

HEWITT TEXAS

PLANNING AND ZONING COMMISSION

Charlie Turner – Chairman

Bobby Wolske

Jim Pless

Walter H. Peterson

Michael Lee Hix

John J. Baker

Jonathan Denton Dulus

CITY STAFF

Bo Thomas, City Manager

Miles Whitney, City Engineer

Tracy Lankford, Community Development Director

Brittney Cantu, Zoning Secretary



NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION

Notice is given that a **PUBLIC** meeting will be held before the Planning and Zoning Commission of the City of Hewitt, on **Tuesday, April 2, 2019, at 6:00PM in the City Council Room at Hewitt City Hall, 200 Patriot Court, Hewitt, Texas** at which time the following subjects will be discussed:

1. Call Planning and Zoning Commission Meeting to order.
2. Consider Approval of Minutes for the March 5, 2019, Planning and Zoning Commission regular meeting.
3. **Public Hearing:** Consider a request of Cassandra Nunley, by Mark Bowles for site plan approval of O'Campo C A-32 Tract 35, a Planned Residential District, located in the 300 Block of W. Panther Way.
4. Discussion and possible action: Consider a request of Cassandra Nunley, by Mark Bowles for site plan approval of O'Campo C A-32 Tract 35, a Planned Residential District, located in the 300 Block of W. Panther Way.
5. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Hewitt, Texas was posted on the Public Notice Board located in front of the City Hall before 5PM on March 29, 2019.

A handwritten signature in cursive script, reading "Brittney Cantu", written over a horizontal line.

Brittney Cantu, City of Hewitt Zoning Secretary

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested to contact the Zoning Secretary at (254) 666-6173 at least 24 hours prior to the meeting, so that appropriate arrangements can be made.



MINUTES OF THE PLANNING AND ZONING COMMISSION

March 5th, 2019 – 6:00PM

Members Present: Chairman Charlie Turner, John Baker, Jonathan Dulus, Bobby Wolske

Members Absent: Walter Peterson, Michael Hix, Jim Pless

Staff Present: Tracy Lankford, Community Development Director
Brittney Cantu, Zoning Secretary
Miles Whitney, City Engineer

1. **Call of Planning & Zoning Commission Meeting to Order.** *Chairman Charlie Turner Called the meeting to order at 6:00PM.*
2. **Consider Approval for Minutes for February 5, 2019 regular meetings.** *Motion made by John Baker, seconded by Bobby Wolske to approve the minutes as submitted, but allow for corrections. All four in favor, motion passed.*
3. **Discussion, consideration, action if any: The Final Plat of Moonlight Park Phase Two with 82 residential lots and 31.2 acres.** *Miles Whitney, City Engineer stated that comments from prior submittals have been addressed, City recommends plat as submitted. Motion made by John Baker, seconded by Jonathan Dulus to approve plat as submitted. All four in favor, motion passed.*
4. **Adjourn.** *A motion was made by John Baker, seconded by Jonathan Dulus to adjourn the meeting at 6:04PM. All four in favor, motion passed.*

Chairman

Date Approved

Brittney Cantu, Zoning Secretary



**NOTICE OF PUBLIC HEARING ON A REQUESTED SITE PLAN
APPROVAL FOR PLANNED RESIDENTIAL DISTRICT**

Date: March 22, 2019

RE: Case # Z-2019-2

Dear Sir or Madam:

This is to advise that there has been a request made by Mark Bowles for a Planned Development site plan approval on property located in the 300 block of West Panther Way more particularly described as follows:

O'Campo C A-32 Tract 35 (See map on reverse side)

NOTICE OF HEARING BEFORE PLANNING AND ZONING COMMISSION

Notice is hereby given that a public hearing will be held before the City of Hewitt Planning and Zoning Commission on **Tuesday, April 2, 2019 at 6:00PM** in the City Council room at Hewitt City Hall located at 200 Patriot Court regarding this requested site plan approval. The Planning and Zoning Commission will forward a recommendation to the City Council.

NOTICE OF HEARING BEFORE CITY COUNCIL

Notice is hereby given that a public hearing will be held before the City of Hewitt Council on **Monday, April 15, 2019 at 7:00PM** in the City Council Room at Hewitt City Hall located at 200 Patriot Court regarding this requested land use and zone change.

According to County Tax Records, you are the owner of property which is located within two hundred (200) feet of the area of the proposed site plan approval. This is a notice of the public hearings, at which any interested persons will be given an opportunity to be heard. In hearing this matter, the City Planning and Zoning Commission and City Council may approve the request as submitted, may approve an amended request, or may deny the request.

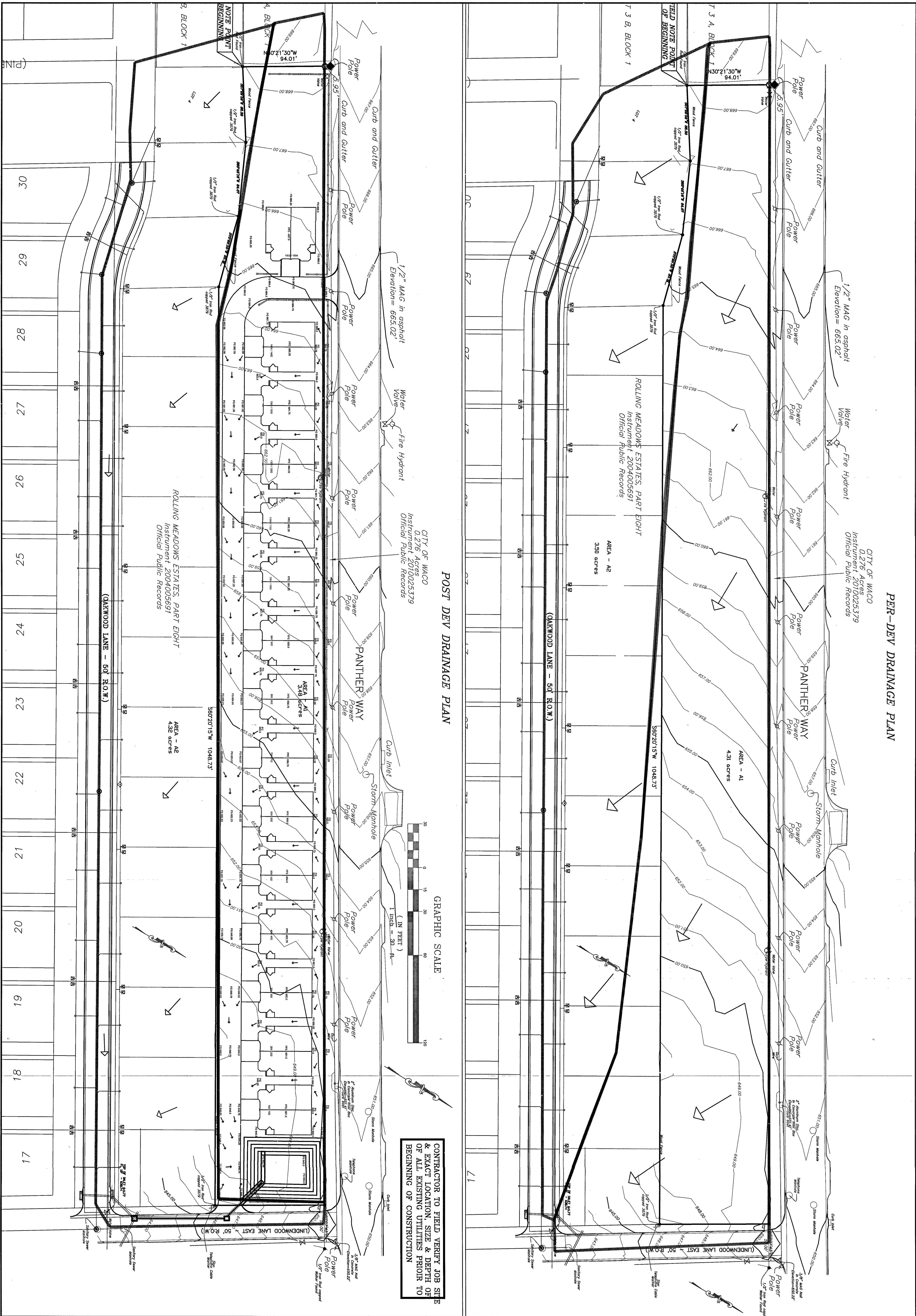
For more information on the Comprehensive Plan, its land use classifications, and its role in the Planning and Zoning process, contact the Community Development Department at 254-666-6173.

Best regards,

A handwritten signature in black ink, appearing to read "Tracy Lankford", written over a light gray rectangular background.

Tracy Lankford
Community Development Director

NO OTHER NOTICE WILL BE MAILED



6
of 9

SHEET

50645

FILE NAME:

DRAWING SCALE

HORIZ. =

VERT. =

PLOTTING SCALE

ANTHONY TOLKESON

REGISTERED PROFESSIONAL ENGINEER

NO. 85608

SHOAL FLATS

DRAINAGE AREA MAPS

HEWITT, TX



contracting, inc.

Industrial, Municipal, Residential
Site Development & Engineering

office 254-666-7117
fax 254-666-7119

REVISIONS				
NO.	DATE	REMARKS	BY	
SURVEYED	DESIGNED	DRAWN	CHECKED	DATE
MITCHELL	AT	AT		03/2019

HEWITT TEXAS

Date: March 22, 2019

RE: Case # Z-2019-2

Dear Property Owner:

This is to confirm your request for site plan approval on the property located in the 300 block of West Panther Way more particularly described as follows:

O'Campo C A-32 Tract 35

State laws require that all zoning must be in conformance with the Comprehensive Plan.

FIRST HEARING BEFORE PLANNING AND ZONING COMMISSION

The first hearing will be held before the City of Hewitt Planning and Zoning Commission on **Tuesday, April 2, 2019 at 6:00PM** in the City Council room at Hewitt City Hall located at 200 Patriot Court.

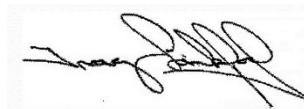
SECOND HEARING BEFORE CITY COUNCIL

The Second hearing will be held before the City Council on **Monday, April 15 at 7:00PM** in the City Council Room at Hewitt City Hall located at 200 Patriot Court. This hearing will be after a decision is made by Planning and Zoning Commission.

The City Council makes the final decision on the request for change. They may grant or deny the site plan approval, or in some instances, refer the request back to the Planning and Zoning Commission for further study.

For more information on the Zoning Ordinance, its land use classifications, set back lines, parking requirements, etc., you may contact the Community Development Department at 254-666-6173.

Best regards,

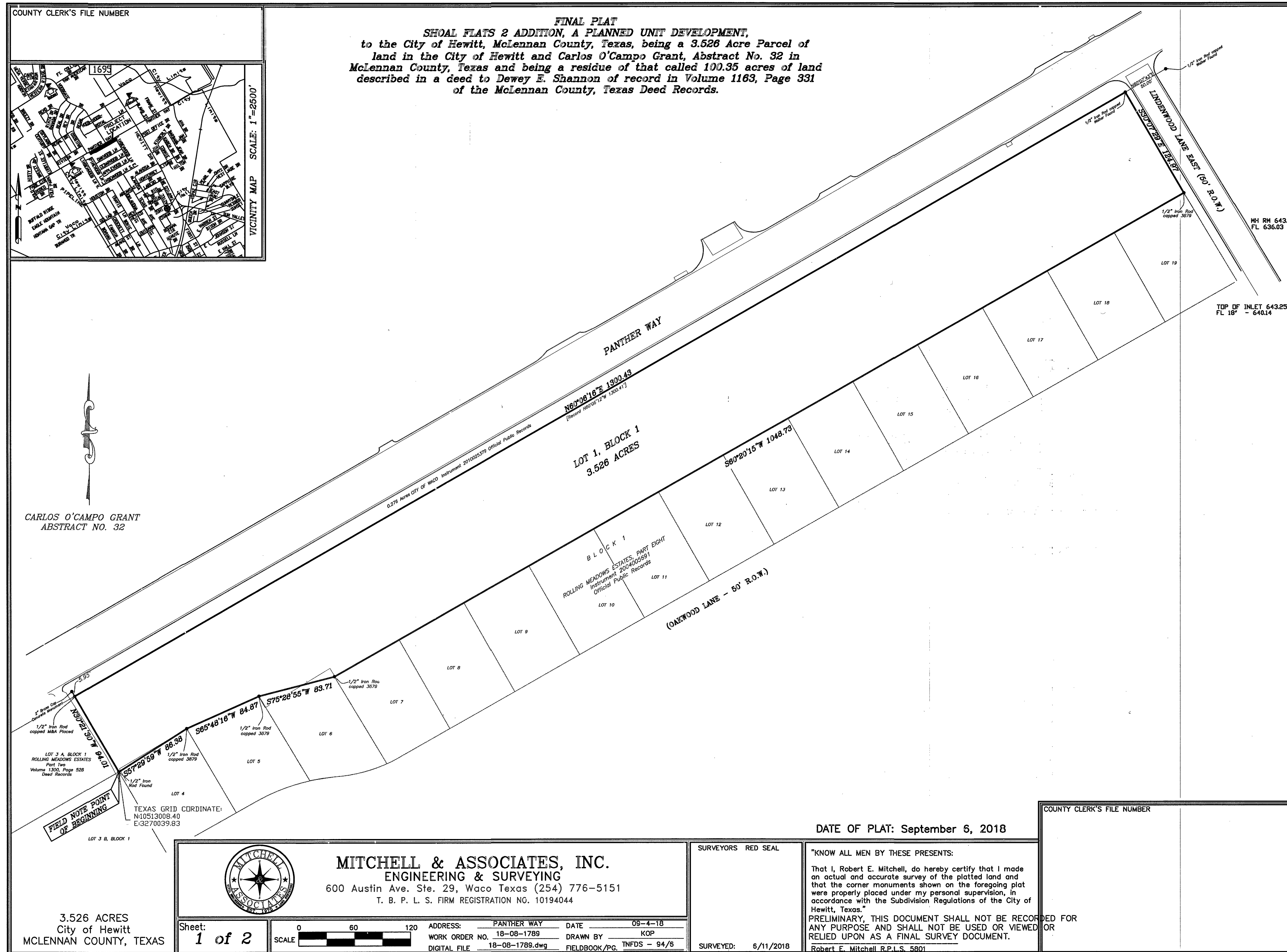


Tracy Lankford
Community Development Director

NO OTHER NOTICE WILL BE MAILED

[illegible]

CONTRACTOR TO FIELD VERIFY JOB SITE
& EXACT LOCATION, SIZE & DEPTH OF
OF ALL EXISTING UTILITIES PRIOR TO
BEGINNING OF CONSTRUCTION



SHOAL FLA/S
FINAL PLAT
HEWITT, TX

3/12/15



DRAWING SCALE ORIZ.= VERT.=
PLOTTING SCALE 1:1

FILE NAME:
50645

SHEET
1
OF 9





Add Clean out to this 45 degree bend; this shall serve as the Hewitt maintenance termination point.

[illegible]

Robertson
contracting, inc.
6880-264.666.717
Industrial, Municipal, Residential
Site Development & Engineering

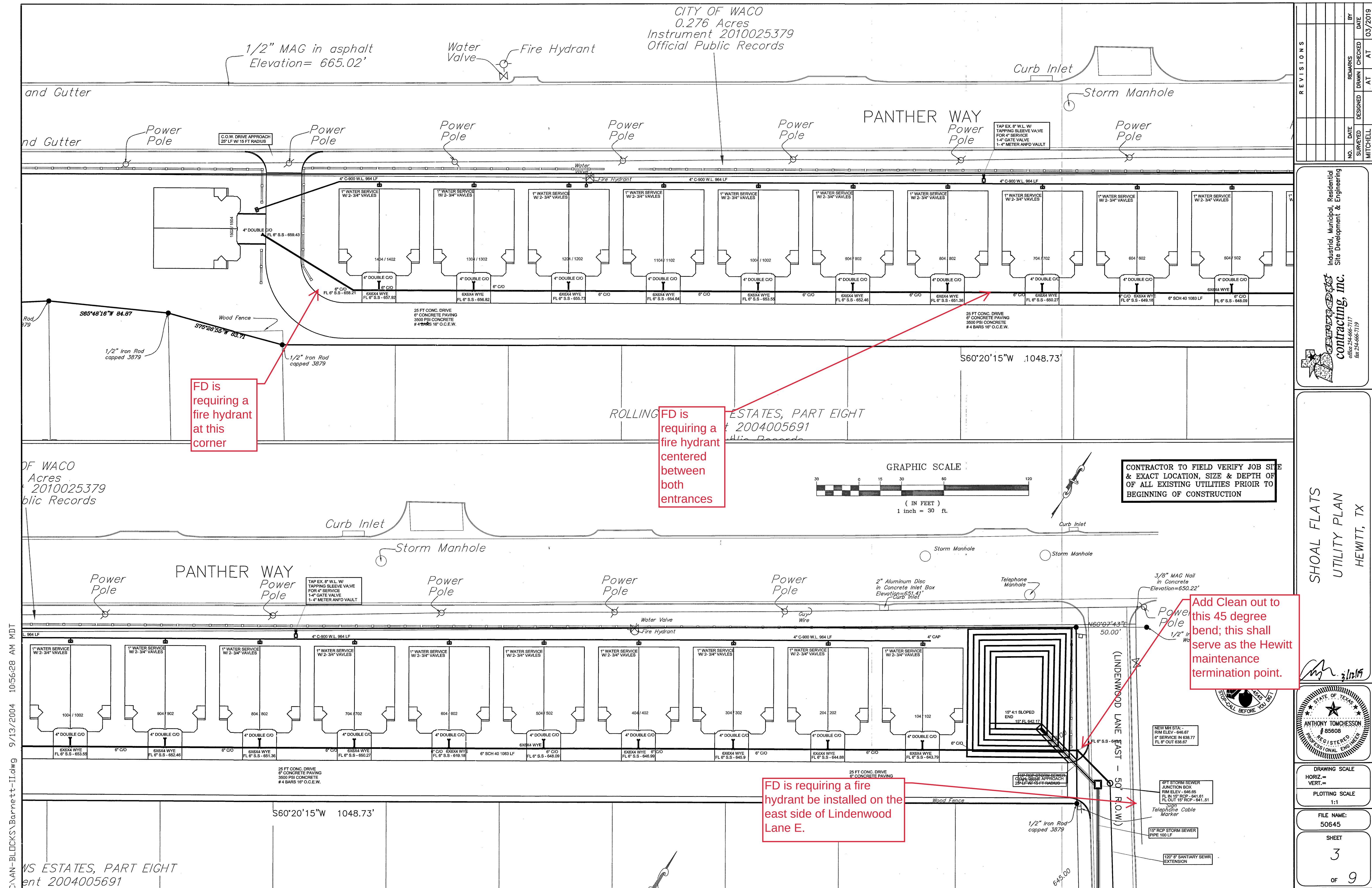
SHOAL FLATS
UTILITY PLAN
HEWITT, TX

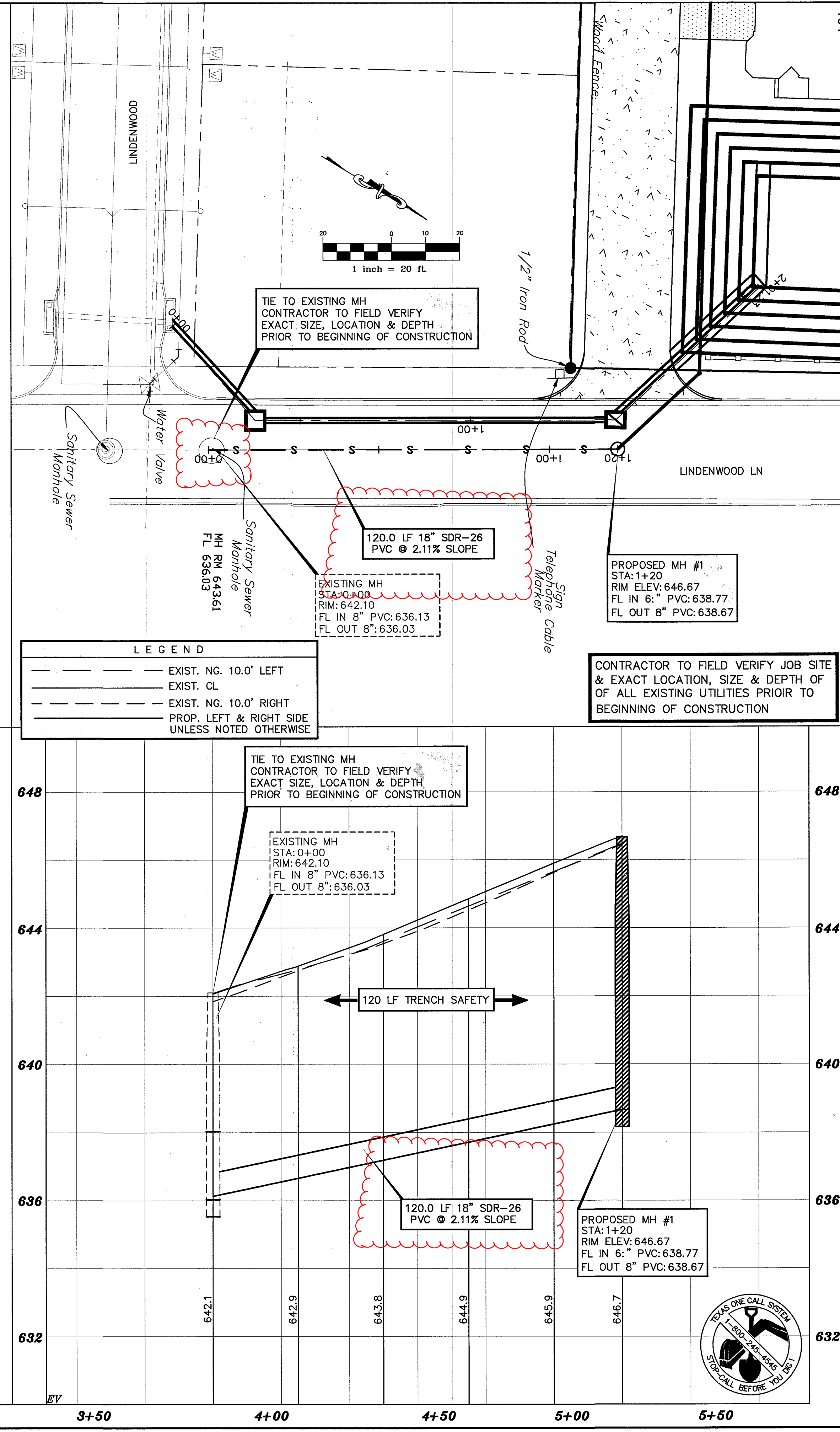
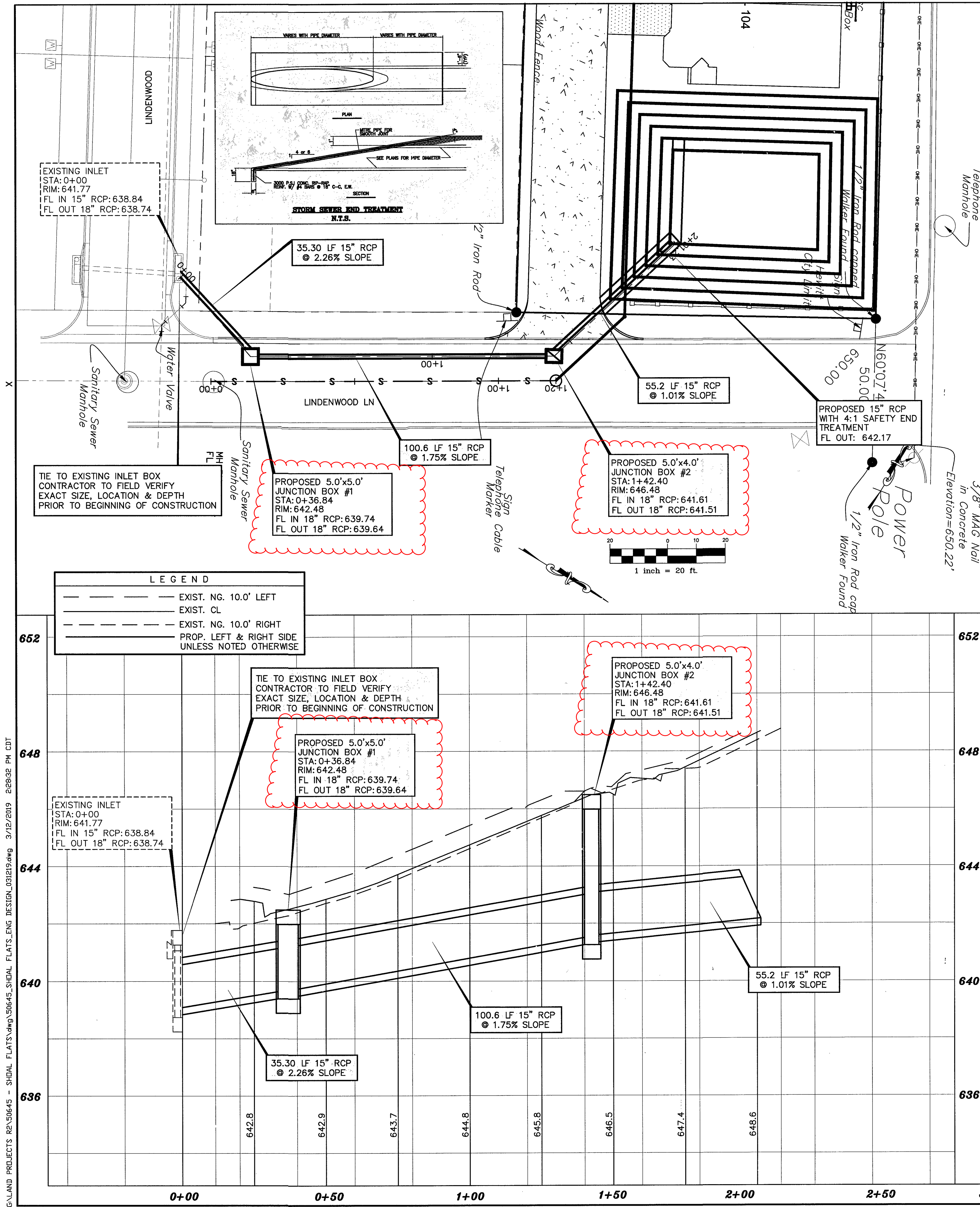
STATE OF TEXAS
★
ANTHONY TOMCHESSON
85608
REGISTERED
PROFESSIONAL ENGINEER

DRAWING SCALE	
HORIZ.=	
VERT.=	
PLOTting SCALE	
1:1	

FILE NAME:
50645

SHEET
3
OF 9





REVISIONS			
NO.	DATE	REMARKS	BY

FIRM REGISTRATION NO. F-3783

contracting, inc.
Industrial, Municipal, Residential
Site Development & Engineering
6002-234-0667117
fax 234-0667119

**SHOAL FLATS
OFFSITE UTILITIES
HEWITT, TEXAS**

3/12/19

ANTHONY TOMCHESSON
#85608
REGISTERED
PROFESSIONAL ENGINEER

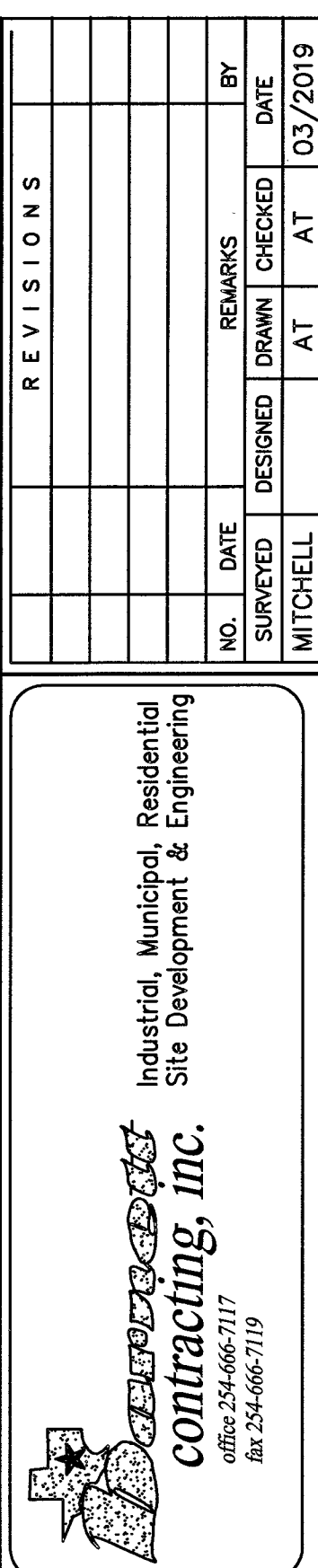
DRAWING SCALE
HORIZ. = 1:20
VERT. = 1:2

PLOTTING SCALE
1:1

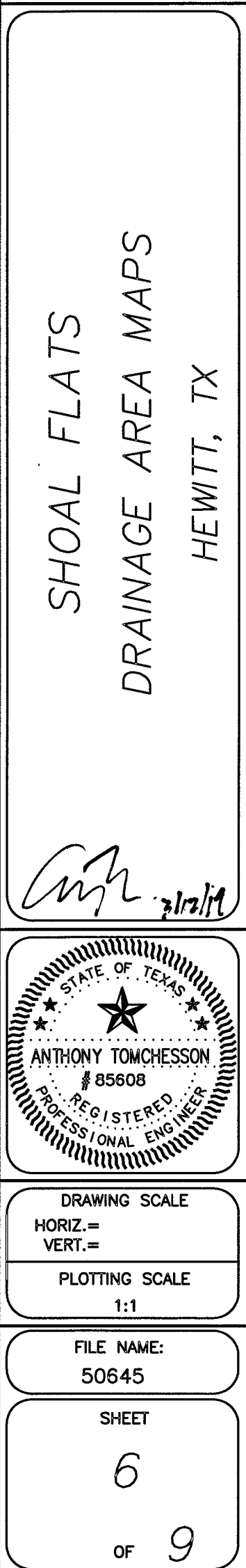
FILE NAME:
50645

SHEET
4
OF 9

CITY OF WACO
0.276 Acres
Instrument 2010025379
Official Public Records



CITY OF WACO
0.276 Acres
Instrument 2010025379
Official Public Records



Amr 21/12/14

PROJECT NO.: 50645 - Shoal Flats													
				EXISTING CAL'S BASIN									
OVERLAND SHEET FLOW - KERBY EQUATION (L)				SHALLOW CONCENTRATED FLOW - TRSS FIGURE 3-1 (L)					OPEN CHANNEL OR STORM SEWER FLOW (L)				
$T_1 = 0.82 (L^{0.77} / S^{0.38})^{0.47}$				Unpaved: $V = 16.1345 (S)^{0.47}$ Paved: $V = 20.3282 (S)^{0.47}$					$V = 1.488 (R)^{0.78}$				
Kerby n Choices:									PIPE AREA F				
0.02	Smooth impervious surface								2.5	4.30525	7.85		
0.1	Smooth bare packed soil												
0.2	Poor grass, cultivated row crops or meadows, rough bare surface												
0.4	Pasture or average grass cover												
0.6	Deciduous Timberland								V	n	R	S	
0.8	Conifer timberland, deciduous timberland with deep forest litter or dense grass								STORM SEWER				
									4.18921772	0.013	0.625	0.0021	
				S	V	S	V	S	V	S	V		
				(%)	(FT/S)	(%)	(FT/S)	(%)	(FT/S)	(%)	(FT/S)		
Unpaved				0.5	1.14	1	1.61	1.5	1.96				
Paved				1.5	2.49	1	2.03	1.5	2.49				
OVERLAND SHEET FLOW - KERBY EQUATION				SHALLOW CONCENTRATED FLOW - TRSS FIGURE 3-1					OPEN CHANNEL OR STORM SEWER FLOW				TOTAL T _c
SUB-AREA	n	L	S	L	S	L	S	L	S	L	S	T _c	
	(FT)	(%)	(MIN)	(FT)	(%)	(MIN)	(FT)	(FT/S)	(MIN)	(FT)	(MIN)	(MIN)	
A1	0.4	97	1.25	12.7	375	1.5	1.96	3.2	866	1.44	11.2	27.1	
A2	0.4	86	1.5	11.7	225	1.5	1.96	1.9	896	1.44	10.0	25.8	
A1 POST	0.4	75	1.5	10.8	125	1.5	1.96	1.1	1155	2.49	7.5	19.4	

PRE-DEVELOPED DRAINAGE									
SUB-AREA	AREA	C ²	TOTAL INTENSITY (IN/HR)	IS	IS (CFS)	IS (CFS)	IS (CFS)	IS (CFS)	IS (CFS)
A1	4.31	0.35	27.1	4.30	7.10	8.49	10.71		
A2	3.5	0.49	23.6	4.70	7.80	7.90	13.10		
DP1	7.81	0.42	27.1	4.30	7.10	14.10	23.29		

POST-DEVELOPED DRAINAGE									
SUB-AREA	AREA	C ²	TOTAL INTENSITY (IN/HR)	IS	IS (CFS)	IS (CFS)	IS (CFS)	IS (CFS)	IS (CFS)
A1	3.48	0.53	12.4	4.30	7.10	8.23	15.59		
A2	4.30	0.49	23.6	4.70	7.80	8.75	16.17		
DP1	7.8	0.51	23.6	4.70	7.80	16.70	31.09		

Determine Total Pre-Development Peak Storm Water Discharge Rates

Tributary Area ("A"):	7.81	Acres		
Pervious Area:	3.85	Acres	c = 0.35	
Impervious Area:	3.96	Acres	c = 0.48	
Run-Off Coefficient ("Cwt"):	0.42			
Time Of Concentration ("T/c"):	27.1			
Woodlands:	Low Elevation:	0.00		
	High Elevation:	0.00		
	Distance (Feet):	0.00		
	Slope (% Grade):	0.00		
	Velocity ("Vw"):	0.00 Feet / Second		
	Time:	0.00 Minutes		
Pastures:	Low Elevation:	0.00		
	High Elevation:	0.00		
	Distance (Feet):	0.00		
	Slope (% Grade):	0.00		
	Velocity ("Vp"):	0.00 Feet / Second		
	Time:	0.00 Minutes		
Pavements:	Low Elevation:	0.00		
	High Elevation:	0.00		
	Distance (Feet):	0.00		
	Slope (% Grade):	0.00		
	Velocity ("Vpave"):	0.00 Feet / Second		
	Time:	0.00 Minutes		
Total Travel Time:	25.00	Minutes		
Hourly Intensity Rates ("I"):	2-Year:	3.32	Inches / Hour	
	5-Year:	4.25	Inches / Hour	
	10-Year:	4.84	Inches / Hour	
	25-Year:	5.71	Inches / Hour	
	50-Year:	6.26	Inches / Hour	
	100-Year:	7.07	Inches / Hour	
Peak Discharge Rate ("Q"):	2-Year:	10.79	Cubic Feet / Second	
	5-Year:	13.80	Cubic Feet / Second	
	10-Year:	15.72	Cubic Feet / Second	
	25-Year:	18.53	Cubic Feet / Second	
	50-Year:	20.35	Cubic Feet / Second	
	100-Year:	22.95	Cubic Feet / Second	

Determine Post-development Peak Storm Water Discharge (No Detention)

Tributary Area ("A"):	7.81	Acres		
Pervious Area:	3.00	Acres	c = 0.55	
Impervious Area:	4.81	Acres	c = 0.48	
Run-Off Coefficient ("Cwt"):	0.51			
Time Of Concentration ("T/c"):	23.6			
Hourly Intensity Rates ("I"):	2-Year:	3.61	Inches / Hour	
	5-Year:	4.61	Inches / Hour	
	10-Year:	5.24	Inches / Hour	
	25-Year:	6.18	Inches / Hour	
	50-Year:	6.77	Inches / Hour	
	100-Year:	7.65	Inches / Hour	
Peak Discharge Rate ("Q"):	2-Year:	14.30	Cubic Feet / Second	
	5-Year:	18.24	Cubic Feet / Second	
	10-Year:	20.75	Cubic Feet / Second	
	25-Year:	24.46	Cubic Feet / Second	
	50-Year:	26.81	Cubic Feet / Second	
	100-Year:	30.28	Cubic Feet / Second	

Comparison Of Predevelopment And Post-development Peak Discharge Rates

	Predevelopment	Post-Development	Increase
2-Year:	10.79 Ft ³ /sec	14.30 Ft ³ /sec	3.51 Ft ³ /sec
5-Year:	13.80 Ft ³ /sec	18.24 Ft ³ /sec	4.44 Ft ³ /sec
10-Year:	15.72 Ft ³ /sec	20.75 Ft ³ /sec	5.03 Ft ³ /sec
25-Year:	18.53 Ft ³ /sec	24.46 Ft ³ /sec	5.93 Ft ³ /sec
50-Year:	20.35 Ft ³ /sec	26.81 Ft ³ /sec	6.46 Ft ³ /sec
100-Year:	22.95 Ft ³ /sec	30.28 Ft ³ /sec	7.32 Ft ³ /sec

Preliminary Determination Of Detention Pond Volume

2-Year:	3.51 Ft ³ /sec x (30 Min. x 60 Sec. / 2) =	3,159 Cubic Feet
5-Year:	4.44 Ft ³ /sec x (30 Min. x 60 Sec. / 2) =	3,994 Cubic Feet
10-Year:	5.03 Ft ³ /sec x (30 Min. x 60 Sec. / 2) =	4,529 Cubic Feet
25-Year:	5.93 Ft ³ /sec x (30 Min. x 60 Sec. / 2) =	5,334 Cubic Feet
50-Year:	6.46 Ft ³ /sec x (30 Min. x 60 Sec. / 2) =	5,813 Cubic Feet
100-Year:	7.32 Ft ³ /sec x (30 Min. x 60 Sec. / 2) =	6,591 Cubic Feet

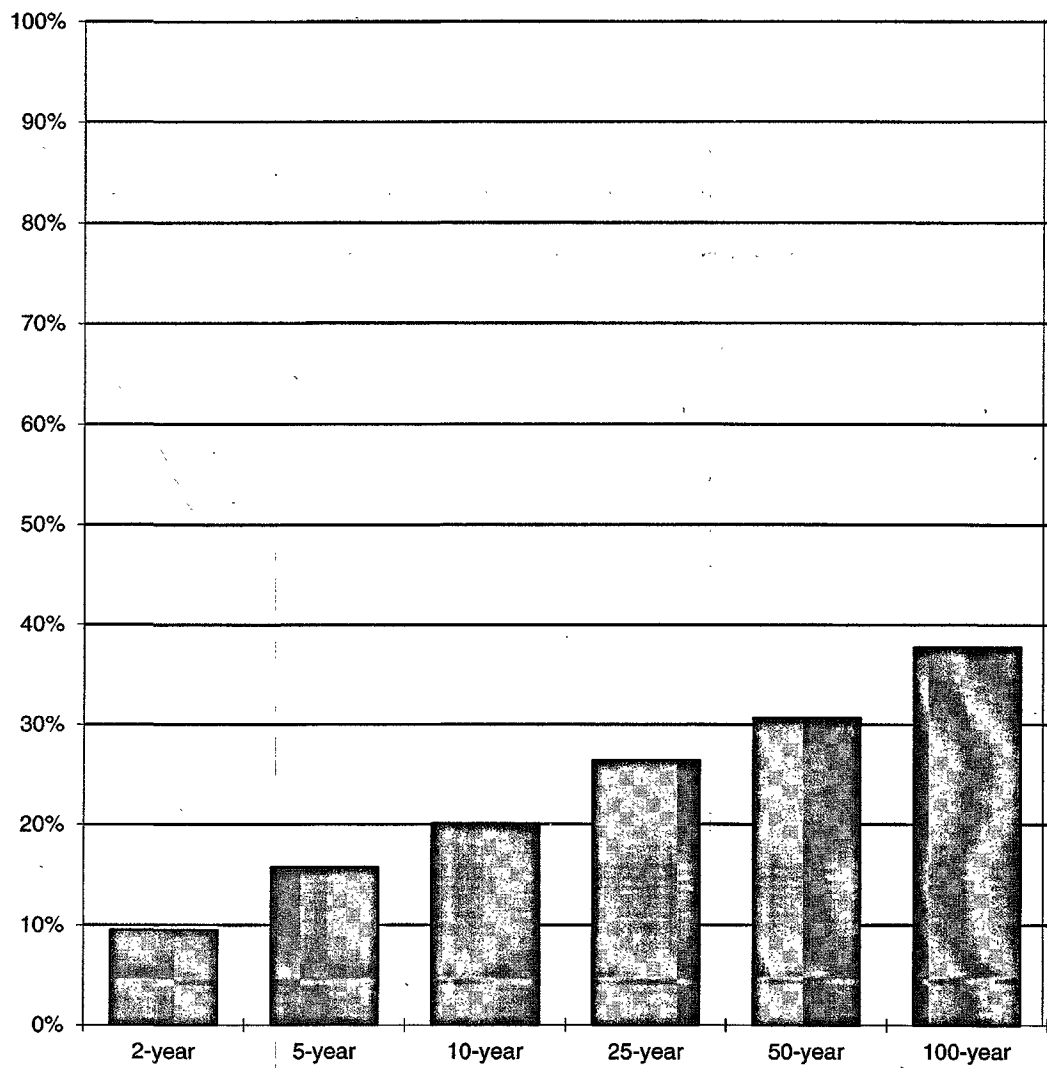
Determine Post-Development "Free-Flow" Peak Storm Water Discharge

Tributary Area ("A"):	4.15	Acres		
Pervious Area:	2.85	Acres	c = 0.35	
Impervious Area:	1.30	Acres	c = 0.75	
Run-Off Coefficient ("Cwt"):	0.48			
Time Of Concentration ("T/c"):	23.6			
Hourly Intensity Rates ("I"):	2-Year:	3.61	Inches / Hour	
	5-Year:	4.61	Inches / Hour	
	10-Year:	5.24	Inches / Hour	
	25-Year:	6.18	Inches / Hour	
	50-Year:	6.77	Inches / Hour	
	100-Year:	7.65	Inches / Hour	
Peak Discharge Rate ("Q"):	2-Year:	7.12	Cubic Feet / Second	
	5-Year:	9.09	Cubic Feet / Second	
	10-Year:	10.34	Cubic Feet / Second	
	25-Year:	12.19	Cubic Feet / Second	
	50-Year:	13.36	Cubic Feet / Second	
	100-Year:	15.09	Cubic Feet / Second	

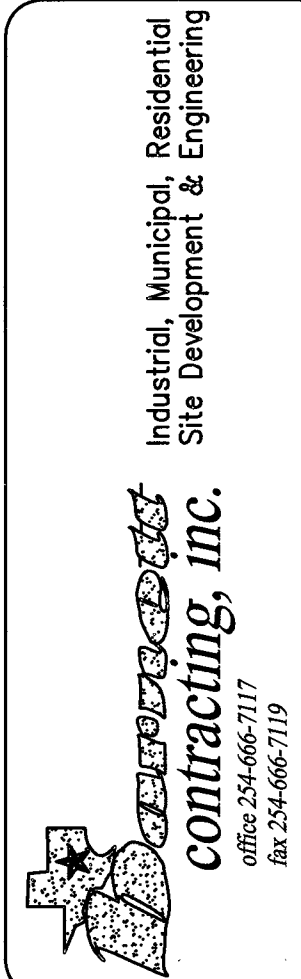
Determine Post-Development Flow Into Detention Pond

Tributary Area ("A"):	3.66	Acres		
Pervious Area:	1.85	Acres	c = 0.35	
Impervious Area:	1.81	Acres	c = 0.75	
Run-Off Coefficient ("Cwt"):	0.55			
Time Of Concentration ("T/c"):	19.4			
Hourly Intensity Rates ("I"):	2-Year:	4.05	Inches / Hour	
	5-Year:	5.14	Inches / Hour	
	10-Year:	5.84	Inches / Hour	
	25-Year:	6.88	Inches / Hour	
	50-Year:	7.52	Inches / Hour	
	100-Year:	8.52	Inches / Hour	
Peak Discharge Rate ("Q"):	2-Year:	8.11	Cubic Feet / Second	
	5-Year:	10.31	Cubic Feet / Second	
	10-Year:	11.71	Cubic Feet / Second	
	25-Year:	13.80	Cubic Feet / Second	
	50-Year:	15.09	Cubic Feet / Second	
	100-Year:	17.07	Cubic Feet / Second	

Detention Pond Storage Volumes as Percent of Maximum Volume



Storm Simulation Synopsis						
	2-year	5-year	10-year	25-year	50-year	100-year
Storm Depth	1.39	1.79	2.05	2.35	2.55	2.89
Storm Elevation	644.39	644.79	645.05	645.35	645.55	645.89
Storm Volume	1716	2845	3630	4764	5536	6822
Maximum Capacity	18065	18065	18065	18065	18065	18065
Percent of Capacity	9%	16%	20%	26%	31%	38%
PRE-DEV FLOW	10.79	13.80	15.72	18.53	20.35	22.95
POST W/ DETENTION	11.59	13.65	15.28	17.43	18.79	20.82



SHOAL FLATS
DRAINAGE CALCULATIONS
HEWITT, TX

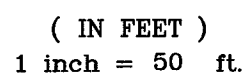


DRAWING SCALE
HORIZ. =
VERT. =
PLOTING SCALE
1:1

FILE NAME:
50645

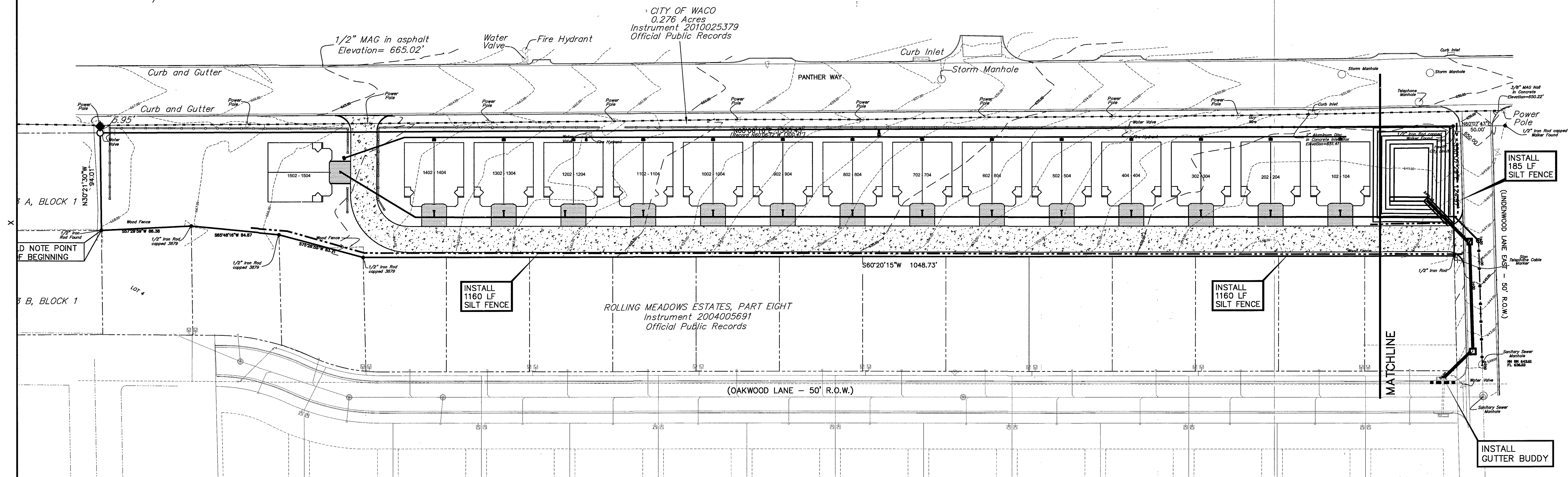
SHEET
7
OF 9

REVISIONS						
NO.	DATE	REMARKS			BY	
		SURVEYED	DESIGNED	DRAWN		CHECKED
MITCHELL				AT	AT	03/02/10



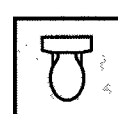
CITY OF WACO
0.276 Acres
Instrument 2010025379
Official Public Records

CONTRACTOR TO FIELD VERIFY JOB SITE
& EXACT LOCATION, SIZE & DEPTH OF
OF ALL EXISTING UTILITIES PRIOR TO
BEGINNING OF CONSTRUCTION

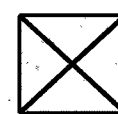


NOTES

1. EQUIPMENT STAGING AREA TO BE DETERMINED ON SITE BY JOB SUPERINTENDANT.
2. PROVIDE A CONCRETE WASHOUT AREA WITH A MINIMUM OF 6 CUBIC FEET OF CONTAINMENT AREA VOLUME FOR EVERY 10 CUBIC YARDS OF CONCRETE POURED. EXACT LOCATION TO BE DETERMINED BY JOB SUPERINTENDENT.
3. PORTABLE TOILETS MUST BE PROVIDED IF NO PERMANENT FACILITIES ARE AVAILABLE. LOCATE PORTABLE TOILETS A MINIMUM OF 20' AWAY FROM STORM DRAIN INLETS, CONVEYANCE CHANNELS, OR SURFACE WATERS. IF UNABLE TO MEET 20FT DISTANCE REQUIREMENT, PROVIDE CONTAINMENT FOR PORTABLE TOILETS.
4. REFER TO S.W.P.P.P PLAN BOOK FOR ALL CONTROL MEASURES / DETAILS & APPURTENANCES.
5. THERE WILL BE NO ASPHALT PLANT ON THIS JOB SITE.
6. THERE WILL BE NO CONCRETE BATCH PLANT ON THIS JOB SITE.
7. IF ADDITIONAL CONTROL MEASURES ARE INSTALLED OR OMITTED ON SITE, THEY SHALL BE NOTED & DATED ON THIS PLAN.



PORTABLE TOILET
EXACT LOCATION TO BE
DETERMINED ON SITE



TRASH CONTAINMENT AREA
EXACT LOCATION TO BE
DETERMINED ON SITE



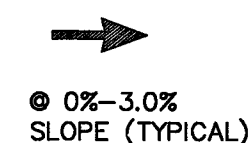
SWPPP SITE NOTICE
EXACT LOCATION TO BE
DETERMINED ON SITE



20'x50' CONSTRUCTION DRIVE
EXACT LOCATION TO BE DETERMINED
ON SITE BY JOB SUPERINTENDANT.
UPDATE THIS PLAN WHEN LOCATION
HAS BEEN DETERMINED.
(IF CHANGED FROM THIS LOCATION)



CONCRETE WASHOUT AREA
EXACT LOCATION TO BE
DETERMINED ON SITE



DIRECTION OF
WATER FLOW

EXACT LOCATIONS TO BE
DETERMINED ON SITE

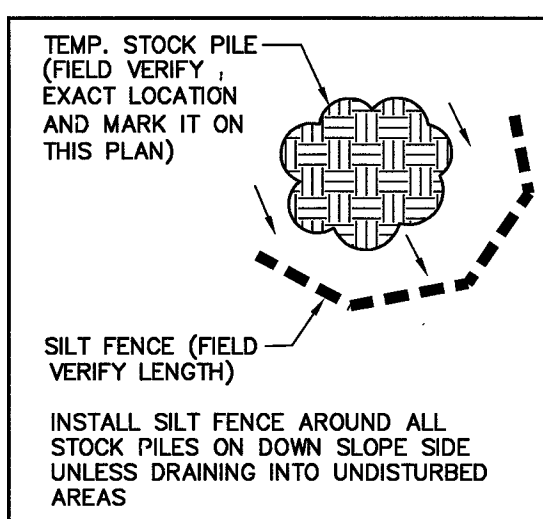
EROSION CONTROL INFORMATION

THE FOLLOWING PRODUCTS MAY BE USED AS
"EROSION CONTROL" MEASURES:

- UNDISTURBED EXISTING VEGETATION
- STRAW
- CHIPPED SITE VEGETATION
- WOOD MULCH & COMPOST MIXTURE
- HYDROMULCH
- BONDED FIBER MATRIX
- EROSION CONTROL BLANKETS
- SILT FENCE
- HAY BALES
- STRAW BALE FENCE
- JUTE BLANKETS
- CURLEX (EROSION CONTROL MESH)
- GUTTER BUDDIES
- SOD SQUARES

NOTE ON THIS PLAN EXACT TYPE OF
EROSION CONTROL TO BE USED

NOTE:
ALL DISTURBED AREAS SHALL BE SODDED
BEFORE CONSTRUCTION IS COMPLETE & ANY
AREAS NOT COVERED WITH IMPERVIOUS SURFACES

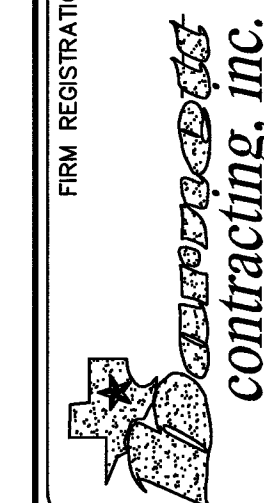


PRIMARY OPERATOR INFORMATION

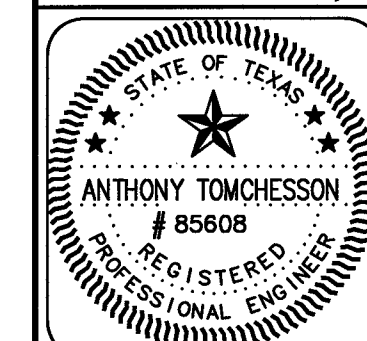
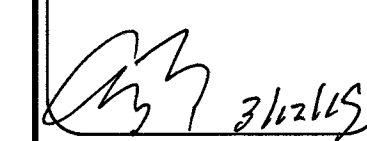
PERMIT NO: _____
COVERAGE EFFECTIVE DATE: _____

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FIRM REGISTRATION NO. F-3783



SHOAL FLATS
EROSION CONTROL PLAN
HEWITT, TEXAS

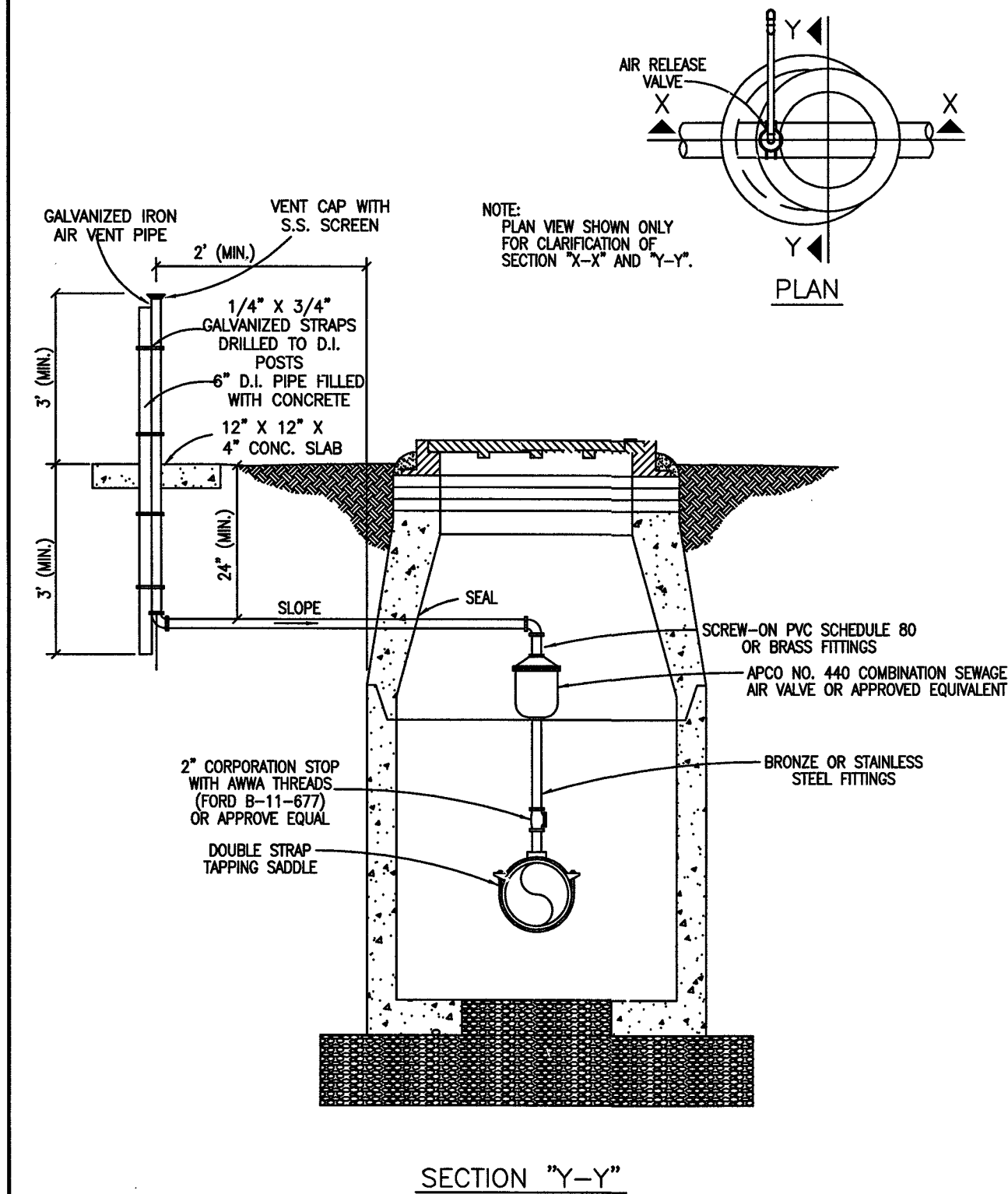


DRAWING SCALE	
HORIZ.=	1:50
VERT.=	
PLOTting SCALE	
	1:1

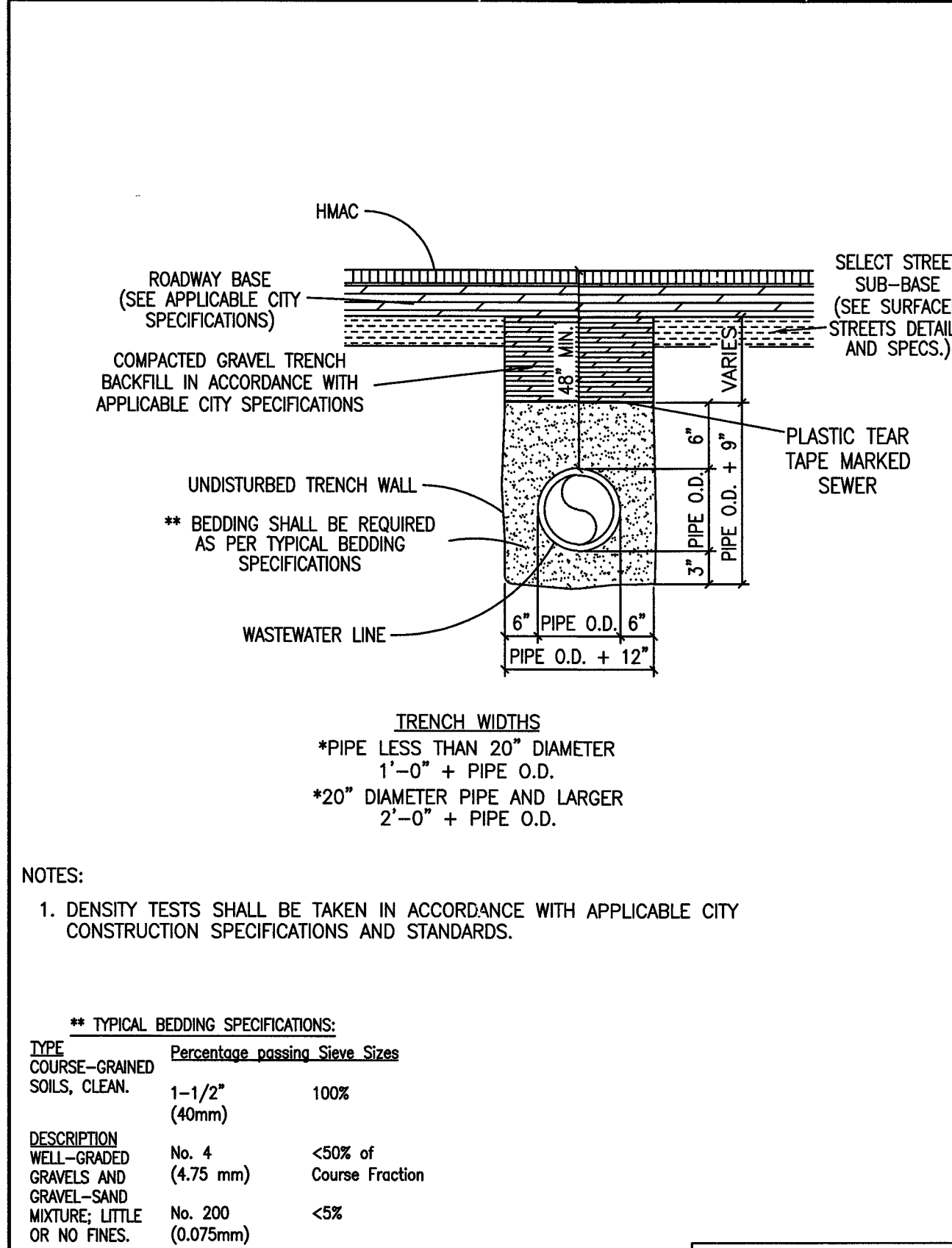
FILE NAME:
50645

SHEET
8
OF 9

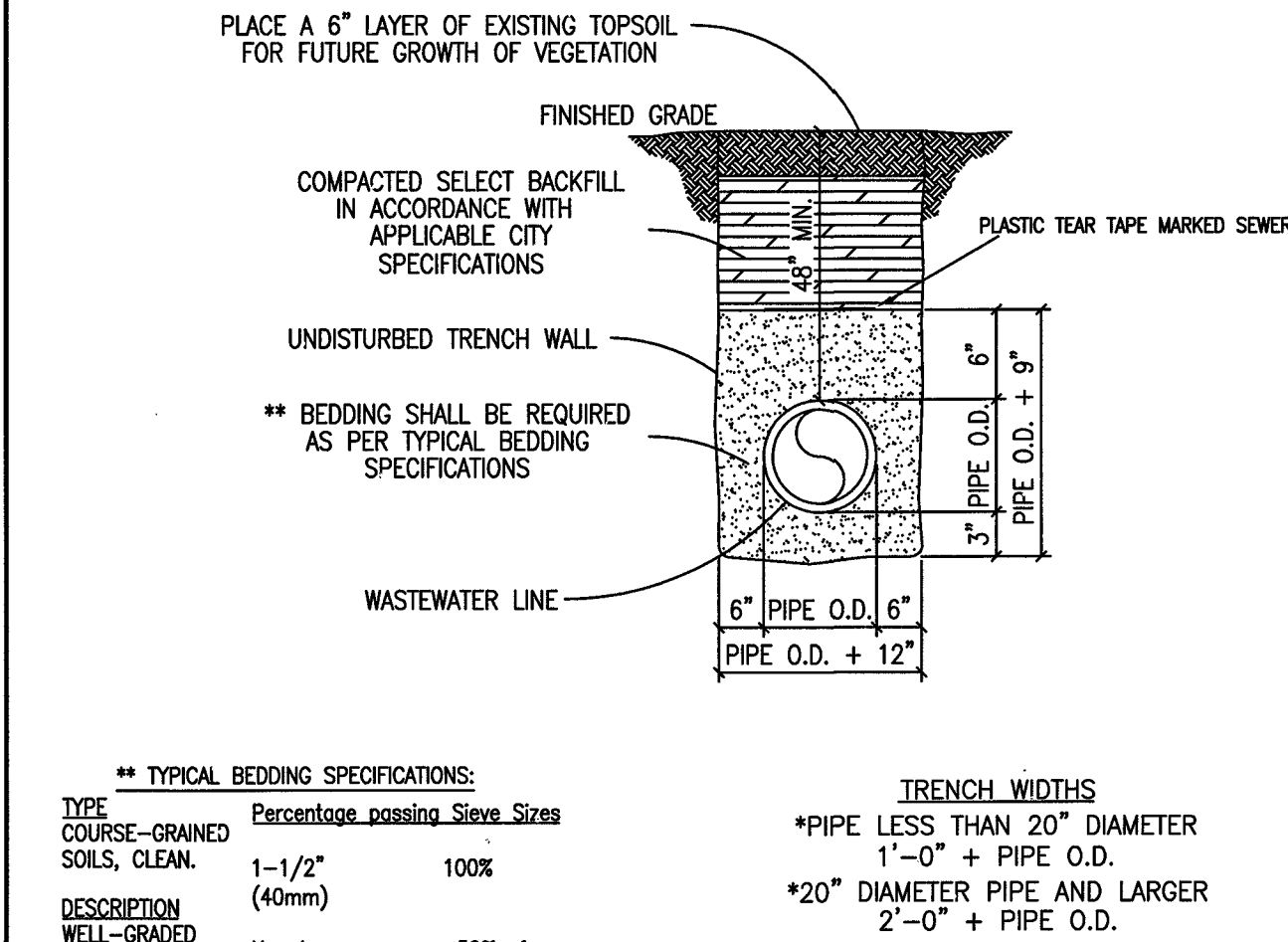
GN:LAND PROJECTS R2:50645 - SHOAL FLATS.dwg 3/12/2019 2:05:33 PM CDT



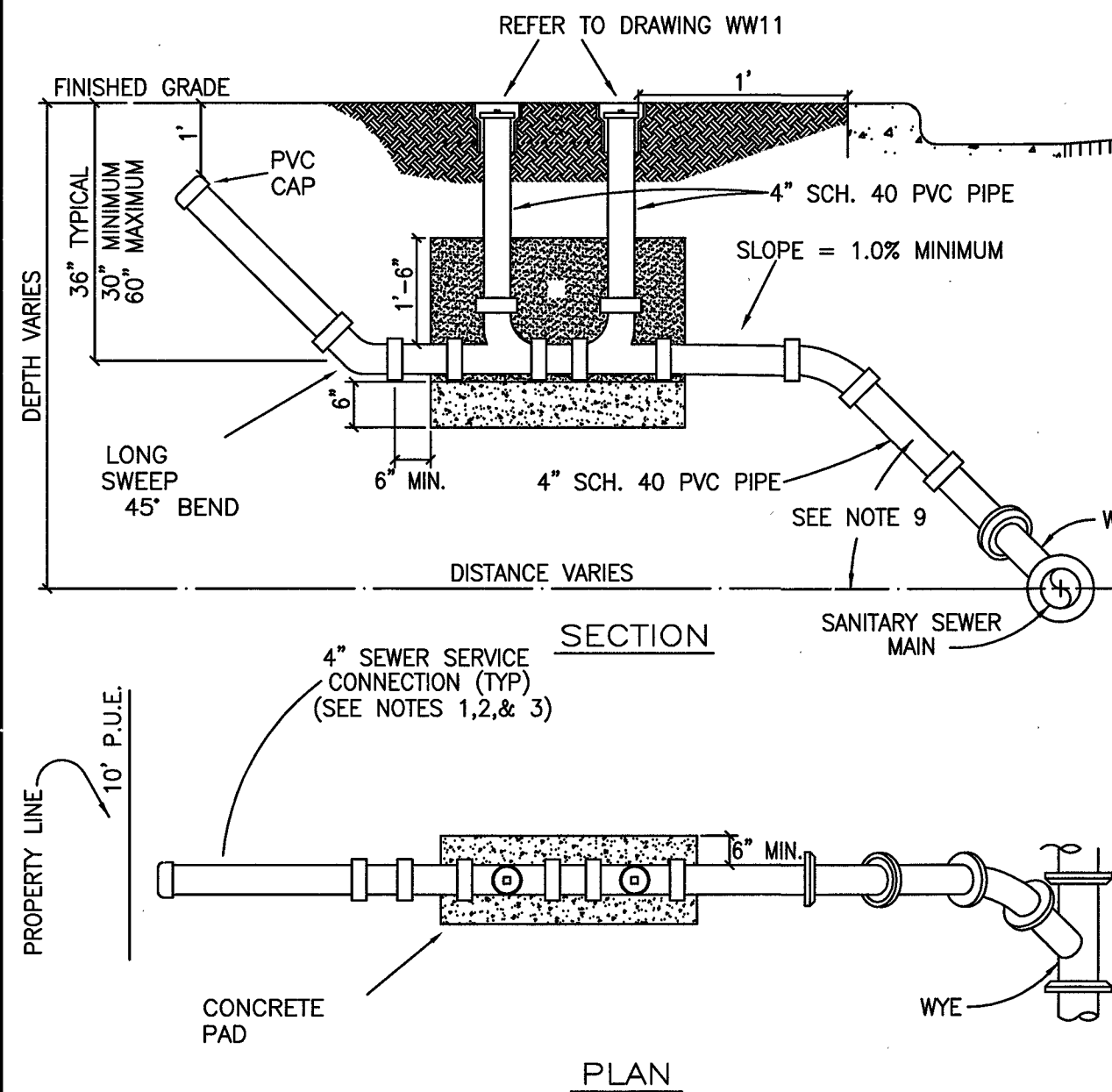
HEWITT TEXAS	CITY OF HEWITT SEWER CONSTRUCTION STANDARD DETAILS		WW14	
	STANDARD AIR RELEASE VALVE FOR FORCE MAINS	N.T.S.	1/25/13	W.E.A.



HEWITT TEXAS	SEWER CONSTRUCTION STANDARD DETAILS		WW17	
	TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY	N.T.S.	1/25/13	W.E.A.



HEWITT TEXAS	SEWER CONSTRUCTION STANDARD DETAILS		WW15	
	TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS	N.T.S.	1/25/13	W.E.A.



- NOTES:
- SERVICE CONNECTION RISERS SHALL BE LOCATED AS PER DIMENSIONS ON DRAWING WW01
 - THE END OF EACH SERVICE CONNECTION RISER SHALL BE EXTENDED 12" BELOW FINISH GRADE.
 - EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED CAP OR PLUG.
 - FOR P.V.C. INSTALLATIONS, CONNECT TO EXISTING "BELL" END AND CONNECT OPPOSITE END WITH P.V.C. TO P.V.C. 9. SEWER SERVICE SLOPE TO BE 45° OFF CENTERLINE OF MAIN.
 - SOLIDLY TAMP BACKFILL AT LEAST ONE FOOT (1'-0") ABOVE TOP OF PIPE SERVICES UNDER PAVED AREAS SHALL BE BACKFILLED TO THE SAME SPECIFICATIONS AS SHOWN ON PAVEMENT REPLACEMENT DETAIL.
 - CONTRACTOR SHALL MARK ON A CLEAN SET OF PLANS THE FINAL STATIONING OR DISTANCE AND DIRECTION FROM MANHOLE TO EACH SERVICE (LATERAL AND GIVE TO ENGINEER FOR RECORD DRAWING PURPOSES).
 - ANY DEVIATION FROM THESE METHODS MUST BE APPROVED BY CITY OF HEWITT
 - SERVICE LINE MATERIAL SHALL BE P.V.C., SCH. 40.
 - SEWER SERVICE SLOPE TO BE 45° OFF CENTERLINE OF MAIN.

HEWITT TEXAS	CITY OF HEWITT SEWER CONSTRUCTION STANDARD DETAILS		WW12	
	SEWER SERVICE CONNECTIONS	N.T.S.	1/25/13	W.E.A.

Testing Requirements for Installation of Gravity Collection System Pipes.

Low Pressure Air Test.

- (A) A low pressure air test must follow the procedures described in American Society for Testing and Materials (ASTM) C-828, ASTM C-924, or ASTM F-1417 or other procedure approved by the City's engineer, except as to testing times as required in Table C, or Equation C.
- (B) For testing times as required in Table C, or Equation C.
- (C) Once the pressure is stabilized, the minimum time allowable for the pressure to drop from 3.5 psi gauge to 2.5 psi gauge is computed from the following equation:

$$T = \frac{(0.085 \times D \times L)}{Q}$$

Where:

- T = time for pressure to drop 1.0 pound per square inch gauge in seconds
K = 0.000419 x D x L, but not less than 1.0
D = average inside pipe diameter in inches
L = length of same pipe size being tested, in feet
Q = rate of loss, 0.0015 cubic feet per minute per square foot internal surface

Table C - Minimum Testing Time for Low-Pressure Air Test		Time for	
Pipe Diameter (inches)	Minimum Length (feet)	Minimum Time (seconds)	Maximum Time (seconds)
6	340	398	0.855
8	454	298	1.520
10	567	239	2.372
12	680	199	3.412
15	850	159	5.342
18	1020	133	7.693
21	1190	114	10.471
24	1360	100	13.676
27	1530	88	17.389
30	1700	80	21.500
33	1870	72	

- (D) The test may stop if no pressure loss has occurred during the first 25% of the calculated testing time.
- (E) If any pressure loss or leakage has occurred during the first 25% of a testing period, then the test must continue for the entire test duration as outlined above or until failure.
- (F) Wastewater collection system pipes with a 27 inch or larger average inside diameter may be air tested at each joint instead of following the procedure outlined in this section.
- (G) A testing procedure for pipe with an inside diameter greater than 33 inches must be approved by the City's engineer.

Deflection Testing.

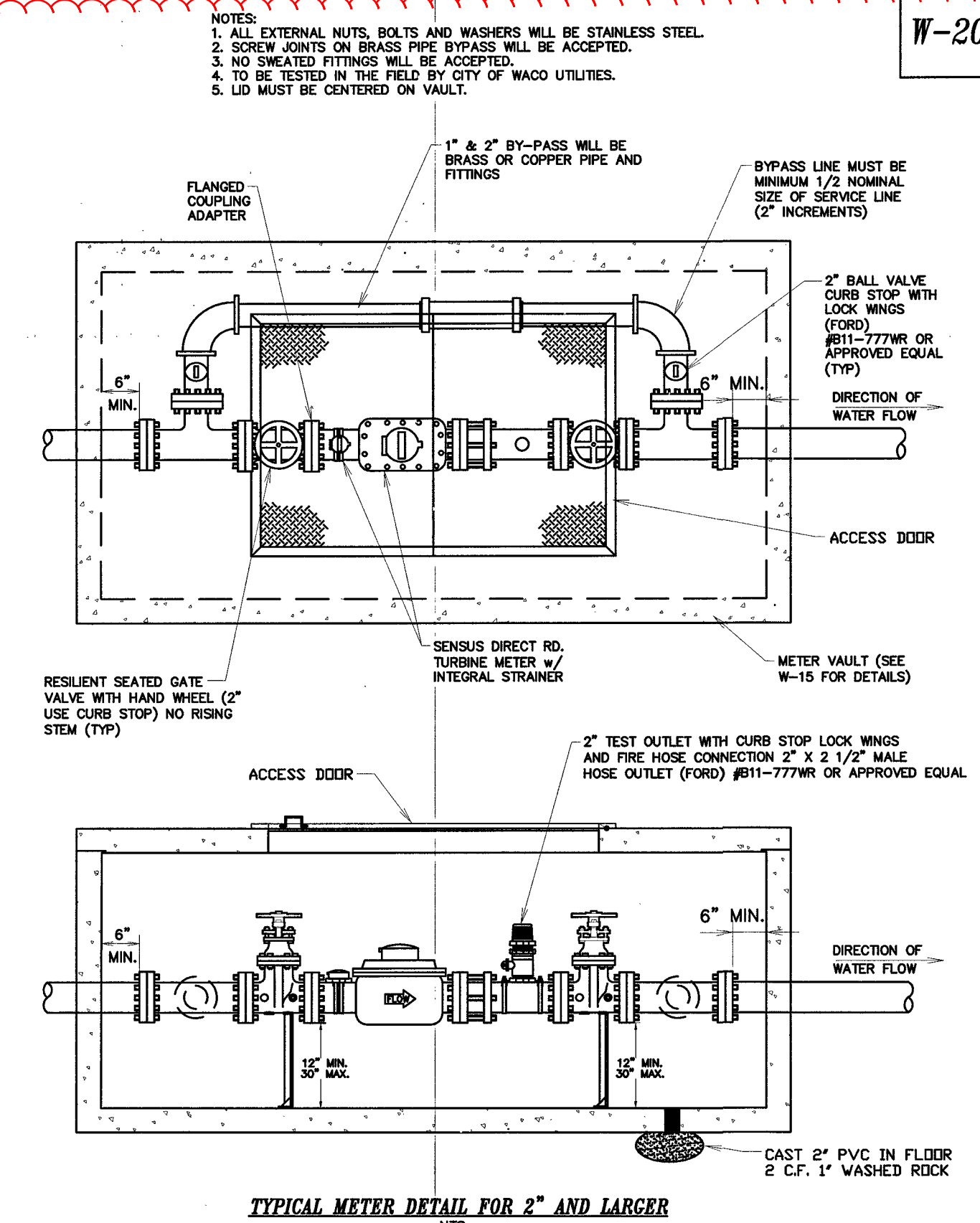
- If a gravity collection pipe is composed of flexible pipe, deflection testing is also required. The following procedures must be followed:
- (1) For a collection pipe with inside diameter less than 27 inches, deflection measurement requires a rigid mandrel.
- (A) Mandrel Sizing.
- (i) A rigid mandrel must have an outside diameter (OD) not less than 95% of the base inside diameter (ID) or average ID of a pipe, as specified in the appropriate standard by the ASTM's, American Water Works Association, UNI-BELL, or American National Standards Institute, or any related appendix.

- (ii) If a mandrel sizing diameter is not specified in the appropriate standard, the mandrel must have an OD equal to 95% of the ID of a pipe. In this case, the ID of the pipe, for the purpose of determining the OD of the mandrel, must equal the average outside diameter minus two minimum wall thickness for OD controlled pipe and the average inside diameter for ID controlled pipe.
- (iii) All dimensions must meet the appropriate standard.
- (B) Mandrel Design.
- (i) A rigid mandrel must be constructed of a metal or a rigid plastic material that can withstand 200 psi without being deformed.
- (ii) A mandrel must have nine or more odd number of runners or legs.
- (iii) A barrel section length must equal at least 75% of the inside diameter of a pipe.
- (iv) Each size mandrel must use a separate proving ring.
- (C) Method Options.
- (i) An adjustable or flexible mandrel is prohibited.
- (ii) A test may not use television inspection as a substitute for a deflection test.
- (iii) If requested, the City's engineer may approve the use of a deflectionometer or a mandrel with removable legs or runners on a case-by-case basis.
- (2) For a gravity collection system pipe with an inside diameter 27 inches and greater, other test methods may be used to determine vertical deflection.
- (3) A deflection test method must be accurate to within plus or minus 0.2% deflection.
- (4) The contractor shall not conduct a deflection test until at least 30 days after the final backfill.
- (5) Gravity collection system pipe deflection must not exceed five percent (5%).
- (6) If a pipe section fails a deflection test, the contractor shall correct the problem and conduct a second test after the final backfill has been in place at least 30 days.
- (7) The contractor shall not use any mechanical pulling devices during testing.
- (8) The contractor shall include a certification in the construction report or the notice of completion, that the wastewater collection system passed the deflection tests.
- (9) The City or the City's representative must inspect the installation of the collection system during the construction and testing phases of the project.

Testing Requirements for Manholes.

- (a) All manholes must pass a leakage test.
- (b) Contractor is to test each manhole, after assembly (manholes of a depth less than 20' in depth may be tested after backfilling, manholes that are greater than 20' in depth are to be tested prior to backfilling, for leakage, separate and independent of the collection system pipes by vacuum testing or other method approved by the City's engineer.
- (1) Vacuum Testing.
- (A) To perform a vacuum test, the contractor shall plug all lift holes and exterior joints with a non-shrink grout and plug all pipes entering a manhole.
- (B) No grout must be placed in horizontal joints before testing.
- (C) Sub-outs, manhole boots, and pipe plugs must be secured to prevent movement while a vacuum is drawn.
- (D) The contractor shall use a minimum 60 inch/lb torque wrench to tighten the external clamps that secure a test cover to the top of a manhole.
- (E) A test head must be placed at the inside of the top of a cone section, and the seal inflated in accordance with the manufacturer's recommendations.
- (F) There must be a vacuum of 10 inches of mercury inside a manhole to perform a valid test.
- (G) A test does not begin until after the vacuum pump is off.
- (H) A manhole passes the test if after 2.0 minutes and with all valves closed, the vacuum is at least 9.0 inches of mercury.

Need to add street trench repair detail



TYPICAL METER DETAIL FOR 2" AND LARGER		W-20	
NOTES:			
1. ALL EXTERNAL NUTS, BOLTS AND WASHERS WILL BE STAINLESS STEEL.			
2. SCREW JOINTS ON BRASS PIPE BYPASS WILL BE ACCEPTED.			
3. NO SWEATED FITTINGS WILL BE ACCEPTED.			
4. TO BE TESTED IN THE FIELD BY CITY OF WACO UTILITIES.			
5. LID MUST BE CENTERED ON VAULT.			



ENGINEERING
SERVICES



NO.	REVISION	BY	DATE	BOOK
1	ISSUED			
2	REVISED			
3	REVISED			
4	REVISED			
5	REVISED			
6	REVISED			
7	REVISED			
8	REVISED			
9	REVISED			
10	REVISED			

SHOAL FLATS
SEWER & WATER DETAILS
HEWITT, TEXAS

Anthony Tomchesson
Professional Engineer
#85608



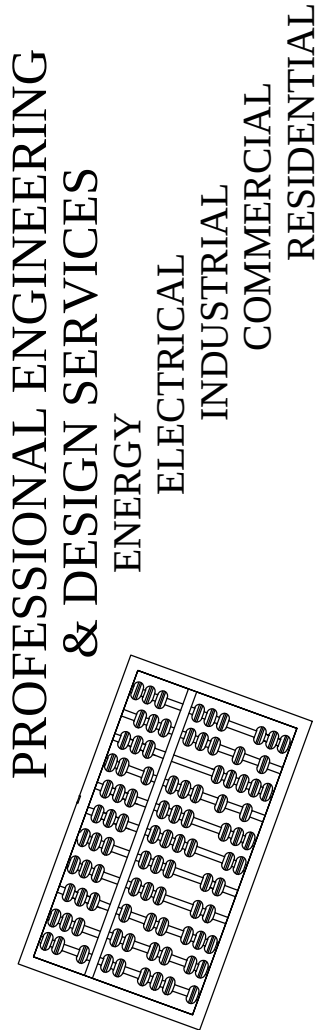
DRAWING SCALE
HORIZ =
VERT =
PLOTING SCALE
1:1

FILE NAME:
50645

SHEET
9
OF 9

NOTES:

- 1) PER CITY OF HEWITT - PROPERTY ZONED - R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT SETBACK LINE - 25 FT
BACK SETBACK LINE - 25 FT
SIDE SETBACK LINES - 5 AND 15 FT
* CURRENT ZONING AND SETBACKS ANNOTATED ABOVE, OWNER HAS VARIANCES SUBMITTED
- 2) CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING ALL SURVEY INFORMATION.
- 3) THE CLIENT & THE CONTRACTOR ARE RESPONSIBLE FOR SUBMITTING, RECEIVING APPROVAL, & ALL PERMITTING FROM ALL REGULATORY AGENCIES BEFORE CONSTRUCTION COMMENCES. AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS SHALL BE ON SITE AT ALL TIMES DURING CONSTRUCTION.
- 4) CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING REGULATORY AGENCIES FOR ALL REQUIRED INSPECTIONS.
- 5) THE LOCATION OF UTILITIES: WATER MAINS, UNDERGROUND ELECTRICAL CONDUITS, FIBER OPTIC CABLES, NATURAL GAS LINES, UNDERGROUND TELEPHONE CABLES, SANITARY SEWER PIPES, AND ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR BEFORE THE START OF CONSTRUCTION. A WRITTEN REPORT OF THE OBSERVATION OF SITE UTILITIES NOT FOUND IN THE LOCATION AS SPECIFIED ON THESE PLANS SHALL BE MADE TO THE OWNER AND THE SITE ENGINEER BEFORE PROCEEDING WITH ADDITIONAL WORK. ANY WORK PERFORMED BY THE CONTRACTOR AFTER THAT TIME IS AT THAT CONTRACTOR'S OWN RISK.
- 6) THE LOCATIONS OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTACTING DIG TESS AND FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY DAMAGE TO ANY UTILITY COMPANY FACILITIES DAMAGED BY THE CONTRACTOR.
- 7) ALL CONSTRUCTION STAKING NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SHALL BE PROVIDED BY THE CONTRACTOR.
- 8) ALL WARNINGS / SAFETY DEVICES AND BARRICADES REQUIRED TO PROTECT THE HEALTH AND TO PROVIDE A SAFETY MEASURE TO THE PUBLIC IN THE VICINITY OF THE CONSTRUCTION SITE SHALL BE PROVIDED BY THE CONTRACTOR. THESE BARRICADES/SAFETY DEVICES SHALL BE IN PLACE BEFORE WORK COMMENCES AND SHALL BE IN PLACE UNTIL ALL WORK HAS BEEN COMPLETED, ACCEPTED, AND CONSTRUCTION ACTIVITIES NO LONGER POSE A DANGER TO THE PUBLIC.
- 9) ALL UNSUITABLE CONSTRUCTION MATERIALS AND DEBRIS SHALL BE REMOVED BY THE CONTRACTOR, IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS. THE REMOVAL OF SUCH MATERIAL/DEBRIS SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- 10) THE CONTRACTOR SHALL PROVIDE FOR AND MAINTAIN ADEQUATE TRENCH SAFETY MEASURES THAT, AT A MINIMUM, ADHERE TO THE REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION STANDARDS. IF NECESSARY, THE CONTRACTOR SHALL RETAIN AN INDEPENDENT GEO-TECHNICAL CONSULTANT TO REVIEW THESE PLANS, INVESTIGATE SOIL ENCOUNTERED AT THE PROJECT SITE, AND FORMULATE/ IMPLEMENT A TRENCH SAFETY PROGRAM.
- 11) IF CONTRACTOR KNOWS OR HAS REASON TO KNOW OF ANY ERRORS, OMISSIONS OR INCONSISTENCIES IN ENGINEER'S DRAWINGS, CONTRACTOR, BEFORE PROCEEDING WITH ANY FURTHER CONSTRUCTION RELATED THERETO, SHALL NOTIFY ENGINEER IMMEDIATELY IN WRITING FOR THE PURPOSE OF PROVIDING ENGINEER WITH AN OPPORTUNITY TO CURE ANY SUCH ERROR, OMISSION OR INCONSISTENCY.



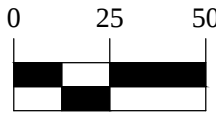
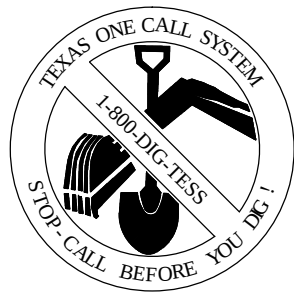
DATE	REVISION NOTES:

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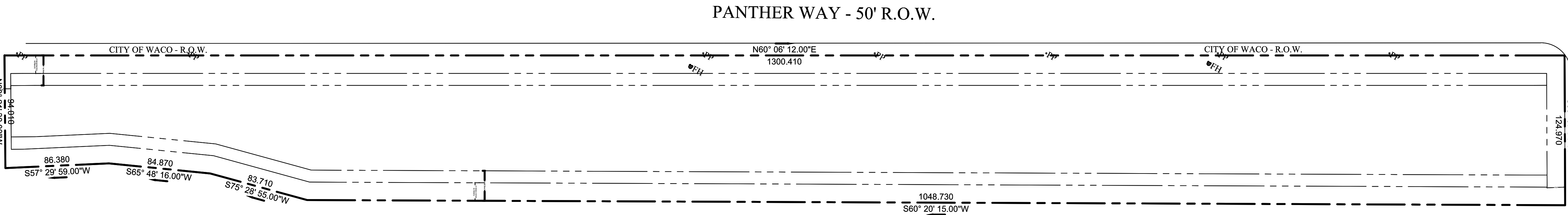
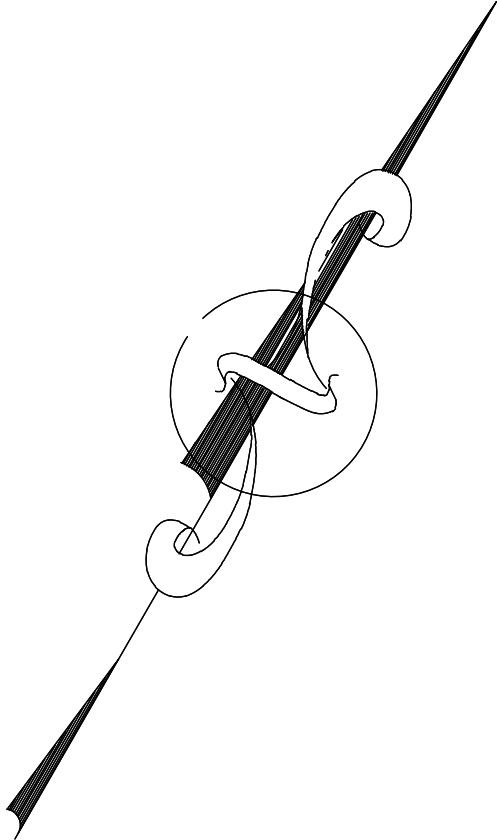
ABACUS ENGINEERING, INC. P.O. BOX 8122 WACO, TEXAS 76797 abacusengineering.com 254-666-6888 TEXAS REGISTERED ENGINEERING FIRM C-2836	SHOAL FLATS II OCAMPO C A-32 TRACT 35, HEWITT, TX 9/4/2018 EXISTING SITE PLAN DKN/NTV
---	---

C02

TEXAS REGISTERED ENGINEERING FIRM F - 3836
PRELIMINARY ONLY NOT FOR CONSTRUCTION
Authorized By Dennis K. Dyke Texas P.E. 52246
For Review, Approvals, and/or Estimation Purposes ONLY
RELEASED ON: October 1, 2018

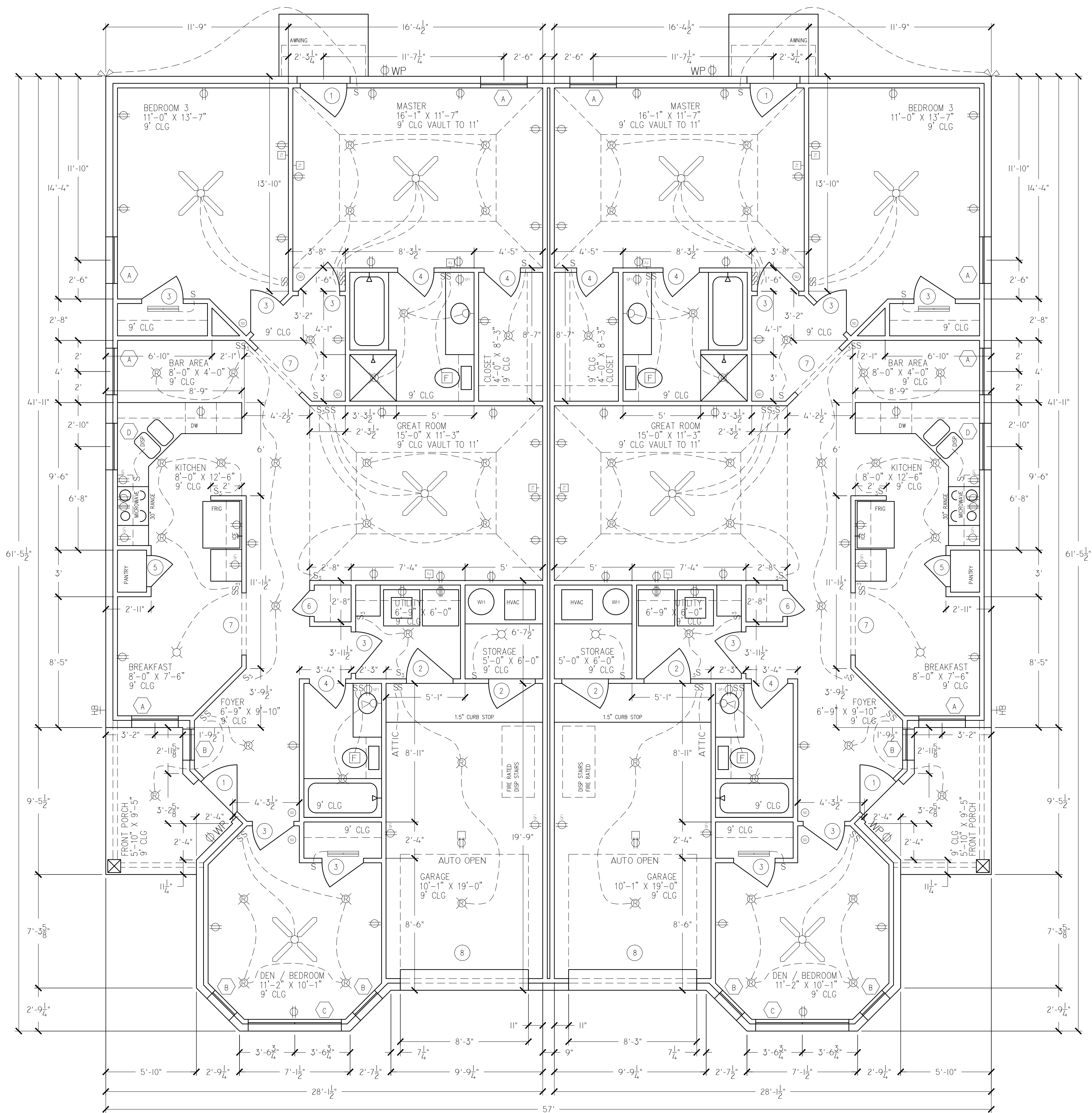


EXISTING SITE PLAN
SCALE 1"= 50'



PANTHER WAY - 50' R.O.W.

LINDENWOOD LANE EAST - 50' R.O.W.



SYMBOLS	
	HOSE BIB
	TELEVISION
	TELEPHONE
	WEATHER PROOF
	S SINGLE SWITCH
	S ₃ 3 WAY SWITCH
	S ₄ 4 WAY SWITCH
	110 DUPLEX PLUG
	220 DUPLEX PLUG
	LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	SPEAKER
	SMOKE DETECTOR
	HEATER
	FAN VENTED OUTSIDE

WINDOW SCHEDULE					
	WIDTH	HEIGHT	DESCRIPTION	TYPE	UNIT
A	3'-0"	5'-0"		S.H.	SGL.
B	2'-0"	5'-0"		S.H.	SGL.
C	3'-0"	5'-0"		S.H.	TWIN
D	3'-0"	3'-0"		S.H.	SGL.
E					

DOOR SCHEDULE		AREAS PER SIDE
1	3'-0" X 6'-8" EXTERIOR DOOR	GARAGE: 239 SQ. FT. FRONT PORCH: 58 SQ. FT. BACK PORCH: 0 SQ. FT. TOTAL LIVING: 1,362 SQ. FT. TOTAL SLAB: 1,659 SQ. FT.
2	3'-0" X 6'-8" FIRE RATED	
3	2'-8" X 6'-8"	
4	2'-4" X 6'-8"	
5	2'-0" X 6'-8"	
6	1'-8" X 6'-8"	
7	4'-0" OPENING VERIFY HT & TYPE	
8	8'-0" X 8'-0" OVERHEAD GARAGE	

- GENERAL NOTES:
1. A.C. VENTS IN MASTER CLOSETS

2. ALL SMOKE DETECTORS SHALL BE HARDWIRED

3. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH CITY OR COUNTY BUILDING CODES AND ORDINANCES.

4. GENERAL & SUBCONTRACTORS SHALL VERIFY DIMENSIONS AND EXISTING SITE CONDITIONS. STARTING OF WORK SHALL MEAN ACCEPTANCE OF SUCH CONDITIONS.

5. LOCATION OF STORM SEWAGE, DRAINAGE, EASEMENTS, AND BUILDING SETBACKS VERIFIED AT JOB SITE PRIOR TO CONSTRUCTION.

6. ALL DIMENSIONS ON EXTERIOR WALLS ARE FROM OUTSIDE OF FOUNDATION TO FACE OF STUD OR FACE OF MASONRY TO FACE OF STUD

7. ALL DIMENSIONS ON INTERIOR WALLS ARE FROM FACE OF STUD TO FACE OF STUD

8. ALL DIMENSIONS TO OPENINGS ARE FROM OUTSIDE OF FOUNDATION TO CENTER OF OPENING

9. ALL EXHAUST FANS IN WET AREAS SHALL BE VENTED OUTSIDE THE HOUSE.

10. ALL WORK TO CONFORM TO DEED RESTRICTIONS IF APPLICABLE.

11. PLANS TO BE REVIEWED BY ARCHITECTURAL CONTROL COMMITTEE.

12. IF A/C IS IN ATTIC, A 3/4" PLYWOOD CATWALK SHALL GO FROM ACCESS HOLE TO UNIT, AND UNIT MUST BE WITHIN 20'.

13. GENERAL AND SUBCONTRACTORS SHALL VERIFY ENGINEERED DRAWINGS AND ARCHITECTURAL DRAWINGS DO NOT HAVE DISCREPANCIES.

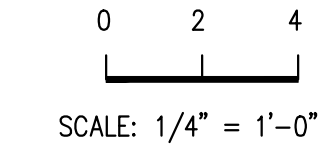
14. LOCATION OF STORM DRAINAGE, EASEMENTS, AND BUILDING SETBACKS SHALL BE VERIFIED AT JOB SITE PRIOR TO CONSTRUCTION

15. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS.

16. GENERAL AND SUBCONTRACTORS TO VERIFY ALL WINDOWS MEET EGRESS CODES IN APPLICABLE LOCATIONS.

17. GENERAL AND SUBCONTRACTORS TO VERIFY SIZING AND LOCATIONS OF ALL APPLIANCES AND COMPONENTS.

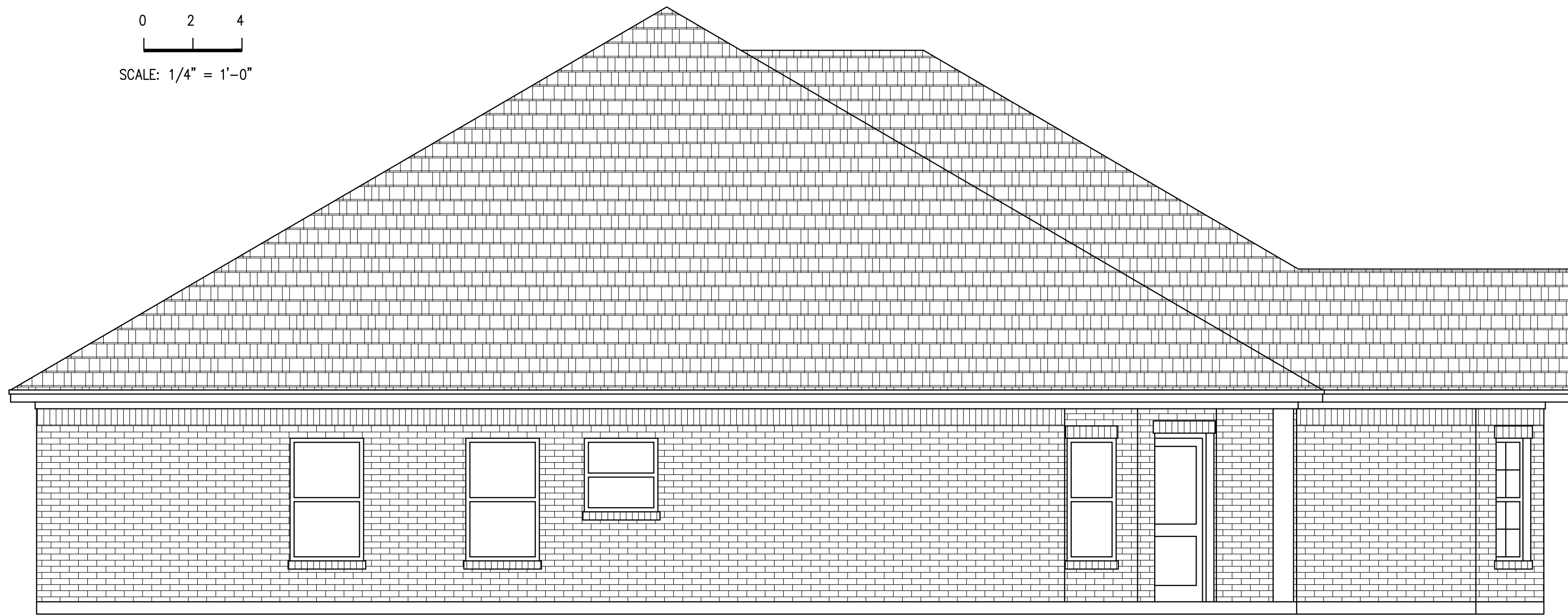
FLOOR PLAN



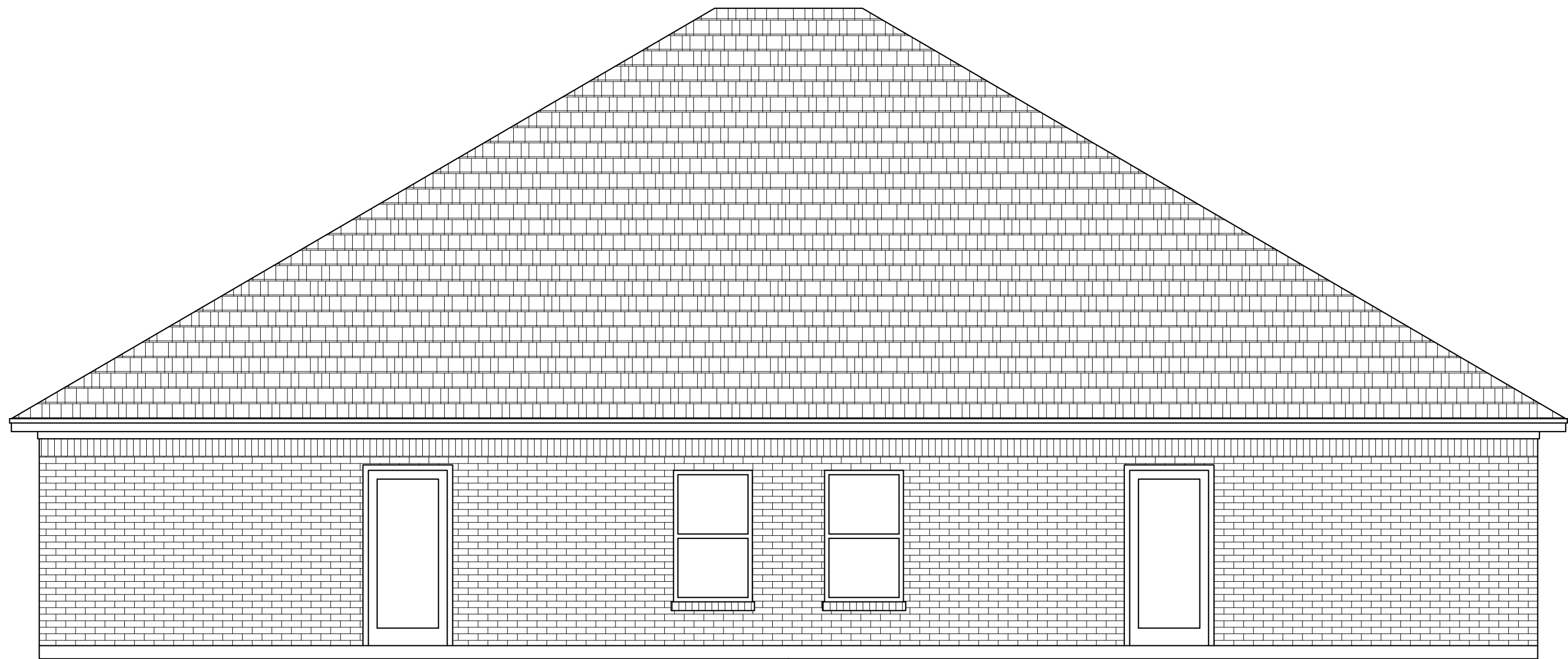


FRONT ELEVATION

0 2 4
SCALE: 1/4" = 1'-0"



SIDE ELEVATIONS

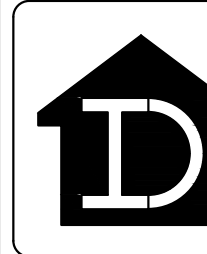


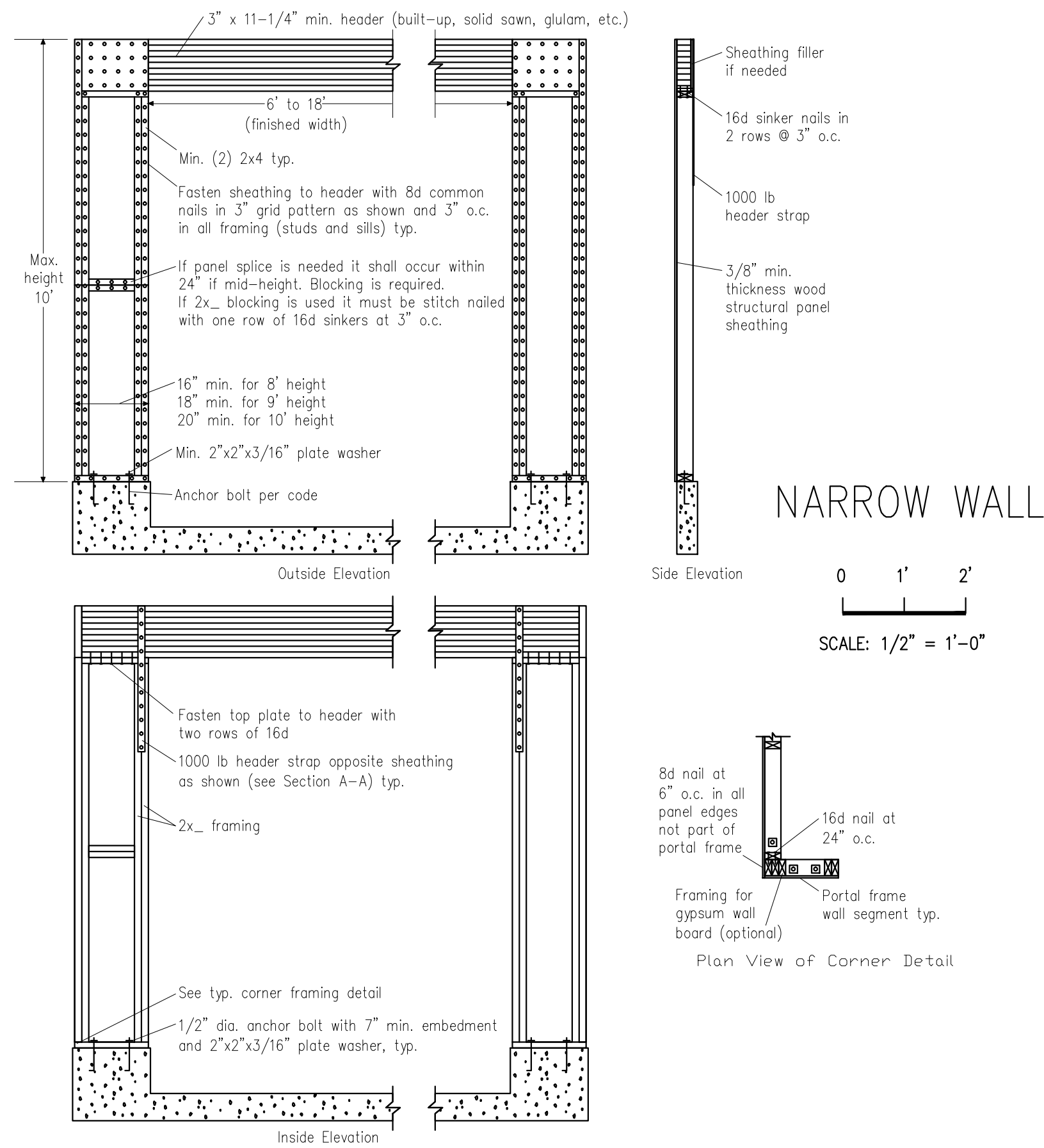
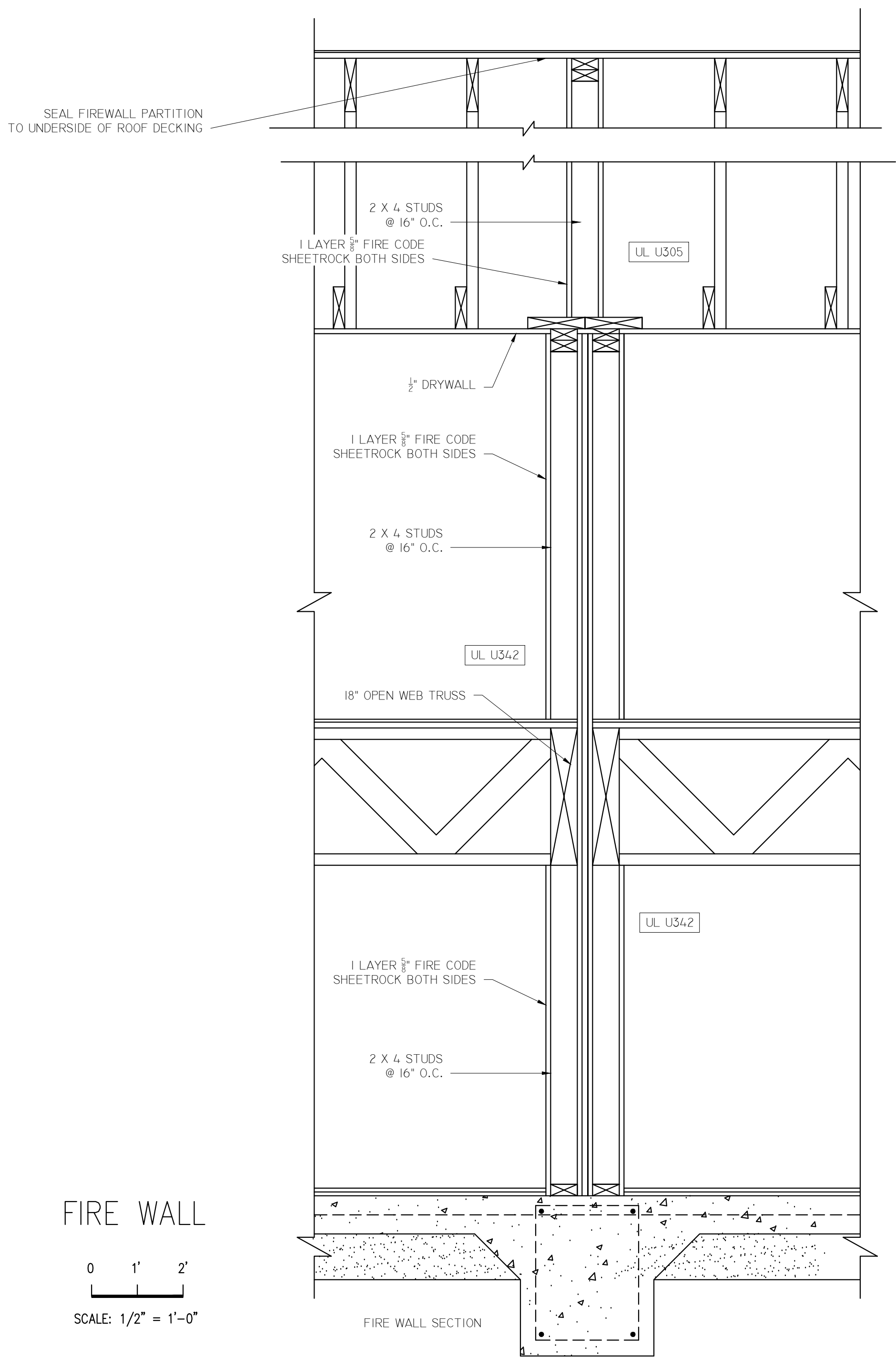
REAR ELEVATION

- ROOFING AS SEL
OVER 15# OR 30# FELT
OVER 7/16 MIN DECKING
NO TEARS OR MISSING PATCHES
IN FELT WILL BE ALLOWED
PLACE DECKING CLIPS BETWEEN EACH RAFTER
ACROSS TOP AND BOTTOM OF DECKING
- RAFTERS @ 24" O.C.
CLG JOISTS @ 16" O.C.
REF INTERNATIONAL BUILDING CODES
FOR BRACING (PURLINS AND STRONGBACKS, ETC)
REF SPAN TABLE CHARTS IN SAID CODES
TO DETERMINE SIZE OF RAFTERS AND JOISTS
- INSULATION IN ATTIC
- DOUBLE TOP PLATE
AVOID NAILING TOGETHER
BETWEEN STUDS
FASTEN CORNERS WITH 5 16d NAILS
- 1 X 2 TRIM OVER 1 X 6 OR 1 X 8 FACIA
OVER 2 X 6 OR 2 X 8 SUBFACIA
- WHEN 1 HR RATING IS REQ'D INSERT 1/2"
FIRE RATED GYP BD BEHIND 1/2" HARDIE SOFFIT
& INSTALL 1/2" HARDIE FACIA
- 2 X 4 OUTRIGGERS @ 24" O.C.
- SOFFIT VENTS IF NOT FOAM INSULATION
- 1 X 4 FRIEZE BOARD
- 2 X 4 STUDS @ 16" O.C.
OR 2 X 6 STUDS @ 24" O.C.
REF FLOOR PLAN FOR THICKNESS
- INSULATION
R13 IN 2X4 WALLS
R19 IN 2X6 WALLS
- EXTERIOR GRADE SHEATHING
(7/16 THICKNESS MIN.)
CAULK JOINTS, OR INSTALL
BUILDING WRAP
IF FOIL FACED, TAPE JOINTS
WITH FOIL TAPE
- MASONRY VENEER AS SEL
- MOISTURE RESISTANT BASE PLATE
FASTEN STUDS WITH MIN 5 16d NAILS
- MEMBRANE FLASHING
- WEEPS @ 40" O.C.

FRAMING DETAILS

0 6" 1'
SCALE: 1" = 1'-0"





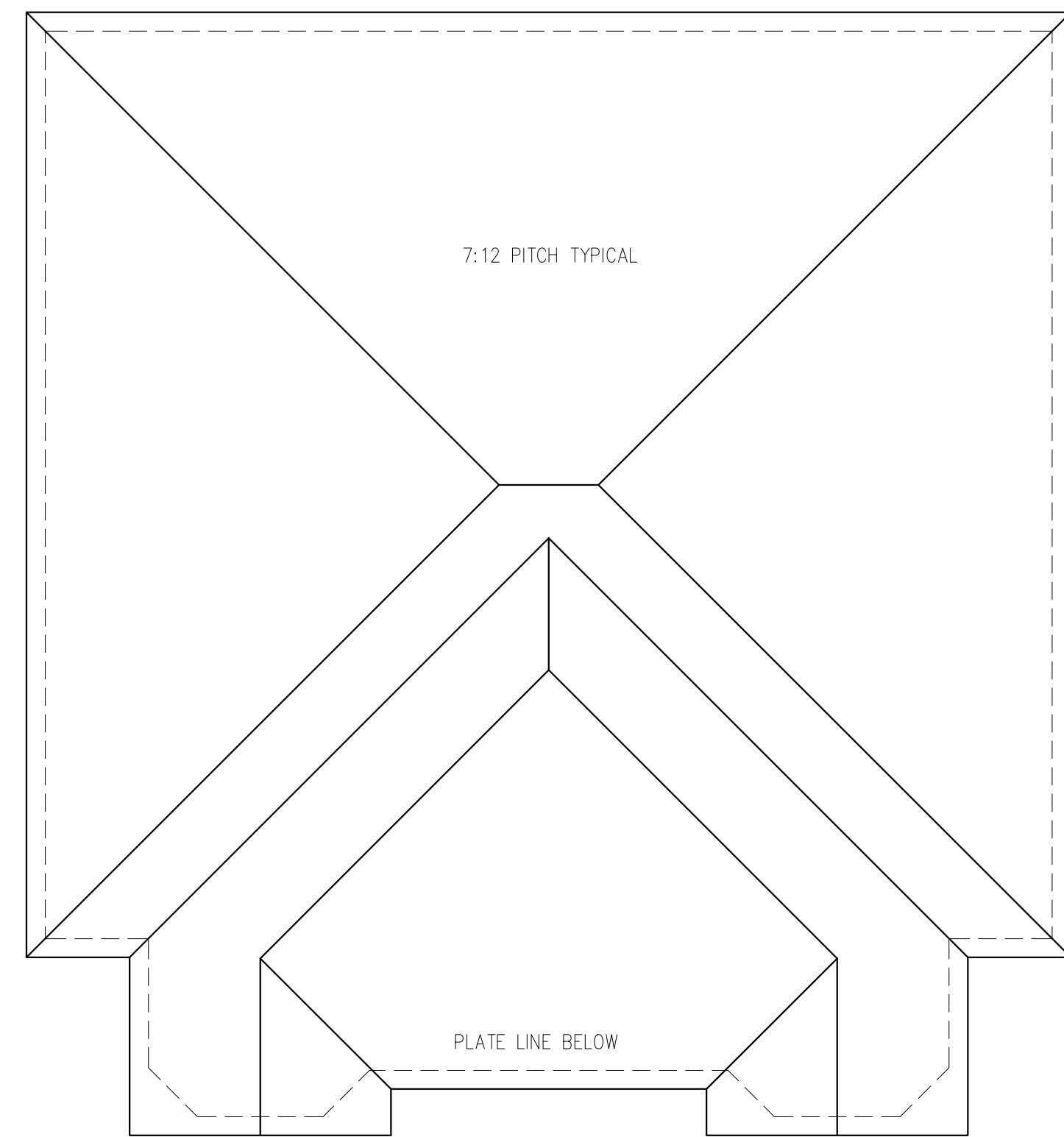
Note: All sheathable areas of exterior walls fully sheathed with plywood or OSB

CONSTRUCTION REQUIREMENTS FOR GARAGE NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS
APA Narrow Wall Bracing Method

NOTE: PLEASE VERIFY CORRECTNESS OF ALL SETBACKS AND EASEMENTS AND NOTIFY US AT ONCE IF CORRECTIONS ARE NECESSARY.

NOTE:

CONTRACTOR AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE DRAFTSMAN FOR ANY PROBLEMS THAT MAY ARISE BEFORE, DURING, OR AFTER THE CONSTRUCTION OF THIS RESIDENCE, AND SHALL ASSUME FULL RESPONSIBILITY FOR ALL ENGINEERING AND CITY CODE CONSTRUCTION PARAMETERS. CONTRACTOR SHALL VERIFY AND ASSUME FULL RESPONSIBILITY FOR ALL DIMENSIONS AND SPECIFICATIONS ON THESE PLANS. START OF WORK SHALL MEAN FULL ACCEPTANCE OF THESE TERMS.



APPLICATION REVIEW

Z-2019-2

CASE #: Z-2019-2

NOTICES: 41 mailed; 0 returned

HEARING DATE: April 2, 2019

PROPERTY ADDRESS: 300 Block W. Panther Way

LEGAL DESCRIPTION: O'Campo C A-32 Tract 35

APPLICANT: Mark Bowles

MAILING ADDRESS: 719 N. New Road. Waco, Texas 76710

ZONING:

The applicant previously requested a zone change from **R-1 Single-family to R-P Planned Residential District**. This request was approved on November 5, 2018.

SUMMARY DESCRIPTION OF USES IN R-P: The R-P district is intended to be used in combination with other districts to permit the grouping together of uses of different districts and the modification of certain controls in a manner so as to produce large area development arranged to better serve community needs, reduce the demands on community facilities and to create larger areas of open space than that generated under normal district controls.

COMMUNITY DEVELOPMENT REVIEW

NEIGHBORHOOD CHARACTER:

The neighborhood is generally characterized as an area of residential uses. The majority of the surrounding properties are residential in use. This property is adjacent to single-family residential and Duplex residential.

STAFF RECOMMENDATION

PLANNED RESIDENTIAL SITE PLAN:

Community Development recommends **approval** of this request to change based on the following findings:

- 1) The proposed zoning is in keeping with the land use component of the Comprehensive Plan.
- 2) The public infrastructure is adequate to provide for uses allowed in R-P zoning district.
- 3) The property meets all the size and width requirements for R-P zoning.
- 4) The property is located along Panther Way and E. Lindenwood.

ENGINEERING DATA

Engineering comments will be provided

TRAFFIC DATA

- 1) Description of the adjacent street system:
Road: Panther Way.
Classification: Arterial
Number of Lanes: 3
Average Daily Traffic: data not available
- 2) Estimated increase in traffic on adjacent streets at full build out:
Immediate: Minor
Future: none
- 3) Will the development's impact be of sufficient magnitude to require mitigation for:
 - a) Access problems: no
 - b) Increased traffic congestion: Slight
 - c) Pedestrian traffic: no
 - d) Visibility problems: no
- 4) Traffic Department comments and recommendations:
No significant traffic impact anticipated.

PUBLIC WORKS DATA

- 1) Street condition:
Good X Acceptable ____ Needs Reconstruction ____
- 2) Street width:
Existing: ROW 70' Pavement 45'
Required: ROW 70' Pavement 45'
- 3) Curb and Gutter:
Does not apply ____ Needs to be installed ____ Exists X Needs Reconstruction ____
- 4) Drainage facilities are required for this development.
- 5) Water is available to the property, and it will serve the heaviest uses allowed under the request.

6) Sewer is available to the property but will need to be extended.

7) Public Works comments and recommendations:

The property is served with public water and there has been no damage reported.

INSPECTION DEPARTMENT REVIEW

Comments: None

FIRE DEPARTMENT REVIEW

Anticipated Fire Response Time: _____

Is the Fire Response Time Adequate? Yes ____ No ____

Fire Department Comments and Recommendations:

Fire hydrants will need to be relocated and an additional hydrant will need to be installed due to the length of the drive.

MCLENNAN COUNTY HEALTH DISTRICT REVIEW

Inspection/Permit Required: Yes ____ No X

Date of Inspection: None

Comments: None

POLICE DEPARTMENT REVIEW

Comments: None

PROPERTY OWNERS LIST

Applicant: Mark Bowles

Owner: Mark Bowles