

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

October 11, 2022, 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, October 11, 2022.

The agenda packet is on the website at:

<https://www.ci.taylor.tx.us/Calendar.aspx?EID=4535&month=10&year=2022&day=13&calType=0>

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission may act on with one single vote. The Chairman or a Commissioner may pull any item from the Consent Agenda in order to discuss and act upon it individually as part of the Regular Agenda.)

1. Review and approve minutes from the meeting on September 13, 2022.
2. **PZ-2021-1353** – Consider conditionally approving Castlewood South Subdivision Improvement Plans, consisting of approximately 69.99 acres, located on FM 973 across from the Avery Glen Subdivision, part of and out of M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.
3. **PZ-2022-1538** – Consider approving Taylor Corner Final Plat, consisting of approximately 6.49 acres of land, addressed as 2211 West Second Street, more particularly described by Williamson Central Appraisal District Parcel R019781, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.
4. **PZ-2022-1558** – Consider disapproving Spring Creek Phase 2 Subdivision Improvement Plans, consisting of approximately 20.40 acres, located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcels R018683 and R383650, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
5. **PZ-2022-1564** – Consider disapproving The Retreat at Mallard Subdivision Improvement Plans, consisting of approximately 19.62 acres of land to create 63 lots, including right-of-way dedication, located along the north right-of-way of Mallard Lane, approximately 1,030 feet east of the intersection of N.W. Carlos G. Parker Boulevard and Mallard Lane, more particularly described by Williamson Central Appraisal District Parcel R018622, part of

and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

DISCUSSION ITEMS

6. Update regarding City Council actions on items referred by the Planning and Zoning Commission.

ADJOURN

Next Meeting Date: November 8, 2022

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before **October 11, 2022**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 10.05.22
Carrie Orts, Administrative Assistant

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
September 13, 2022, 6:00 p.m.**

PRESENT

Donna Frazier
Nora Roy
Jim Newman
Mike Eaton
Annette Maruska
Amy Everhart
Mike Eaton
Steve Darden

ABSENT

Rick Selin
Kellie Billings-Ray

OTHERS PRESENT

Tom Yantis, Director, Development Services
Carrie Orts, Admin. Assistant II, Development Services
Courtney Peres, Planner, Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:01 p.m.

CITIZEN COMMUNICATION

N/A

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission or Board may act on with one single vote. The Chairman or a Board member may pull any item from the Consent Agenda in order to discuss and act upon it as part of the Regular agenda.)

Review and approve minutes from the meeting on August 9, 2022.

PZ-2021-1353 – Consider disapproving Castlewood South Subdivision Improvement Plans, consisting of approximately 69.99 acres, located on FM 973 across from the Avery Glen Subdivision, part of and out of M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

PZ-2022-1494 – Consider disapproving Mule Loop Townhomes Subdivision Improvement Plans, consisting of approximately 2.94 acres of land, located about 1,400 feet north of the intersection of Debus Drive and West Second Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

PZ-2022-1495 – Consider disapproving Mule Loop Townhomes Block 1, Lot 1, Final Plat, consisting of approximately 2.94 acres of land to create one lot, located about 1,400 feet north of the intersection of Debus Drive and West Second Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

PZ-2022-1516 – Consider disapproving Spring Creek Phase 1 Final Plat, consisting of approximately 27.93 acres of land, located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcels R018683 and R383650, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

PZ-2022-1517 – Consider disapproving Vanecek Subdivision Minor Plat, consisting of approximately 20.77 acres of land, addressed as 4341 CR 404, more particularly described by Williamson Central Appraisal District Parcels R020081 and R463839, part of and out of the T.T. Williamson Survey, Abstract No. 754, Taylor E.T.J., Williamson County, Texas.

PZ-2022-1538 – Consider disapproving Taylor Corner Final Plat, consisting of approximately 6.49 acres of land, addressed as 2211 West Second Street, more particularly described by Williamson Central Appraisal District Parcel R019781, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

PZ-2022-1540 – Consider disapproving Dove Pass Subdivision Amending Plat, consisting of approximately 5.28 acres of land, addressed as 1100 and 1150 Old Thorndale Road, more particularly described by Williamson Central Appraisal District Parcels R567730 & R567731, legally described as Lots 6 and 7, Block A, Dove Pass Subdivision, Taylor, Williamson County, Texas.

PZ-2022-1546 – Consider disapproving 3811 N. Main St. Preliminary Plat, consisting of approximately 21.78 acres of land, addressed as 3811 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, part of and out of the William J. Baker Survey, Abstract No. 65.

Ms. Everhart made a motion to approve consent agenda as written. Second by Mr. Eaton. All voted in favor. Motion carries.

REGULAR AGENDA

SUBDIVISION VARIANCE

PZ-2022-1539 – Hold a public hearing regarding a request for a subdivision variance at 1303 Old Thorndale Road, consisting of approximately 0.997 acres part of and out of the Francis Bradley Survey, Abstract No. 74, more particularly described by Williamson Central Appraisal District Parcel R019891, Taylor, Williamson County, Texas.

Public hearing opened. Ms. Peres made a presentation and stated that staff recommends disapproval of the proposed Subdivision Variance request as it does not identify a hardship and alternative configurations are possible on the subject property. Mr. Barta (Applicant) was present to answer questions. There was discussion between Commissioners and the Applicant. Public hearing closed.

PZ-2022-1539 – Take action regarding a request for a subdivision variance at 1303 Old Thorndale Road, consisting of approximately 0.997 acres part of and out of the Francis Bradley Survey, Abstract No. 74, more particularly described by Williamson Central Appraisal District Parcel R019891, Taylor, Williamson County, Texas.

Mr. Newman made a motion to recommend approval for a subdivision variance at 1303 Old Thorndale Road as it satisfied items one (1) through four (4) on the Staff report in the P&Z Board Packet dated September 13, 2022. Second by Mr. Darden. All voted in favor. Motion carries.

ZONING

PZ-2022-1541 – Hold a public hearing regarding a request to change the zoning of approximately 75.29 acres of land, addressed as 14501 and 14511 US 79, more particularly described by Williamson Central Appraisal District Parcels R019338, R019992, R020101, and R020102, from

Rural/Agricultural Zoning District (R/A), Manufactured Housing Zoning District (MH), and Business Park District 2 (BP-2) to approximately 43.79 acres as Light Industrial Zoning District (M-1), and approximately 31.50 acres as Rural/Agriculture (R/A), legally described as Lots 1-14, Block 4 and Lots 1-15, Block 5, John O. Baker Subdivision and part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.

Public hearing opened. Mrs. Peres made presentation and stated that staff recommends approval of the proposed Zoning Map Amendment request as it meets the intent of the Comprehensive Plan. Mr. Cersonsky (Applicant) was present to answer questions. There was discussion between Commissioners and the Applicant. Public hearing closed.

PZ-2022-1541 – Make a recommendation regarding a request to change the zoning of approximately 75.29 acres of land, addressed as 14501 and 14511 US 79, more particularly described by Williamson Central Appraisal District Parcels R019338, R019992, R020101, and R020102, from Rural/Agricultural Zoning District (R/A), Manufactured Housing Zoning District (MH), and Business Park District 2 (BP-2) to approximately 43.79 acres as Light Industrial Zoning District (M-1), and approximately 31.50 acres as Rural/Agriculture (R/A), legally described as Lots 1-14, Block 4 and Lots 1-15, Block 5, John O. Baker Subdivision and part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.

Mr. Darden made a motion to recommend approval of the request to change the zoning of approximately 75.29 acres of land, addressed as 14501 and 14511 US 79. Second by Mr. Eaton. All voted in favor. Motion carries.

DISCUSSION ITEMS

Update regarding City Council actions on items referred by the Planning and Zoning Commission.

Mr. Yantis stated that there had been three Council meetings since the last P&Z meeting on August 9th; they were August 11th, 25th, and September 4th. Four items from the August 9th Commission meeting went forward and were dispensed with and approved.

- Two (2) Planned Developments – These went to Council on August 11, 2022
 - RCR Planned Development Amendment (Ordinance 2022-25)
 - Hilltop Estates Residential Planned Development (Ordinance 2022-26)
- One (1) Future Land Use Plan Amendment
 - Taylor Texas Holdings Future Land Use Amendment (Ordinance 2022-27)
- One (1) Future Land Use & Growth Sectors Amendment
 - Amendment to the Growth Sectors and Future Land Use designations (Ordinance 2022-28)

The last item that went forward to the Council meeting on August 25th to be introduced and then approved at the September 8th Council meeting:

- One (1) Planned Development
 - 3811 N. Main Street - Residential Planned Development (MF-2/RPD) (Ordinance 2022-39)

Adjournment - Meeting adjourned at 6:43 P.M.

Carrie Orts
Administrative Assistant II, Development Services

Donna Frazier
Planning & Zoning Commission Chair

City of Taylor
PZ-2021-1353
Castlewood South Subdivision Improvement Plans
Staff Report

Item Details

Requested Action:	Consider <u>conditional approval</u> of Castlewood South Subdivision Improvement Plans.
Address/Location:	Generally located on FM 973 across from the Avery Glen Subdivision.
Legal Description:	Approximately 69.99 acres out of the M. Dentler Survey, Abstract No. 211, H.T. & B.R.R. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.
Current Zoning:	R-1/RPD
Current Use:	Vacant
Applicant:	Will Buzzelli, P.E./Kimley-Horn
Case History:	This is the eighth submission of the Subdivision Improvement Plans.
Staff Recommendation:	The submitted plans have been granted conditional approval pending the applicant's submission of TXDOT review and approval of all proposed geometric, signage and striping improvements along FM 973. Therefore, staff recommends conditional approval of the proposed subdivision improvement plans.

Attachments

1. Staff Comments
2. Location Map



City of Taylor

400 Porter Street
Taylor, TX 76574
(512) 352-3675
www.ci.taylor.tx.us

Will Buzzelli
Kimley-Horn
5301 Southwest Parkway, Building 3, Ste. 100
Austin TX 78735
william.buzzelli@kimley-horn.com

Date: October 4, 2022

Address: FM 973, Taylor 76574

Permit Number PZ-2021-1353

Dear Will Buzzelli,

Staff has completed its review of plans for the Castlewood South Subdivision Improvement Plans that is to be generally located along FM 973, Taylor, TX 76574.

Planning Department Comments

The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylor.tx.gov.

The 8th Review set of Castlewood South Subdivision Improvement Plans (2021-1353) is granted Conditional Approval. The developer/applicant must ensure compliance with all the following comments provided by the Planning and Engineering Departments.

***Subdivision Improvements must comply with Ordinance 2021-07 (Planned Development for Castlewood South).**

Section H. Sidewalks - Sidewalks shall be ADA compliant and constructed on both sides of all public streets, which shall be installed on a lot-by-lot basis by the homebuilders. All ADA ramps at crosswalks per approved improvement plans and all sidewalks adjacent to common areas (Section L.), will be part of the public improvements and constructed by the developer.

Section I. Alleys – Alleys are privately owned and maintained by the Property Owners' Association and shall have a minimum 20-foot right-of-way width. All alleys will be part of the public improvements and are to be constructed by the developer.

Engineering Department Review

The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez by email at javier.vasquez@hdrinc.com.

Plans uploaded on 09/22/22 have been reviewed and approved pending the items completed below:

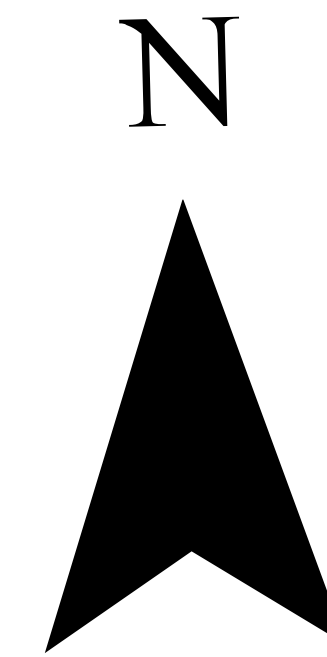
1. Provide TxDOT review and approval of all proposed geometric, signage and striping improvements along FM 973 (including intersections at Rodgers Road, Blazilmar Lane, and Buttercup Road). These will be required to be completed during construction of the subdivision improvements for Castlewood South.
2. Coordination and submittal of pro-rata requirements for the signal and left turn lane requirements as noted in the TIA Report prepared by Alliance Transportation Group and dated 5/21/2021.
3. Verify trail along FM 973 within the designated trail easement will be constructed concurrently with the Subdivision Improvements.

Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,

A handwritten signature in black ink, appearing to read 'C Peres', with a stylized, cursive script.

Courtney Peres, CNU-A
Planner
City of Taylor

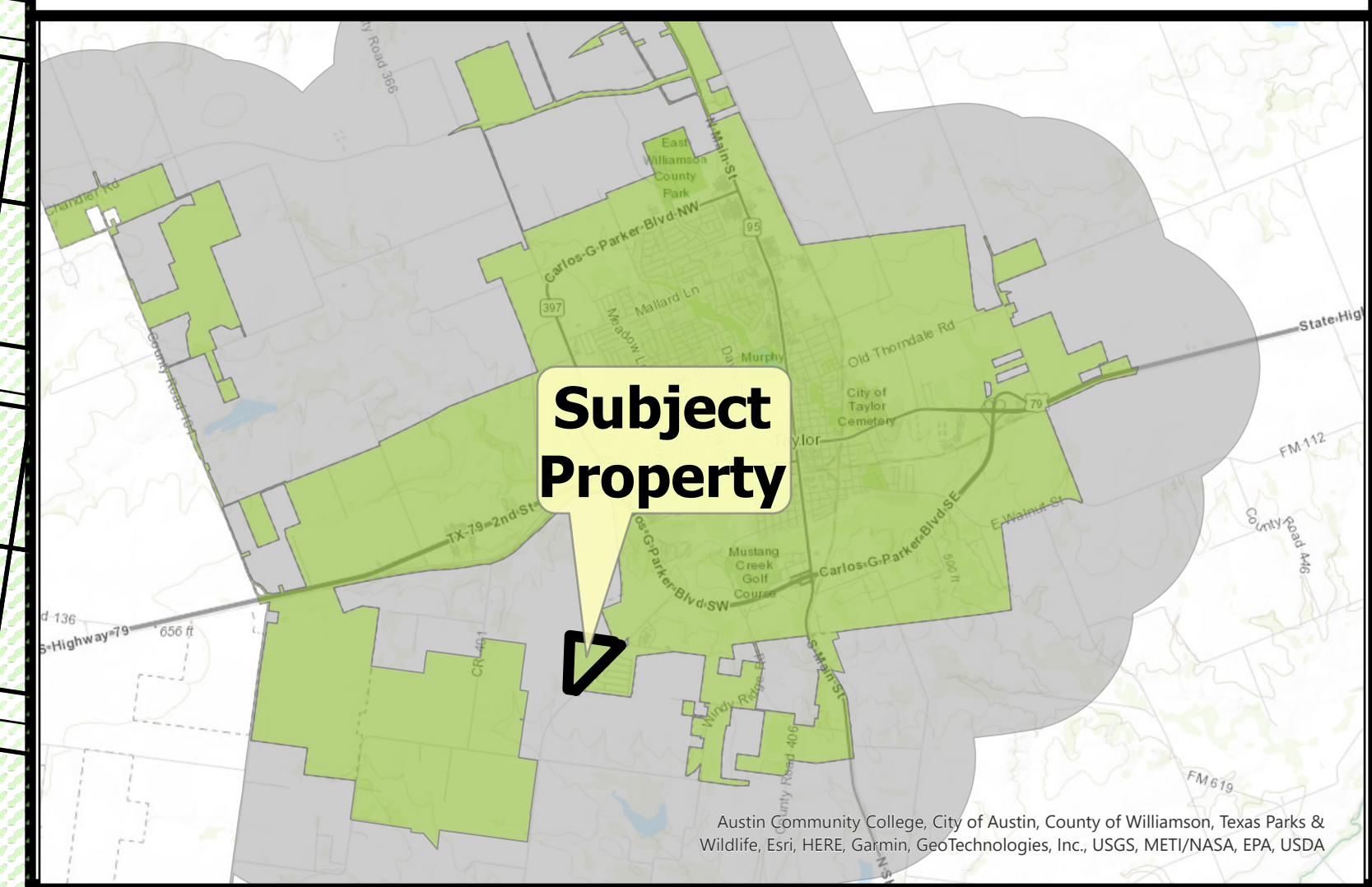


PZ-2021-1353

**Castlewood South
Subdivision Improvement Plans
Across from Avery Glen Subdivision
Approximately 69.99 Acres**

Legend

- ETJ
- Subject Property
- Parcels
- Streets
- ZONING**
- B-1
- R-1/RPD: Residential Planned Development



**Subject
Property**

F-M-973

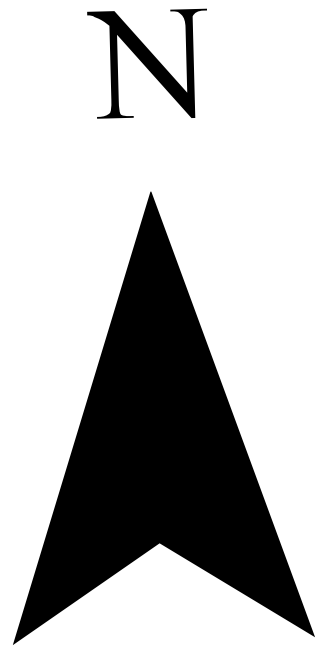
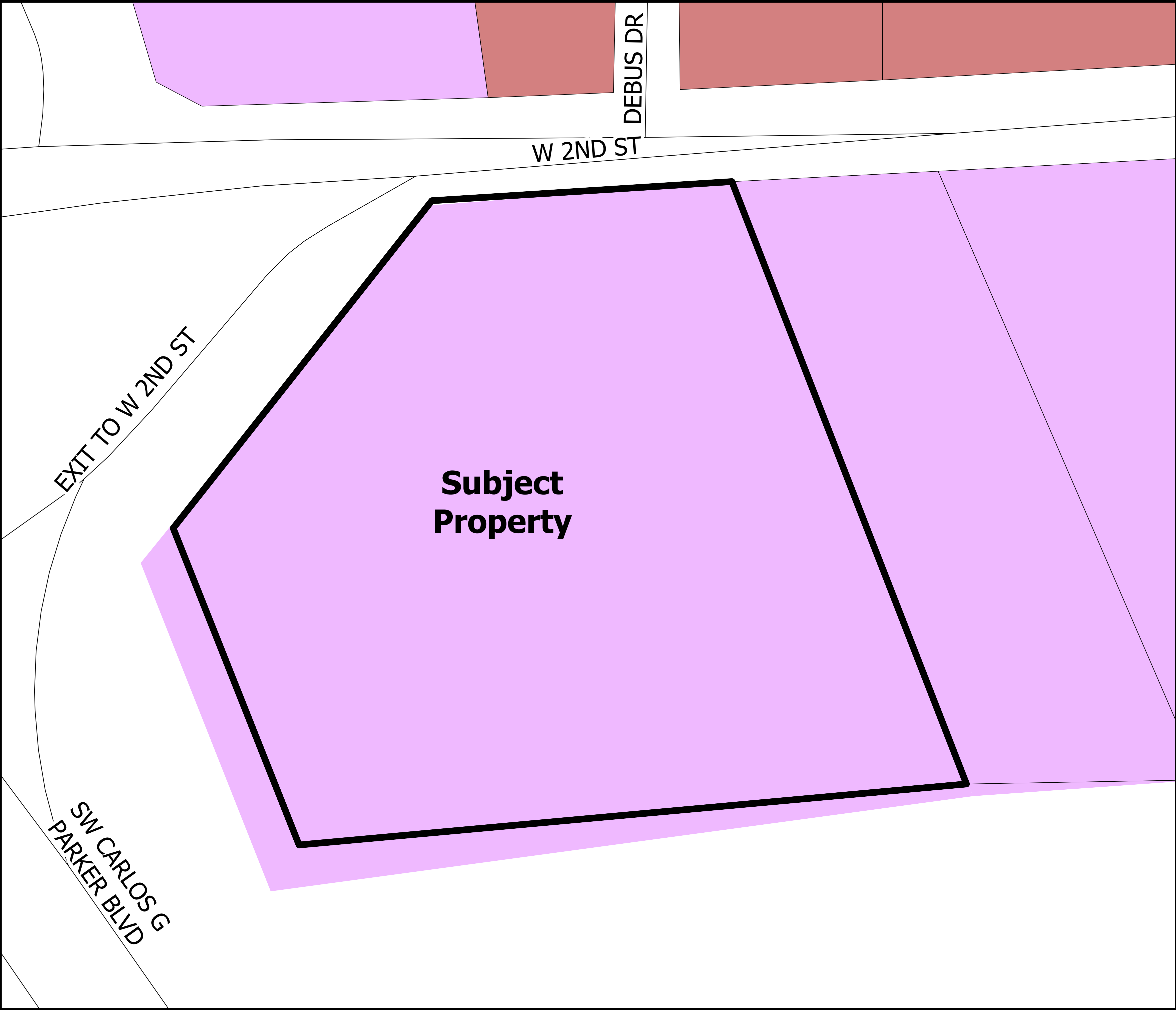
City of Taylor
PZ-2022-1538
Taylor Corner Final Plat
Staff Report

Item Details

Requested Action:	Consider <u>approving</u> Taylor Corner Final Plat.
Address/Location:	2211 West Second Street
Legal Description:	Approximately 6.49 acres of the William R. Williams Survey, Abstract No. 665
Current Zoning:	M-1
Current Use:	Vacant
Applicant:	Fabiola Lizardi Clemente, Professional StruCIVIL Engineers, Inc.
Case History:	This is the second submission of the plat.
Staff Recommendation:	The submitted plat meets the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends approval of the proposed final plat.

Attachments

1. Location Map
2. Proposed Plat



PZ-2022-1538

**Taylor Corner Final Plat
Location Map
Approximately 6.49 Acres**

Legend

Subject Property

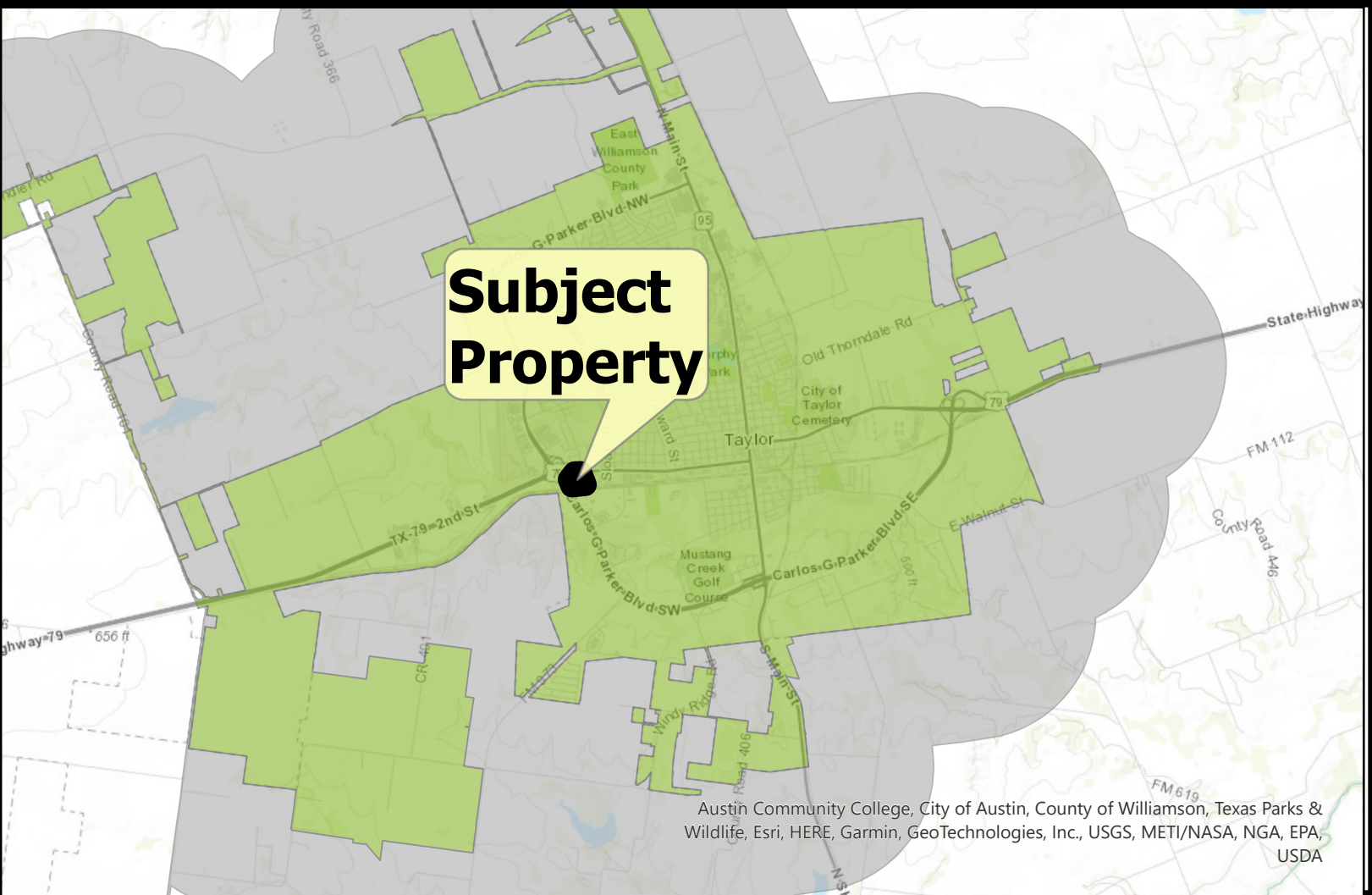
Parcels

Streets

ZONING

B-1

M-1 Light Industrial



City of Taylor
PZ-2022-1558
Spring Creek Phase 2
Subdivision Improvement Plans
Staff Report

Item Details

Requested Action:	Consider disapproving Spring Creek Phase 2 Subdivision Improvement Plans
Address/Location:	Generally located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard
Legal Description:	Approximately 20.40 acres of the William J. Baker Survey, Abstract No. 65
Current Zoning:	R-1/RPD
Current Use:	Vacant
Applicant:	Aimee Chavez, P.E./Pape-Dawson Engineers, Inc.
Case History:	This is the first submission of the subdivision improvement plans.
Staff Recommendation:	The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual. Therefore, staff recommends disapproval of the proposed subdivision improvement plans.

Attachments

1. Staff Comments
2. Location Map



City of Taylor

400 Porter Street
Taylor, TX 76574
(512) 352-3675
www.ci.taylor.tx.us

Aimee Chavez
Pape-Dawson Engineers, Inc.
10801 N MoPac Expy., Bldg. 3, Suite 200
Austin TX 78759
achavez@pape-dawson.com

Date: September 29, 2022

Address: CR 367, Taylor 76574

Permit Number PZ-2022-1558

Dear Aimee Chavez,

Staff has completed its review of plans for the Spring Creek Phase 2 SIP that is to be generally located along CR 367, Taylor, TX 76574. There are some corrections that need to be made prior to acceptance of the plans. Comments from this review follow.

Please understand that this plan review letter is intended to be a complete and comprehensive list of outstanding comments. However, additional new comments may be generated because of the information or design changes provided in your update(s).

Planning Department Comments

The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylortx.gov.

1. **Pg. 10** - Tribute Boulevard at Slivensky Drive appears to be set up as a 4-way stop but was called out within the Planned Development documents to consist of a roundabout with central landscape. Please confirm if a roundabout/traffic circle is to be constructed.

Engineering Department Review

The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez by email at javier.vasquez@hdrinc.com.

**See Associated Files section of the permit page to download a PDF of the plan review document containing the following engineering comments*

SEE ATTACHED PDF WITH ALL ENGINEERING COMMENTS AS THEY RELATE TO THE MARKED-UP PLAN SET THAT HAS BEEN UPLOADED TO THE CUSTOMER PORTAL WITHIN MYGOVERNMENTONLINE.

Subdivision Improvement Plans

General

- For the water line easement along Ouahcita Drive and Slivensky Drive, the easement shall be reviewed and coordinated for removal of easement that are within the public right-of-way shown with these plans.
- For the proposed trail shown on the plans, the trail improvements will be required to be completed concurrently with the subdivision improvements.
- Sanitary sewer to be extended to northern boundary line. The sanitary sewer gravity main size for line WW-1A to be coordinated for potential line upsize from the 8-inch line shown.

Traffic Impact Analysis

- No comments in review of Phase 2. Requirements made in Phase 1 to be completed as previously coordinated.

Geotechnical Review

- Refer to comments in plans pertaining to street paving construction.

Drainage Report

- Provide a statement on the plans of no adverse impact per the flood study. This subdivision approval is pending final approval and construction of Spring Creek Phase 1 and the accompanying drainage report. Detention may be required. Please provide the disclaimer of liability from EM 8.22 on the plans and drainage report.

Fire Department Comments

The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylor.tx.gov.

1. Fire hydrant to be added on Ouachita on east corner of lot 23.
2. Plans shall be submitted that only indicates the location of the fire hydrant for phase 1 and 2 and also includes the water supply piping. With the phased approach it is difficult to determine hydrant locations to review for proper coverage for all lots between the phases.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylor.tx.gov.

Thank you,



Courtney Peres, CNU-A
Planner
City of Taylor

Attached:

1. Engineering Comments

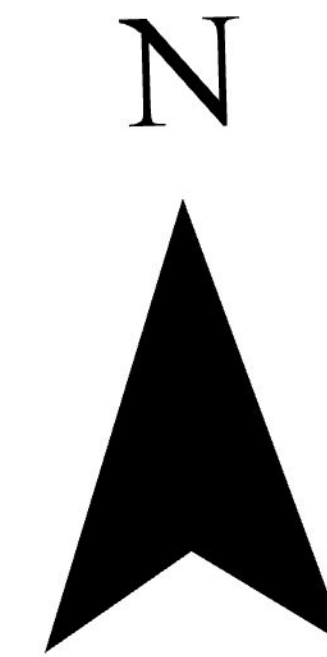
Attachment 1 - Engineering Comments (corresponds to marked-up plan set uploaded within MyGovernmentOnline/MyPermitNow.

Sheet	Comments
01 COVER	Include Note to reference Planned Development (PD) Ordinance Number and that the proposed Subdivision Improvements shall conform the requirements under the PD
01 COVER	Include note to detail floodplain FIRM map information and where property is located within the FIRM map
01 COVER	PZ-2022-1558 (all sheets)
01 COVER	please provide a statement on the plans of no adverse impact per the flood study. This subdivision approval is pending final approval and construction of Spring Creek Phase 1 and the accompanying drainage report. Detention may be required. Please provide the disclaimer of liability from EM 8.22 on the plans and drainage report.
02 CONSTRUCTION NOTES	A portion of Ouachita Drive gets 36" of LSS, see pavement report.
02 CONSTRUCTION NOTES	Where is Station 1+00 to 7+00 for Ouachita Drive
02 CONSTRUCTION NOTES	Rural Collector 3" HMA per pavement report.
02 CONSTRUCTION NOTES	Pavement report indicates Rural Collect and 3" HMA and 14" FB
02 CONSTRUCTION NOTES	Adjust stations for Phase 2 only.
03 PRELIMINARY PLAT	is detention proposed in this location?
04 PHASING PLAN	Proposed street to be a Reserve as shown in Preliminary Plat.
04 PHASING PLAN	Alley not to connect as shown in Preliminary Plat.
04 PHASING PLAN	recommend using darker linework for Phase 2 project limits and lot lines vs. Phase 1
05 EROSION & SEDIMENTATION CONTROL PLAN 1 OF 4	Extend stone to pilot channel. Provide dimensions.
05 EROSION & SEDIMENTATION CONTROL PLAN 1 OF 4	please label as existing or proposed rock riprap. if proposed, provide dimensions and sizing calcs. demonstrate compliance with EM 8.1.7
05 EROSION & SEDIMENTATION CONTROL PLAN 1 OF 4	is this temporary E&S or permanent riprap? Please provide supporting sizing calcs to show non-erosive flows
05 EROSION & SEDIMENTATION CONTROL PLAN 1 OF 4	demonstrate compliance with EM 8.1.8(b) & (f)
05 EROSION & SEDIMENTATION CONTROL PLAN 1 OF 4	demonstrate compliance with EM 8.10.5, outfall orientation
06 EROSION & SEDIMENTATION CONTROL PLAN 2 OF 4	Verify length and plan limits of riprap, flow from system 5 will change directions to get to the channel flow line and may cause erosion outside limits shown. EM 8.1.7. Provide dimensions.
06 EROSION & SEDIMENTATION CONTROL PLAN 2 OF 4	demonstrate compliance with EM 8.1.8(c), confirm depth of proposed storm meets easement width requirements
07 EROSION & SEDIMENTATION CONTROL PLAN 3 OF 4	Verify water will not pond behind the sidewalk on the NW corner of Tribute and Slivensky.
07 EROSION & SEDIMENTATION CONTROL PLAN 3 OF 4	Provide dimensions.
07 EROSION & SEDIMENTATION CONTROL PLAN 3 OF 4	please label as existing or proposed rock riprap. provide dimensions, sizing calcs, and demonstrate compliance with EM 8.1.7
08 EROSION & SEDIMENTATION CONTROL PLAN 4 OF 4	Place inlet here to avoid point discharge to adjacent lot.
08 EROSION & SEDIMENTATION CONTROL PLAN 4 OF 4	Provide dimensions.
08 EROSION & SEDIMENTATION CONTROL PLAN 4 OF 4	Provide dimensions.
08 EROSION & SEDIMENTATION CONTROL PLAN 4 OF 4	please label as existing or proposed rock riprap. provide dimensions and sizing calcs. demonstrate compliance with EM 8.1.7
08 EROSION & SEDIMENTATION CONTROL PLAN 4 OF 4	demonstrate compliance with EM 8.10.5, outfall orientation
09 TRIBUTE BOULEVARD 1 OF 2	SEE PV009A STANDARD
09 TRIBUTE BOULEVARD 1 OF 2	On all corners, shade the piece of sidewalk between the curb ramps, or provide verification that the grades and cross slopes of the piece of sidewalk between curb ramp landings will meet ADA criteria (EM 2.14). This comment applies to every intersection corner with two or more curb ramps in this plans set.
10 TRIBUTE BOULEVARD 2 OF 2	Add PVC sleeves for running irrigation lines to the medians. Determine appropriate locations.
10 TRIBUTE BOULEVARD 2 OF 2	Add concrete per PV009A standard.
10 TRIBUTE BOULEVARD 2 OF 2	Alley not to connect to Tribute Blvd. per preliminary plat
10 TRIBUTE BOULEVARD 2 OF 2	Is a traffic circle being provided at Tribute and Slivensky? If not, add bulb-outs for traffic calming per City of Taylor Comprehensive Master Plan (CMP) and verify drainage.
10 TRIBUTE BOULEVARD 2 OF 2	Add concrete per PV009A standard.
10 TRIBUTE BOULEVARD 2 OF 2	Note: Transition on Tribute may need to be revised based on other comments on these plans.
11 STEELE DRIVE	Add concrete per PV009A standard.
11 STEELE DRIVE	Shade sidewalk between ramps.
12 SLIVENSKY DRIVE 1 OF 2	Complete reference information for easement
12 SLIVENSKY DRIVE 1 OF 2	Include sidewalk area noted with improvements shown

12 SLIVENSKY DRIVE 1 OF 2	Complete reference information for easement
12 SLIVENSKY DRIVE 1 OF 2	Add concrete per PV009A standard.
12 SLIVENSKY DRIVE 1 OF 2	Provide vertical curve instead of two VPIs
13 SLIVENSKY DRIVE 2 OF 2	Verify and include reference for County requirements for pavement tie-in. Concurrence/approvals from County will be required for City acceptance of subdivision improvements this Phase
13 SLIVENSKY DRIVE 2 OF 2	Verify and update limits shown for 20-ft WLE per platting
13 SLIVENSKY DRIVE 2 OF 2	Include ROW information for CR 367
13 SLIVENSKY DRIVE 2 OF 2	Sidewalk to be completed with proposed improvements
13 SLIVENSKY DRIVE 2 OF 2	Shade sidewalk between ramps.
13 SLIVENSKY DRIVE 2 OF 2	Steep grade break between proposed road and existing county road. Evaluate if arch pipe can be used to reduce grade break. If so, and Exception to EM 8.10.1.a.1 will be granted, pending acceptance by the County.
14 OUACHITA DRIVE	Remove sidewalk shown if constructed in Phase 1
14 OUACHITA DRIVE	Verify and update limits shown for 20-ft WLE per platting
14 OUACHITA DRIVE	Verify and update 10-ft PUE with platting
14 OUACHITA DRIVE	Complete reference information for easement
14 OUACHITA DRIVE	Add concrete per PV009A standard.
14 OUACHITA DRIVE	Show profile for stub out.
15 SANDERS DRIVE	Add concrete per PV009A standard.
16 JONESY DRIVE & WETZEL DRIVE	Complete reference information for easement
16 JONESY DRIVE & WETZEL DRIVE	Add concrete per PV009A standard.
17 HARWELL DRIVE	Complete reference information for easement
17 HARWELL DRIVE	Complete reference information for easement
17 HARWELL DRIVE	Verify and update north arrow orientation
17 HARWELL DRIVE	Add concrete per PV009A standard.
18 ALLEY-1	Show limit of concrete. Add call out to construct alley entrance per PV 005 standard.
18 ALLEY-1	On all alley call outs on all sheets, should be EOP instead of curb, as typical does not have curb.
19 ALLEY-2	Show limit of concrete. Add call out to construct alley entrance per PV 005 standard.
19 ALLEY-2	Show limit of concrete. Add call out to construct alley entrance per PV 005 standard.
20 ALLEY-3 & ALLEY-4	Show limit of concrete. Add call out to construct alley entrance per PV 005 standard.
20 ALLEY-3 & ALLEY-4	Show limit of concrete. Add call out to construct alley entrance per PV 005 standard.
20 ALLEY-3 & ALLEY-4	Show limit of concrete. Add call out to construct alley entrance per PV 005 standard.
21 GRADING PLAN 1 OF 3	Complete reference information for easement
21 GRADING PLAN 1 OF 3	Provide a note on the plan that shows the relation of the MFFE and 100-yr WSEL for these lots
21 GRADING PLAN 1 OF 3	Phase 1 called for a future granite trail along the channel. Provide in this plan set as Phase 3 is not adjacent to the channel.
21 GRADING PLAN 1 OF 3	please clarify if this another trickle channel and if it is existing or proposed in Phase 2.
21 GRADING PLAN 1 OF 3	recommend providing project extents (LOC) on the grading sheets
22 GRADING PLAN 2 OF 3	Complete reference information for easement
22 GRADING PLAN 2 OF 3	Call out end of wall.
22 GRADING PLAN 2 OF 3	Call out retaining wall and standard
22 GRADING PLAN 2 OF 3	Call out limit of handrail, verify length.
22 GRADING PLAN 2 OF 3	Indicate on the plan where the lot line swale detail is used.
22 GRADING PLAN 2 OF 3	How will the wall swale outfall? Provide details and call out location in plans. Verify flow in swale will not be erosive (EM 2.10.1 "normally accepted engineering standards"). Verify flow per EM 8.17.2. Provide concrete riprap or other protection if required.
22 GRADING PLAN 2 OF 3	Provide retaining wall underdrain with cleanouts on ends and bends. Show outfall location on plan.
22 GRADING PLAN 2 OF 3	Verify building setback on this lot. Can a house fit on this lot without conflict with the easement? This comment will be superseded, if applicable, by comment on Sheet 4.
22 GRADING PLAN 2 OF 3	Provide maintenance access for drainage outfall area. For example, how will this area be mowed? EM 8.13.8 Verify any adjustments in alignment meet EM 8.13.3.b
22 GRADING PLAN 2 OF 3	For all retaining walls, provide 20' maintenance access easement from back property line, to be owned by HOA.
22 GRADING PLAN 2 OF 3	add inlet or demonstrate no adverse impact to neighboring property (point discharge) EM 8.1.3(b)
22 GRADING PLAN 2 OF 3	demonstrate no adverse impact (point discharge) to neighboring properties. EM 8.1.3(b)
23 GRADING PLAN 3 OF 3	Provide a note on the plan that shows the relation of the MFFE and 100-yr WSEL for these lots
23 GRADING PLAN 3 OF 3	Complete reference information for easement
23 GRADING PLAN 3 OF 3	Phase 1 called for a future granite trail along the channel. Provide in this plan set as Phase 3 is not adjacent to the channel.
23 GRADING PLAN 3 OF 3	MFFEs appear to be set based on +2 feet from the downstream end of the lot. Please verify that MFFEs are set on the more conservative upstream end. MFFEs will need to be provided on the final plat. EM 6.2.3(k) and 3.3.10.

23 GRADING PLAN 3 OF 3	consider combining outfalls
24 EXISTING CONDITIONS DRAINAGE AREA MAP	please provide drainage area map requirements per EM 6.2.3, including Tc calculations and offsite contributing flow on the plans.
26 STORM DRAIN DRAINAGE MAP	Verify 8D-1 label location.
26 STORM DRAIN DRAINAGE MAP	100-year calculations show both approaches and inlet 6F-1 over-topping. How will water be directed to the eastern flume instead of over retaining wall? EM 8.8.1
26 STORM DRAIN DRAINAGE MAP	Area label missing downstream of C1.
26 STORM DRAIN DRAINAGE MAP	please gray back DAs associated with Phase 3 for clarity. interim offsite drainage areas with calculations need to be shown based on existing topography.
26 STORM DRAIN DRAINAGE MAP	provide POA flows leaving the site per the drainage study (Junction Jc2) for the 2-, 10-, 25-, and 100-year existing and proposed events (EM 6.2.3.g). Demonstrate no increase in site discharge. EM 8.1.3
26 STORM DRAIN DRAINAGE MAP	provide POA flows leaving the site per the drainage study (Junction Je4) for the 2-, 10-, 25-, and 100-year existing and proposed events (EM 6.2.3.g). Demonstrate no increase in site discharge. EM 8.1.3
26 STORM DRAIN DRAINAGE MAP	Demonstrate no increase in site discharge at property boundaries. EM 8.1.3 & EM 6.2.3.g
27 DRAINAGE CALCULATIONS 1 OF 2	please demonstrate drainage is contained within the ROW and/or easement per EM 8.8.1.
27 DRAINAGE CALCULATIONS 1 OF 2	please demonstrate interim drainage conditions (between Phases 2 and 3) are in compliance with the EM Drainage Criteria.
28 DRAINAGE CALCULATIONS 2 OF 2	Verify 6B-1 capacity, alley plan and profile sheet shows 0.15' depth.
28 DRAINAGE CALCULATIONS 2 OF 2	For all sump inlets, remove the A/B on-grade inlet calculations as they don't apply. Keep gutter calculations.
28 DRAINAGE CALCULATIONS 2 OF 2	Verify 6F-1B does not over-top curb in 25-year. EM 8.8.2
29 STORM DRAIN LAYOUT 1 OF 3	Complete reference information for easement
29 STORM DRAIN LAYOUT 1 OF 3	provide note for pipe material per EM 8.10.1.b
29 STORM DRAIN LAYOUT 1 OF 3	300'-0"
29 STORM DRAIN LAYOUT 1 OF 3	please demonstrate compliance with EM 8.10.4 for manhole spacing
30 STORM DRAIN LAYOUT 2 OF 3	Complete reference information for easement
30 STORM DRAIN LAYOUT 2 OF 3	Verify SD-5A-3 size.
30 STORM DRAIN LAYOUT 2 OF 3	demonstrate compliance with EM 8.10.1.c(4) flow path intersections shall not be greater than 45 degrees without a manhole
31 STORM DRAIN LAYOUT 3 OF 3	Complete reference information for easement
31 STORM DRAIN LAYOUT 3 OF 3	309'-3 3/4"
31 STORM DRAIN LAYOUT 3 OF 3	demonstrate compliance with EM 8.10.4 for manhole spacing
31 STORM DRAIN LAYOUT 3 OF 3	demonstrate compliance with EM 8.10.1.c(4) flow path intersections shall not be greater than 45 degrees without a manhole
32 STORM DRAIN PROFILES SD-4A, SD-4B & SD-4C	Verify all conduit flow meets minimum 2.5 ft/s velocity in 25-year storm per EM 8.10.2.b
32 STORM DRAIN PROFILES SD-4A, SD-4B & SD-4C	Verify depth on all labels, HGL does not show many conduits as full.
33 STORM DRAIN PROFILES SD-5A & SD-5B	Show 25-year HGL on SD-5B.
33 STORM DRAIN PROFILES SD-5A & SD-5B	verify compliance with EM 8.10.2.b for min and max velocities
34 STORM DRAIN PROFILES SD-6A & SD-6B	Call out pilot channel.
34 STORM DRAIN PROFILES SD-6A & SD-6B	verify compliance with EM 8.10.2.b for min and max velocities
34 STORM DRAIN PROFILES SD-6A & SD-6B	verify depth of trench complies with easement width requirements
35 STORM DRAIN PROFILES SD-6D, SD-6E, SD-6F, SD-7A & SD-8A 1 OF 2	Show pilot channel.
36 STORM DRAIN PROFILES SD-8A 2 OF 2, SD-8B, SD-8C & SD-8D	verify calcs, pipe is not shown flowing full and slope does not agree with the profile callout
37 STORM DRAIN PROFILES SD-9A, SD-10A & SD-11A	verify calcs, pipe is not shown flowing full and slope does not agree with the profile callout
37 STORM DRAIN PROFILES SD-9A, SD-10A & SD-11A	extend profile to include channels and demonstrate compliance with EM 8.13 and/or 8.14
38 WATER LAYOUT 1 OF 3	Complete reference information for easement
38 WATER LAYOUT 1 OF 3	Verify: Is there a water line offset at this location or proposed deflection to bring water line back up to min. 4-ft of cover.
39 WATER LAYOUT 2 OF 3	Verify and update layout to cross perpendicular to Jonesy Drive. Example layout is shown
39 WATER LAYOUT 2 OF 3	Verify meter type. Appears to be service for a single lot (Lot 24)
39 WATER LAYOUT 2 OF 3	Provide fire hydrant assembly near knuckle area to meet spacing requirements
39 WATER LAYOUT 2 OF 3	Complete reference information for easement

39 WATER LAYOUT 2 OF 3	Make water service graphic more apparent for Lot 1, Blk 10
40 WATER LAYOUT 3 OF 3	Provide fire hydrant assembly near knuckle area to meet spacing requirements
40 WATER LAYOUT 3 OF 3	Complete reference information for easement
41 WASTEWATER LAYOUT 1 OF 3	Extend manhole north to allow service connection to sewer main instead of manhole
41 WASTEWATER LAYOUT 1 OF 3	Label easement shown
41 WASTEWATER LAYOUT 1 OF 3	Complete reference information for easement
42 WASTEWATER LAYOUT 2 OF 3	Complete reference information for easement
43 WASTEWATER LAYOUT 3 OF 3	Verify extension of san. sew. for service to northern tract
43 WASTEWATER LAYOUT 3 OF 3	Complete reference information for easement
44 WASTEWATER PROFILE WW-1A 1 OF 4	WW Line to be coordinated for potential upsized for servicing northern tract across CR 367
47 WASTEWATER PROFILE WW-1A 4 OF 4	Show profile for line extension to service tract north of CR 367
48 WASTEWATER PROFILE WW-1B 1 OF 2	Notate line segment (WW-1F)
52 WASTEWATER PROFILE WW-1F, WW-1G & WW-1H	Verify bold line in profile (drop?) and update
54 SIDEWALK SIGNAGE AND STREET LIGHT PLAN 1 OF 4	Add no parking on the block between CR 367 and Ouachita Drive.
55 SIDEWALK SIGNAGE AND STREET LIGHT PLAN 2 OF 4	All alley stop bars should be half the road width.
55 SIDEWALK SIGNAGE AND STREET LIGHT PLAN 2 OF 4	Add W14-1 Dead End sign.
55 SIDEWALK SIGNAGE AND STREET LIGHT PLAN 2 OF 4	Provide crosswalk bars
55 SIDEWALK SIGNAGE AND STREET LIGHT PLAN 2 OF 4	Provide crosswalk bars
56 SIDEWALK SIGNAGE AND STREET LIGHT PLAN 3 OF 4	Private alley not to connect here per preliminary plat
56 SIDEWALK SIGNAGE AND STREET LIGHT PLAN 3 OF 4	Provide crosswalk bars
56 SIDEWALK SIGNAGE AND STREET LIGHT PLAN 3 OF 4	Stripe parking along Tribute. Follow TMUTCD. However, use wider parking lane.
56 SIDEWALK SIGNAGE AND STREET LIGHT PLAN 3 OF 4	Stripe parking along Tribute including on Phase 1. Follow TMUTCD. Add plan view to show striping limits to North Drive.
56 SIDEWALK SIGNAGE AND STREET LIGHT PLAN 3 OF 4	Free flowing westbound traffic will have to yield unexpectedly to eastbound traffic and parked vehicles when the section narrows at Sanders. Provide no parking signs from the Sanders crosswalk to the east end of the taper. Striping should disallow parking on the taper.
59 PAVING AND STREET DETAILS 1 OF 3	Street assignments to follow 50-ft ROW Section Detail in PD
59 PAVING AND STREET DETAILS 1 OF 3	Street sections shown on sheet 61. Where does Detail PV004 apply?
60 PAVING AND STREET DETAILS 2 OF 3	Provide note that sidewalk location to follow 50-ft ROW typical section
61 PAVING AND STREET DETAILS 3 OF 3	Sections should include prime coat.
61 PAVING AND STREET DETAILS 3 OF 3	Where does it say in either plans or specs LSS has to be placed in 6-inch lifts per geotech report?
61 PAVING AND STREET DETAILS 3 OF 3	Where does it say in either plans or specs LSS minimum 8% lime?
61 PAVING AND STREET DETAILS 3 OF 3	Remove the word "Rural" from the collector typical section.
61 PAVING AND STREET DETAILS 3 OF 3	Show lime stabilized subgrade on alley typical sections. Show and dimension 2' extension behind edge of pavement/back of curb.
62 WATER DETAILS	Street assignments to follow 50-ft ROW Section Detail in PD
62 WATER DETAILS	Provide note that casing materials to be per City of Taylor Engineering Manual Requirements
62 WATER DETAILS	Utility main assignments to follow 50-ft ROW Section Detail in PD
63 WASTEWATER DETAILS	Provide note that casing materials to be per City of Taylor Engineering Manual Requirements
63 WASTEWATER DETAILS	Utility main assignments to follow 50-ft ROW Section Detail in PD
64 DRAINAGE DETAILS	verify all applicable COT drainage details are provided.

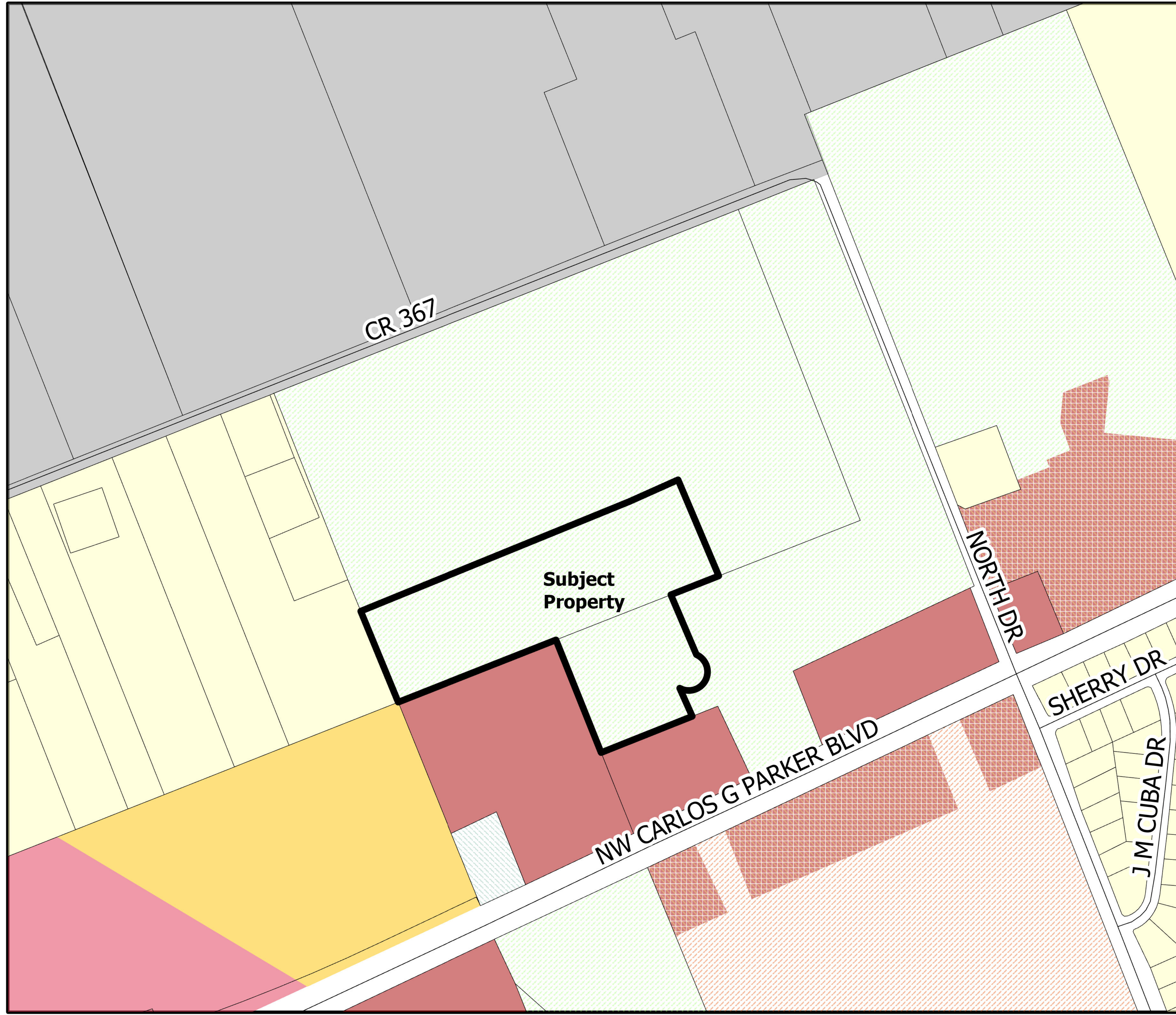
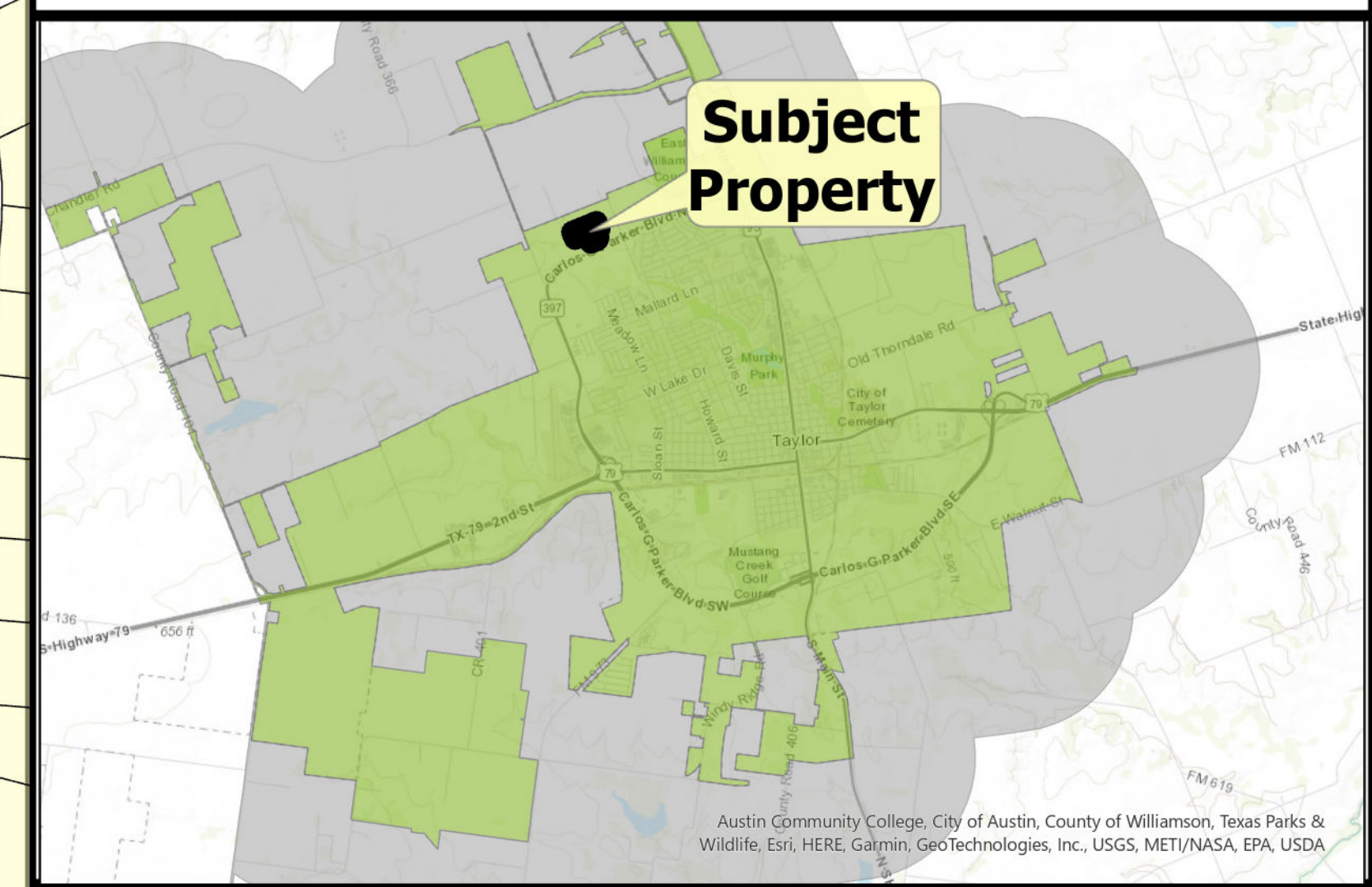


PZ-2022-1558

Spring Creek Phase 2
Subdivision Improvement Plans
Located at the Northwest Corner of the
Intersection of North Drive and N.W.
Carlos G. Parker Boulevard
Approximately 20.40 Acres

Legend

- | | |
|--------------------|-------------------------|
| ■ ETJ | ■ B-2 |
| ■ Subject Property | ■ MF-2 Multi-Family |
| □ Parcels | ■ R-1 Single Family |
| — Streets | ■ R-1/RPD: Residential |
| ZONING | ■ Planned |
| ■ B-1 | ■ Development |
| ■ B-1/CPD | ■ R/A Rural Agriculture |
| | ■ MF-1/RPD |



City of Taylor
PZ-2022-1564
The Retreat at Mallard
Subdivision Improvement Plans
Staff Report

Item Details

Requested Action:	Consider disapproving The Retreat at Mallard Subdivision Improvement Plans
Address/Location:	Generally located along the north right-of-way of Mallard Lane, approximately 1,030 feet east of the intersection of N.W. Carlos G. Parker Boulevard and Mallard Lane.
Legal Description:	Approximately 19.62 acres of the William J. Baker Survey, Abstract No. 65
Current Zoning:	R-1
Current Use:	Vacant
Applicant:	Trevor Tast, P.E./TX2 Engineering
Case History:	This is the first submission of the subdivision improvement plans.
Staff Recommendation:	The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual. Therefore, staff recommends disapproval of the proposed subdivision improvement plans.

Attachments

1. Staff Comments
2. Location Map



City of Taylor

400 Porter Street
Taylor, TX 76574
(512) 352-3675
www.ci.taylor.tx.us

Trevor Tast
TX2 Engineering
645 Floral Ave Ste C
New Braunfels TX 78130
Trevor@TX2engineering.com

Date: Monday, October 3, 2022

Address: Mallard Lane, Taylor 76574

Permit Number PZ-2022-1564

Dear Trevor Tast,

Staff has completed its review of plans for The Retreat at Mallard SIP, which is to be located at Mallard Lane, Taylor 76574. There are some corrections that need to be made prior to the approval of the subdivision improvement plans. Comments from this review follow. Please be advised this first plan review is intended to include a complete and comprehensive list of outstanding comments. However, given the nature of the critical items listed above, additional new comments may be generated as a result of the information or design changes provided in your update.

Planning Department Comments

The following comments have been provided by McKenzie Hicks. Should you have any questions or require additional information regarding any of these comments, please contact McKenzie Hicks at (512) 309-6173 or by email at mckenzi.hicks@taylortx.gov.

General Comments:

1. Submit a street lighting & photometric plan (Sec. 2.8.13, Subdivision Ordinance & Sec. 5.4.5, Zoning Ordinance).
2. The street section and utility assignments used do not reflect the currently adopted street section within the Comprehensive Plan. The streets within this subdivision would be Yield Streets (sections located on p. 111 within the Envision Taylor Comprehensive Plan). However, the City Engineer has modified this section to exclude bulb-outs and accommodate a 50' ROW. This modified street section shall be utilized for this project and all pertinent sheets must be updated accordingly. **Refer to Appendix A - Planning Attachment** (Sec. 1.3, Zoning Ordinance).

Additional Comments:

- Indicate on the cover sheet that this plan set is for the project's subdivision improvement plans.
- On all pertinent sheets, remove all building lines on lots; only include proposed easements.
- On all pertinent sheets, note all utility easements as public utility easements; also update symbology accordingly.

Engineering Department Review

The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

Subdivision Improvement Plans (Construction Plans) Comments:

*See Associated Files section of the permit page to download a PDF copy of the plan set with engineering comments as noted below.

<u>Sheet</u>	<u>Comments</u>
C01.0 GENERAL NOTES	Add notes that incorporate the geotechnical report's "On-site clay fill" recommendations as requirements on the project.
C01.0 GENERAL NOTES	Street Notes 5. - Per lane or full road width?
C04.0 PROPOSED SITE PLAN	linetype for storm sewer on the Site Plan sheet does not match the legend, please rectify.
C04.0 PROPOSED SITE PLAN	Provide directional curb ramps, not diagonal ramps, at every intersection.
C04.0 PROPOSED SITE PLAN	Provide directional ramps across Jason Drive on the north side of the Pekin Way intersection. Add crosswalk bars.
C04.0 PROPOSED SITE PLAN	Provide directional ramps across Cayuga Drive on the north side of the Pekin Way intersection. Add crosswalk bars.
C04.0 PROPOSED SITE PLAN	Provide directional ramps across Oaklawn Drive on the west side of the Jason intersection. Add crosswalk bars.
C04.0 PROPOSED SITE PLAN	Provide directional ramps across Oaklawn Drive on the west side of the Cayuga intersection. Add crosswalk bars.
C06.0 PROPOSED GRADING PLAN	proposed grading does not tie in at the east property line (2 ft difference), please address.
C06.0 PROPOSED GRADING PLAN	suggest providing 1-foot contours on the grading plan, reviewers are unable to determine how site is tying in at the property lines.
C06.0 PROPOSED GRADING PLAN	North half of block 4 drains along property line. Provide permanent drainage structure with easement per EM 8.19.4, or revise lot grading to meet EM 8.19.
C06.0 PROPOSED GRADING PLAN	Provide grading for off-site drainage to block 1.
C06.0 PROPOSED GRADING PLAN	Block 3 does not meet EM 8.19.2, EM 8.19.4, or EM 8.19.5. Revise grading.
C06.0 PROPOSED GRADING PLAN	Block 2 does not meet EM 8.19.2, EM 8.19.4, or EM 8.19.5. Revise grading.
C06.0 PROPOSED GRADING PLAN	Block 2 does not meet EM 8.19.2, EM 8.19.4, or EM 8.19.5. Revise grading.
C06.0 PROPOSED GRADING PLAN	Block 5 does not meet EM 8.19.2, EM 8.19.4, or EM 8.19.5. Revise grading. Grading as shown would channelize water into the sides of the houses on lots 4-6.
C06.0 PROPOSED GRADING PLAN	Cayuga high point does not match roadway plan and profile.
C06.0 PROPOSED GRADING PLAN	Show proposed contours at 1' intervals.
C06.0 PROPOSED GRADING PLAN	Sidewalk width along Mallard Lane shall meet current Comprehensive Master Plan (Transportation Plan) for Community Boulevards
C06.0 PROPOSED GRADING PLAN	

C07.0 SIGNAGE AND STRIPING PLAN	Provide stop bars at all stop signs.
C07.0 SIGNAGE AND STRIPING PLAN	Revise intersection detail. All intersections on this project don't have stop signs/stop bars on the through street.
C07.0 SIGNAGE AND STRIPING PLAN	Show directional curb ramps on intersection typical detail. Curb ramp callout does not point to correct location.
C07.0 SIGNAGE AND STRIPING PLAN	Stop bar should be in line with stop sign per TMUTCD. EM 4.3
C07.0 SIGNAGE AND STRIPING PLAN	Dimension text is not clear on detail. Verify with TMUTCD. EM 4.3
C07.0 SIGNAGE AND STRIPING PLAN	Indicate in plans, preferably with shading or hatching, which portions of sidewalk will be completed in this project and which portions will be completed by the home builder per EM 2.14. Based on cursory review, this project should complete the portion of sidewalk between curb ramps at intersections, the sidewalk along Mallard, and the sidewalk in front of the detention pond.
C07.0 SIGNAGE AND STRIPING PLAN	Provide dead end barricade. See PV 012. May use City of Georgetown standard SD21.
C07.0 SIGNAGE AND STRIPING PLAN	Verify and include speed limit signs
C07.0 SIGNAGE AND STRIPING PLAN	Include street lighting on the plan designed in accordance to EM 5.9
C08.0 PLAN & PROFILE - JASON DRIVE	Revise profile at Mallard for ADA compliant cross slope.
C08.0 PLAN & PROFILE - JASON DRIVE	Provide 5' sidewalk at all locations per City of Taylor Comprehensive Master Plan (CMP). This comment applies to all sheets.
C08.0 PLAN & PROFILE - JASON DRIVE	All radii shall meet EM 8.8.3.b. For all radii, provide the PC/PT elevations for verification of grade. This comment applies to all plan and profile sheets.
C08.0 PLAN & PROFILE - JASON DRIVE	Notate connection to Mallard and provide pertinent description and details for the street connection (i.e. curb removal, full depth saw cutting, paving header,etc.)
C08.1 PLAN & PROFILE - JASON DRIVE (CONT'D)	Provide vertical curve. EM 2.6.b
C08.1 PLAN & PROFILE - JASON DRIVE (CONT'D)	Verify elevation matches Oaklawn profile.
C08.1 PLAN & PROFILE - JASON DRIVE (CONT'D)	Annotate valley gutter PI. EM 2.6
C08.2 PLAN & PROFILE - OAKLAWN DRIVE	show proposed inlets on roadway P&P sheets.
C08.2 PLAN & PROFILE - OAKLAWN DRIVE	Provide vertical curve. EM 2.6.b
C08.2 PLAN & PROFILE - OAKLAWN DRIVE	Provide vertical curve. EM 2.6.b
C08.2 PLAN & PROFILE - OAKLAWN DRIVE	Min grade is 0.5%. EM 5.3
C08.2 PLAN & PROFILE - OAKLAWN DRIVE	Revise profile for sag curve at inlets. Profile as shown will create undrained low spot at connection to existing street. The existing portion of Oaklawn drains towards this project.
C08.2 PLAN & PROFILE - OAKLAWN DRIVE	Filling 14 feet and controlling settlement is going to require tight specifications and continuous construction quality control, what specifically is being done here?
C08.3 PLAN & PROFILE - CAYUGA DRIVE	Provide vertical curve and verify crest elevation maintains drainage on Mallard. EM 2.6.b

C08.3 PLAN & PROFILE - CAYUGA DRIVE	Notate connection to Mallard and provide pertinent description and details for the street connection (i.e. curb removal, full depth saw cutting, paving header, etc.)
C08.4 PLAN & PROFILE - CAYUGA DRIVE (CONT'D)	Verify elevation matches Oaklawn profile.
C08.4 PLAN & PROFILE - CAYUGA DRIVE (CONT'D)	Annotate valley gutter PI. EM 2.6
C08.4 PLAN & PROFILE - CAYUGA DRIVE (CONT'D)	Provide vertical curve. EM 2.6.b
C08.4 PLAN & PROFILE - CAYUGA DRIVE (CONT'D)	Show grade. EM 2.6.a
C08.5 PLAN & PROFILE - PEKIN WAY	Verify flow in Cayuga valley gutter does not exceed 3cfs per EM 8.9.b. Valley gutter is shown in plan view at Jason, but profile shows flow going down Pekin. Either revise profile or remove valley gutter and show concrete corners per PV 009A standard.
C08.5 PLAN & PROFILE - PEKIN WAY	
C08.5 PLAN & PROFILE - PEKIN WAY	Print sheet in black and white.
C09.0 GENERAL DETAILS 1	Use latest PV 002 standard
C09.0 GENERAL DETAILS 1	Use latest PV 004 standard
	Provide a full roadway typical section that combines all requirements of PV 002, PV 004, and the geotechnical report. Include the parabolic road section, each pavement layer with type and thickness, prime coat, base extension behind curb, planter strips, sidewalks, and ROW lines. Dimension the ROW width, the roadway face to face width, the planter strip/buffer width, the sidewalk widths, and the base extension behind the curb.
C09.0 GENERAL DETAILS 1	Note: If geotechnical report recommendations are to be followed, these must be incorporated into the plan set as requirements for site plan approval.
C09.0 GENERAL DETAILS 1	Where is/are the pavement details with supplemental recommendations included from the geotechnical/pavement report? - geogrid extra to help control cracking - curbs extending all the way through the base - LSS extending 3 ft beyond the back of curb
C09.0 GENERAL DETAILS 1	Include the typical 50-ft ROW section shown to replace the UT001 and PV001 sections.
C09.1 GENERAL DETAILS 2	Proposed paving layout follows the 50-ft ROW typical section noted; however, the proposed water and wastewater to be updated accordingly on the plans
C09.1 GENERAL DETAILS 2	Detail UT002 - Provide note that utility mains assignments to follow the updated 50-ft ROW Typical Section
C09.2 GENERAL DETAILS 3	Use TxDOT curb ramp standard PED-18 sheets 1 through 3.
C09.2 GENERAL DETAILS 3	Include detail PV 012 for location of end of road barricade and construction limits
C10.0 EXISTING DRAINAGE CONDITIONS	Verify Tc path leaving the site, water appears to no longer be channelized based on topography
C10.0 EXISTING DRAINAGE CONDITIONS	there appears to be a drainage channel at the back of the property. Please verify compliance with EM 8.20, 8.21 and 8.22. A drainage study may be required to confirm watershed timing and no adverse impacts downstream of the project site.
C10.0 EXISTING DRAINAGE CONDITIONS	Include off site from portion of existing lots.
C11.0 PROPOSED DRAINAGE CONDITIONS	proposed grading does not tie in at the east property line (2-3 foot difference), please address.
C11.0 PROPOSED DRAINAGE CONDITIONS	flow path of PDA 4 will be obstructed by proposed homes. please provide a permanent drainage structure on the back of the lots and/or comply with EM 8.19.
C11.0 PROPOSED DRAINAGE CONDITIONS	please verify grading tie ins at the west property line

C11.0 PROPOSED DRAINAGE CONDITIONS	PDA 2 and EDA 2 both drain to AP2 and are undetained flows. Please demonstrate no increase in site discharge per EM 8.1.3.
C11.0 PROPOSED DRAINAGE CONDITIONS	label existing contours along property boundaries to verify tie ins. Existing topo lines do not appear to tie into each other, please rectify.
C11.0 PROPOSED DRAINAGE CONDITIONS	PDA 1 and 3 do not appear to drain to the pond at AP1 and AP3. Please verify location of the APs and boundaries of the drainage areas.
C11.0 PROPOSED DRAINAGE CONDITIONS	no inlet at this location, how does AP1 get to the pond?
C11.0 PROPOSED DRAINAGE CONDITIONS	please verify Atlas 14 rainfall data is being used for runoff calculations
C11.0 PROPOSED DRAINAGE CONDITIONS	Based on inlet locations, most of PDA 6 will bypass detention pond.
C11.0 PROPOSED DRAINAGE CONDITIONS	Provide all drainage calculations per EM 2.3.g
C11.0 PROPOSED DRAINAGE CONDITIONS	TC missing for 5 & 6.
C12.0 PROPOSED OVERALL STORM SEWER	label inlet sizes
C12.0 PROPOSED OVERALL STORM SEWER	provide geotechnical report information on the plans
C12.0 PROPOSED OVERALL STORM SEWER	provide an inlet drainage area map.
C12.0 PROPOSED OVERALL STORM SEWER	Demonstrate compliance with EM 8.9.1 upstream of the intersection. Provide 25-year flows entering the intersection at these locations.
C12.0 PROPOSED OVERALL STORM SEWER	Provide positive overflow at all low points per EM 8.1.10.
C12.0 PROPOSED OVERALL STORM SEWER	Label all storm sewer to match profile names.
C12.0 PROPOSED OVERALL STORM SEWER	Provide all storm sewer calculations. Including gutter calculations, inlet calculations, and conduit calculations. EM 2.3 & EM 2.10
C13.0 STORM SEWER PLAN AND PROFILE 1	dictate riprap size, and provide dimensions and calculations on the plans. Demonstrate non-erosive flows.
C13.0 STORM SEWER PLAN AND PROFILE 1	demonstrate compliance with EM 8.10
C13.0 STORM SEWER PLAN AND PROFILE 1	please demonstrate compliance with COT pipe materials (EM 8.10) and/or provide load analysis where pipe cover is less than pavement section.
C13.0 STORM SEWER PLAN AND PROFILE 1	show and dimension end treatment
C13.0 STORM SEWER PLAN AND PROFILE 1	Provide HGL and design calculations on all storm sewer profiles. EM 2.11.e
C13.0 STORM SEWER PLAN AND PROFILE 1	Verify all manhole sizes. A 44" wide pipe will not fit inside a 5' round manhole.
C13.0 STORM SEWER PLAN AND PROFILE 1	Provide cover below pavement section on TX2_Storm West. Use higher class of pipe for shallow storm drain.
C13.1 STORM SEWER PLAN AND PROFILE 2	verify this is enough clearance for WW and storm, provide loading analysis of WW pipe
C13.1 STORM SEWER PLAN AND PROFILE 2	Verify proposed ground on TX2_Storm_Central and provide cover below pavement section. Use higher class of pipe for shallow storm drain.

C13.1 STORM SEWER PLAN AND PROFILE 2	Verify proposed ground on TX2_Storm Central Branch and provide cover below pavement section. Use higher class of pipe for shallow storm drain.
C14.0 STORM SEWER DETAILS	verify all pertinent storm sewer details are provided on the plans
C15.0 DETENTION POND PLAN & DETAILS	demonstrate compliance with EM 8.15.3.b for positive drainage
C15.0 DETENTION POND PLAN & DETAILS	existing peak flows do not match table on the Existing Drainage Area Map. Please rectify. Clarify this note. Are the flows provided in the table pre- or post- detention? AP1 on the Proposed Drainage Area Map is upstream of detention. Also, all flows to the detention pond should be considered (PDA5 and PDA6), otherwise demonstrate no increase in offsite discharge for PDA 5 and PDA 6 (EM 8.1.3).
C15.0 DETENTION POND PLAN & DETAILS	please provide a model to verify detention flows.
C15.0 DETENTION POND PLAN & DETAILS	Provide erosion protection at outfall, include dimensions, stone size, etc. EM 2.10.i & EM 8.1.7
C15.0 DETENTION POND PLAN & DETAILS	What is the specific berm embankment material and has a slope stability analyses been performed on the slopes?
C16.0 PROPOSED WATER PLAN	Verify Services for lot 15 block 4 and lot 8 block 3 are per city detail. Currently Services are shown inside ROW.
C16.0 PROPOSED WATER PLAN	Verify and include all items noted for Fire Hydrant Assembly and update the TEE callout to all WL sizes
C16.0 PROPOSED WATER PLAN	Show Limits of Steel Casing on plans For Water Line Assignment shown within ROW verify and update per "50' ROW Typical Section" noted on sheet C9.1 General Details
C16.0 PROPOSED WATER PLAN	Verify and include all items noted for Fire Hydrant Assembly and update the TEE callout to all WL sizes
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C16.0 PROPOSED WATER PLAN	Verify Services for lot 7 block 3 and lot 1 block 1 are per city detail. Currently Services are shown inside ROW.
C16.0 PROPOSED WATER PLAN	Verify and update valve quantity at Pekin Way and Jason Drive. Valves required should be n-1 (n= number of water lines at tee)
C16.0 PROPOSED WATER PLAN	Verify and update valve quantity at Pekin Way and Cayuga Drive. Valves required should be n-1 (n= number of water lines at tee)
C16.0 PROPOSED WATER PLAN	Verify and update valve quantity at Oaklawn Drive and Cayuga Drive. Valves required should be n-1 (n= number of water lines at tee)
C16.0 PROPOSED WATER PLAN	Verify and update valve quantity at Oaklawn Drive and Cayuga Drive. Valves required should be n-1 (n= number of water lines at tee)
C16.0 PROPOSED WATER PLAN	Dead end lines not to exceed 600-ft per EM 6.2. Update plans to include water line connection to existing water line on Mallard as noted on proposed connection to the west.
C16.0 PROPOSED WATER PLAN	Notate flushing valve and end of line per EM 6.2.4 and 6.7
C16.0 PROPOSED WATER PLAN	Add Key Note 1 notation to the utility crossing on Jason Drive and Mallard Lane
C17.0 WATER DETAILS	Verify latest fire hydrant standard detail is provided in the planset

C18.0 PROPOSED OVERALL SANITARY SEWER PLAN	For Sanitary Sewer Assignment shown within ROW verify and update per "50' ROW Typical Section" noted on sheet C9.1 General Details
C18.0 PROPOSED OVERALL SANITARY SEWER PLAN	Verify Sanitary Services for lot 14 block 2 are per city detail. Currently Services are shown inside ROW.
C18.0 PROPOSED OVERALL SANITARY SEWER PLAN	confirm WW and storm do not conflict
C18.0 PROPOSED OVERALL SANITARY SEWER PLAN	confirm WW and storm do not conflict
C18.0 PROPOSED OVERALL SANITARY SEWER PLAN	Sanitary sewer manhole to be shown at point of connection near Cayuga Drive and Mallard Lane per EM 7.5
C18.0 PROPOSED OVERALL SANITARY SEWER PLAN	Sanitary sewer manhole to be shown at point of connection near Jason Drive and Mallard Lane per EM 7.5
C18.0 PROPOSED OVERALL SANITARY SEWER PLAN	Sanitary sewer manhole(s) to be installed at point of connection near Oaklawn Drive (existing sanitary sewer) per EM 7.5
C18.0 PROPOSED OVERALL SANITARY SEWER PLAN	Sewer services to follow standard details EM UT 206
C19.0 SANITARY SEWER PLAN AND PROFILE - NORTH ALIGNMENT	For Sanitary Sewer Assignment shown within ROW verify and update per "50' ROW Typical Section" noted on sheet C9.1 General Details
C19.0 SANITARY SEWER PLAN AND PROFILE - NORTH ALIGNMENT	Verify location of existing sanitary sewer. Sanitary sewer manhole to be installed at point of connection near Oaklawn Drive (existing sanitary sewer) per EM 7.5
C19.0 SANITARY SEWER PLAN AND PROFILE - NORTH ALIGNMENT	Extend manhole to property boundary at Oaklawn
C19.0 SANITARY SEWER PLAN AND PROFILE - NORTH ALIGNMENT	Sanitary sewer and Manhole installation to follow EM 7.4
C19.1 SANITARY SEWER PLAN AND PROFILE - EAST 1 ALIGNMENT	Fix Callout
C19.1 SANITARY SEWER PLAN AND PROFILE - EAST 1 ALIGNMENT	For Sanitary Sewer Assignment shown within ROW verify and update per "50' ROW Typical Section" noted on sheet C9.1 General Details
C19.1 SANITARY SEWER PLAN AND PROFILE - EAST 1 ALIGNMENT	Verify Sanitary Services for lot 14 block 2 are per city detail. Currently Services are shown inside ROW.
C19.2 SANITARY SEWER PLAN AND PROFILE - WEST 1 ALIGNMENT	Sanitary Service not shown behind callout
C19.2 SANITARY SEWER PLAN AND PROFILE - WEST 1 ALIGNMENT	For Sanitary Sewer Assignment shown within ROW verify and update per "50' ROW Typical Section" noted on sheet C9.1 General Details
C19.3 SANITARY SEWER PLAN AND PROFILE - ALIGNMENTS EAST 2 & WEST 2	For Sanitary Sewer Assignment shown within ROW verify and update per "50' ROW Typical Section" noted on sheet C9.1 General Details
C19.3 SANITARY SEWER PLAN AND PROFILE - ALIGNMENTS EAST 2 & WEST 2	Show manhole graphic where proposed on plans. Only a plan callout has been provided. (TYPICAL, ALL APPLICABLE SHEETS)

C19.3 SANITARY SEWER PLAN
AND PROFILE - ALIGNMENTS
EAST 2 & WEST 2

Notate flowline for existing sanitary sewer

C19.3 SANITARY SEWER PLAN
AND PROFILE - ALIGNMENTS
EAST 2 & WEST 2

Pre-cast manhole to be used

C19.3 SANITARY SEWER PLAN
AND PROFILE - ALIGNMENTS
EAST 2 & WEST 2

Pre-cast manhole to be used

C21.0 STORM WATER
POLLUTION PREVENTION PLAN

Include reference for maintenance of SWPPP items noted in the Taylor General
Construction Notes on Sheet C1.0 (notes 14,16,17)

Geotechnical Report Comments:

*See Associated Files section of the permit page to download a PDF copy of the report with engineering comments as noted below.

<u>Page</u>	<u>Comments</u>
06	Design Criteria Table - Was a TIA performed for this project and where does 20,000 ESAL come from?
06	Project Description Paragraph 3 - What about the other two streets, four streets total Oaklawn, Jason, Cayuga, and Pekin?
06	Project Description Paragraph 2 - What specific procedures are being used to address this deep fill, fill specification, and how much settlement is expected?
07	Boring and Laboratory Tests Paragraph one - CoT EM requires 15-ft deep borings, existing borings too shallow.
07	Testing Table - Only one sieve test conducted
09	Pavement Recommendations - Expansive Soil Related Movements - How was an active zone of 15 ft used with 10 ft deep borings?
10	Subgrade Conditions - Taylor EM requires obtaining bulk samples and testing for subgrade strength.
10	Subgrade Conditions - Verify Typo noted
10	Design Information - CoT EM requires pavement design per TxDOT not AASHTO.
10	Flexible Pavement Table - CoT Minimum Sections 2 14 8
10	Flexible Pavement Table - Option 2 CoT EM requires a minimum of 8 inches of LSS.
10	Flexible Pavement - Verify if there are two different traffic conditions on this project
10	Verify TX-5 been added to the section as recommended, check/update plans
10	Flexible Pavement Table - Option 2 - Where is select fill defined?
10	Design Table - Provide FPS21 output along with Mechanistic and Triaxial Checks per CoT EM.
12	Subgrade Preparation - Lime Stabilized Subgrade (LSS) is below the flexible base, what subgrade should be moisture conditioned?
12	Drainage Considerations - Item 2 - Check plans to confirm this is included.
12	Lime Treatment of Subgrade - How was 5% determined, based on CoT EM application rate should be based on lime series testing.
12	Lime Treatment of Subgrade - Has any organic content of the subgrade been performed?
12	On-site Clay Fill - Verify the 14-ft of fill going to consist of the surficial on-site fat clay, what will be the resulting PVR
13	Lime Treatment of Subgrade - Paragraph 2 - Verify recommendation is included in the plans.
13	Lime Treatment of Subgrade - Paragraph three - Per the CoT EM sulfate testing is required as part of the pavement study.

Drainage Report Comments:

*See Associated Files section of the permit page to download a PDF copy of the report with engineering comments as noted below.

<u>Page</u>	<u>Comments</u>
04	Stormwater Drainage - Existing Drainage Conditions - Acreage (1.54ac) does not match the plans, please rectify.
09	Sheet C3.0 - See drainage comments provided on the subdivision improvement plan sheets in the construction document set.
16	Sheet 16 - FEMA FIRM - project boundary is cut off on this FEMA panel, please provide the adjacent panel.
42	Sheet 42 - Hydraflow output - PDA 4 and 6 are undetained, please demonstrate no increase in offsite flows per EM 8.1.3.
42	Sheet 42 - Hydraflow output - PDA 2 is undetained, please demonstrate no increase in offsite flows per EM 8.1.3.
45	Sheet 45 - Hydraflow output - verify all flows reported from the model match what is provided on the plans (Existing and Proposed Drainage Area Maps, Detention Pond plans).
45	Sheet 45 - Hydraflow output - please provide verification that pond outlet structure parameters in the model match what is presented on the plans.
120	Sheet 120 - Stormsewer Inventory - please provide storm HGLs, inlet calcs, and other pertinent information on the plans. Verify that values provided on the plans and in the model report are in agreement.
122	Sheet 122 - Stormsewer Inventory -what storm event is this data for?
123	Sheet 120 - Stormsewer Inventory - Verify storm event shown and why 0 cfs is shown to multiple inlets
123	Sheet 123 - Stormsewer Inventory -Verify naming matches plan.

Cost Estimate Comments:

*See Associated Files section of the permit page to download a PDF copy of the document with engineering comments as noted below.

1. Water Distribution - Item No. 4 -Verify pricing includes bore, steel casing, and waterline. Update item description to include applicable items
2. Water Distribution - Include water valves in pricing
3. Drainage - Item No. 1 - provide 27"x44" arched pipe and 18" RCP as separate line items
4. Drainage - Item No. 3 - plans show (6)-20' curb inlets
5. Drainage - Item No. 5 - detention pond is mostly embankment of existing conditions.
6. Drainage - Item No. 7 - pilot channel not shown on the plans, please clarify.

Fire Department Comments (PZ)

The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylortx.gov.

1. Plans shall include the City of Taylor Fire Department's updated fire hydrant detail. The detail has been uploaded to the additional files area.

Please revise the subdivision improvement plan set to address the comments noted above. Following revision, submit the plan set electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6173, or by e-mail at mckenzi.hicks@taylortx.gov.

Thank you,

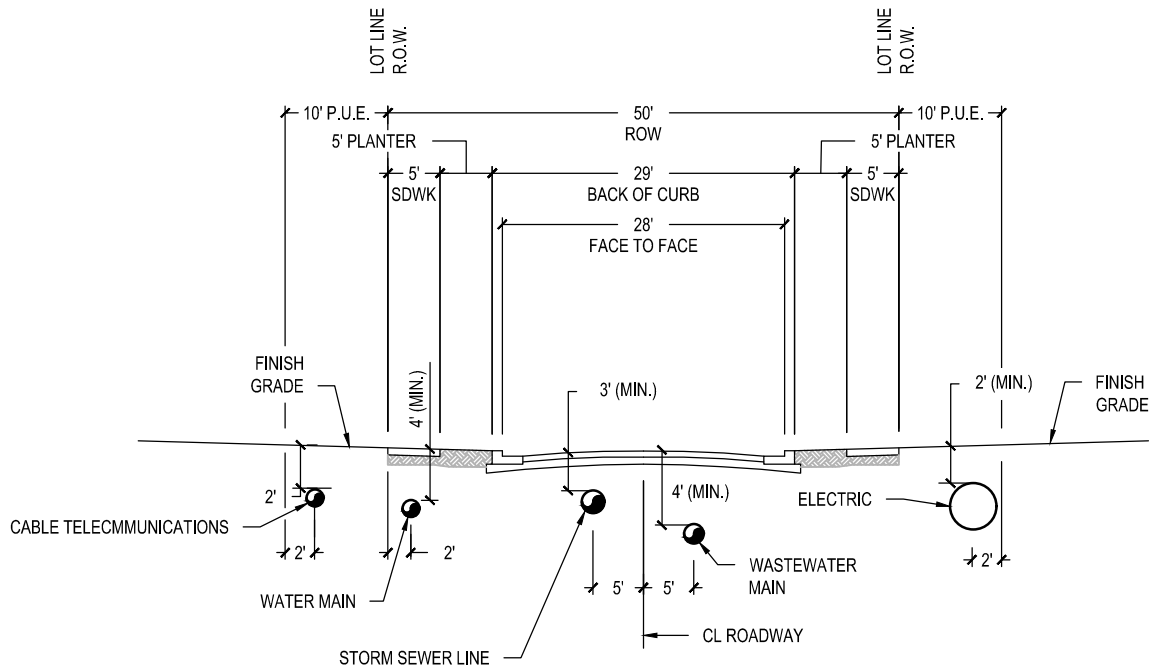
A handwritten signature in cursive script, reading "McKenzi Hicks". The signature is written in dark ink and is positioned above the printed name.

McKenzi Hicks

Development Services

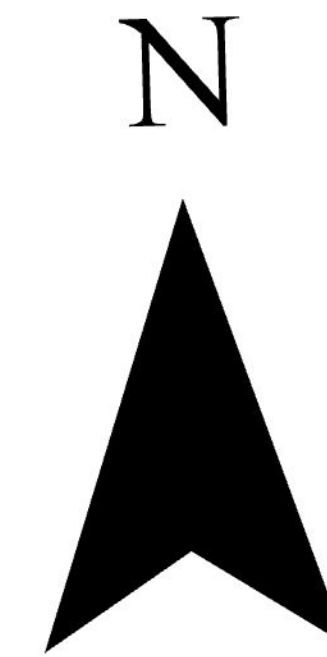
APPENDIX A

PLANNING ATTACHMENT



CITY OF TAYLOR

**TYPICAL UTILITY AND
STREET SECTION ASSIGNMENT
LOCAL STREET**



PZ-2022-1564

**The Retreat at Mallard
Subdivision Improvement Plans
Located Along the North Right-of-Way of
Mallard Lane, Approximately 1,030 Feet East of
the Intersection of N.W. Carlos G. Parker
Boulevard and Mallard Lane
Approximately 19.62 Acres**

Legend

- Subject Property
- Parcels
- Streets
- ZONING**
- B-1
- B-2/CPD
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development

