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Kimley»Horn

July 22, 2015

The Honorable J.D. Clark
Wise County Judge
P. O. Box 393
Decatur, TX 76234

RE: ***Hidden Creek Addition 2, Lots 1-3, Block 1***
Final Plat Review, Precinct 2
KHA No. 061027001

Dear Judge Clark:

As requested by the City of Bridgeport, Kimley-Horn has reviewed the Final Plat submittal for the Hidden Creek Addition 2, Lots 1-3, Block 1, located within the City of Bridgeport's ETJ near the intersection of FM 1658 and CR 1510. Since Bridgeport has platting authority in accordance with the inter-local agreement, Kimley-Horn's review was only cursory to evaluate any areas where Wise County's requirements may be more stringent. We recommend that the following items addressed for this plat to be considered to be in general conformance with the *Wise County Development Rules and Regulations*:

1. Lots located within or adjacent to the 100-year flood plain shall be clearly labeled with the minimum finished floor elevation which shall be no less than two (2) foot above the 100-year flood plain elevation. In addition, the plat shall contain a notice which states that no house shall be built in a 100-year flood plain, unless it is in compliance with the minimum finished floor elevation requirements. (Re: Section 4.05.I.12)

2. Assuming a public purveyor is the intended source of water supply, documentation confirming that the development lies within the intended Certificate of Convenience and Necessity (CCN) must be provided. If a public water purveyor is not the intended source of water supply, all lots shall have a minimum area of two (2) acres when on-site sewage facilities are used in conjunction with a private water well. (Re: Section 6.02.D)

3. Due to the proximity of the 100-year floodplain within the property, a Drainage Plan should be provided to include descriptions of contributing drainage and discharge to and from the subdivision, as prepared by a licensed engineer in the State of Texas. This Drainage Plan should also include a proposed layout for Lot 3 to verify that home construction and OSSF installation will result in sufficient area to be located within the lot and outside of the 100-year floodplain. Any proposed construction within the 100-year Floodplain will require a floodplain permit via the County's Floodplain Administrator. (Re: Section 3.07)

We appreciate the opportunity to be of continued service to Wise County. If you have any questions or comments, please do not hesitate to call.

Very truly yours,
KIMLEY-HORN AND ASSOCIATES, INC.
Texas Registration No. F-928

Jenifer Tatum, P.E.

JRT/klw

Copy to: Mr. Danny White, County Commissioner, Precinct 1 (via email)
Mr. Kevin Burns, County Commissioner, Precinct 2
Mr. Harry Lamance, County Commissioner, Precinct 3 (via email)
Mr. Gaylord Kennedy, County Commissioner, Precinct 4 (via email)
Mr. Chad Davis, P.E., County Engineer (via email)
Ms. Natalie Bilby, City of Bridgeport
Mr. and Mrs. Kohnert, Owner/ Developer
Mr. Mike Herrijgers, MDH Surveying
Mr. Tom Goode, Wise County Public Works (attachment)

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