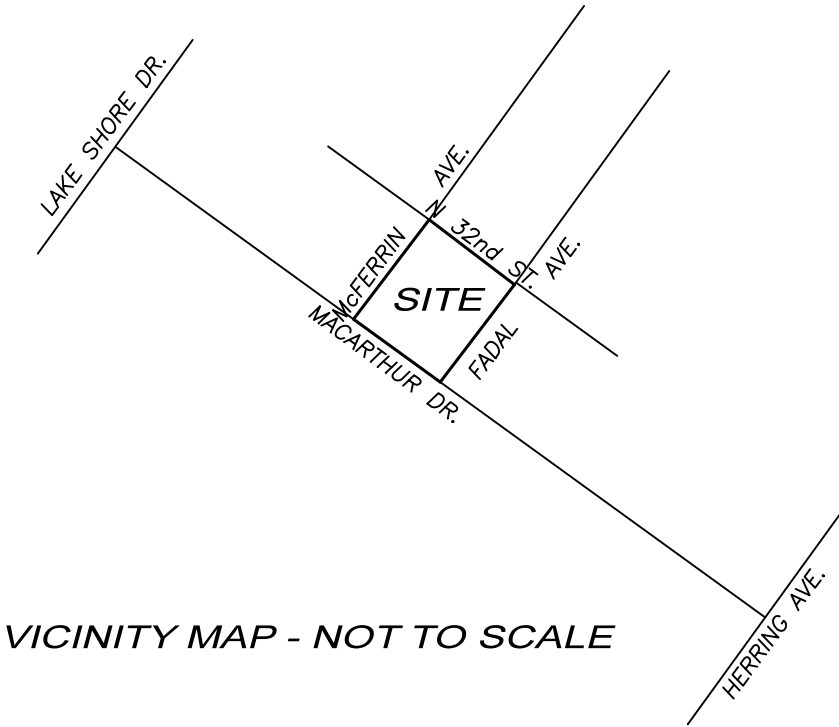
() — Record Information

EASEMENTS AND
SETBACKS

- A 10' UTILITY EASEMENT
- B 15' SETBACK
- C 25' SETBACK
- D 2.47' — 0.015 Ac
Dedicated R.O.W.

LOT AREA

- LOT 1
7,863 SF
- LOT 2
7,337 SF
- LOT 3
7,860 SF
- LOT 4
6,208 SF
- LOT 5
6,206 SF
- LOT 6
7,947 SF
- LOT 7
7,640 SF
- LOT 8
7,859 SF



VICINITY MAP - NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, R.P. Shelley, do hereby certify that this Map of Survey reflects the results of an on-the ground survey conducted by personnel working under my supervision and to the best of my knowledge is true and accurate and substantially complies with the Rules and Regulations and Standards of Practice as adopted by the Texas State Board of Professional Land Surveying. All monuments have been set.
R.P. Shelley R.P.L.S. NO. 4540

THE STATE OF TEXAS
COUNTY OF McLENNAN

That, BRAW PROPERTIES, LLC being the owner of the property described above and wishing to subdivide same into lot and block, do hereby adopt the plat attached hereto and titled: 'Final Plat of the Fadal Addition, Phase 11, Lots 1 - 8, Block 1', to the City of Waco, McLennan County, Texas', as my legal subdivision of same. We do hereby dedicate all easements and right-of-way shown hereon for the use of the public and for the purposes herein stated. Any private improvements placed in any of those easements or right-of-way shall be placed there at no risk or obligation to the public or the City of Waco, trustee for the public, to hold those easements, and the City of Waco shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these easements or right-of-way. The sale of the lot(s) shown on this plat shall be made in accordance therewith, subject to all restrictions and conditions recorded in McLennan County, Texas Real Property Records pertaining to this subdivision.

By: _____ Attest: _____

Jeffrey Wayne Redding
President BRAW PROPERTIES
307 Kash Derick Dr.
China Spring, Tx 76633

THE STATE OF TEXAS
COUNTY OF McLENNAN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jeffrey Wayne Redding known to me to be the person whose name is subscribed to the foregoing instrument and that he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2023.

Notary Public in and
the State of Texas

THE STATE OF TEXAS
COUNTY OF McLENNAN

I hereby certify that the attached and foregoing plat and field notes of the 'Final Plat of the Fadal Addition, Phase 11, Lots 1 -19, Block 1', to the City of Waco, McLennan County, Texas, being a Being a 1.26 acre tract of land being the remaining portion of that certain tract of land being the residue of a 9.144 acre tract of land and described in a deed to Homayun Seiraf and Hamid Mosusavian of record in Doc. No.2005040622, Official Public Records of McLennan County, Texas was approved on this the ____ day of _____, 2023.

Michelle Hicks
City Secretary

DEED OF TRUST HOLDER ACKNOWLEDGEMENT

The Deed of Trust Holder signed below hereby acknowledges that they have reviewed the subdivision of the property described in the above dedication and is familiar with the effect of that subdivision on property on which they hold a Deed of Trust. Those signing below hereby concur in and join in the dedication of the resubdivision of the property described in the above dedication.

First National Bank of Central Texas

By: _____
John Low

Title: _____

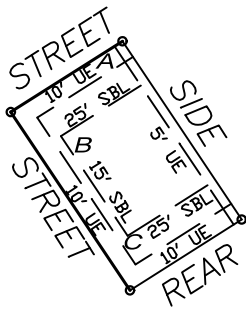
Being a 1.26 acre tract of land being the remaining portion of that certain tract of land being the residue of a 9.144 acre tract of land and described in a deed to Homayun Seiraf and Hamid Mosusavian of record in Doc. No.2005040622, Official Public Records of McLennan County, Texas

'Final Plat of the Fadal Addition, Phase 11, Lots 1 - 8, Block 1', to the City of Waco, McLennan County, Texas'

THE STATE OF TEXAS
COUNTY OF McLENNAN

Before me, the undersigned authority, a Notary Public in and for McLennan County, on this day personally appeared John Low, known to me to be the person whose name is subscribed to the foregoing instrument and she acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given my hand and Seal of Office this the ____ day of _____, 2022.

Notary Public
State of Texas



TYPICAL EASEMENTS AND
SETBACK LINES

County Clerk's File No.

CENTEX ENGINEERS, LLC

1600 Lake Air Drive, Suite 131
Waco, Texas 76710
(254) 870-3500

April 5, 2023

City of Waco
Plan Review Department

RE: Final Plat of the Fadal Addition, Phase II, Lots 1-8, Block 1 Response to City Comments – 1st Review

To City Reviewer,

Please see responses to the most recent comments received from the City of Waco.

Planning (Plat shows):

1. **Comment** – Proposed and existing alleys and easements
Response – The proposed and existing easements have been noted.
City condition satisfied.
2. **Comment** – The proposed name of the subdivision Remarks: This subdivision is only one phase; Phase II should not be part of the name. **Response – “Phase II” has been removed.**

City condition satisfied.

Planning (Section 3.303, B):

3. **Comment** – Complete set of fieldnotes of the boundary survey, signed by the surveyor, and having a closure error no greater than 1/10000.
Response – The fieldnotes have been included.
City condition satisfied.
4. **Comment** – An instrument of dedication for all street and highway right-of-way, alleys, easements, parks, and/or property improvements intended for public use. The dedication shall be signed by the owner or his/her legally designated agent and acknowledged by a notary public and will be filed for record. The following certificate shall be placed below the dedication:

Response – The instrument of dedication has been included.

City condition satisfied.

Traffic, Utilities, Engineering, Floodplain (Section 3.303, E):

5. **Comment** – Location of all traffic control devices.
Response – The location of all traffic control devices has been shown on the plans.

City condition satisfied.

Engineering:

6. **Comment** – McFerrin does not meet minimum local road width of 50 ft with curb and gutter. Demonstrate minimum 25 ft (half of required right of way) exists between the proposed lots and the existing McFerrin centerline. Dedicate the necessary portion of right of way to meet the 25 ft requirement on the property's side of McFerrin.

Response – Since the current right-of-way width of McFerrin Ave. is 45.05', we have shown a 2.475' ROW dedication on this proposed plat.

City condition satisfied.

CENTEX ENGINEERS, LLC

1600 Lake Air Drive, Suite 131
Waco, Texas 76710
(254) 870-3500

7. **Comment** – Sheet 5 Drainage Area Map does not comply with the City of Waco Stormwater Management Regulations. Provide some combination of detention and/or LID design to comply with the regulation's post-development discharge and treatment requirements or provide a request for waiver. If a request for waiver is made, provide proposed impervious cover for the calculation of the fee-in-lieu of detention in accordance with the City's fee schedule. **Response – Please refer to plan note provided on plan sheet 7, Drainage Area Map. As stated, this proposed development has been taken into account with the city's Chimney Hill Area Drainage Improvements project prepared by Walker Partners (see attached).**
City condition not satisfied - see notes on Page 3.
8. **Comment** – Please add owner dedications & signatures along with a notary acknowledgment for each owner. Business entities must also have an attest signature.
Response – This revision has been made.
City condition satisfied.
9. **Comment** – Please revise dedication/certification language.
Response – This revision has been made.
City condition satisfied.
10. **Comment** – Please add a note to the plat that Lots 2-7 are exempt from roadway impact fees at the time of permitting.
Response – Noted.
City condition satisfied.
11. **Comment** – Developer to provide verification from Atmos Energy size and location of proposed easements are correct before the plat is recorded.
Response – Noted.
City condition satisfied.
12. **Comment** – Sidewalk (4ft minimum width, prefer 5ft width) required along Fadal Avenue and McFerrin Avenue & sidewalk required along N 32nd St.
Response – Sidewalks have been added to the plans.
City condition satisfied.
13. **Comment** – Intersection directional curb ramps required at:
a) Fadal Ave & N 32nd St to direct pedestrians to cross N 32nd St
b) McFerrin Ave & N 32nd St to direct pedestrians to cross N 32nd St
Response – The appropriate curb ramps have been added to the plans.
City condition satisfied.
14. **Comment** – All new sewer mains must strictly comply with the 9 ft clearance distance to water mains. Check the distance of the new sewer main and manhole shown on sheet No 6 and confirm that the new sewer is at least 9 ft from water main. If not, the section will have to move north sufficiently to meet the distance criteria, requiring at least one additional manhole (submit the drawings for approval if this becomes necessary). A comment to be included on sheet no. 6 requiring the distances to be checked before constructing the new sewer main and manhole.
Response – In reviewing the proposed alignment shift to the north for this proposed sewer main, it was noted that due to downstream flowlines, the high manhole (end of line) would have been very shallow (approximately 2' deep). Therefore, we have proposed placing a 6" sanitary sewer main at the rear of lots 1-8. By doing this, the high manhole on this line will be approximately 4' deep. This line would provide service to lots 6-8.
City condition not satisfied - see notes on Page 3.
15. **Comment** – The sewer service lines shown on Sheet No. 6 appear to be too close to the property lines. Note that both water and sewer service lines should be located within the mid one-third of the frontage, while being at least 9 ft apart from each other. This should be clearly shown on Sheet No. 6.
Response – The sewer services have been relocated accordingly.
City condition satisfied.

CENTEX ENGINEERS, LLC

1600 Lake Air Drive, Suite 131
Waco, Texas 76710
(254) 870-3500

16. **Comment** – Make reference to the relevant City of Waco Standard Details (or the sheet containing them in your set) on Sheet No. 6.

Response – A note has been added to plan sheet 6 which states that all utility installations will be per the applicable City of Waco Standard Details.

City condition satisfied.

Sincerely,



Edward (Jed) D. Sulak, Jr., PE, CFM

Attachments: City of Waco Comments Letter, Walker Partners – Chimney Hill Area Drainage Improvements Project (Drainage Area Map and Storm Drainage Calculations).

Engineering: Comment #7:

Section 5.202 - Sheet 5 Drainage Area Map does not comply with the City of Waco Stormwater Management Regulations. Provide some combination of detention and/or LID design to comply with the regulation's post-development discharge and treatment requirements or provide a request for waiver. If a request for waiver is made, provide proposed impervious cover for the calculation of the fee-in-lieu of detention in accordance with the City's fee schedule.

Chimney Hill Area Drainage Improvements plan may support the waiver request; however, it does not relieve the developer of the fee-in-lieu of detention requirement. Calculate the net impervious area for the site so that the appropriate fee may be determined.

Utilities: Comment #14:

The minimum size of sanitary sewer mains is 8". The proposed sanitary sewer manhole at ST 1+58.51 is too shallow. The absolute minimum clearance between the flow line and the ground surface is 4 ft. The sewer on N 32nd St appear to allow a deeper cover, or you can connect the service of Lot 8 to N 32nd St sewer, and place the new manhole closer to the manhole at ST 0+00.00 (at least 10 ft beyond the property line for Lot 7) if that would provide at least 4 ft cover. The minimum slope for 8" main is 0.4%. Ensure that the FL of the inlet into the manhole at ST 0+00.00 is at least 0.1 ft above the FL of the outlet. For all sanitary sewer manholes provide Size and FL for all inlets and outlets.

STANDARD FINAL PLAT REVIEW

☒ First Submittal Date: 12/27/22 Review Due Date: 1/19/23

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

Subdivision Name: Final Plat of the Fadal Addition, Phase II, Lots 1-8, Block 1

PID: 189389

District City Limits

Project Number: 22-00035-S-SUBD

Surveyor Number: 10007

Dear Applicant:

Staff has reviewed the final 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 **January 24, 2023** 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:

Final plat review, approval, and recordation. The required number of the following documents shall be submitted to the city plan department for final plat review and approval by the appropriate city departments and the city plan commission and the city council. The documents set forth in subsection 3.303A, 3.303B and 3.303C must be included in the final plat for it to be filed for record in the official public records of McLennan County:

Section 3.303, A

A legible, accurately scaled plat of the entire subdivision or portion thereof. Plats shall be in paper and digital format. Digital files shall conform to paragraph 3.302(A). Plats shall be prepared by a Registered Professional Land Surveyor.

Plat shows:

Y	N	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The subdivision boundary as determined by a boundary survey done on the ground by a registered professional land surveyor
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The street and lot layout
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed and existing alleys and easements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Remarks:</i> Proposed and dedicated right-of-way
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Side lot lines perpendicular to the street may have the bearing shown
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Names and dimensions of proposed and existing streets within and adjacent to the subdivision unless where right-of-way becomes impractical
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed name of the subdivision <i>Remarks: This subdivision is only one phase; Phase II should not be part of the name</i>
<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"/>	A north arrow
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The name, address, and signature line of the owner(s) of the property
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The name, address, signature, and seal of the registered professional land surveyor responsible for the survey of the properties being subdivided
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Abandoned streets, alley and easements with ordinance number and date
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A monument legend
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Certification by the registered professional land surveyor that the plat represents work done on the ground by his/her or under his/her supervision

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Certification by the surveyor that all survey monuments are correctly shown on the plat. The owner may provide a performance guarantee for monumentation along with a letter from the surveyor supporting the amount of the guarantee in lieu of certification that monuments have been set. After construction is complete, the surveyor shall set the monuments |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | If a lot is not to be served by sanitary sewer, a certification approved by Planning Services shall be included on the plat as set forth in Section 5.201 (B)(2)(d). This certification shall be signed by the appropriate local health authority, or designee |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location of all soil borings or other test sites where required |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | For subdivisions in the extraterritorial jurisdiction which are served by a private water utility, the Texas Public Utility Commission certificate number, date of certification, and name of water utility serving the subdivision shall be shown on the plat. |

All dimensions and other surveying information necessary to produce the plat on the ground including:

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Linear and curvilinear dimensions shall be shown in feet and decimals of a foot |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bearings reference shall be shown by the current standards as prescribed by the State of Texas Land Surveyors Board |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The radii, tangents, central angles, chords, and arcs of all curves |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The lengths and bearings of all straight lines |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The dimensions from all angle points and points of curve of lot lines |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The long chord distance and bearings for all curves and curved lot lines. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Existing lot lines (shown by dashed lines) for property being resubdivided |

Section 3.303, B

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Complete set of fieldnotes of the boundary survey, signed by the surveyor, and having a closure error no greater than 1/10000. |
|--------------------------|-------------------------------------|--|
-

Section 3.303, C

- ☐ ☒ An instrument of dedication for all street and highway right-of-way, alleys, easements, parks, and/or property improvements intended for public use. The dedication shall be signed by the owner or his/her legally designated agent and acknowledged by a notary public and will be filed for record. The following certificate shall be placed below the dedication:

STATE OF TEXAS §
COUNTY OF MCLENNAN §

City Secretary Certification

STATE OF TEXAS §
COUNTY OF MCLENNAN §

I hereby certify that the attached and foregoing plat and field notes of the "Final Plat of the ____ Addition, Lot __, Block __", to the City of Waco, McLennan County, Texas, being a __ (property description) __ was approved on this the ____ day of _____, 2022.

Michelle Hicks
City Secretary

Section 3.303, D

- ☒ ☐ ☐ One copy of any requirements or deed restrictions imposed upon the subdivision by an individual or agency other than city staff or the city council.

Traffic, Utilities, Engineering, Floodplain:

Section 3.303, E

The following plan documents shall be required for final plat approval and shall be prepared by a registered engineer and submitted to the city for review.

Plan and profile drawings. The required number of copies of plan and profile drawings shall be submitted for subdivisions requiring construction of streets and/or alleys. Plan and profile drawings must be submitted with the final plat application. Plan and profile drawings shall be 24" x 36" and shall be plotted to an appropriate scale (usually 1:240 but not smaller than 1:600 horizontally, and 1:24 or 1:60 vertically).

Plan drawings shall show but are not limited to:

Y N N/A

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The right-of-way of the proposed street or alley |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The right-of-way of intersecting streets |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lot and Block numbers |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The location of curb and gutter in relation to monuments |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The radii of all returns |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The location of all stormwater structures and pipe |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location of all water and sewer mains and services |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of all traffic control devices |

Profile drawings shall show:

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The existing grade on both sides of the street |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The proposed grade of the top of the curb on both sides of the street |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The reference benchmark and its elevation. Elevations shall be consistent with the city's reference datum. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Standard City of Waco details of all construction items. |

Drainage Maps

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Maps showing existing and proposed topography for the watershed affecting the project. These maps must show drainage areas, waterways, proposed streets, proposed storm sewer improvements, and any other improvements which might affect drainage. Appropriate calculations showing runoff and capacity quantities shall be provided for all drainage areas and storm sewer facilities. These maps must be submitted with the final plat application. |
|-------------------------------------|--------------------------|--------------------------|--|

Construction Plans

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The required number of copies of construction plans and specifications for all improvements shall be submitted with the final plat application for subdivisions requiring the construction of streets, storm sewers, utilities, or special structures. The construction plans and specifications shall |
|-------------------------------------|--------------------------|--------------------------|--|

conform to the standards of the City of Waco. Any portion(s) of these plans or specifications which does not meet the requirements of this ordinance or other applicable law as stated in Section 1.8 shall be revised to meet such requirements.

Structures Drawing

- ☒ ☐ ☐ The developer shall submit with the final plat application a separate drawing of the plat showing all existing structures on the property

Section V. Required Improvements

The city plan commission and the city council may also require the developer to provide any improvements, temporary and/or permanent, deemed necessary to bring the proposed subdivision into compliance with both the comprehensive plan and the purposes set out in section 1.3 of this ordinance.

Required/Not required

- ☒ ☐ Water facilities
- ☐ ☒ Sanitary Sewer/On-site Sewage Facilities
- ☒ ☐ Land Drainage Facilities
- ☐ ☐ Parks, playgrounds, and recreational areas
- ☐ ☐ Alleys
- ☒ ☐ Streets
- ☒ ☐ Curb and gutter
- ☒ ☐ Sidewalks

Staff Recommendations:

1st Review:

2nd Review:

Planning	Approve With Conditions	Choose an item.
Engineering	Approve With Conditions	Choose an item.
Utilities	Approve With Conditions	Choose an item.
Traffic	Approve With Conditions	Choose an item.

Conditions for Approval (revise and resubmit):

Engineering:

- E1. McFerrin does not meet minimum local road width of 50 ft with curb and gutter. Demonstrate minimum 25 ft (half of required right of way) exists between the proposed lots and the existing McFerrin centerline. Dedicate the necessary portion of right of way to meet the 25 ft requirement on the property's side of McFerrin.
- E2. Sheet 5 Drainage Area Map does not comply with the City of Waco Stormwater Management Regulations. Provide some combination of detention and/or LID design to comply with the regulation's post-development discharge and treatment requirements or provide a request for waiver. If a request for waiver is made, provide proposed impervious cover for the calculation of the fee-in-lieu of detention in accordance with the City's fee schedule

Planning:

- P1. Please add owner dedications & signatures along with a notary acknowledgment for each owner. Business entities must also have an attest signature.
- P2. Please revise dedication/certification language.
- P3. Please add a note to the plat that Lots 2-7 are exempt from roadway impact fees at the time of permitting.
- P4. Developer to provide verification from Atmos Energy size and location of proposed easements are correct before the plat is recorded.

Traffic:

- T1. Sidewalk (4ft minimum width, prefer 5ft width) required along Fadal Avenue and McFerrin Avenue & sidewalk required along N 32nd St.
- T2. Intersection directional curb ramps required at:
 - a) Fadal Ave & N 32nd St to direct pedestrians to cross N 32nd St
 - b) McFerrin Ave & N 32nd St to direct pedestrians to cross N 32nd St

Utilities:

- U1. All new sewer mains must strictly comply with the 9 ft clearance distance to water mains. Check the distance of the new sewer main and manhole shown on sheet No 6 and confirm that the new sewer is at least 9 ft from water main. If not, the section will have to move north sufficiently to meet the distance criteria, requiring at least one additional manhole (submit the drawings for approval if this becomes necessary). A comment to be included on sheet no. 6 requiring the distances to be checked before constructing the new sewer main and manhole.
- U2. The sewer service lines shown on Sheet No. 6 appear to be too close to the property lines. Note that both water and sewer service lines should

be located within the mid one-third of the frontage, while being at least 9 ft apart from each other. This should be clearly shown on Sheet No. 6.

- U3. Make reference to the relevant City of Waco Standard Details (or the sheet containing them in your set) on Sheet No. 6.

Informative only - no response required for plat approval:

- Owner signature and attest signatures – required on hard copies
- New subdivisions will require cluster boxes, please coordinate with the servicing Postmaster.
- Final plats must adhere to McLennan County requirements to be accepted for recording. Requirements can be found at: <https://www.co.mclennan.tx.us/180/Plat-Filing>.
- Record drawing plans. Upon completion of construction of all improvements, the developer shall furnish record drawing plans to the city department of engineering services as required by subsections 5.209 and 5.402.
- Projects with detention plans, provide a letter from the design engineer, or independent inspection company, stating the stormwater collection system, detention pond and outlet structure were installed according to plans and specifications. Letter shall contain the address and be sealed and signed by the engineer.
- Projects with stormwater quality plans, provide a letter from the design engineer, or independent inspection company, stating the stormwater quality controls were installed according to plans and specifications. Letter shall contain the address and be sealed and signed by the engineer.
- For any projects proposing work within the City right-of-way, after obtaining project plan approval from the City, the project developer shall obtain a separate encroachment permit from Public Works Department before performing construction or any other work within the City right-of-way. Instructions for obtaining a permit are on the City website:
<https://www.waco-texas.com/engineering-permits.asp#gsc.tab=0>.
Permit application documents may be submitted to ROW-Permits@wacotx.gov.
- FOR DEVELOPMENTS THAT RECEIVED PRELIMINARY PLAT APPROVAL BEFORE November 15, 2020: Impact Fees collection will be phased in based on the following timeline and collection schedule:
 - (1) June 2021: 20% of impact fee after application of credits
 - (2) June 2022: 40% of impact fee after application of credits
 - (3) June 2023: 60% of impact fee after application of credits

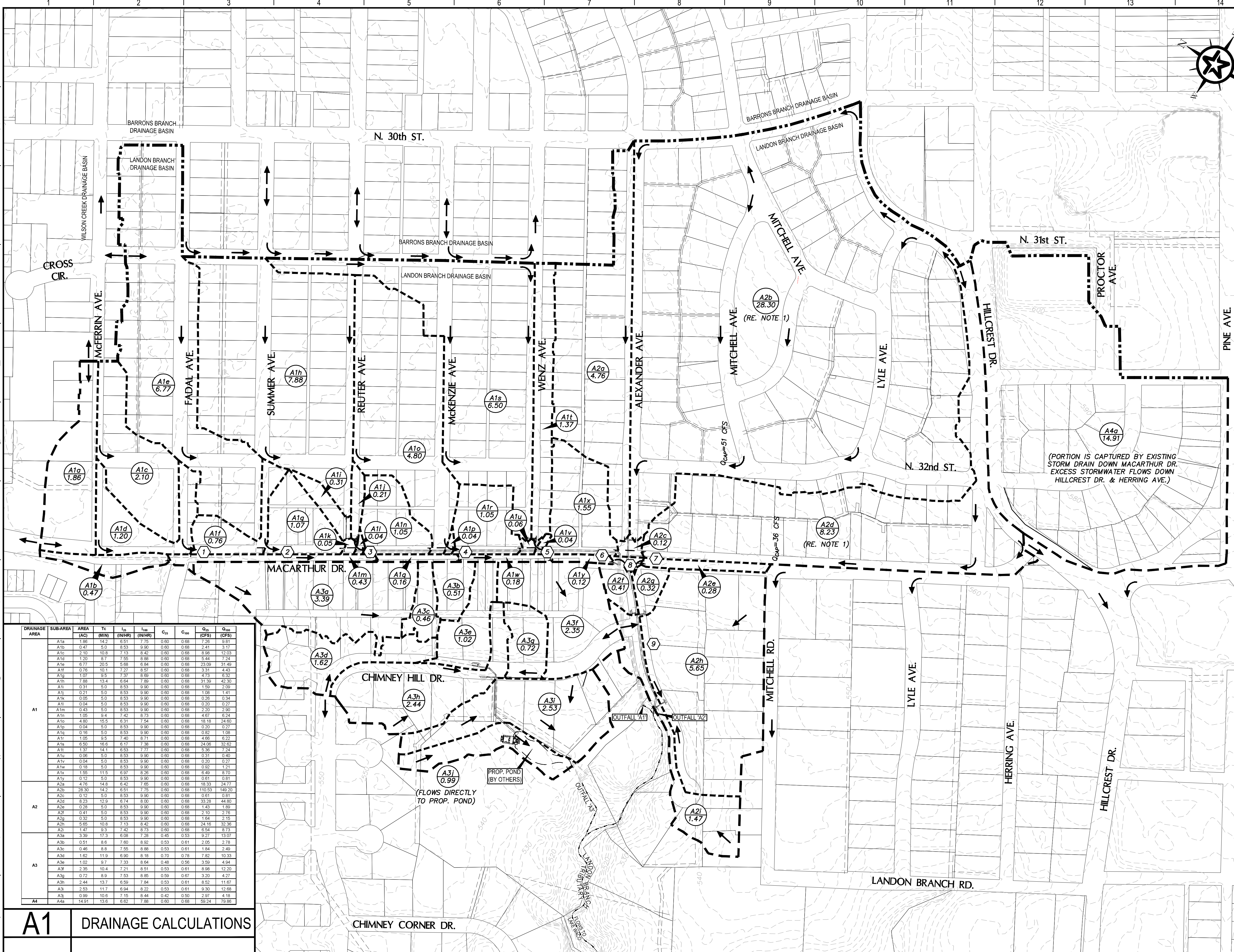
(4) June 2024: 80% of impact fee after application of credits

(5) June 2025: 100% of impact fee after application of credits

FOR DEVELOPMENTS THAT RECEIVED FINAL PLAT APPROVAL BEFORE JUNE 1, 2021: Impact Fees will not be collected on any building permit issued before June 1, 2023. Any building permits issued after May 31, 2023 will be subject to the collection of Impact Fees.

APPLICABLE IMPACT FEES ARE COLLECTED AT TIME OF BUILDING PERMIT

G:\PROJECTS\1-02819\2 DESIGN\2.0 CAD\1-02819D.MWG, C019 DRAINAGE AREA MAP, 7/28/2020 4:46:55 PM, thill



DRAINAGE LEGEND

BOUNDARY DESCRIPTIONS

- DRAINAGE BASIN BOUNDARY
- DRAINAGE AREA BOUNDARY
- DRAINAGE SUB-AREA BOUNDARY
- MAJOR TRIBUTARY

SUB-AREA DESCRIPTION

A 1 a

- DRAINAGE SUB-AREA ID
- DRAINAGE AREA ID
- DRAINAGE BASIN ID

SUB-AREA LABELS

A1a

0.45

AREA IN ACRES

STREET CAPACITY CHECKS

- MACARTHUR DR. (STA. 17+00)
Q₁₀₀=17 CFS, Q_{cap}=82 CFS
- MACARTHUR DR. (STA. 13+75)
Q₁₀₀=24 CFS, Q_{cap}=18 CFS
- MACARTHUR DR. (STA. 11+00)
Q₁₀₀=34 CFS, Q_{cap}=32 CFS
- MACARTHUR DR. (STA. 8+25)
Q₁₀₀=41 CFS, Q_{cap}=33 CFS
- MACARTHUR DR. (STA. 5+25)
Q₁₀₀=54 CFS, Q_{cap}=49 CFS
- MACARTHUR DR. (STA. 3+25)
Q₁₀₀=62 CFS, Q_{cap}=113 CFS
- MACARTHUR DR. (STA. 2+00)
Q₁₀₀=47 CFS, Q_{cap}=104 CFS
- ALEXANDER AVE. (STA. 7+90)
Q₁₀₀=80 CFS, Q_{cap}=95 CFS
- ALEXANDER AVE. (STA. 5+25)
Q₁₀₀=112 CFS, Q_{cap}=141 CFS

GENERAL NOTES

- Flows calculated for areas A2b & A2d exceed the capacity of the 32nd St. and MacArthur Dr. street sections. Excess stormwater flows down Lyle Ave. and Mitchell Rd. stormwater contributing to the proposed storm drain system has been reduced to account for the observed stormwater patterns and calculated street capacities.
- Street capacity checks were performed by subtracting the 25-yr flows within the storm drain from the 100-yr flows contributing to the point of analysis.

0 75 150 300

GRAPHIC SCALE (FEET)

3	CHANGE ORDER #3	08/09/19
REV.	DESCRIPTION	DATE

Walker Partners
engineers ★ surveyors
T.B.P.E. Registration No. 8053

CITY OF WACO

CHIMNEY HILL AREA DRAINAGE IMPROVEMENTS

DRAINAGE AREA MAP

RECORD DRAWING

07/29/2020

DATE

PM	JPB
DESIGNED	JPB, TWB
DRAWN	TWB, CJK, MAC
CHECKED	JPB, CWG
INP PROJECT NO.	1-02819
COW PROJECT NO.	STW001

DRAWING NO.

C019

A1 DRAINAGE CALCULATIONS

DRAINAGE AREA	SUB-AREA	AREA (AC)	Tc (MIN)	I ₂ (IN/HR)	I ₁₀₀ (IN/HR)	C ₁₅	C ₁₀₀	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
A1	A1a	1.85	14.2	6.51	7.75	0.60	0.68	7.38	9.81
	A1b	0.47	5.0	8.53	9.90	0.60	0.68	2.41	3.17
	A1c	2.10	10.8	7.13	8.42	0.60	0.68	8.98	12.03
	A1d	1.20	8.7	7.55	8.88	0.60	0.68	5.44	7.24
	A1e	6.77	20.5	5.68	6.68	0.60	0.68	23.09	31.40
	A1f	0.76	10.1	7.27	8.57	0.60	0.68	3.31	4.43
	A1g	1.07	9.5	7.37	8.69	0.60	0.68	4.73	6.32
	A1h	7.88	13.4	6.64	7.58	0.60	0.68	31.36	42.30
	A1i	0.31	5.0	8.53	9.90	0.60	0.68	1.99	2.69
	A1j	0.21	5.0	8.53	9.90	0.60	0.68	1.08	1.41
	A1k	0.05	5.0	8.53	9.90	0.60	0.68	0.26	0.34
	A1l	0.04	5.0	8.53	9.90	0.60	0.68	0.20	0.27
	A1m	0.43	5.0	8.53	9.90	0.60	0.68	2.20	2.90
	A1n	1.05	9.4	7.42	8.73	0.60	0.68	4.67	6.24
	A1o	4.80	15.5	6.31	7.54	0.60	0.68	18.18	24.60
	A1p	0.04	5.0	8.53	9.90	0.60	0.68	0.20	0.27
A2	A2a	0.16	5.0	8.53	9.90	0.60	0.68	0.82	1.08
	A2b	1.05	9.5	7.40	8.71	0.60	0.68	4.66	6.22
	A2c	6.50	16.6	6.17	7.39	0.60	0.68	24.08	32.42
	A2d	1.37	14.1	6.53	7.77	0.60	0.68	5.38	7.24
	A2e	0.06	5.0	8.53	9.90	0.60	0.68	0.31	0.40
	A2f	0.04	5.0	8.53	9.90	0.60	0.68	0.20	0.27
	A2g	0.18	5.0	8.53	9.90	0.60	0.68	0.92	1.21
	A2h	1.55	11.5	6.97	8.28	0.60	0.68	6.48	8.70
	A2i	0.12	5.0	8.53	9.90	0.60	0.68	0.61	0.81
	A2j	4.76	14.8	6.42	7.65	0.60	0.68	18.33	24.77
A3	A3a	28.30	14.2	6.51	7.75	0.60	0.68	110.53	148.01
	A3b	0.12	5.0	8.53	9.90	0.60	0.68	0.61	0.81
	A3c	8.23	12.9	6.74	8.00	0.60	0.68	33.28	44.80
	A3d	0.28	5.0	8.53	9.90	0.60	0.68	1.43	1.89
	A3e	0.41	5.0	8.53	9.90	0.60	0.68	2.10	2.76
	A3f	0.32	5.0	8.53	9.90	0.60	0.68	1.64	2.15
A4	A4a	5.65	10.8	7.13	8.42	0.60	0.68	24.16	32.38
	A4b	1.47	8.3	7.42	8.73	0.60	0.68	6.54	8.73
	A4c	3.39	17.3	6.08	7.28	0.45	0.53	9.27	13.07
	A4d	0.51	8.6	7.60	8.92	0.53	0.61	2.05	2.78
	A4e	0.46	8.8	7.55	8.88	0.53	0.61	1.84	2.49
	A4f	1.62	11.9	6.80	8.18	0.70	0.78	7.82	10.33

