APPLICATION REVIEW Z-23-33

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL OF FINAL PLAN

HEARING DATE: June 27, 2023

Annie Briscoe, Kimley-Horn and Associates, Inc. On behalf of City of Waco For Callan Village PUD, Phase 3 – Fire Station 15 10905 Panther Way (Lot 3, Block 1, Ritchie Road Water Tower Addition)

Final Plan

The concept plan for this site was **approved** on first reading by the City Council on **February 6**, **2018**, and second reading on **February 20**, **2018**. A final plan for Phase I was approved by City Council on **November 20**, **2018**. A final plan for Phase 2 was approved by City Council on **February 16**, **2021**. The final plan for Phase III fulfills the requirements for submission based on the following findings:

- 1. A drawing identifies street lines, lot lines, easements and dedications.
- 2. The plan designates land uses and site development standards.
- 3. The circulation plan identifies all vehicular facilities and pedestrian areas. Driveways, parking area, and sidewalks are delineated on the plan.
- 4. The plan identifies the necessary utility services and public facilities. Land dedications, installation of improvements and all public service and facility extension policies are being fulfilled through the subdivision process.
- 5. Building elevations and plans identify the height, bulk and general design and appearance of the proposed buildings. Elevations are included in the PUD.
- 6. The applicant submitted a fully dimensioned site plan. Site development standards applicable to the PUD include large natural areas and extensive landscaping along front of property.
- 7. Proposals for the maintenance and preservation of any common open space are adequate.

PLANNING SERVICES RECOMMENDATION:

Planning Services recommends *APPROVAL* of the Final PUD based on the following findings and condition:

Findings:

- 1. The Final PUD plan is consistent with the approved concept PUD plan, conditions of the approved concept PUD plan, and the requirements of the PUD ordinance.
- 2. The circulation plan, public facilities and services plan, preliminary architectural plan, and site development and landscaping plan included in the final PUD plan are adequate.

Condition:

- 1. Boundary landscaping shall be installed along the Ritchie Road frontage in accordance with Section 28-218(c) of the City of Waco Zoning Ordinance.
- 2. Boundary landscaping shall be installed along the Panther Way frontage that exceeds the requirements of Section 28-218(c) of the City of Waco Zoning Ordinance, as follows:
 - a. 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. Trees shall attain a height of six feet within 36 months after installation. Shrubs will attain a maximum height of four feet within 36 months after installation.
 - b. Landscape screening shall be installed in a way that does not create a site distance issue for driveways.

NOTICES: 22 mailed;

CASE #Z-23-33

| TRAFFIC OPERATIONS REVIEW | | | | | | |
|---------------------------|--|--|--|--|--|--|
| 1. | Description of the adjacent street system: Panther Way | | | | | |
| | Classification: Collector Number of Lanes: 3-lane section with bike lanes | | | | | |
| | Estimated Capacity (at LOSD) <u>18,300</u> vpd Avg. Daily Traffic <u>7,000</u> vpd | | | | | |
| 2. | Estimated increase in traffic on adjacent streets at full build out: | | | | | |
| | Immediate: <u>*4 vehicles per peak hour</u> Future: | | | | | |
| 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: *ITE Trip Gen Code 575 Fire and Rescue Station - 0.48 trips per peak hour per 1000 GFA. (CM) | | | | | |

ENGINEERING SERVICES REVIEW

1. Street condition: Good X Acceptable Needs Reconstruction

2. Street width: Existing: ROW 70' Pavement 46'

Required: ROW <u>68</u>' Pavement <u>36</u>'

3. Curb and Gutter: Needs to be installed _____ Exists X Needs Reconstruction

4. Offsite Drainage facilities are adequate to meet additional runoff resulting from the rezoning.

5. Water is available to the property, and it will serve the heaviest uses allowed under the requested zoning.

6. Sewer is available to the property, and it will serve the heaviest uses allowed under the requested zoning.

7. Engineering Department comments and recommendations: 8" Water & 21" Sewer serve site. (CM)

INSPECTION SERVICES REVIEW

Comments:

No comment. (GD)

UTILITY SERVICES REVIEW

Comments:

No comment. (SS)

LEGAL SERVICES REVIEW

Comments:

No comment received.

FIRE DEPARTMENT REVIEW:

ANTICIPATED FIRE RESPONSE TIME: <u>< 6 min</u> IS THE FIRE RESPONSE TIME ADEQUATE?: <u>Y</u> (Y) YES (N) NO

Fire Department Comments and Recommendations:

No other comments. (GL)

HEALTH DEPARTMENT REVIEW

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

DATE OF INSPECTION: <u>N/A</u>

Health Department Comments and Recommendations:

No comment received.

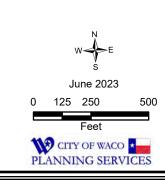
POLICE DEPARTMENT REVIEW

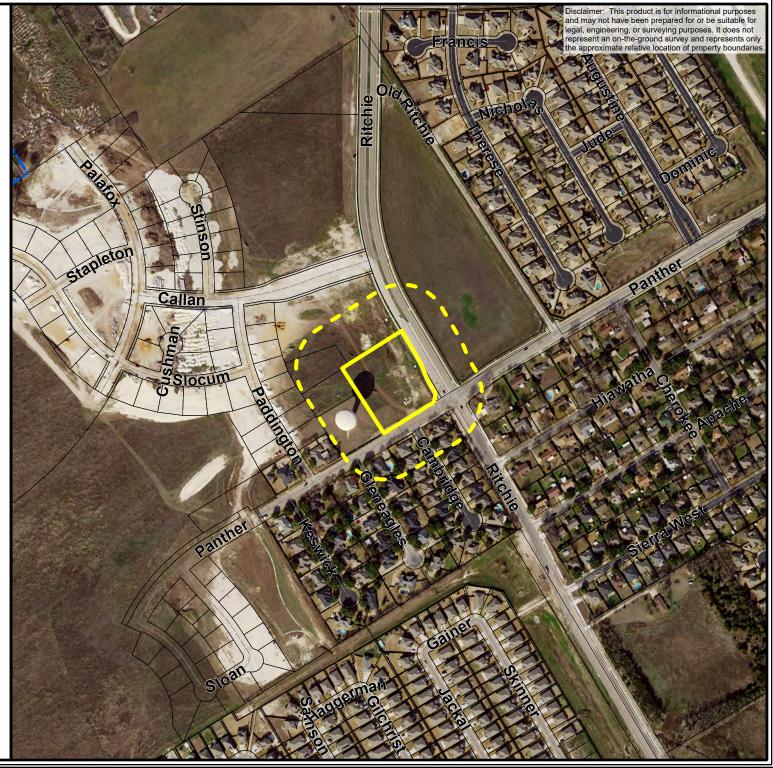
Comments:

No comment received.

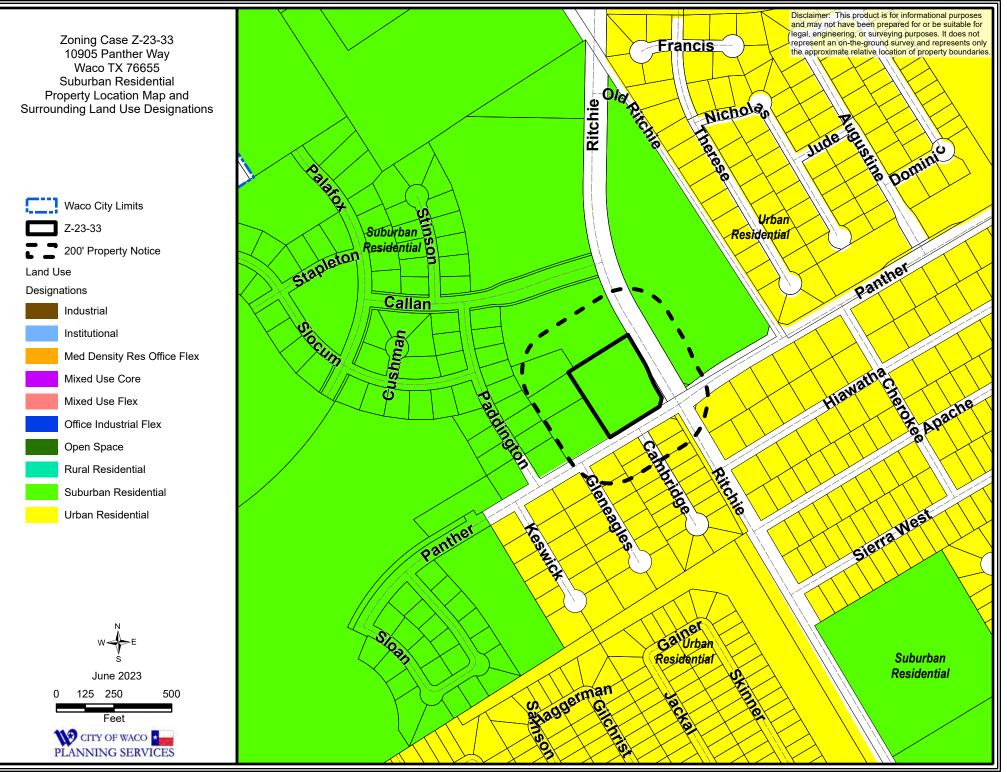
Zoning Case Z-23-33 10905 Panther Way Waco TX 76655 Final PUD, Phase 3, for Fire Station Property Location Map

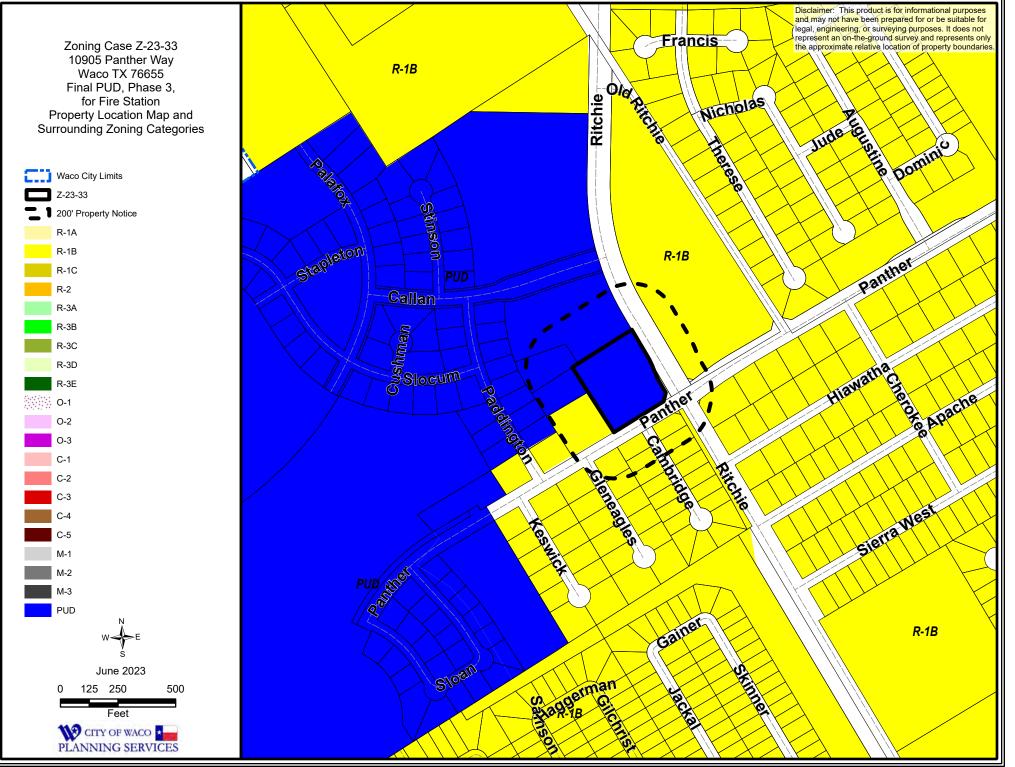






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Callan Village Phase 3 Planned Unit Development Final Plan

June 7, 2023

Submitted To: City of Waco Planning Services 401 Franklin Ave Waco, TX 76701

Prepared by:

Kimley »Horn

2800 Texas Ave, Suite 201 Bryan, Texas 77802

Job No. 066082202 © Kimley-Horn and Associates, Inc. 2023 TBPE Firm #928

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1.1 Introduction

The following outlines the Final Planned Unit Development (PUD) plan for the 2.28 acre Phase 3 of Callan Village. The goal of the development is to provide a fire station for the City of Waco and its residents. The fire station will benefit the health, safety, and welfare of the surrounding residents. The Callan Village Phase 3 Final PUD is consistent with the Conceptual PUD which was approved by the City of Waco in February of 2018.

1.2 Existing Features

The Callan Village community is located in southwest Waco, south of Interstate 35. The Phase 3 property lies at the northwest corner of the Ritchie Road and Panther Way intersection. Phase 3 is located on the southeast edge of Callan Village and is not directly adjacent to any fully constructed phases.

The Phase 3 property's existing topography ranges from elevation 718 to 711. The existing drainage flows from west to east and is captured by the existing Ritchie Road storm system. Existing public City of Waco wastewater facilities shall serve Phase 3 along the east side of the property. The Phase 3 property will utilize domestic water from an existing waterline in Panther Way.

Properties surrounding Phase 3 lie within the R-1B single family residential zoning district. Land to the north of Phase 3 is an undeveloped phase of Callan Village. The property to the west of Phase 3 is an existing City of Waco Elevated Storage Tank Facility. The property in Phase 3 resides in the City of Waco City limits.

1.3 Land Use

Phase 3 of Callan Village will be a fire station on ± 2.28 acres. The fire station property will include landscape along the street frontage, parking, and a detention area. The site has been designed in conformance with the Concept PUD. See **Appendix B** for Land Use Map.

1.4 Layout & Design Features

Phase 3 of Callan Village is a new fire station building with associated infrastructure. The fire station fronts Panther Way, with two driveways on the roadway frontage.. Landscape and green space will be provided on each roadway, and enhance landscaping will be provided for additional screening, where allowed by intersection site distance. An intersection site distance exhibit has been provided in **Appendix H** to show the lines of sight for vehicles exiting the property. Enhanced landscaping areas will be provided outside the lines of sight, as not to inhibit the line of sighte for emergency vehicles.

The fire station utilities will be provided by service connections to existing water and sewer infrastructure surrounding the property. The utility layout has been designed to meet the City of Waco's design criteria. A detention pond will be provided on the east side of the property and outfall into an existing storm system along Ritchie Road. The detention has been designed to follow the existing topography, and not increase the existing runoff to any of the surrounding

properties. A Storm Sewer Plan and Utility Plan have been provided in **Appendix F** and **Appendix G**, respectively.

1.5 Architectural Regulations

The single-story fire station fronts and connects to Panther Way with two drives. The interior of the fire station property is to be fenced with traditional style plank fence along Panther Way, and vinyl coated chain link fencing around the other 3 sides of the building.

The building's exterior has a combination of brick masonry, stone masonry, and architectural metal. The façade of the building is compatible with the Concept PUD Preliminary Site Regulations shown in **Table 1**. Exterior Elevations and façade calculations are shown in **Appendix D**. Preliminary renderings of the proposed Fire Station are shown in **Appendix E**.

| Preliminary Site Regulations | | | | | |
|----------------------------------|---|--|--|--|--|
| Regulations Throughout All Areas | Requirement | | | | |
| Open Space Requirements | Open spaces (common areas) will be landscaped, irrigated, and maintained by HOA. A common aesthetic theme will be established throughout the development. | | | | |
| Perimeter Requirements | Perimeter of PUD will at a minimum require privacy fences. Additionally, wrought iron fence with stone columns and landscaping will be present on the collector roads. | | | | |
| Percentage of Building Masonry | Masonry (stone, brick, Hardie Plank, etc.) will be required throughout the development (Minimum 70% on first story). | | | | |

Table 1: Conceptual PUD Site Regulations

Note: Conceptual PUD Site Regulations shown are taken from the Concept PUD for Callan Village, approved in February 2018.

1.6 Appendices

- Appendix A Final Plat
- Appendix B Land Use Plan
- Appendix C Circulation Plan
- Appendix D Architectural Elevation Plan
- Appendix E Preliminary Architectural Rendering
- Appendix F Site Storm Sewer Plan
- Appendix G Site Utility Plan
- Appendix H Site Distance Exhibit
- Appendix I Landscape Plan
- Appendix J Deed



APPENDIX A FINAL PLAT

L. MARBLE SURVEY L. MARBLE SURVEY ABSTRACT NO. 580 NCLENNAN COUNTY, TEXAS 19' COMMON AREA AND UTILITY EASEMENT M.C.C.D. 2020042941 O.P.R.M.C.T. LINE TABLE LINE DIRECTION LENGTH CALLAN BOULEVARD-L-1 \$ 30° 30' 17" E 46.59' D=10°42'39" (L-1) (S 30° 30' 22" E) (46.59') L-2 S 14° 20' 37" W 38'.41 (L-2) (S 14° 20' 32" W) (38.41') R=1110.00" ∽L=207.50 CURVE TABLE CHD=207.20* L-3 N 30° 30' 17" W 17.86' R N 25°08'56" W L-4 S 59° 29' 46" W 12.50' L-5 N 30° 30' 17" W 30.00' CURVE LENGTH RADIUS DELTA CHORD C-1 61.57' 332.00' 10°37'31" S 25° 11' 35" E - 61.48' L-6 N 59° 29' 46" E 12.50' C-2 68.24' 368.00' 10°37'27" S 25° 11' 33" E - 68.14' L-0 N 30° 30' 17" W 18.83" L-7 N 30° 30' 17" W 18.83" L-8 S 14° 20' 37" W 25.52" L-9 N 14° 20' 37" E 2.84'
 C-3
 71.95'
 388.00'
 10°37'27"
 N 25° 11' 33" W - 71.84'

 C-4
 57.86'
 312.00'
 10°37'31"
 N 25° 11' 35" W - 57.78'
 1 REMAINDER OF LG CALLAN, LLC CALLED 21.544 ACRES M.C.C.D. 2016032579 L-10 N 14° 20' 37" E 10.05' O.P.R.M.C.T. N 57°16'29" E - 295.50' - 30.02 MACO 0.388 ACRE PUBLIC WASTEWATER EASEM M.C.C.D. 2020041736, O.P.M.C.T. N.30°30177 W.-141.57 ZITY OF WACO 0.78 ACRE PERPETUAL DRAINAGE M.C.C.D. 2015038530, O.P.R.M.C.T. LOT 2, BLOCK 1 RITCHIE ROAD WATER TOWER ADDITION **S 30°30'17" E .**. (S 30°30'27" M.C.C.D. 2021001509 O.P.R.M.C.T. RITCHIE ROAD (RIGHT-OF-WAY VARIES) CITY OF WACO - CALLED 3.57 ACRES M.C.C.D. 2004007440 - O.P.R.M.C.T. 5 1/2" IRON ROD FOUND ÌÈ LOT 3 **BLOCK 1** (2.208 ACRES) REMAINDER OF LG CALLAN, LLC CALLED 21.544 ACRES M.C.C.D. 2016032579 O.P.R.M.C.T. LOT 1, BLOCK 1 (INGRESS/EGRESS, WATER AND WASTEWATER EASEMENT RITCHIE ROAD WATER TOWER ADDITION M.C.C.D. 2021001509 O.P.R.M.C.T. CITY OF WACO, TEXAS RIGHT-OF WAY TRACT PARCEL 13 CALLED 0.047 ACRE M.C.C.D. 2014016205 O.P.R.M.C.T. -21 ______ 10' WIDE - CITY OF WACO PERMANENT WATERLINE EASEMENT M.C.C.D 2011014850, O.P.R.M.C.T. M.C.C.D. 2019036951, O.P.R.M.C.T. 20 WIDE - CITY OF WACO INGRESS-EGRESS AND GENERAL UTILITY EASEMENT VOLUME 1623, PAGE 103, D.R.M.C.T. AND M.C.C.D. 2019036961 Q.P.R.M.C.T. 5/8" IRON ROD FOUND WITH CAP STAMPED "RCS RPLS #2025" 1/2" IRON ROD FOUND D S 59°10'31" W - 208.09" \$ 59°11'48" W - 243.20" (\$ 59°11'56" W - 242.95') (S 61°01'25" W 208.75") FIELD NOTE POINT OF BEGINNING GRID COORDINATES PANTHER WAY N:10510201.53 E:3264919.05 (RIGHT-OF-WAY VARIES) S ENEAGLE **RITCHIE ROAD** 1/2" IRON CAMBRIDGE ROD FOUND LOT 1, BLOCK 4 LOT 18, BLOCK 4 STONEHENGE ADDITION STONEHENGE ADDITION PART TWO M.C.C.D. 2001019292 PART TWO M.C.C.D. 2001019292 O.P.R.M.C.T. O.P.R.M.C.T. GLI THE STATE OF TEXAS FOR MCLENNAN COUNTY CLERK'S OFFICE USE COUNTY OF MCLENNAN: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT AND FIELD NOTES OF THE "FINAL PLAT RITCHIE ROAD WATER TOWER ADDITION, LOT 3, BLOCK 1, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 21.544 ACRE TRACT DESCRIBED IN A DEED TO LG CALLAN, LLC, RECORDED UNDER MCLENNAN COUNTY CLERK'S DOCUMENT 2016032579 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS" COMPLIES WITH SECTION 3.13, "APPROVAL OF MINOR PLATS AND AMENDED PLATS", SUBSECTION (B) OF THE WACO SUBDIVISION ORDINANCE, AND WAS APPROVED ON THIS THE ____ DAY OF _____ 2021. FILED AND RECORDED ERVED OFFICIAL PUBLIC RECORDS ALASON DUNCAN, PLANNER ALL RIGHTS RI maryarule THE STATE OF TEXAS COUNTY OF MCLENNAN: Andy" Harwell, County Clerk 07/22/2021 03:58 PM Fee: \$32.00 2021029068 PLAT McLennan County,Texas I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT AND FIELD NOTES OF THE "FINAL PLAT RITCHIE ROAD WATER TOWER ADDITION, LOT 3, BLOCK 1, TO THE CITY OF WAGO, MCLENNAN COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 21.544 ACRE TRACT DESCRIBED IN A DEED TO LG CALLAN, LLC, RECORDED UNDER MCLENNAN COUNTY CLERK'S DOCUMENT 2016032579 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, APPROVED ON THIS THE ______ DAY OF ______ 2021. © COPYRIGHT ESMERALDA HUDSON, CITY SECRETARY 2 6 3 1 TEXAS -5

| 7 | <u>8</u> F0 | R MCLENNAN COUNTY CLERK'S | 9 I | 10 | VICINITY MAP |
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| CURVATURE, 3) AN ARC LENGTH OF 68. | 24'. WITH A CURVE TO THE LE | EFT, HAVING A RADIUS OF | 368.00', A CENTRAL ANGLE C | | SURVEYOR'S NOTES |
| 4) \$ 30°30'17" E - 46.59' TC ALSO MARKING AN EAST 5) \$ 14°20'37" W - 38.41' W |) A 1/2" IRON ROD WITH CAP S CORNER OF THE REMAINDER ITH THE CUTBACK LINE TO A WAY, MARKING THE SOUTHW | TAMPED "WALKER PARTNI R TRACT AND THE HEREIN I 1/2" IRON ROD WITH CAP S | ERS" SET MARKING A CUTBA DESCRIBED TRACT, TAMPED "WALKER PARTNEF | CK LINE OF RITCHIE ROAD, | 2.208 ACRES 1 LOT, 1 BLOCK WATER TO BE SUPPLIED BY CITY OF WACO, CCN # 10039. SANITARY SEWER PROVIDED BY CITY OF WACO ELECTRICITY TO BE SUPPLIED BY ONCOR. |
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| THE STATE OF TEXAS: COUNTY OF MCLENNAN: | | | | | FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NOTE: BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN FEMA "OTHER AREAS" ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 48309C0530D, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER |
| HEREBY ADOPT THE PLAT CITY OF WACO, McLENNA DEED TO LG CALLAN, LLC MCLENNAN COUNTY, TEX | ATTACHED HERETO AND TIT IN COUNTY, TEXAS, BEING A I RECORDED UNDER MCLENI AS" AS OUR LEGAL SUBDIVIS | LED "FINAL PLAT RITCHIE PORTION OF THE REMAIND NAN COUNTY CLERK'S DO HON OF SAME. WE DO HER | ROAD WATER TOWER ADDI DER OF A CALLED 21.544 AC CUMENT 2016032579 OF THE EBY DEDICATE ALL RIGHTS- | OFFICIAL PUBLIC RECORDS OF OF-WAY OR EASEMENTS SHOWN | 20, 2019. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL, OR WILL NOT FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY. |
| SHALL BE PLACED THERE EASEMENTS AND THE CIT DESTROYED IN THE UTILI IN ACCORDANCE THEREV | AT NO RISK OR OBLIGATION Y SHALL HAVE NO RESPONSI | TO THE PUBLIC OR THE CI BILITY TO REPAIR OR REP -WAY OR EASEMENTS. TH | TY OF WACO, TRUSTEE FOR LACE SUCH IMPROVEMENTS E SALE OF ALL LOTS SHOWN | I ON THIS PLAT SHALL BE MADE | FEMA "OTHER AREAS" ZONE X = AREA OF MINIMAL FLOOD HAZARD. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM |
| LG CALLAN, LLC P.O. BOX 20307 WACO, TEXAS 78702 | ~ | ATTEST: | - la | | OBSERVATIONS. |
| BY: RYAN J. LINDSEY, PRE THE STATE OF TEXAS: COUNTY OF MCLENNAN: | SIDENT | | DSEY, VICE PRESIDENT | | |
| BEFORE ME, THE UNDERS RYAN J. LINDSEY, KNOWN | SIGNED AUTHORITY, A NOTAR I TO ME TO BE THE PERSON V | VHOSE NAME IS SUBSCRIB | ED TO THE FOREGOING INS | TRUMENT AND HE | 0 20 40 80 |
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| | ND SEAL OF OFFICE THIS TH | E LO DAY OF JULY | , 2021 | | T.B.P.L.S. Registration No. 10032500 FINAL PLAT |
| NOTARY PUBLIC IN AND F | OR THE STATE OF TEXAS | | TERRI CASTRO lotary Public, State of Texa | | RITCHIE ROAD WATER TOWER ADDITION, LOT 3, BLOCK 1, |
| STATE OF TEXAS: COUNTY OF MCLENNAN: DEED OF TRUST HOLDER | ACKNOWLEDGMENT: | | Comm. Expires 03-05-2024 Notary ID 128907325 | | TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF |
| THE DEED OF TRUST HOL DESCRIBED IN THE ABOV | DER SIGNED BELOW HEREBY E DEDICATION AND ARE FAMI E SIGNING BELOW HEREBY C | LIAR WITH THE EFFECT OF | THAT SUBDIVISION UPON P | UBDIVISION OF THE PROPERTY ROPERTY ON WHICH THEY HOLD IVISION OF THE PROPERTY | A CALLED 21.544 ACRE TRACT DESCRIBED IN A DEED TO LG CALLAN, LLC, RECORDED UNDER MCLENNAN COUNTY CLERK'S DOCUMENT 2016032579 OF THE OFFICIAL PUBLIC RECORDS OF |
| NAME OF DEED OF TRUST FIRST NATIONAL BANK OF 1835 N. VANLEY MILLS DRI WACO, TEXINS 76710 | CENTRAL TEXAS | | | | MCLENNAN COUNTY, TEXAS I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF |
| | | | | } | TEXAS. SURVEYED ON THE 16TH DAY OF APRIL, 2021. |
| FINAL PLAT RITCHIE ROAD | | OT 3, BLOCK 1, TO THE CIT DESCRIBED IN A DEED TO | LG CALLAN, LLC, RECORDED | UNTY, TEXAS, BEING A PORTION UNDER MCLENNAN COUNTY | KEVIN R. HESSEL, R.P.L.6. 5344 khessel@walkerpartners.com |
| THE STATE OF TEXAS: COUNTY OF MCLENNAN: | | | | e e e e e e e e e e e e e e e e e e e | CI-0542 PROJECT NUMBER: 1-03547.00 |
| JOHN C. LOW, KNOWN TO | SIGNED AUTHORITY, A NOTAR ME TO BE THE PERSON WHO | SE NAME IS SUBSCRIBED | TO THE FOREGOING INSTRU | MENT AND HE ACKNOWLEDGED | |

| TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES A | ND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN | KEVIN R. HES |
|---|--|--------------|
| STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS THE | TERRI CASTRO Notary Public, State of Texas Comm. Expires 03-05-2024 Notary ID 128907325 | SURVE |

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DRAWING NAME 1-03547FIN.DWG

DRAFT DATE: 04-27-2021

SHEET NUMBER

S

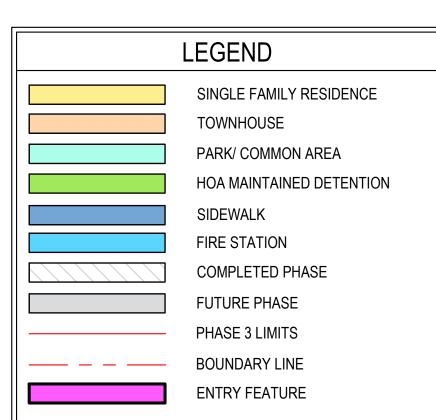
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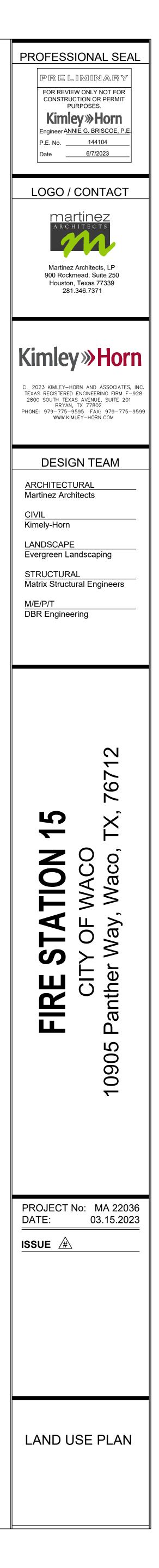


APPENDIX B LAND USE PLAN





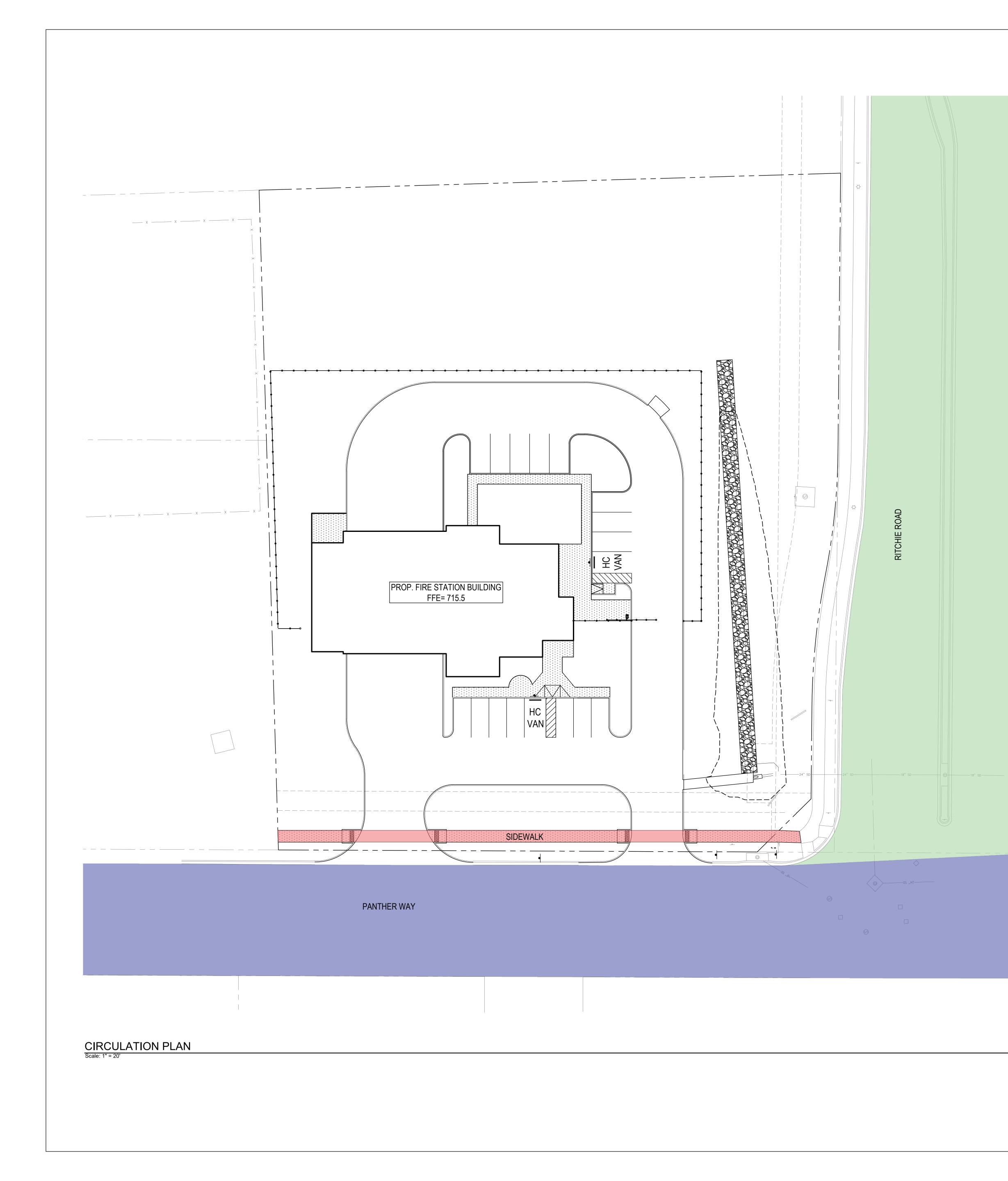






APPENDIX C CIRCULATION PLAN









------ PROPERTY LINE





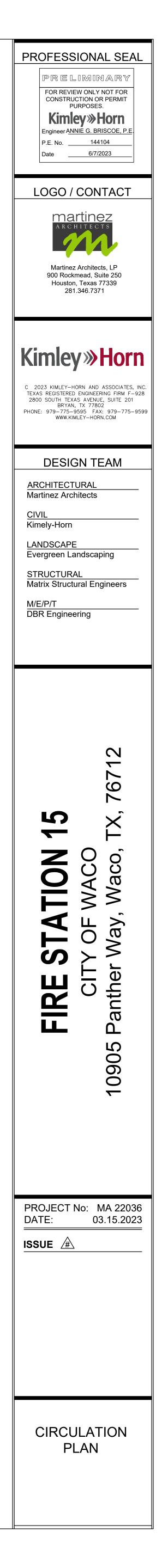


PANTHER WAY (ARTERIAL)

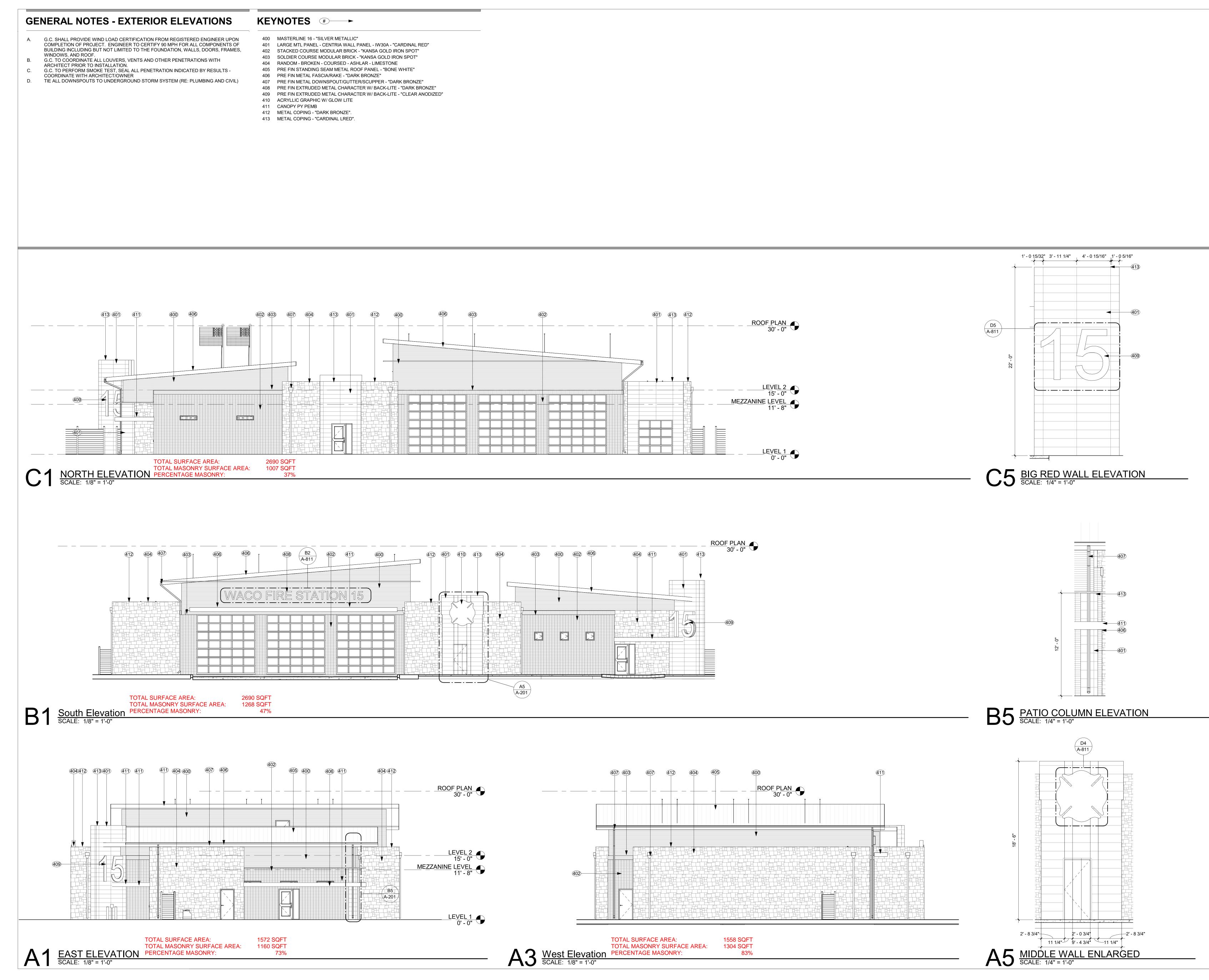
RITCHIE ROAD (ARTERIAL)

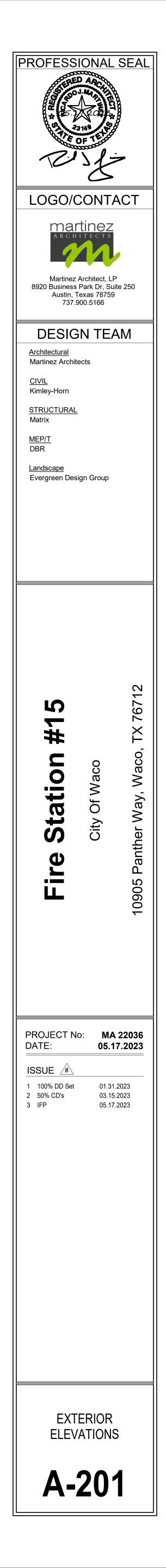
PROP. SIDEWALK

GRAPHIC SCALE IN FEET











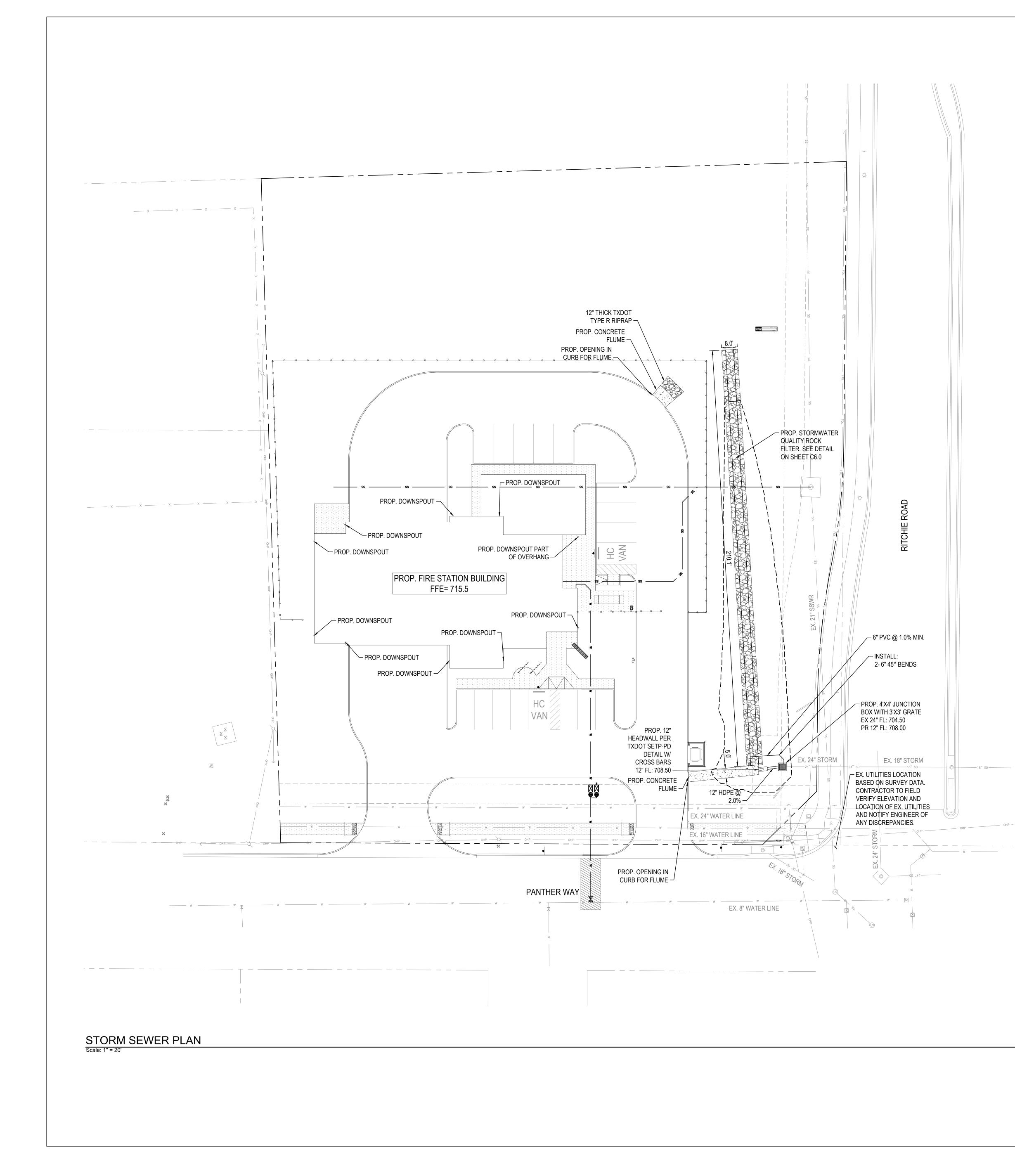
APPENDIX E PRELIMINARY ARCHITECTURAL RENDERING







APPENDIX F SITE STORM SEWER PLAN





GRAPHIC SCALE IN FEET

| LEGEND | | | | |
|--------|--------------------------------|--|--|--|
| w | - PROP WATER LINE | | | |
| | PROP STORM SEWER | | | |
| ss | - PROP SANITARY SEWER | | | |
| | PROP GRATE INLET | | | |
| © | PROP SANITARY SEWER MANHOLE | | | |
| D | PROP STORM MANHOLE | | | |
| w | - EX WATER | | | |
| SS | - EX SANITARY SEWER | | | |
| | EX STORM SEWER | | | |
| S | EX SANITARY SEWER MANHOLE | | | |
| D | EX STORM MANHOLE | | | |
| | | | | |

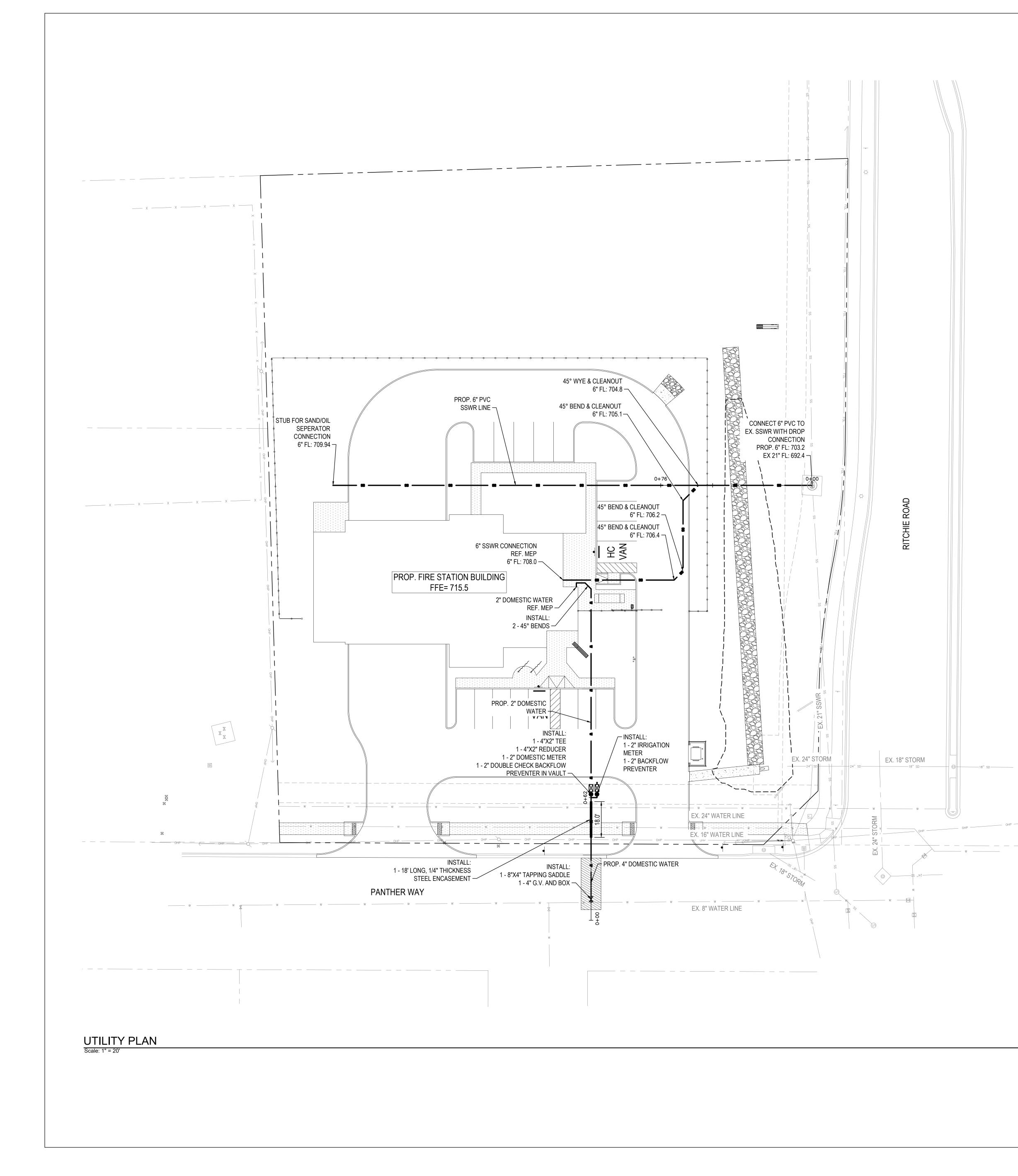
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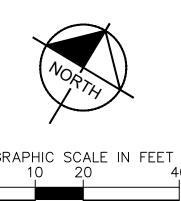
- CONTRACTOR TO FIELD VERIFY LOCATION OF ALL
- UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF FIELD CONDITIONS VARY.
- 2. ALL UTILITY LINES SHALL STOP 5' FROM BUILDING OR STUB OUT FROM PAVING.
- 3. ALL ON-SITE STORM PIPING SHALL BE HDPE WITH SMOOTH INTERIOR AND WATER TIGHT JOINTS UNLESS
- OTHERWISE NOTED.4. REF. MEP PLANS FOR ELECTRICAL IMPROVEMENTS5. ALL BUILDING CONNECTIONS SHALL BE BACKFILLED
- WITH CLAY FROM THE BUILDING FACE TO THE EDGE OF THE FOUNDATION OVER-BUILD LIMITS (APPROXIMATELY 5')
- ALL SANITARY SHALL BE PVC SDR 26.
 ALL CLEANOUTS SHALL HAVE TRAFFIC RATED BRASS CAPS
- 8. REF. ARCH FOUNDATION PLAN FOR SLAB GRADING.
 9. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE UNLESS
- NOTED OTHERWISE.
 10. REFERENCE ARCHITECTURAL AND MEP PLANS FOR
 EXACT LITULTY THE IN LOCATIONS AT PLUE DING
- EXACT UTILITY TIE-IN LOCATIONS AT BUILDING. 11. REFER TO TCEQ CHAPTERS 290 AND 217 FOR
- REQUIREMENTS AT ALL SANITARY SEWER AND WATER UTILITY CROSSINGS.
- 12. ALL DOWNSPOUTS TO HAVE SPLASH BLOCK, REF. ARCH. PLANS.





APPENDIX G SITE UTILITY PLAN

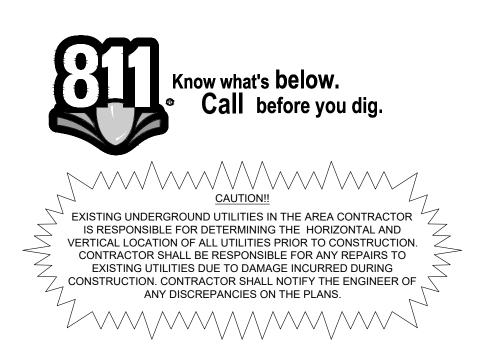




| LEGEND | | | | | |
|------------|--------------------------------|--|--|--|--|
| w | PROP WATER LINE | | | | |
| | PROP STORM SEWER | | | | |
| ss | PROP SANITARY SEWER | | | | |
| | PROP GRATE INLET | | | | |
| © | PROP SANITARY SEWER MANHOLE | | | | |
| \bigcirc | PROP STORM MANHOLE | | | | |
| w | EX WATER | | | | |
| SS | EX SANITARY SEWER | | | | |
| | EX STORM SEWER | | | | |
| S | EX SANITARY SEWER MANHOLE | | | | |
| \bigcirc | EX STORM MANHOLE | | | | |
| | | | | | |

NOTES

- REFER TO MEP PLANS FOR COORDINATION OF
- DOWNSPOUT CONNECTIONS AT BUILDING.CONTRACTOR TO CONFIRM ALL EXISTING ELEVATIONS
- AT CONNECTION POINTS PRIOR TO CONSTRUCTION.
- 3. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL
- UTILITIES PRIOR TO CONSTRUCTION. CONTACT
- 4. ALL UTILITY LINES SHALL STOP 5' FROM BUILDING OR
- ALL OTHER FINES STALL STOLES TO STROM BUILDING ON STUB OUT FROM PAVING.
 ALL ON-SITE STORM PIPING SHALL BE HDPE WITH
- SMOOTH INTERIOR AND WATER TIGHT JOINTS.
- 6. REF. MEP PLANS FOR ELECTRICAL IMPROVEMENTS
- 7. ALL BUILDING CONNECTIONS SHALL BE BACKFILLED WITH CLAY FROM THE BUILDING FACE TO THE EDGE OF THE FOUNDATION OVER-BUILD LIMITS (APPROXIMATELY
- 8. ALL ROOF DRAIN LINES WITH HORIZONTAL BENDS SHALL HAVE CLEANOUTS AT THE BEND LOCATION. CLEANOUTS SHALL BE LOCATED OUTSIDE THE PAVING
- WHERE POSSIBLE.9. ALL SANITARY SHALL BE PVC SDR 26.
- 10. ALL CLEANOUTS SHALL HAVE TRAFFIC RATED BRASS CAPS
- REF. ARCH FOUNDATION PLAN FOR SLAB GRADING.
 ALL DIMENSIONS ARE TO CENTERLINE OF PIPE UNLESS
- NOTED OTHERWISE. 13. REFERENCE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY TIE-IN LOCATIONS AT BUILDING.
- REFER TO TCEQ CHAPTERS 290 AND 217 FOR REQUIREMENTS AT ALL SANITARY SEWER AND WATER UTILITY CROSSINGS.

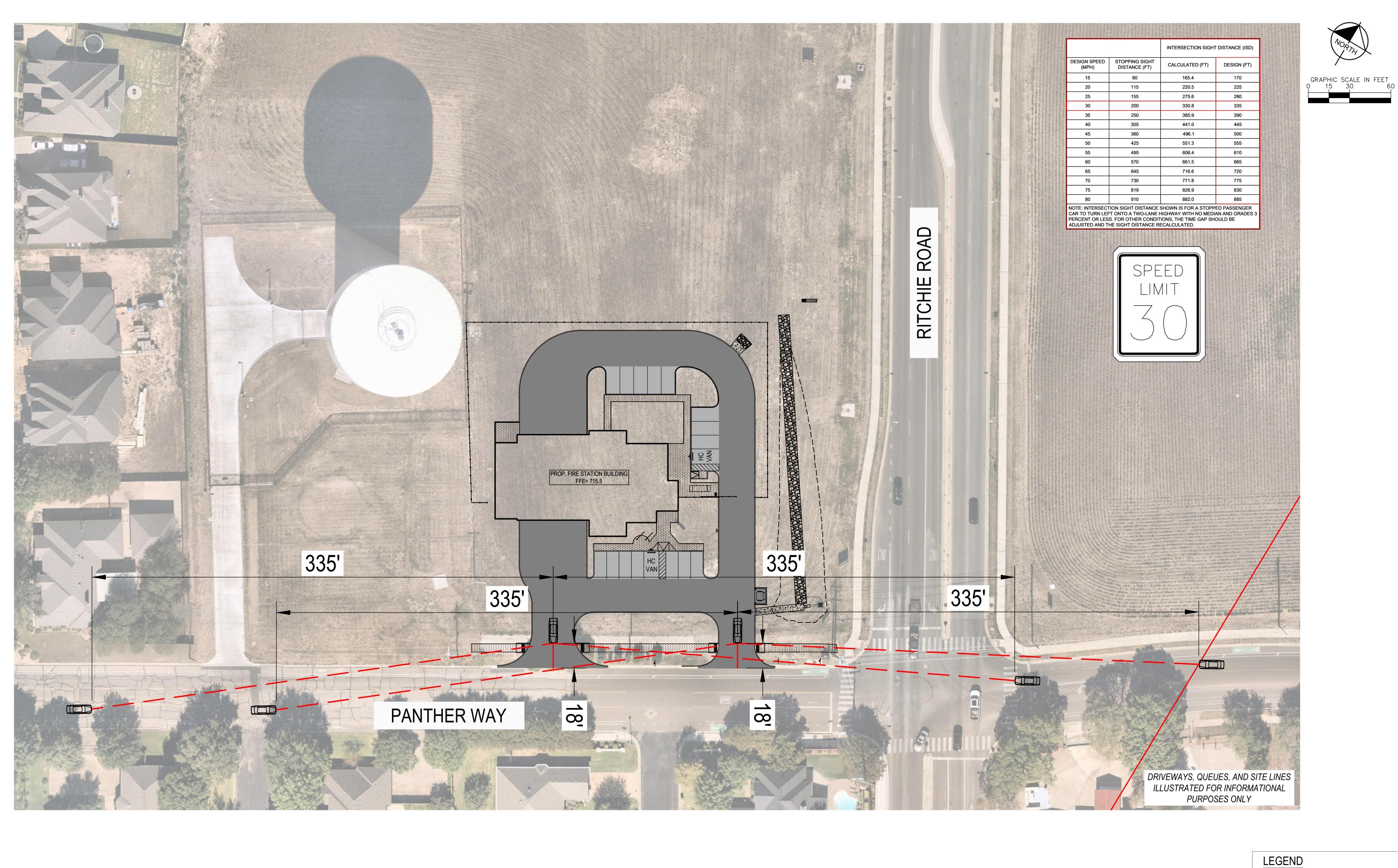




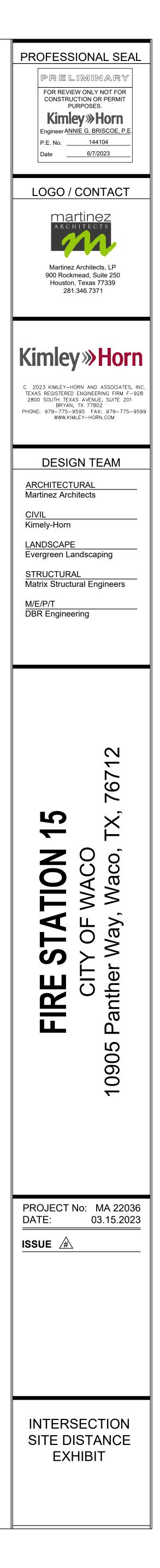






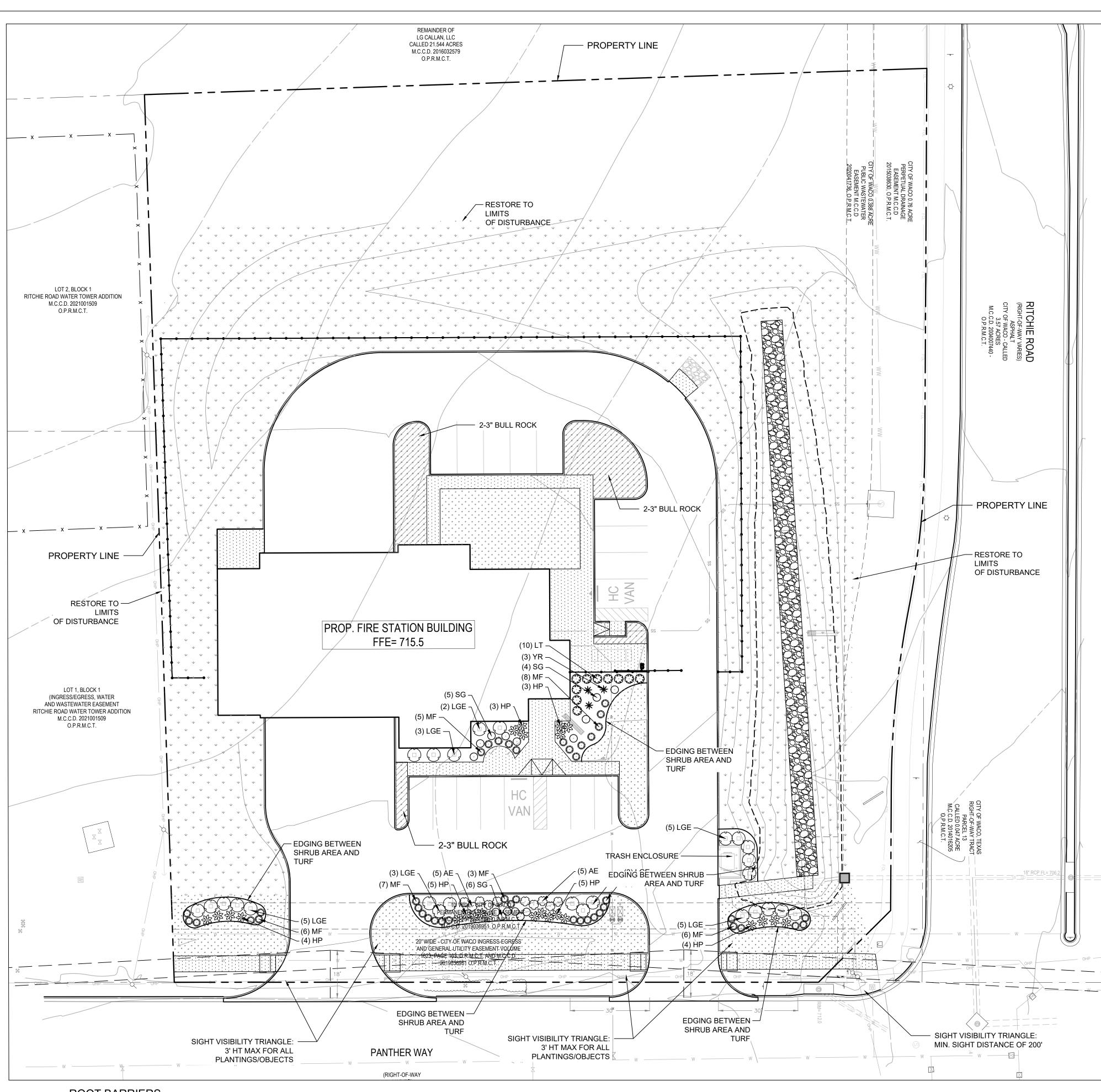


SIGHT LINE





APPENDIX I LANDSCAPE PLAN



ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, TO MATCH EXISTING MULCH ON SITE, OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

GENERAL GRADING AND PLANTING NOTES

- 1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN) IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER
- SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL f REPORT THESE NOTES AND PLANS AND ACTUAL CONDITIONS THE CONTRACTOR SHALL IMMEDIATELY
- BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER 4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.). a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE. b.
- THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS). c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD. 6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS

NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF 5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE Scale 1" = 20

PLANT SCHEDULE

| SHRUBS | <u>CODE</u> | <u>QTY</u> | BOTANICAL / COMMON NAME | CONTAINER | <u>SPACING</u> | SIZE |
|--|-------------|------------|--|-----------|----------------|--------------|
| $\langle \cdot \rangle$ | AE | 10 | Abelia x grandiflora `Edward Goucher` Glossy Abelia | 5 gal | 36" OC | 18" Min. |
| 築 | HP | 24 | Hesperaloe parviflora Red Yucca | 3 gal | Per Plan | 12" HT MIN. |
| 663 8 8 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 | LT | 10 | Leucophyllum candidum `Thunder Cloud` TM Thunder Cloud Texas Sage | 5 gal | 36" OC | 24" Min. Ht. |
| | LGE | 26 | Leucophyllum frutescens `Green Cloud` TM Green Cloud Texas Ranger | 5 gal. | 4` OC | 24" Min. Ht. |
| \bigcirc | SG | 15 | Salvia greggii Autumn Sage (Red) | 3 gal. | 36" OC | 18" HT MIN. |
| | MF | 42 | Stipa tenacissima Mexican Feather Grass | 5 gal | Per Plan | 18" HT MIN. |
| ⋇ | YR | 3 | Yucca recurvifolia Spineless Yucca | 3 gal. | Per Plan | 12" HT MIN. |
| GROUND COVERS | <u>CODE</u> | <u>QTY</u> | BOTANICAL / COMMON NAME | CONT | <u>SPACING</u> | SIZE |
| | ВН | 27,748 sf | Cynodon dactylon Bermuda Grass | hydro | | |
| | CD | 5,465 sf | Cynodon dactylon `tif 419` Bermuda Grass | Sod | | |
| ROCK / STONE | CODE | <u>QTY</u> | BOTANICAL / COMMON NAME | CONT | <u>SPACING</u> | SIZE |
| | BR | 1,420 sf | Bull Rock over weed barrier | 4" depth | | |

LANDSCAPE CALCULATIONS

| TOTAL SITE AREA: | 96,199 SF (2.20 Ac) |
|---|----------------------------|
| ALL OPEN SPACE AREAS MUST BE LANDSCAPED: | PROVIDED |
| ZONING: | PUD |
| BOUNDARY LANDSCAPING | N/A - ABUTS R-1B |
| PANTHER WAY | 243 LF |
| INTERIOR PARKING LOT LANDSCAPING | N/A - LESS THAN 25 SPACES |
| <u>SCREENING</u> N/A - ADJACENT PROPERTIES ARE IN C- DISTRICTS | N/A - PUD ADJACENT TO R-1B |



