Final Plat
Royals Ranch Addition, Phase 3 - ETJ

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.
COUNTY OF McLennan

STATE OF TEXAS

COUNTY OF McLennan

The following are the records of the ROYALIS RANCH ADDITION, Phase 3, to the CITY OF WACO, McLennan County, Texas, being 24.14 acres of land out of the ROYALIS CALDULLO GRANT, ABSTRACT NO. 18, McLennan County, Texas, as approved by the __ of ______________, 2020.

For Executible Motion — City Secretary

The state and county of McLennan County, Texas, being 24.14 acres of land out of the ROYALIS CALDULLO GRANT, ABSTRACT NO. 18, McLennan County, Texas, was approved as the __ of ______________, 2020.

For Good Lead — Environmental Health Manager

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The plan shown herein was prepared in accordance with the City's requirements and is subject to favorable review by the City. The plan is subject to the conditions stated in the application for the permit.

COUNTY CLERK'S FILE NUMBER

Flipped up what can be read from the graph on Federal Data Services (713) 646-9201

For the sake of clarity, the plan was prepared in accordance with the City's requirements and is subject to favorable review by the City. The plan is subject to the conditions stated in the application for the permit.

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June 18, 2020

Scoggins Company, LLC
  Jody & Kimberly Scoggins
  President & Vice President
  8805 Woodway Drive
  Woodway, TX 76712

REF.: “Final Plat of the Royals Ranch Addition, Phase 3, to the City of Waco, McLennan County, Texas” - ETJ

Project Number: 20-00018-S-SUBD

Dear Mr. & Mrs. Scoggins:

This letter is to assist you in completing the subdivision plat and construction plans for your property. Your subdivision plat request will be considered by the City Plan Commission at its meeting on June 23, 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 the plat and 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 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 current owners of the property need to sign the dedication. A Notary Public in the appropriate county and state shall notarize the signature. The owners need to provide proof of ownership (i.e. deed) of the property to Planning Services through the CSS Portal and lienholder documentation if applicable.

2. The surveyor needs to sign and seal the plat and set the monuments as shown.

3. Please upload the current “Tax Certificate” from the McLennan County Tax Office stating that all taxes have been paid for the property. This subdivision plat request may not be recorded at the County Clerk’s Office
Construction plans 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 ¼ of 1 percent review and inspection fee can be based upon the engineer’s estimated construction cost.

Lot and Block assignment: please ensure consistency with preliminary plat.

Lots smaller than one acre will require septic systems other than aerobic units per City of Waco Subdivision Ordinance (Sec. 5.2-Permanent Improvements, 5.201 Utilities, B) Waco’s ETJ, c) “Lots using surface irrigation as the means of effluent disposal shall be a minimum of one acre and meet all the above regulations and standards.”

Street names Knight’s Crossing Road and Knight’s Crossing Spur recommended to be altered so as not to cause any delay for first responders and emergency personnel. (City of Waco Appendix B – Subdivisions, Section 5.205 A): New streets shall be named so as to provide continuity with the names of existing, connecting streets. Names identical or similar to names of existing streets shall not be approved. The developer shall confirm all proposed street names with McLennan County Emergency Assistance District (911) so as to avoid duplication. The city council shall have the final authority to designate the name of a proposed street.

Please have owners contact Tanya Hensley, Permit Coordinator, Texas Department of Transportation regarding access to subdivision at: (254-224-0266 or Tanya.Hensley@txdot.gov).

Developer needs to schedule meeting with Oncor to determine service and easement requirements. Please contact David Hutchason, Oncor, New Construction Management at (817) 524-8360.

Construction Plans

Paving

10. Define cul-de-sac baseline geometry – provide profile BL station tie with roadway CL, Queens Court

11. Place bollards at Queens Court drainage channel to discourage vehicular entry.

Grading

12. Provide minimum finished floor elevations for each lot and assumed lot drainage patterns.

Drainage

13. Where is western portion of Phase III runoff accounted for? Detention on Phase II?

14. Provide minimum driveway culvert sizes for each lot.

15. Correctly locate storm sewers on profile for Knights Crossing Spur

Utilities

16. Provide flow rating for fire hydrants. Will hydrants follow AWWA coloring for fire hydrants?

17. Provide concrete caps at water/storm drain safety end treatment crossing.

18. Sheet C7.1:
a) Existing waterline will need to be adjusted. Where the waterline crosses the storm drain end treatment, minimum cover of 42 inches is not maintained.
b) Provide concrete cap on waterline where it crosses storm drain end treatment.

19. Sheet C7.2: Update title block to remove overlapping text.

20. Sheet C8.1:
   a) Update proposed waterline. Where the waterline crosses the storm drain end treatment, minimum cover of 42 inches will not maintained.
b) Provide concrete cap on waterline where it crosses storm drain end treatment.

21. Sheet C9.1:
   a) Show 18” RCP storm drain crossing
   b) Update proposed waterline. Where the waterline crosses the 18-inch storm drain end treatment, minimum cover of 42 inches will not maintained
   c) Update 24-inch storm drain crossing to show both barrels.
d) Provide concrete cap over proposed waterline where waterline crosses end treatment for double barrel storm drain.
e) Provide concrete cap on waterline where it crosses storm drain end treatment.

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: Clark & Fuller Engineering
    Mitchell & Associates, Inc.