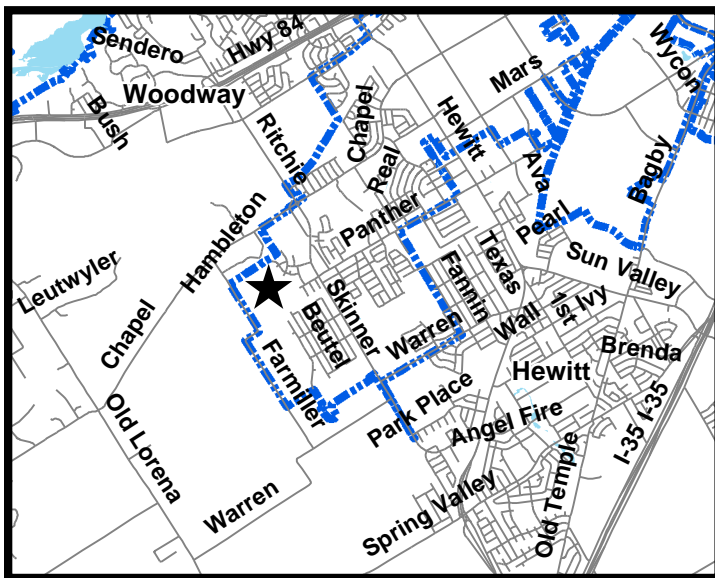
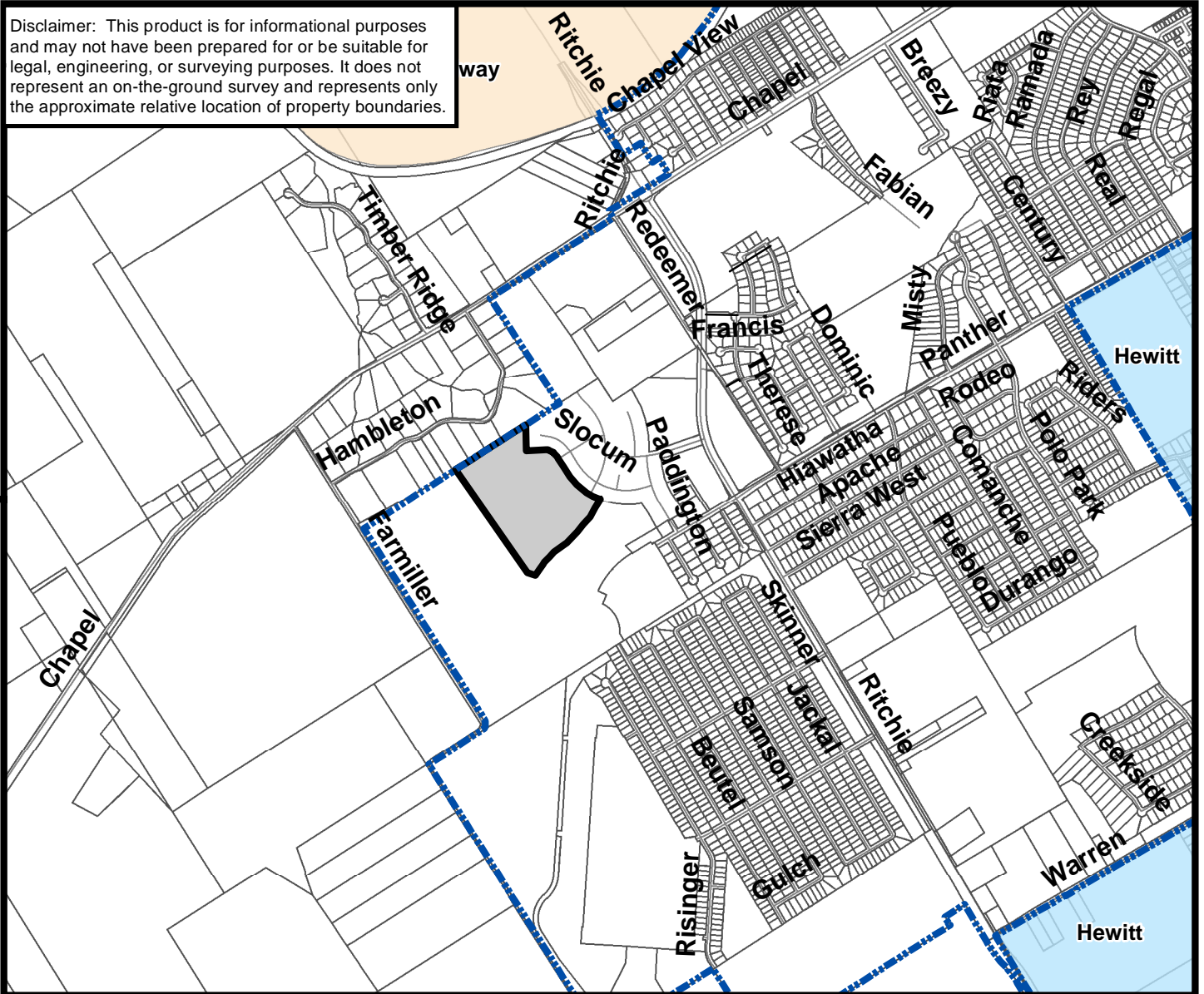




Callan Village Addition, Phase 2 A Planned Unit Development

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.



-  Waco City Limits
-  Callan Village Addition Phase 2 A PUD



January 2021





LEGEND

- Legend symbols and definitions: 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' FOUND, UNLESS OTHERWISE NOTED; DEED RECORDS McLENNAN COUNTY, TEXAS; M.C.D. = McLENNAN COUNTY CLERK'S DOCUMENT; O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS McLENNAN COUNTY, TEXAS; ESMNT. = EASEMENT.

SURVEYOR'S NOTES

- Notes regarding utility easements, water supply, and recording requirements. Note 1: WATER TO BE SUPPLIED BY CITY OF WACO, CON # 10039. Note 2: ELECTRICITY TO BE SUPPLIED BY ONCOR. Note 3: IF THIS PLAT IS RECORDED PRIOR TO COMPLETION OF STREET AND UTILITY CONSTRUCTION, MONUMENTS AS NOTED SHALL BE SET IN ACCORDANCE WITH SEC. 212.041, TEXAS LOCAL GOVERNMENT CODE...

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NOTE: BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN FEMA "AREAS OF MINIMAL FLOODING" ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 483000000, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 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.

THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. ALL DISTANCES AND AREAS SHOWN HEREON ARE BASED ON SURFACE CONDITIONS.

SIDEWALK CONSTRUCTION ALONG BOTH SIDES OF PALAFOX DR. MUST BE STARTED OR A PERFORMANCE GUARANTEE PROVIDED FOR SIDEWALK CONSTRUCTION BEFORE THIS PLAT CAN BE FILED FOR RECORD. NOTE: CERTIFICATES OF OCCUPANCY FOR ASSOCIATED BUILDING PERMITS WILL BE HELD UNTIL SIDEWALK CONSTRUCTION IS COMPLETED.

NO DRIVEWAYS SHALL CROSS ANY AREA LABELED AS "COMMON AREA".

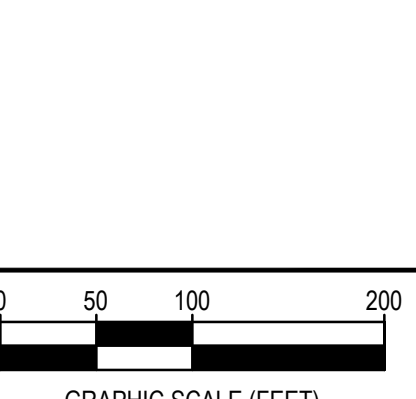


Table with columns: REV, DESCRIPTION, DATE



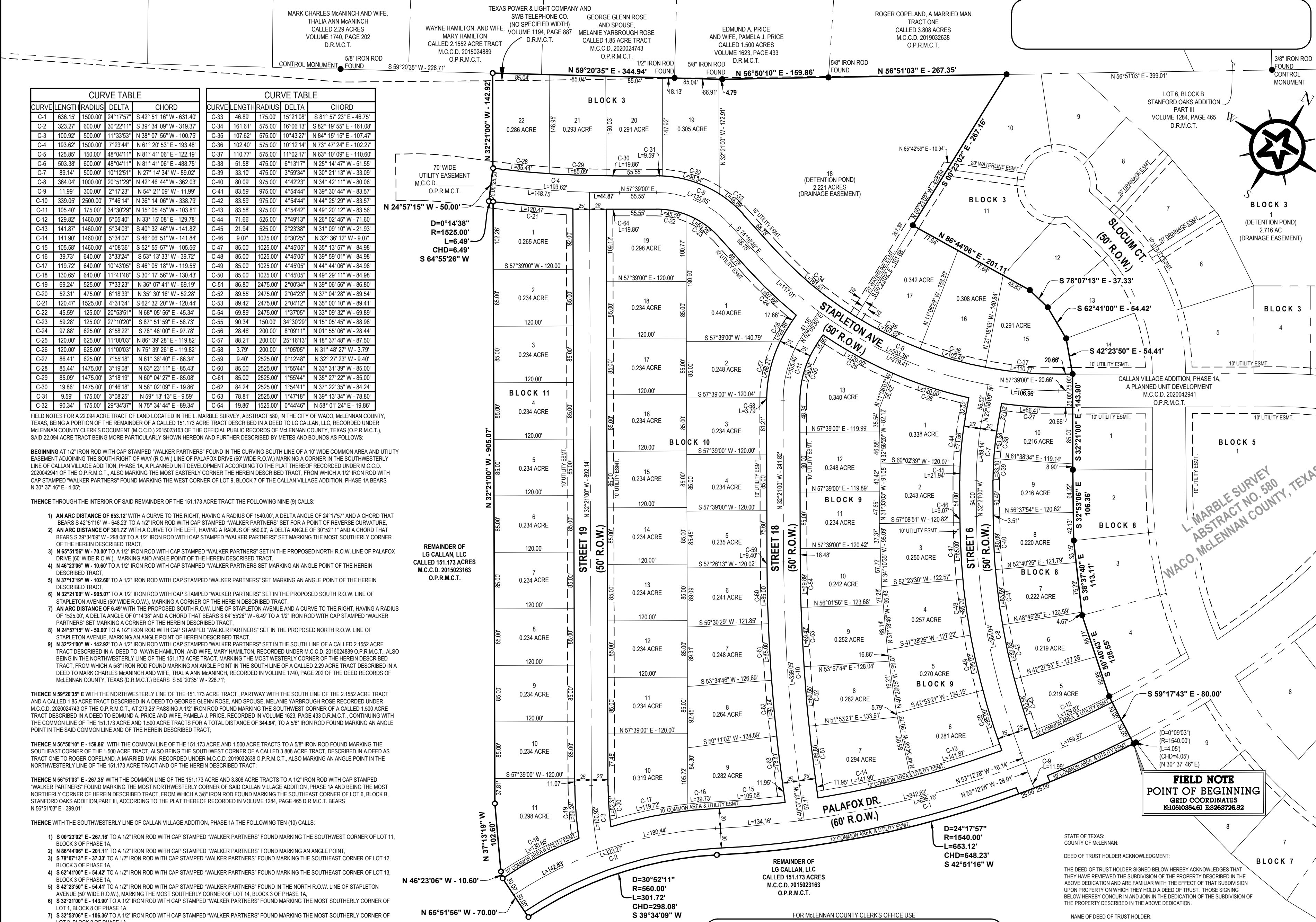
FINAL PLAT

CALLAN VILLAGE ADDITION, PHASE 2 A PLANNED UNIT DEVELOPMENT TO THE CITY OF WACO, McLENNAN COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 151.173 ACRE TRACT DESCRIBED IN A DEED TO LG CALLAN, LLC RECORDED UNDER McLENNAN COUNTY CLERK'S DOCUMENT 2015023163 OF THE OFFICIAL PUBLIC RECORDS OF 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 ____ DAY OF ____, 2020.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Signature block for Kevin R. Hessel, R.P.L.S. 5344, dated 12/21/2020. Includes project number, drawing name, and sheet number (1 OF 1).



Two CURVE TABLES with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD. Table 1 contains curves C-1 through C-31. Table 2 contains curves C-32 through C-64.

FIELD NOTES FOR A 22.094 ACRE TRACT OF LAND LOCATED IN THE L. MARBLE SURVEY, ABSTRACT 580, IN THE CITY OF WACO, McLENNAN COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 151.173 ACRE TRACT DESCRIBED IN A DEED TO LG CALLAN, LLC, RECORDED UNDER McLENNAN COUNTY CLERK'S DOCUMENT (M.C.D.) 2015023163 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS (O.P.R.M.C.T.), SAID 22.094 ACRE TRACT BEING MORE PARTICULARLY SHOWN HEREON AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNINGS AT 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' FOUND IN THE CURVING SOUTH LINE OF A 10' WIDE COMMON AREA AND UTILITY EASEMENT ADJOINING THE SOUTH RIGHT OF WAY (R.O.W.) LINE OF PALAFOX DRIVE (60' WIDE R.O.W.) MARKING A CORNER IN THE SOUTHWESTERLY LINE OF CALLAN VILLAGE ADDITION, PHASE 1A, A PLANNED UNIT DEVELOPMENT ACCORDING TO THE PLAT THEREOF RECORDED UNDER M.C.D. 2020042941 OF THE O.P.R.M.C.T., ALSO MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' FOUND MARKING THE WEST CORNER OF LOT 9, BLOCK 7 OF THE CALLAN VILLAGE ADDITION, PHASE 1A BEARS N 30° 37' 46" E - 4.05';

THENCE THROUGH THE INTERIOR OF SAID REMAINDER OF THE 151.173 ACRE TRACT THE FOLLOWING NINE (9) CALLS:

- 1) AN ARC DISTANCE OF 653.12' WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1540.00', A DELTA ANGLE OF 24°17'57" AND A CHORD THAT BEARS S 42°51'16" W - 648.23' TO A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' SET FOR A POINT OF REVERSE CURVATURE.
2) AN ARC DISTANCE OF 301.72' WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 560.00', A DELTA ANGLE OF 30°52'11" AND A CHORD THAT BEARS S 39°34'09" W - 298.00' TO A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' SET MARKING THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT.
3) N 63°51'56" W - 70.00' TO A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' SET IN THE PROPOSED NORTH R.O.W. LINE OF PALAFOX DRIVE (60' WIDE R.O.W.), MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT.
4) N 46°23'06" W - 10.60' TO A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' SET MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT.
5) N 37°13'19" W - 102.60' TO A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' SET MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT.
6) N 32°21'00" W - 905.07' TO A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' SET IN THE PROPOSED SOUTH R.O.W. LINE OF STAPLETON AVENUE (50' WIDE R.O.W.), MARKING A CORNER OF THE HEREIN DESCRIBED TRACT.
7) AN ARC DISTANCE OF 6.49' WITH THE PROPOSED SOUTH R.O.W. LINE OF STAPLETON AVENUE AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 1525.00', A DELTA ANGLE OF 0°14'38" AND A CHORD THAT BEARS S 52°26' W - 6.49' TO A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' SET MARKING A CORNER OF THE HEREIN DESCRIBED TRACT.
8) N 24°57'15" W - 50.00' TO A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' SET IN THE PROPOSED NORTH R.O.W. LINE OF STAPLETON AVENUE, MARKING AN ANGLE POINT OF HEREIN DESCRIBED TRACT.
9) N 32°21'00" W - 142.92' TO A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' SET IN THE SOUTH LINE OF A CALLED 2,155.2 ACRE TRACT DESCRIBED IN A DEED TO WAYNE HAMILTON, AND WIFE, MARY HAMILTON, RECORDED UNDER M.C.D. 2015024889 O.P.R.M.C.T., ALSO BEING IN THE NORTHWESTERLY LINE OF THE 151.173 ACRE TRACT, MARKING THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" IRON ROD FOUND MARKING AN ANGLE POINT IN THE SOUTH LINE OF A CALLED 2.29 ACRE TRACT DESCRIBED IN A DEED TO MARK CHARLES McANINCH AND WIFE, THALIA ANN McANINCH, RECORDED IN VOLUME 1740, PAGE 202 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS (O.P.R.M.C.T.) BEARS S 59°20'35" W - 228.71';

THENCE N 59°20'35" E WITH THE NORTHWESTERLY LINE OF THE 151.173 ACRE TRACT, PARTWAY WITH THE SOUTH LINE OF THE 2,155.2 ACRE TRACT AND A CALLED 1.85 ACRE TRACT DESCRIBED IN A DEED TO GEORGE GLENN ROSE, AND SPOUSE, MELANIE YARBROUGH ROSE RECORDED UNDER M.C.D. 2020042743 OF THE O.P.R.M.C.T., AT 273.25' PASSING A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 1,500 ACRE TRACT DESCRIBED IN A DEED TO EDWARD A. PRICE AND WIFE, PAMELA J. PRICE, RECORDED IN VOLUME 1623, PAGE 433 O.P.R.M.C.T., CONTINUING WITH THE COMMON LINE OF THE 151.173 ACRE AND 1,500 ACRE TRACTS TO A TOTAL DISTANCE OF 344.94', TO A 5/8" IRON ROD FOUND MARKING AN ANGLE POINT IN THE SAID COMMON LINE AND OF THE HEREIN DESCRIBED TRACT.

THENCE N 56°50'10" E - 159.86' WITH THE COMMON LINE OF THE 151.173 ACRE AND 1,500 ACRE TRACTS TO A 5/8" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THE 1,500 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A CALLED 3,808 ACRE TRACT, DESCRIBED IN A DEED AS TRACT ONE TO ROGER COPELAND, A MARRIED MAN, RECORDED UNDER M.C.D. 2019032638 O.P.R.M.C.T., ALSO MARKING AN ANGLE POINT IN THE NORTHWESTERLY LINE OF THE 151.173 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT.

THENCE N 56°51'03" E - 267.35' WITH THE COMMON LINE OF THE 151.173 ACRE AND 3,808 ACRE TRACTS TO A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' FOUND MARKING THE MOST NORTHERLY CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 3/8" IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF LOT 6, BLOCK B, STANFORD OAKS ADDITION, PART III, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1284, PAGE 465 D.R.M.C.T. BEARS N 56°51'03" E - 399.01'

THENCE WITH THE SOUTHWESTERLY LINE OF CALLAN VILLAGE ADDITION, PHASE 1A THE FOLLOWING TEN (10) CALLS:

- 1) S 00°23'02" E - 267.16' TO A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' FOUND MARKING THE SOUTHWEST CORNER OF LOT 11, BLOCK 3 OF PHASE 1A.
2) N 86°44'06" E - 201.11' TO A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' FOUND MARKING THE SOUTHEAST CORNER OF LOT 12, BLOCK 3 OF PHASE 1A.
3) S 76°07'13" E - 37.33' TO A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' FOUND MARKING THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 8 OF PHASE 1A.
4) S 62°41'00" E - 54.42' TO A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' FOUND MARKING THE SOUTHWEST CORNER OF LOT 13, BLOCK 3 OF PHASE 1A.
5) S 42°23'50" E - 54.41' TO A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' FOUND IN THE NORTH R.O.W. LINE OF STAPLETON AVENUE (50' WIDE R.O.W.), MARKING THE MOST SOUTHERLY CORNER OF LOT 14, BLOCK 3 OF PHASE 1A.
6) S 32°21'00" E - 143.90' TO A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' FOUND MARKING THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 8 OF PHASE 1A.
7) S 32°53'06" E - 106.36' TO A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' FOUND MARKING THE MOST SOUTHERLY CORNER OF LOT 2, BLOCK 8 OF PHASE 1A.
8) S 38°37'40" E - 113.11' TO A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' FOUND MARKING THE MOST SOUTHERLY CORNER OF LOT 3, BLOCK 8 OF PHASE 1A.
9) S 59°40'43" E - 128.55' TO A 1/2" IRON ROD WITH CAP STAMPED 'WALKER PARTNERS' FOUND MARKING THE MOST SOUTHERLY CORNER OF LOT 4, BLOCK 8 OF PHASE 1A.
10) S 59°17'43" E - 80.00' RETURNING TO THE POINT OF BEGINNING AND CONTAINING 22.094 ACRES OF LAND.

THE STATE OF TEXAS, COUNTY OF McLENNAN: LG CALLAN, 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, CALLAN VILLAGE ADDITION, PHASE 2, A PLANNED UNIT DEVELOPMENT, TO THE CITY OF WACO, McLENNAN COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 151.173 ACRE TRACT DESCRIBED IN A DEED TO LG CALLAN, LLC RECORDED UNDER McLENNAN COUNTY CLERK'S DOCUMENT 2015023163 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS AS OUR LEGAL SUBDIVISION OF SAME. WE DO HEREBY DEDICATE ALL RIGHTS-OF-WAY OR EASEMENTS SHOWN THEREON TO THE USE OF THE PUBLIC FOREVER, ANY PRIVATE IMPROVEMENTS PLACED IN ANY OF THESE RIGHTS-OF-WAY OR EASEMENTS SHALL BE PLACED THERE AT NO RISK OR OBLIGATION TO THE PUBLIC OR THE CITY OF WACO, TRUSTEE FOR THE PUBLIC TO HOLD THESE EASEMENTS AND THE CITY SHALL HAVE NO RESPONSIBILITY TO REPAIR OR REPLACE SUCH IMPROVEMENTS IF THEY ARE DAMAGED OR DESTROYED IN THE UTILIZATION OF THESE RIGHTS-OF-WAY OR EASEMENTS. THE SALE OF ALL LOTS SHOWN ON THIS PLAT SHALL BE MADE IN ACCORDANCE THEREWITH, SUBJECT TO ALL RESTRICTIONS AND CONDITIONS RECORDED IN THE McLENNAN COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, PERTAINING TO SAID SUBDIVISION.

Signature block for Ryan J. Lindsey, President, and Claude Lindsey, Vice President, dated 12/21/2020.

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 RYAN J. LINDSEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Signature block for Notary Public in and for the State of Texas, dated 12/21/2020.

Signature block for Notary Public in and for the State of Texas, dated 12/21/2020.

Signature block for Notary Public in and for the State of Texas, dated 12/21/2020.

Signature block for Notary Public in and for the State of Texas, dated 12/21/2020.

FOR McLENNAN COUNTY CLERK'S OFFICE USE

Signature block for Notary Public in and for the State of Texas, dated 12/21/2020.

STATE OF TEXAS, COUNTY OF McLENNAN: DEED OF TRUST HOLDER ACKNOWLEDGMENT:

THE DEED OF TRUST HOLDER SIGNED BELOW HEREBY ACKNOWLEDGES THAT THEY HAVE REVIEWED THE SUBDIVISION OF THE PROPERTY DESCRIBED IN THE ABOVE DEDICATION AND ARE FAMILIAR WITH THE EFFECT OF THAT SUBDIVISION UPON PROPERTY ON WHICH THEY HOLD A DEED OF TRUST. THOSE SIGNING BELOW HEREBY CONCUR IN AND JOIN IN THE DEDICATION OF THE SUBDIVISION OF THE PROPERTY DESCRIBED IN THE ABOVE DEDICATION.

NAME OF DEED OF TRUST HOLDER: FIRST NATIONAL BANK OF CENTRAL TEXAS, 1835 N. VALLEY MILLS DRIVE, WACO, TEXAS 76710

Signature block for John C. Low, Sr. Vice President, dated 12/21/2020.

Signature block for Notary Public in and for the State of Texas, dated 12/21/2020.

Signature block for Notary Public in and for the State of Texas, dated 12/21/2020.

FIELD NOTE: POINT OF BEGINNING GRID COORDINATES N101083164.61 E32683726.82

D=24°17'57" R=1540.00' L=653.12' CHD=648.23' S 42°51'16" W

D=30°52'11" R=560.00' L=301.72' CHD=298.00' S 39°34'09" W

D=0°14'38" R=1525.00' L=6.49' CHD=6.49' S 64°55'26" W

D=0°09'03" R=1540.00' L=1034.70' CHD=4.05' S 30°37'46" E



Planning Services
Post Office Box 2570
Waco, Texas 76702-2570
254 / 750-5650
Fax: 254 / 750-1605
www.waco-texas.com

January 20, 2021

LG Callan, LLC
P.O. Box 20307
Waco, TX 76702

REF.: “Final Plat of the The Final Plat of the Callan Village Addition, Phase 2, to the City of Waco, McLennan County, Texas”

Project Number: 20-00045

Dear Owner:

This letter is to assist you in completing the subdivision plat and for your property. Your request will be considered virtually by the City Plan Commission at its meeting on **January 26, 2021 in the Waco City Hall, 300 Washington Avenue, at 7:00 p.m.** City of Waco staff recommends City Plan Commission approve with conditions. City Plan Commission with staff’s recommendation will approve the plat, approve the plat with conditions, or disapprove the plat.

A written response will be 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 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 with conditions, or disapprove the plat. Approval or approval with the condition of infrastructure being built to meet City of Waco Construction Standards and Specifications by City Council will allow for the recordation process of the final subdivision plat. Two paper copies will be required for the approval of this plat.

City of Waco Appendix B – Subdivisions, Section 3.3:

Plat

1. The owners of the property and lien holder(s) need to sign the plat.
2. The surveyor needs to sign and seal the plat and set the monuments as shown.
3. The invoice for your standard plat application is now available. Please submit a payment of \$300.00 using the Citizen Self Service online portal.
5. Please upload a current McLennan County Tax Certificate showing no taxes are due from the previous year.

6. Please contact Mary Henley (254-750-5657) for street name approval and show approved names on the final plat submitted for signatures. Typically, developers are asked to submit five potential names for each street in the event the first choice is not available or approved.
8. Please call the Planning Department (254-750-5608) to discuss the purpose of the proposed 70' utility easement (located between Lot 22, Block 3 and Lot 1, Block 11).
9. Please add the sewer purveyor to the plat.
10. Please add the City Secretary certification to the plat.
11. Final plat cannot be recorded until the final PUD is approved.

Engineering

12. Ensure ponds infiltrate water quality volume in 24 hours or provide alternative means of compliance with water quality criteria.
13. For storm sewers with horizontal curvature, joints may only be pulled to ½ maximum and must be collared or used beveled pipe.
14. Vertical curvature K values on Palafox at 19 is outside of acceptable limit for sag at given speed for uncontrolled intersections. Revise geometry to account for sight lines and stopping distances with nearby intersections.
15. Plot HGL on storm drain profiles
16. P6-A3c runoff exceeds full capacity, increase to 36"
17. Contact the Development Engineer (rglick@wacotx.gov) after permitting and before the start of construction to schedule a pre-construction meeting after plans are approved and inspection fee has been paid.
18. After construction, 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 project name, case number and be sealed and signed by the engineer.
19. After construction, 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 project name, case number and be sealed and signed by the engineer.

Traffic

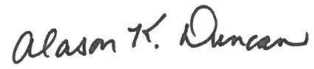
20. Sheet C120 - Midblock street lights required along Streets 6, 18, & 19 at approximately 250 feet spacing
21. Do not build sidewalk stub-outs when sidewalks not being built along Steets 6, 18 & 19 - only build sidewalk along Palafox Drive and Stapleton with directional curb ramps at each intersection.

Utilities

22. Sheet C101: waterline is shown through storm drain.
23. Sheets C401 - C405: minimum slope for 8" main is 0.4%, manholes with a depth greater than 20 feet should have a 6 foot diameter, manholes with a depth of 10-20 feet should have a 5 foot diameter.

If you have any questions concerning the requirements stated in this letter or wish to discuss the subdivision platting process further, please contact me at 750-5608.

Sincerely yours,

A handwritten signature in black ink that reads "Alason K. Duncan". The signature is written in a cursive style with a large, looped initial 'A'.

Alason Duncan
Planner

Cc: Walker Partners