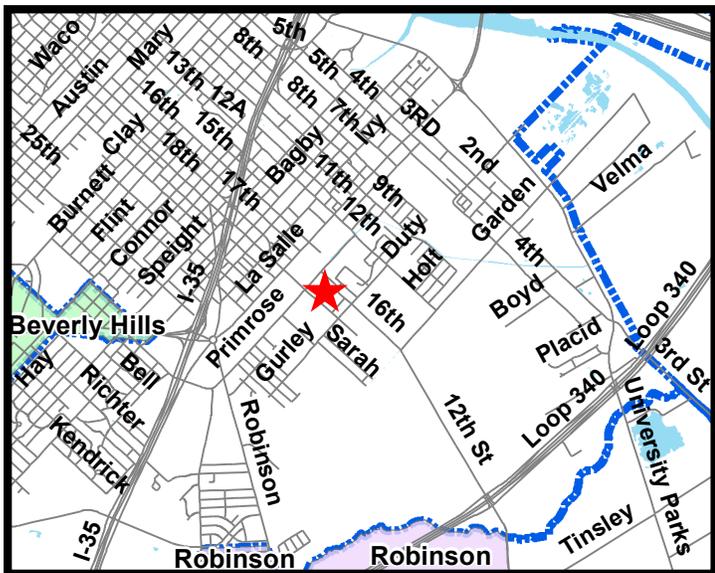
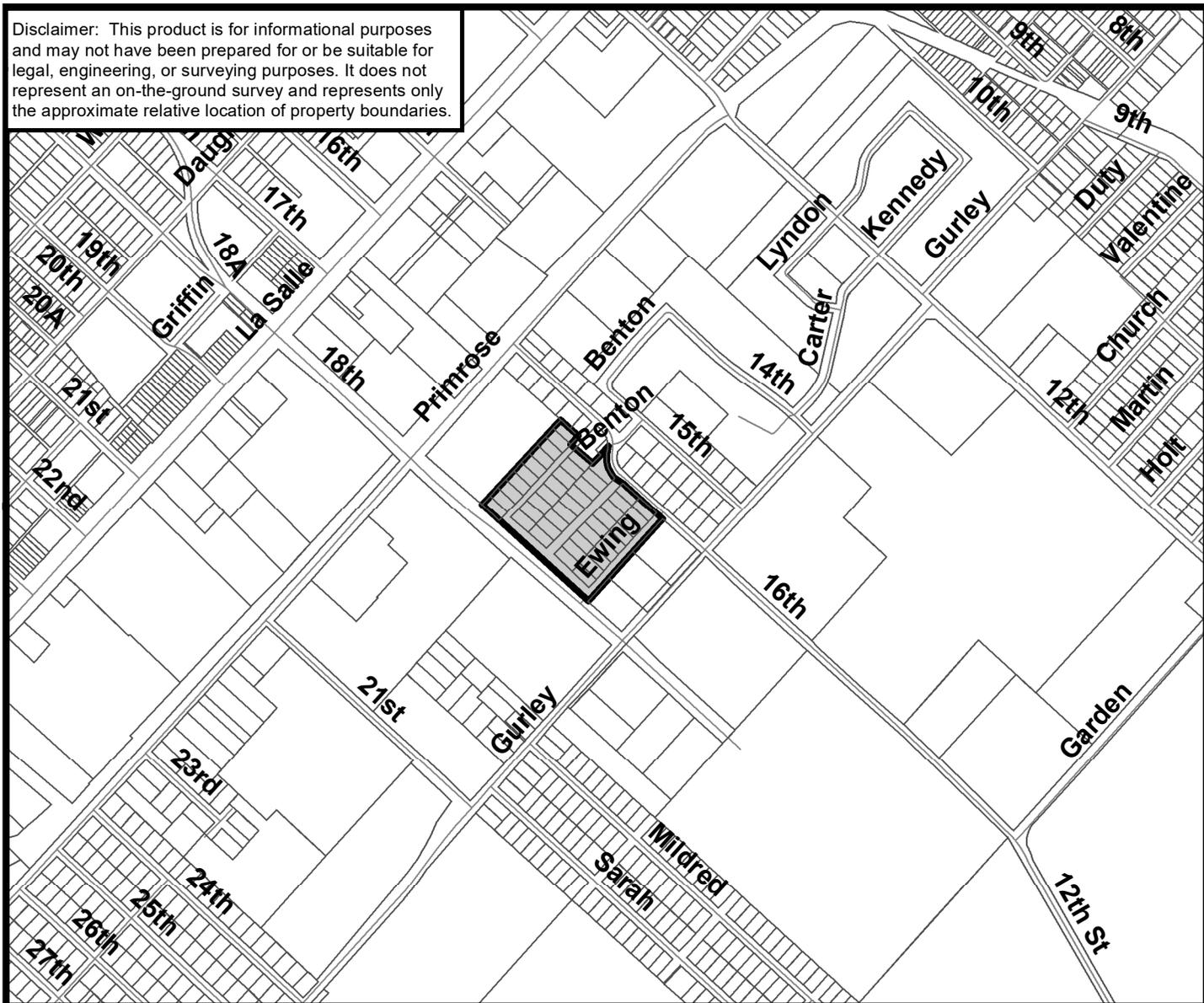


Final Plat Grand Meadow Subdivision

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.



 Grand Meadow Subdivision

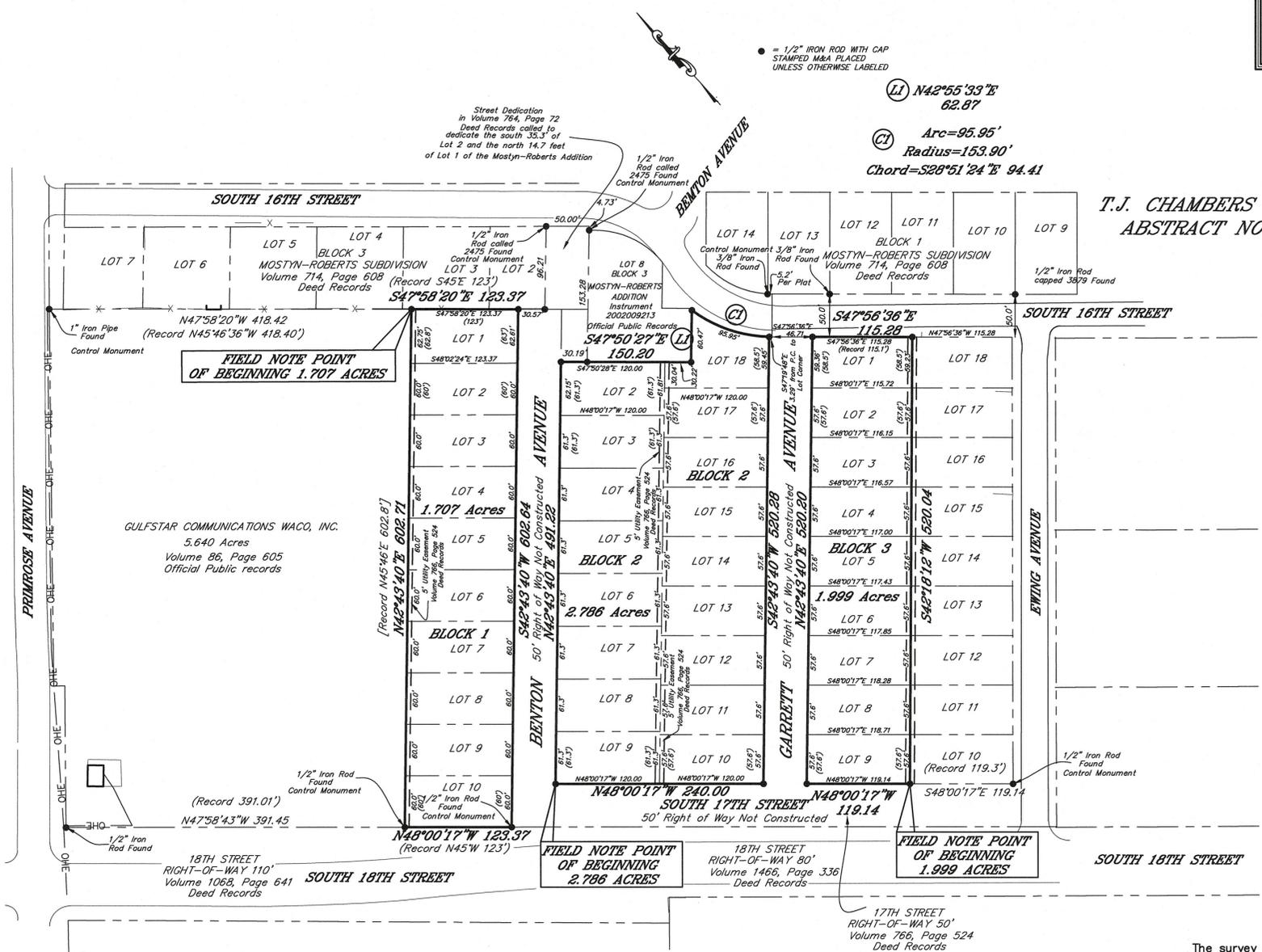


August 2020



C:\2019 PROJECTS\19-04-2523 S 16th Street\dwg\19-04-2523 S 16th Street Saved.dwg 5/29/2019 11:04:1 PM CDT
 TAX ID. NO:
 Requested By: Justin Soto

Sketch showing the survey of Block 1, containing Lots 1-10 and being 1.707 Acres, Block 2, containing Lots 2-18 and being 2.786 Acres and Lots 1-9 in Block 3 being 1.999 Acres out of the Grand-Meadow Addition to the City of Waco, McLennan County, Texas according to the plat of record in Volume 766, Page 524 of the McLennan County, Texas Deed Records



The survey as shown hereon was prepared from an on-the-ground survey performed under my supervision on the 17th day of May, 2019. There are no substantial visible appurtenances, easements or protrusions except as shown hereon.

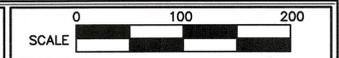
Robert E. Mitchell
 ROBERT E. MITCHELL R.P.L.S. 5801

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 BY: MITCHELL & ASSOC., INC. 2019



FIELD NOTE DESCRIPTIONS ATTACHED
 BEARINGS ARE BASED ON THE TEXAS STATE PLANE
 COORDINATE SYSTEM CENTRAL ZONE, NAVD 88

OF 5 Copies



MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 600 Austin Avenue, Suite 29, Waco Texas (254) 776-5151
 T. B. P. L. S. FIRM REGISTRATION NO. 10194044

Revision 1: 08/22/19 Revision 2: 08/28/19
 WORK ORDER NO: 19-04-2523 DIGITAL FILE: 19-04-2523 S 16th Street

FIELD SERVICES: CW 52/24cw
 SURVEYED: 05/17/2019



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

August 19, 2020

Giovanny Zuniga
Project Manager
Dimora Homes, LLC
2627 S. University Parks Dr.
Waco, TX 76706

REF.: Grand Meadow Subdivision Construction Plans

Project Number: 20-00022-S-SUBD

Dear Mr. Zuniga:

This letter is to assist you in completing the construction plans for your property. Your development request will be considered by the City Plan Commission at its meeting on **August 25, 2020 in the Waco Convention Center, Bosque Theatre, 100 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 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 construction plans 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 construction plans will then be submitted to City Council for action. The City Council will then either approve the construction plans, approve with conditions, or disapprove. 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 permitting of the development.

Construction Plans:

1. Benton Avenue shall intersect with S 18th Street.
2. Garrett Avenue shall dead-end as a cul-de-sac prior to S 18th Street.
3. The connecting street shown parallel to S 18th Street shall be removed from the design and not constructed.

4. Streetlights at each intersection, cul-de-sac, and at mid-block with maximum 300 ft spacing are required. (Ordinance Section 28-222)
5. Street name signs and appropriate traffic control signs (i.e. Stop signs) are to be installed at time of development at the cost of the developer. (Ordinance App. B Section 5.205.M)
6. Sidewalk is required along S 18th Street, Benton Avenue, Garrett Avenue, and S 16th Street. (Ordinance App. B Section 5.207)
7. Sidewalk connection between the Garrett Avenue cul-de-sac and S 18th Street sidewalks should be included.
8. Construction for drainage improvements must be in accordance with the approved construction plans for the additions. Either the construction of the improvements must be completed and then approved by the City of Waco, or a performance guarantee submitted and approved before the plat can be filed for record. The performance guarantee and the required $\frac{3}{4}$ of 1 percent review and inspection fee can be based upon the engineer's estimated construction cost.
9. Ordinance App. B Section 5.205.M "Traffic Control Devices". Street name signs and appropriate traffic control (i.e. Stop signs) are to be installed at time of development at the cost of the developer.
10. List all Standard Details on Index Sheet and include statement of appropriateness in compliance with Waco City Engineer's email of July 22, 2020. Contact Roger Glick (rglick@wacotx.gov) for copy and details.
11. Paving
 - a) Dimensional control incomplete.
 - b) Provide dimensional control for roadway CL geometry (coordinates, curve data, PC, PT, Begin / End Pavement, etc).
 - c) Provide pavement eyebrow for curves <150'R (Benton @ 17th).
 - d) Provide details for end of 7th St.
 - e) Storm drain missing on profile of 17th St.
12. Grading
 - a) Grading Plan incomplete.
 - b) Provide Grading Plan which labels proposed contours and has adequate grading information to verify the intent of the drainage patterns.
 - c) Provide FFE and conceptual lot grading. Minimum finished floor elevations shall be as required by ordinance on drawing submitted.
 - d) Grades must slope away from house pad on all sides and drain to a ROW/easement, not off-site to other residential lots.
13. Drainage
 - a) Confirm 100yr event hydraulic calculations use a weighted Manning's "n" for ROW capacity.
 - b) Confirm flow depth is contained within ROW.
 - c) HDPE pipe is not compliant with City ordinance; only RCP pipe can be used. Use RCP CI IV if cover less than 18".

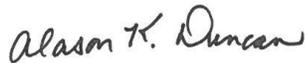
- e) Justify using $c=0.4$ for undeveloped condition.
- f) Drainage calculation tables refer to “Table C-1 & C-2”, provide tables or reference.
- g) Drainage calculation tables refer to ‘Eq. C-2’ and ‘Eq C-3’, provide equations or reference
- h) City of Waco Drainage Policy requires post-development peak runoff rates to be less than or equal to pre-development peaks. Provide detention or otherwise mitigate increases in peak runoff rates.
- i) City of Waco Drainage Policy requires post-construction water quality controls to treat $\frac{1}{2}$ ” of runoff per impervious acre. Provide water quality controls

14. Utilities

- a) Minimum water main size is 8-inch. Minimum sanitary sewer main size is 8-inch. Water and sanitary sewer mains to be located in the street. Sanitary sewer service to be located on the downstream side of the lot and water service to be located in the middle $\frac{2}{3}$ of the lot.

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,



Alason Duncan
Planner

Cc: Dimora Homes, LLC