

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers
400 Porter Street, Taylor, TX 76574

June 09, 2020, 6:00 P.M.

In order to assist in maintaining the health of Planning and Zoning Commissioners, staff and the public, this meeting will be conducted via *video conference*.

You may view this meeting live through the City's web site at:

<http://www.taylortx.gov/660/Taylor-Videos>

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, April 14, 2020 in order to receive video conferencing instructions.

The agenda packet is available on the City's web site at:

<http://www.taylortx.gov/18/Agendas-and-Minutes>

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the 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 individually as part of the Regular agenda.)

1. Review and approve minutes from the meeting on April 14, 2020.

REGULAR AGENDA

PLATS

2. **PZ-2019-1181** – Consider disapproving Taylor Meadows Preliminary Plat, consisting of 13 lots and 2 blocks and being 36.99 acres, generally located at the northeast corner of FM 619 and CR 412, out of a 54.04 acre tract conveyed by warranty deed to SJPW Ranch Investments, LLC by Paula Safarik in document number 2019009600, being part of and out of Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.

SUBDIVISION IMPROVEMENT PLANS

3. **PZ-2020-1215** Consider disapproving Castlewood Subdivision Improvement Plans, consisting of approximately 58.30 acres, located across from Taylor High School and addressed as 530 FM 973; part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

DISCUSSIONS ITEMS

4. Update regarding Council actions related to Planning and Zoning items.

ADJOURN

Next Meeting Date: July 14, 2020

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 **June 05, 2020**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 6-3-2020
Carrie Orts, Administrative Assistant

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
April 14, 2020, 6:00 p.m.
Video Streamed Online and Via Zoom**

PRESENT

Don McAlister
Michael Aplin
Mike Eaton
Donna Frazier
Rick Selin
Annette Maruska
Faith Gardner
Kellie Billings-Ray

ABSENT

Leland Stevens

OTHERS PRESENT

Tom Yantis, Director, Development Services
Carrie Orts, Admin. Assistant, Development Services
Shelly Shelton, Senior Planner, Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 p.m.

CITIZEN COMMUNICATION

None

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 March 10, 2020.

Motion made by Mr. Eaton to approve minutes from March 10, 2020 as presented. Second by Mrs. Frazier. All voted Aye.

PZ-2019-1181 – Consider disapproving Taylor Meadows Preliminary Plat, consisting of 13 lots and 2 blocks and being 36.99 acres out of a 54.04 acres conveyed by warranty deed to SJPW Ranch Investments, LLC by Paula Safarik in document number 2019009600, being part of and out of Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including recommendation for disapproval of the preliminary plat as the minimum requirements of the subdivision ordinance have not been met. Mr. Spiller was present to answer questions. Mrs. Frazier made motion to disapprove Taylor Meadows Preliminary Plat. Second by Mrs. Billings-Ray. All voted aye.

PZ-2020-1215 Consider disapproving Castlewood Subdivision Improvement Plans, consisting of approximately 58.30 acres, located across from Taylor High School and addressed as 530 FM 973; part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including recommendation for disapproval of the preliminary plat as the minimum requirements of the subdivision ordinance have not been met. Mr. Aplin made motion to disapprove Castlewood Subdivision Improvement Plan. Second by Mr. Eaton. All voted aye.

PZ-2020-1225 Public hearing regarding a text amendment to the Zoning Ordinance: 3.5.1 Home Occupations, which proposes to add a provision for Specific Use Permits in certain circumstances on a case by case basis to ensure all home occupations that are compatible with residential uses and to ensure that home occupations do not adversely affect the integrity of residential areas, Taylor, Williamson County, Texas.

Public hearing opened. Mr. Yantis made presentation on text amendment to the Zoning Ordinance. There was discussion between Board and Staff. Public hearing closed.

PZ-2020-1225 Consider a recommendation to City Council on a text amendment to the Zoning Ordinance: Section 3.5.1 Home Occupations, which proposes to add a provision for Specific Use Permits in certain circumstances on a case by case basis to ensure all home occupations are compatible with residential uses and to ensure that home occupations do not adversely affect the integrity of residential areas, Taylor, Williamson County, Texas.

Mrs. Frazier made motion to recommend approval to City Council of a text amendment to the Zoning Ordinance. Second by Mrs. Maruska.

7 voted Aye

1 voted No (Rick Selin)

Motion passed.

Update regarding Council actions related to Planning and Zoning items.

Mr. Yantis stated that there were no updates regarding Council actions related to Planning and Zoning items at this time.

Adjourn

The meeting was adjourned at 6:37 p.m.

Carrie Orts
Administrative Assistant, Development Services

Don McAlister
Planning & Zoning Commission Chairman

City of Taylor
Taylor Meadows Preliminary Plat
PZ-2019-1181
Staff Report

Requested Action: Disapproval of Taylor Meadows Preliminary Plat

Applicant: Russell Spillers/SJPW Ranch Investments

Subject Property: Being 36.99 acres out of a 54.04 acres conveyed by warranty deed to SJPW Ranch Investments, LLC by Paula Safarik in document number 2019009600, being part of and out of Francis Bradley Survey Survey, Abstract No. 74, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: R-1

Current Use: Vacant

Purpose:

The purpose of the plat is the future construction of infrastructure and to create single-family lots.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. As the plat does not meet the State and local ordinances, staff recommends disapproval of the proposed subdivision.

Attachments:

1. Staff Comments
2. Location Map
3. Proposed Plat



City of Taylor

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

Date: Monday, June 1, 2020

Russell Spillers
SJPW Ranch Investments LLC
8500 Adirondack Cv
Austin TX 78759
russellspillers@gmail.com

Permit Number PZ-2019-1181
Job Address: 619 & 412, Taylor

Dear Russell Spillers,

Staff has completed its review of plans for the Taylor Meadows that is to be located at 619 & 412, Taylor . Comments from this review follow.

Planning Department Comments

The following comments have been provided by Shelly Shelton. Should you have any questions or require additional information regarding any of these comments, please contact Shelly Shelton at (512) 309-6186 or by email at shelly.shelton@taylortx.gov.

These comments are still relevant. The name of the plat and description must be correct and consistent throughout the plat.

Subdivision Ordinance

3.2 - Subdivision Preliminary Plat

The developer or owner of the land to be subdivided shall submit a preliminary plat of the entire area under one ownership at the time the preliminary plat is submitted. The plat shall be drawn to a scale of one inch equals one hundred feet (1"=100'), and shall show or be accompanied by the following information:

1. Name of subdivision (Make sure the name is the same throughout the document);
2. Legal description of the land being subdivided attached to preliminary plat (Make sure the name is the same throughout the document, including certificates), and;
3. Total acreage and total number of lots and blocks (Make sure the description is the same throughout the document, including certificates).

There are anomalies with regard to the acreage being platted. The amount of property being platted has to be the same acreage throughout the proposed plat, the notes and the certificates.

No resolution letter was submitted with the resubmission on 3/20/2020.

The Owner's Certificate was not corrected with regard to the LLC, which is not solely owned by anyone. There is more than one owner.

Documents regarding the sale of property to TxDot were not submitted on 3/20/2020.

THIS IS STILL CURRENT AS THERE ARE TWO BLOCKS THAT REQUIRE DELINEATION. AS NOTED PREVIOUSLY, THE BLOCKS ARE TO BE BOUNDED (ALL FOUR SIDES OF EACH BLOCK) BY streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, airport boundaries, or

corporate boundary lines (THE CITY LIMITS).

Subdivision Ordinance

2.7 - Blocks

Blocks are to be numbered consecutively within the overall plat and/or sections of an overall plat as recorded. All lots are to be numbered consecutively within each block. Lot numbering continues from block to block in a uniform manner that has been approved on an overall preliminary plat.

Maximum block length for residential: One thousand two hundred (1,200) feet and the minimum block length for residential is three hundred (300) feet, except upon approval by the City Planning and Zoning Commission.

Maximum block length along an arterial street: One thousand six hundred (1,600) feet and the minimum block length along an arterial street is four hundred (400) feet, except upon approval by the Planning and Zoning Commission.

See below for help understanding requirement:

Subdivision Ordinance Definitions

Block - A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, airport boundaries, or corporate boundary lines.

THIS COMMENT IS STILL CURRENT AS THE BLOCKS ARE NOT LABELED "1" AND "2".

The Blocks are still incorrect on the plat. Typically at the end of a Block there is a street. Additionally, Blocks are generally a number with a circle around it. Or in large letters Block 1 and Block 2. Each Lot in a Block starts with the number 1. Refer to Blocks 2.7 in a previous note.

The Vicinity Map is incorrect and does not reflect the shape of the subject property.

2.24 - Sidewalks

The subdivider is responsible to note the location of sidewalks on the plat. Sidewalks shall be constructed and extended across their property along the perimeter of all property boundaries adjacent to public right-of-ways.

The Final Plat will not be approved or recorded without this plat note rather than the current note about the FFE:

Subdivision Ordinance

3.3 Final Plats

Drainage and Floodplains:

b.

The final plat shall establish specific minimum floor slab elevations for construction of any structures on a lot within the one hundred (100) year floodplain to be a minimum of two (2) feet above the one hundred (100) year floodplain.

Reviewed submission dated 03.20.2020 as that was the resubmission date.

Make sure the new FEMA panel numbers are used throughout the plat (certificate, Note 10 and on the face of the plat) . The following numbers are incorrect:

A .pdf file for the parkland must be submitted for review. The .dwg file cannot be opened for review. See former not below:

Park Dedication Requirement:

Five Percent of acreage = 1.8495 acres

Or fee in lieu of dedication

The blank in Note 6 must be filled in.

Remove Note 17 as there is a lien on the property.

Note 19 mentions the County in the beginning and then the City. If there were roads being constructed the proposed property owners would not be responsible for the installation. The developer of a subdivision is responsible for sign infrastructure.

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.

- i. ~~Verify: Review locations shown on review drawing (in plan review files) for additional drainage easements to account for adjacent drainage. (Reference: City of Taylor Subdivision Ordinance, 3.3.2 Requirements for Easements)~~
- ii. ~~Easement for drainage adjacent to lots, tracts, or reserves shall be noted: "This easement shall be kept clear of fences, buildings, planting, and other obstructions to the operations and maintenance of the drainage facility." (Reference: City of Taylor Subdivision Ordinance, 2.10 Drainage, 3.3.2 Requirements for Easements)~~
- iii. If the City requires that the Developer (or landowner, PID, HOA, or other entity or person specifically approved by the City) shall be responsible for the maintenance of the Drainage Facilities, a Maintenance Agreement, as both are hereinafter defined, will be written and approved by the City that shall include terms and provisions deemed necessary by the City to provide maintenance of the Drainage Facilities. (Reference: City of Taylor Subdivision Ordinance, 2.10.2 Maintenance Agreement Required for Easements) **SEE UPDATED COMMENTS**
- iv. ~~Format notes as shown in the City of Taylor Subdivision packet. Additional notes can be provided separately (Reference: City of Taylor Subdivision Packet)~~

- i. ~~Ensure Drainage Easement on Lot 13 encompasses City of Taylor floodplain. The City of Taylor floodplain likely extends further upstream than FEMA. (Taylor Engineering Manual 8.1.8.f)~~
- ii. Provide Maintenance Plan Requirements (See Taylor Engineering Manual 8.15.4.b) **SEE UPDATED COMMENTS**
- iii. ~~Correct the drainage easements on Lot1, to be configured appropriately with the property lines and other easements shown. The proposed detention pond shall be within the designated drainage easement and outside the 10-ft PUE. An access easement shall also be reviewed and provided on the plat for accessing the detention pond for maintenance.~~

Public Works has reviewed and approves.

For the Detention Pond Maintenance Plan provided:

The provided maintenance plan has been reviewed and appears in accordance with the City's criteria. Note 16 on the preliminary plat does state HOA shall maintain the DEs. However, this note needs to be expanded to clearly reference the City of Taylor approved Taylor Meadows BMP maintenance plan. See snippet below:

Prior to the filing of the final plat for record, the following requirements must be met:

Easement for drainage adjacent to lots, tracts, or reserves shall be noted: "This easement shall be kept clear of fences, buildings, planting, and other obstructions to the operations and maintenance of the drainage facility."

Additional Reviews

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.

Reviewed plat with upload date of 3/20/20

~~Plat note #19 shall be corrected as noted below:~~

~~For fire fighting capabilities it is recommended that each lot number 11, 12, 13 and 14 have a 20-foot wide, all weather fire apparatus access road constructed to support the weight of a fire apparatus. Each lot number 11, 12, 13 and 14 should construct buildings no further than 600 feet from a fire hydrant.~~

The above notes are considered void because of resubmittal and design and layout of the area. Bobby Copeland
6/1/2020

Reviewed plans with upload date of 5/15/2020 with no comments.

Fire hydrant placement will be reviewed upon construction plans being submitted.

Please revise the project plans to address the comments noted above. Following revision, please submit one hardcopy of the revised set for each reviewer that has outstanding comments. Please also submit one electronic copy of the revised drawings 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) 309-6186, or by e-mail at shelly.shelton@taylortx.gov.

Thank you,

A handwritten signature in blue ink that reads "Shelly Shelton". The signature is written in a cursive, flowing style.

Shelly Shelton
Development Services
Original Departments: Permit Administrator, Planning
(Shelly R Shelton), Planning Admin., Planning case
manager (reviewer)
Attachment



PZ-2019-1181

**TAYLOR
MEADOWS
SUBDIVISION**

FM 619 & CR 412

**APPROXIMATELY
36.99 ACRES**

Legend

- Streets
-  Taylor Meadows
-  City of Taylor
-  ETJ Boundary 1 Mile

0 1.25 2.5
Miles

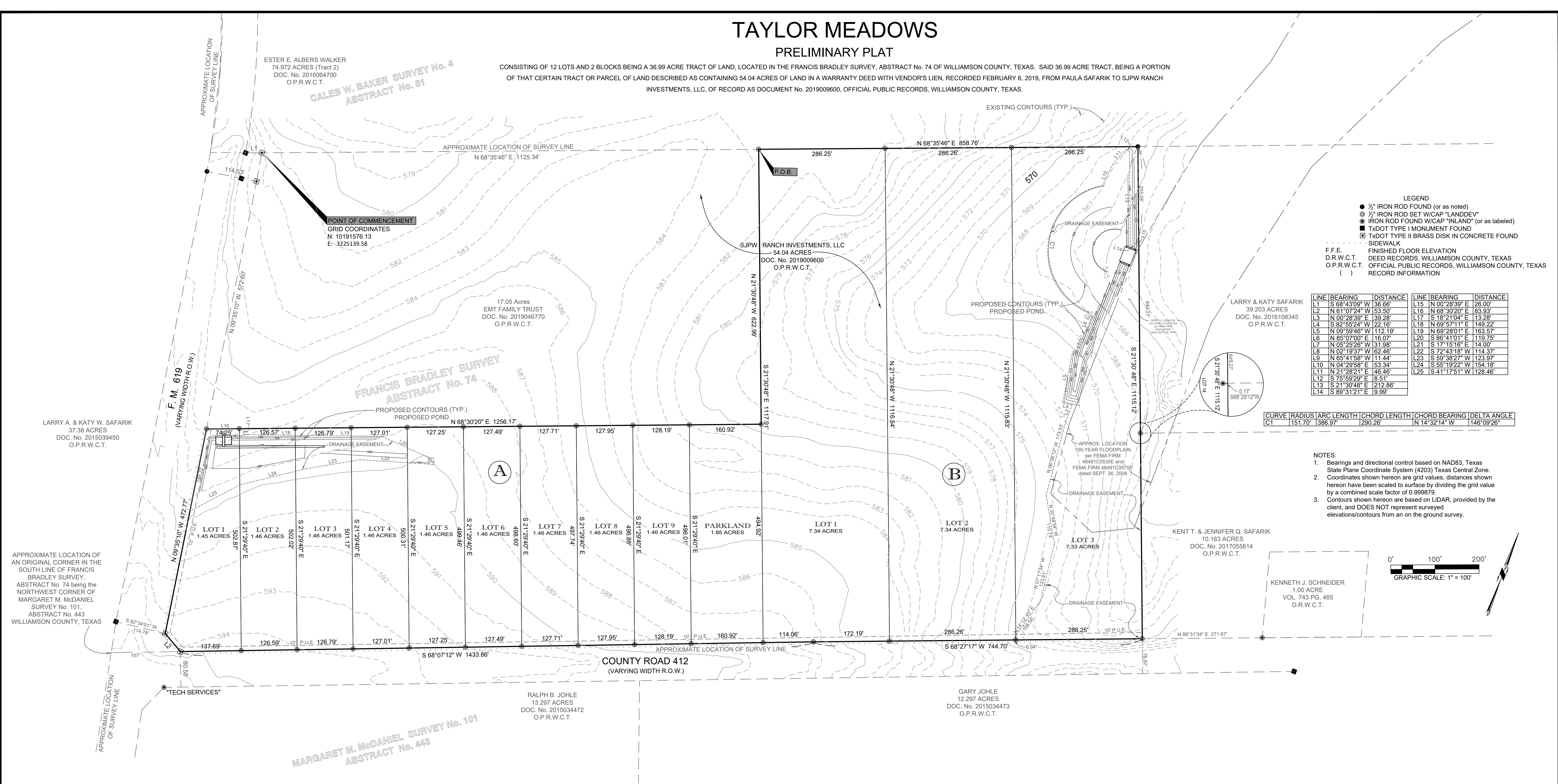
DRAWN BY: MH

CHECKED BY: SS

TAYLOR MEADOWS

PRELIMINARY PLAT

CONSISTING OF 12 LOTS AND 2 BLOCKS BEING A 36.99 ACRE TRACT OF LAND, LOCATED IN THE FRANCIS BRADLEY SURVEY, ABSTRACT No. 74 OF WILLIAMSON COUNTY, TEXAS. SAID 36.99 ACRE TRACT, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 54.04 ACRES OF LAND IN A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED FEBRUARY 6, 2019, FROM PAULA SAFARIK TO SJPW RANCH INVESTMENTS, LLC, OF RECORD AS DOCUMENT No. 2019009600, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

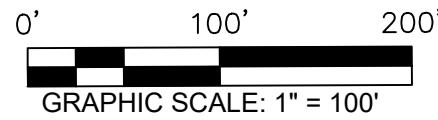


LEGEND
● 1/2" IRON ROD FOUND (or as noted)
⊙ 1/2" IRON ROD SET W/CAP "LANDDEV"
⊙ IRON ROD FOUND W/CAP "INLAND" (or as labeled)
■ TxDOT TYPE I MONUMENT FOUND
⊠ TxDOT TYPE II BRASS DISK IN CONCRETE FOUND
--- SIDEWALK
F.F.E. FINISHED FLOOR ELEVATION
D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
() RECORD INFORMATION

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 68°43'09" W	36.66'	L15	N 00°28'39" E	26.00'
L2	N 61°07'24" W	53.50'	L16	N 68°30'20" E	83.93'
L3	N 00°28'39" E	39.28'	L17	S 18°21'04" E	13.28'
L4	S 82°55'24" W	22.16'	L18	N 68°57'11" E	149.22'
L5	N 09°59'46" W	112.19'	L19	N 69°28'01" E	163.57'
L6	N 85°07'00" E	16.07'	L20	S 86°41'01" E	119.75'
L7	N 05°25'26" W	31.98'	L21	S 17°15'16" E	14.00'
L8	N 02°19'37" W	62.46'	L22	S 72°43'18" W	114.37'
L9	N 65°41'58" W	11.44'	L23	S 59°38'27" W	123.97'
L10	N 04°29'58" E	53.34'	L24	S 55°19'22" W	154.18'
L11	N 21°28'21" E	46.46'	L25	S 41°17'51" W	128.46'
L12	S 75°59'29" E	8.51'			
L13	S 21°30'48" E	212.86'			
L14	S 89°31'21" E	9.99'			

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	151.70'	386.97'	290.26'	N 14°32'14" W	146°09'26"

- NOTES:
- Bearings and directional control based on NAD83, Texas State Plane Coordinate System (4203) Texas Central Zone.
 - Coordinates shown hereon are grid values, distances shown hereon have been scaled to surface by dividing the grid value by a combined scale factor of 0.999879.
 - Contours shown hereon are based on LIDAR, provided by the client, and DOES NOT represent surveyed elevations/contours from an on the ground survey.



OWNERS: SJPW RANCH INVESTMENTS, LLC
P. O. BOX 1249
SAN MARCOS, TEXAS 78667
TYLER WILLIAMS
(512) 738-6882
tylerwgl@gmail.com
36.99

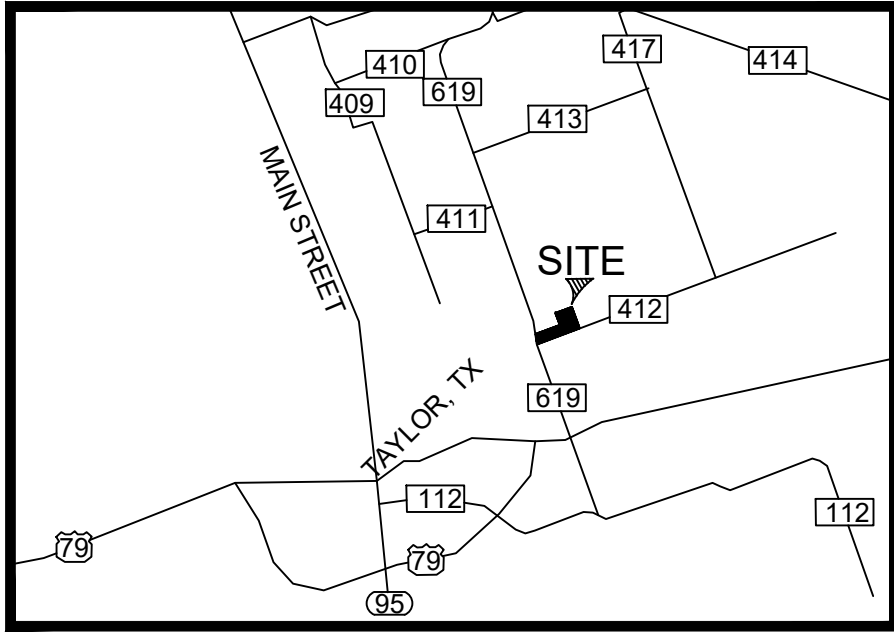
ACREAGE: 36.99
NUMBER OF BLOCKS: 2
LINEAR FEET OF NEW STREET: 0'
NUMBER OF LOTS: 12
PATENT SURVEY: FRANCIS BRADLEY SURVEY, ABSTRACT No. 74

SURVEYOR: JEFFREY J. CURCI, R.P.L.S. #5516
LANDDEV CONSULTING
5508 HWY 290 WEST, #150
AUSTIN, TEXAS 78735
(512) 872-6696
TBPLS FIRM REGISTRATION No. 10194101
jeff.curci@landdevconsulting.com

ENGINEER: BANKS & ASSOCIATES
820 CURRIE RANCH ROAD
WIMBERLEY, TX 78676
ERIN K. BANKS
TEXAS REGISTRATION No. 84248
(512) 801-9049
erin.banks@vownet.net
FIRM F-2002

LOT / BLOCK	ACREAGE	SQ. FT.	MINIMUM FLOOR SLAB ELEVATIONS
1 / A	1.45 Acres	63,225	592'
2 / A	1.46 Acres	63,605	592'
3 / A	1.46 Acres	63,597	592'
4 / A	1.46 Acres	63,599	592'
5 / A	1.46 Acres	63,610	592'
6 / A	1.46 Acres	63,771	
7 / A	1.46 Acres	63,621	
8 / A	1.46 Acres	63,630	
9 / A	1.46 Acres	63,639	
PARKLAND 1.85 Acres		80,623	
1 / B	7.34 Acres	319,747	577'
2 / B	7.34 Acres	319,513	
3 / B	7.33 Acres	319,304	576'

Length of Block "A" frontage along County Road 412 is approximately 1,157 feet
Length of Block "B" frontage along County Road 412 is approximately 859 feet



LANDDEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: (512) 872-6696
FIRM REG. NO. 10194101

SUBMITTED: April 26, 2019

Revision Date:	
8/22/2019 - Revised per City Comments	
12/12/2019 - Revised per City Comments	
01/07/2020 - Revised per Engineer Drainage Study	
03/16/2020 - Revised to add proposed ponds & DE	
03/19/2020 - Revised Lots 11-14 to 11-13	
05/11/2020 - Added Parkland, Revised Lots 1 - 9 & D.E.	

SHEET 1 OF 2

TAYLOR MEADOWS
PRELIMINARY PLAT

THE STATE OF TEXAS }
THE COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE PRESENTS:

That SJPW Ranch Investments, LLC, owner of this 36.99 acre tract of land, located in the Francis Bradley Survey, Abstract No. 74 of Williamson County, Texas. Said 36.99 acre tract, being a portion of that certain tract or parcel of land described as containing 54.04 acres of land in a Warranty Deed with Vendor's Lien, recorded February 6, 2019, from Paula Safarik to SJPW Ranch Investments, LLC, of record as Document No. 2019009600, Official Public Records, Williamson County, Texas., acting through its member Tyler Williams, do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as Taylor Meadows.

TAYLOR MEADOWS

TO CERTIFY WHICH, WITNESS BY MY HAND this the ____ day of _____, 20 ____ A.D.

Tyler Williams
SJPW Ranch Investments, LLC
P. O. Box 1249
San Marcos, Texas 78667

THE STATE OF TEXAS }
THE COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE PRESENTS:

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Tyler Williams, known to me to be the person whose name is subscribed to the foregoing instrument.
GIVEN UNDER MY HAND AND SEAL of office this the ____ day of _____, 20 ____ A.D.

Notary Public in and for the State of Texas

Printed Name

Commission Expires on

THE STATE OF TEXAS }
THE COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE PRESENTS:

We, Crockett National Bank, Lien Holder of the certain 54.04 acre tract of land described in a deed recorded as Document No. 2019009600 of the Official Records of Williamson County, Texas, do hereby consent to the subdivision of 36.99 acre tract as shown hereon, and do further hereby join, approve and consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as TAYLOR MEADOWS.

Lara Cooper, Sr. Mortgage Loan Officer
Crockett National Bank
502 South Koenigheim, Ste. 1D
San Angelo, Texas 76903

THE STATE OF TEXAS }
THE COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE PRESENTS:

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Laura Cooper, known to me to be the person whose name is subscribed to the foregoing instrument.
GIVEN UNDER MY HAND AND SEAL of office this the ____ day of _____, 20 ____ A.D.

Notary Public in and for the State of Texas

Printed Name

Commission Expires on

THE STATE OF TEXAS }
THE COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE PRESENTS:

I, Jeffrey J. Curci, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat and that the corner monuments shown thereon were properly placed under my supervision in accordance with the subdivision regulations of the City of Taylor, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal this the ____ day of _____, 20 ____ A.D.

"PRELIMINARY" NOT TO BE RECORDED FOR ANY PURPOSE

Jeffrey J. Curci
Registered Professional Land Surveyor
No. 5516 - State of Texas
(512) 872-6696

THE STATE OF TEXAS }
THE COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE PRESENTS:

I, Erin K. Banks, Registered Professional Engineer in the State of Texas, do hereby certify that a portion of this subdivision is encroached by Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel No. 48491C0535E and 48491C0575E, effective date September 26, 2008, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and /or public rights of way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal this the ____ day of _____, 20 ____ A.D.

"PRELIMINARY" NOT TO BE RECORDED FOR ANY PURPOSE

Erin K. Banks, P.E.
Texas Registration No. 84248
Banks & Associates,
820 Currie Ranch Road
Wimberley, TX 78676
(512) 801-9049
FIRM F-2002

CONSISTING OF 12 LOTS AND 2 BLOCKS BEING A 36.99 ACRE TRACT OF LAND, LOCATED IN THE FRANCIS BRADLEY SURVEY, ABSTRACT No. 74 OF WILLIAMSON COUNTY, TEXAS. SAID 36.99 ACRE TRACT, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 54.04 ACRES OF LAND IN A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED FEBRUARY 6, 2019, FROM PAULA SAFARIK TO SJPW RANCH INVESTMENTS, LLC, OF RECORD AS DOCUMENT No. 2019009600, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

PERIMETER METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF A 36.99 ACRE TRACT OF LAND, LOCATED IN THE FRANCIS BRADLEY SURVEY, ABSTRACT No. 74 OF WILLIAMSON COUNTY, TEXAS. SAID 36.99 ACRE TRACT, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 54.04 ACRES OF LAND IN A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED FEBRUARY 6, 2019, FROM PAULA SAFARIK TO SJPW RANCH INVESTMENTS, LLC, OF RECORD AS DOCUMENT No. 2019009600, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SAID 36.99 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SURVEY PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a TxDOT Type II brass disk in concrete (Grid Coordinates: N 10,191,576.13, E 3,225,139.58) found monumenting the northwest corner of said 54.04 acre tract, the northwest corner of that certain tract or parcel of land described as containing 17.05 acres of land in a Correction Warranty Deed, recorded May 30, 2019, from SJPW Ranch Investments, LLC to EMT Family Trust, of record as Document No. 2019046770, Official Public Records, Williamson County, Texas, the northeast corner of that certain tract or parcel of land described as containing 0.919 acre of land in a Deed, recorded February 1, 2019, from Paula Safarik to the State of Texas, of record as Document No. 2019008266, Official Public Records, Williamson County, Texas, being the east right of way of F. M. 619, a varying width public right of way, and the south line of that certain tract or parcel of land described as containing 74.972 acres of land (Tract 2) in a Warranty Deed Reserving Life Estate with Power of Sale, recorded July 19, 2016, from Ester E. Albers Walker to David P. Walker, Sherri L. Walker and Janet Walker Cook, of record as Document No. 2016064700, Official Public Records, Williamson County, Texas, from which the base of a broken TxDOT Type I concrete Monument found, bears, S 68° 43' 09" W, a distance of 36.66 feet;

THENCE, N 68° 35' 46" E, departing said east right of way of said F. M. 619, with the north line of said 54.04 acre tract, the north line of said 17.05 acre tract, and the south line of said 74.972 acre tract, a distance of 1125.34 feet to a ½ inch iron rod with cap stamped "LANDDEV" set to monument the northeast corner of said 17.05 acre tract and the POINT OF BEGINNING of the herein described 36.99 acre tract of land;

THENCE, N 68° 35' 46" E, continuing with the north line of said 54.04 acre tract, and the south line of said 74.972 acre tract, a distance of 858.76 feet to a ½ inch iron rod found monumenting the northeast corner of said 54.04 acre tract, said south line of said 74.972 acre tract, and the northwest corner of the remainder of that certain tract or parcel of land described as containing 39.203 acres of land in a General Warranty Deed, recorded November 17, 2016, from Mark M. Stoll to Larry Safarik, and Katy Safarik, of record as Document No. 2016108345, Official Public Records, Williamson County, Texas;

THENCE, S 21° 30' 48" E, with the east line of said 54.04 acre tract, and the west line of said 39.203 acre tract, passing at a distance of 649.27 feet, 0.17 feet right of line, an iron rod with cap stamped "INLAND" found monumenting the southwest corner of the remainder of said 39.203 acre tract and the northwest corner of that certain tract or parcel of land described as containing 10.163 acres of land in a Gift Deed, recorded June 19, 2017, from Larry A. Safarik, and Katy W. Safarik to Kent T. Safarik, and Jennifer Q. Safarik, of record as Document No. 2017055614, Official Public Records, Williamson County, Texas, in all a total distance of 1115.12 feet to an iron rod with cap stamped "INLAND" found monumenting the southeast corner of said 54.04 acre tract, the southwest corner of said 10.163 acre tract, the northeast corner of that certain tract or parcel of land described as containing 0.652 acre of land in a Warranty Deed, recorded April 15, 2002, from Arnie P. Safarik, Paula Safarik, Larry Safarik, and Katy Safarik to Williamson County, Texas, of record as Document No. 2002028523, Official Public Records, Williamson County, Texas, and being the north right of way of County Road 412, a varying width public right of way, from which an iron rod with cap stamped "INLAND" found monumenting the southwest corner of the remainder of that certain tract or parcel of land described as containing 1.00 acre of land in a General Warranty Deed, recorded January 11, 1979, from Edmond Menk, and Lydia Menk to Kenneth J. Schneider, and Patricia A. Schneider, of record in Volume 743, Page 485, Deed Records, Williamson County, Texas, bears, N 68° 31' 34" E, a distance of 271.67 feet;

THENCE, with said north line of said 0.652 acre tract, also being said north right of way of said County Road 412, and the south line of said 54.04 acre tract, the following two (2) courses:
1. S 68° 27' 17" W, a distance of 744.70 feet to a ½ inch iron rod with cap stamped "LandDev" set, and
2. S 68° 07' 12" W, a distance of 1433.86 feet to a TxDOT Type II brass disk in concrete found monumenting the southwest corner of said 54.04 acre tract and the southeast corner of said 0.919 acre of land;

THENCE, departing the north right of way of said County Road 412, with the west line of said 54.04 acre tract, and said east right of way of said F. M. 619, the following two (2) courses:
1. N 61° 07' 24" W, a distance of 53.50 feet to a TxDOT Type II brass disk in concrete found, and
2. N 09° 35' 10" W, a distance of 472.77 feet to a ½ inch iron rod with cap stamped "LandDev" set to monument the southwest corner of said 17.05 acre tract, from which a TxDOT Type II brass disk in concrete found monumenting said east right of way of said F. M. 619 and said west line of said 54.04 acre tract and said 17.05 acre tract, bears, N 09° 35' 10" W, a distance of 572.60 feet;

THENCE, departing said east right of way of said F. M. 619, over and across said 54.04 acre tract, with the south and east lines of said 17.05 acre tract, the following two (2) courses:
1. N 68° 30' 20" E, a distance of 1256.17 feet to a ½ inch iron rod with cap stamped "LANDDEV" set, and
2. N 21° 30' 48" W, a distance of 622.99 feet to the POINT OF BEGINNING of the herein described tract and containing 36.99 acres of land, more or less.

NOTES:

- Total Acreage = 36.99 Acres
- Total Number of Lots = 12
- Total Number of Blocks = 2
- Proposed Use = Single Family Residential
- All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
- No development shall begin prior to the issuance of a Floodplain Development Permit for each of the following lots: _____.
- Parkland Dedication requirements are met by: the dedication of 1.83 acres of Parkland;
- Minimum Fire Flow of 500 gallons per minutes for not less than two (2) hours shall be provided.
- In order to promote drainage away from the structure, the slab elevation should be built at least one foot above the surrounding ground and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of 10 feet.
- A portion of this subdivision is within the boundaries of the 100-year floodplain as defined by Federal Emergency Management Agency FIRM Panel 48491C0535E and 48491C0575E dated September 26, 2008.
- This subdivision has no new roadways proposed.
- This Tract is not located within the Edwards Aquifer Recharge Zone.
- The water service for this subdivision will be provided by City of Taylor.
- Sewer services for this subdivision will be provided by On-Site Sewage Facilities.
- No structure or land on this Plat shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application form to the Williamson County Flood Plain Administrator.
- The drainage easements shall be kept clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility. Maintenance of drainage easements shall be the responsibility of the property owners or property owners association.
- All public roadways and easements as shown on this plat are free of liens.
- All sidewalks are to be constructed by the home builder and to be maintained by each of the adjacent property owners.
- It is the responsibility of the owner, not the county, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property. The City assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the roads in this subdivision have finally been accepted for maintenance by the City.
- Rural mailboxes shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right of way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by the City of Taylor.
- Right of way easements for widening roadways or improving drainage shall be maintained by the landowner until a road or drainage improvements are actually constructed on the property. The City has the right at any time to take possession of any road widening easements for the construction, improvement or maintenance of the adjacent road. The landowner assumes all risks associated with improvements located in the right of way or road widening easements. By placing anything in the right of way or road widening easements, the landowner indemnifies and holds the City, its officers and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the City and the owner of the improvements will be responsible for the relocation and/or replacement of the improvements.
- There shall be a ten foot utility easement along the street side of all lots. The City and public utility companies shall never be liable in damages for going over and upon such portion of said lots for the purpose of installing, maintaining and repairing such utility lines.
- For fire fighting capabilities it is recommended that each lot have a 20-foot wide, all weather fire apparatus access road constructed to support the weight of a fire apparatus. Each lot number 1, 2, and 3, Block B, should construct buildings no further than 600 feet from a fire hydrant.

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this survey complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this survey and the documents associated with it.

J. Terron Everson, PE, DR, CFM
County Engineer
Date

A Preliminary Plat for a subdivision to be known as TAYLOR MEADOWS has been approved according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the ____ day of _____, 20 ____ A.D.

Chairman
Date

Secretary
Date

THE STATE OF TEXAS }
THE COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE PRESENTS:

I, Nancy E. Rister, Clerk of County Court, with and for the County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the ____ day of _____, 20 ____ A.D., at ____ o'clock ____ M., and duly recorded this ____ day of _____, 20 ____ A.D., at ____ o'clock, ____ M., in the Official Public Records of said County as

Document No. _____

To certify which, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

By: Nancy E. Rister
Clerk, County Court of
Williamson County, Texas
Deputy

SUBMITTED: April 26, 2019

SHEET 2 of 2



City of Taylor
Castlewood Subdivision Improvement Plans
PZ-2020-1215
Staff Report

Requested Action: Disapproval of Castlewood Subdivision Improvement Plans

Applicant: Will Buzzelli/Kimley-Horn

Subject Property: Being approximately 58.30 acres, located across from Taylor High School and addressed as 530 FM 973; part of and out of the George M Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: B-1 and R-1/RPD

Current Use: Vacant

Purpose:

The purpose of the subdivision improvement plans application is for future development of 98 single-family residential lots.

Staff Recommendation:

Staff comments are attached for your review. As the plans do not meet the local ordinances, staff recommends disapproval of the proposed application.

Attachments:

1. Staff Comments
2. Vicinity Map



City of Taylor

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

Date: Friday, May 29, 2020

Aaron Levy
Townbridge Homes
5511 Reynolds Road
Austin TX 78749

Permit Number PZ-2020-1215
Job Address: 530 FM 973, Taylor 76574

Dear Aaron Levy,

Staff has completed its review of plans for the Castlewood Subdivision that is to be located at 530 FM 973, Taylor 76574. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Shelly Shelton. Should you have any questions or require additional information regarding any of these comments, please contact Shelly Shelton at (512) 309-6186 or by email at shelly.shelton@taylortx.gov.

THE WRONG LOT NUMBERS ARE STILL ON SHEETS IN THE CIVIL PLANS...EXAMPLES ARE: SHEETS 8, 9 AND 10. THOSE ARE JUST THE FIRST FEW SHEETS AND THE OLD LOT NUMBERS MAY BE ON MANY OR ALL OF THE SHEETS SO IT NEEDS TO BE CORRECTED.

The approved preliminary plat was not used during the design for the infrastructure construction. Some of the labeling is incorrect e.g., the number 17 is floating in Block 9, Lot 1 and the detention pond is not labeled.

~~The County has requested that Asher be renamed and that Castlebridge Way be retained for the extension of Wesley Lane Road as the County cannot address it as Wesley Miller Lane.~~

The signs are not being reviewed as part of the Site Development Plan as they are submitted separately to obtain a Building Permit.

Separate Sign Permit is required.

Show the setback for the signs on all plans so compliance with the Sight Triangle Distance requirements can be confirmed. See below:

Sight Distance Triangle - The triangular area formed by a diagonal line connecting two (2) points located on intersecting street right-of-way lines (or a right-of-way line and the curb or edge of a driveway). A sight triangle minimum of fifteen (15) feet by forty-five (45) feet is required with the longer dimension parallel to the street with greater traffic or speed limit. Measurements for Sight Triangle Distance is an area as defined herein and includes a horizontal visibility area starting at thirty-six (36) inches or three (3) feet above the curb or pavement of the roadway, alley or sidewalk, and extending up to eighty-four (84) inches or seven (7) feet above the curb or pavement of the road, alley or sidewalk.

STILL CURRENT: THE STANDARD DETAIL IN THE CIVIL SET (SHEET N94) IS FOR A 4-FOOT SIDEWALK.

On LH1.01 and .02, there are notes about the sidewalks that refer to civils. Please provide the civil sheet numbers. The sidewalk details need to be provided to ensure compliance with the Planned Development, which requires six (6) feet of concrete for the sidewalks around the park that is 1.6 acres. PV.006 in the civil sheets (72 OF 81) is applicable to the park that is 1.18 acres only. LH2.0 does not have sidewalks details. PV.006 is the construction drawings.

THE COMMENT BELOW IS STILL CURRENT AS THE PLANNED DEVELOPMENT HAS THE REQUIREMENTS FOR THE LANDSCAPING, SIDEWALKS, TRAILS AND IN SOME CASES THE TYPES OF TREES TO BE USED IN IT. THE PROVIDED PLANS DO NOT MEET THE REQUIREMENTS OF THE PLANNED DEVELOPMENT; IT'S NOT APPARENT THAT THE PLANNED DEVELOPMENT WAS USED AS THE ORDINANCE FOR THE DESIGN. THE REQUIREMENTS OF THE PLANNED DEVELOPMENT MUST BE MET.

No table was included with the Landscape Plan. The requirements for the number of trees are in the Planned Development. Use the requirements in the table on page 10 and the exhibits in the Planned Development to create a table stating how many trees are required and how many are being provided so compliance with the Planned Development can be verified.

I have uploaded the PD in Associated Files for you to review. Additionally, the rezoning case is linked to this application in MPN. The Landscape Ordinance is Chapter 28 in the City of Taylor Ordinances if you need to review it.

Per Larry Foos the Parkland Dedication requirement has been met.

THIS COMMENT IS STILL CURRENT AS MR. TRUONG'S WIFE IS THE DIRECTOR (AMENDMENT 2019 TO FILING) OF THE COMPANY. SHE DID NOT SIGN THE EASEMENT. UNLESS THE SOS DOES NOT HAVE THE INFORMATION AVAILABLE THE INITIAL FILING HAS NOT BEEN CHANGED AND MR. TRUONG IS NOT A MANAGING MEMBER BUT A MEMBER. BOTH MR. AND MRS. TRUONG NEED TO SIGN THE EASEMENT.

Provide signatory authorization for Dihn Truong as the property where the easement is being established is owned by a LLC.

If work is being proposed on land outside the preliminary plat boundary provide documents from the property owner e.g., TxDot (if boring under 397). A permanent public utility easement is needed for the extension of the wastewater on property outside the preliminary plat area. During construction a temporary for work is needed.

The trees surrounding the detention facility do not meet the maximum distance requirement in the PD.

The trees used to landscape the small linear park do not meet the requirements of the PD (Evergreens are to be use and the max distance is to be 30 feet). You should show that the proposed locations meet the max distance.

All vertical improvements require Building Permits.

As a result of the Pre-Application meeting on December 18, 2019, the applicant proposed a new street section that narrowed the pavement width and relocated the sidewalks and utilities in order to provide a 5' wide planting strip between the curb and the sidewalk for street trees. HDR prepared a new street section with utility assignments and sent that to the applicant on January 29, 2020. That new street section detail should be included in the plan set and the landscape plans should be revised to show the correct location for the street trees.

Sheet 91

1. Does not show a sidewalk next to the centrally located park on all sides.
2. Does not show a sidewalk along the right-of-way of 397.

3. the sidewalk shown bounding the linear park is shown as six feet but it is four feet in the PD so it does not have to be six feet.

4. The sidewalks are shown as five feet throughout the subdivision; however there is not standard detail for sidewalks other than a detail for four-foot sidewalks on Sheet 94.

There are changes that will need to be made per the meeting that took place May 29, 2020 at 9:00 am.

The following was conveyed to me by email:

Ron who reviews drainage would like to receive the modeling files/information from Kimley Horn in order to verify some of the remaining comments he has; therefore, some of the drainage review is incomplete.

Additional Reviews

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.

~~Reviewed construction plans and approved with comments.~~

~~Taylor fire hydrant detail UT-018 to reflect updated standards.~~

- ~~1. Hydrant detail Note #6 = hydrant to be painted by manufacturer in the color silver.~~
- ~~2. Hydrant detail Note #7 = caps and chains are to be supplies with hydrant.~~
- ~~3. New Note #8 = center storz cap to incorporate a center pentagon.~~

Reviewed plans with upload date of 3/20/2020 and all previous comments have been addressed.

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.

Overall Comments/ Cover Sheet

- i. ~~Provide Surveyor's information on the cover sheet.~~
- ii. ~~Verify engineer seal and signature date (7/17/2019 shown)~~
- iii. ~~Verify all water line sheets have been included. It appears line C-J were not included in the plan set.~~ **See updated review comments for unresolved comments.**
- iv. ~~Provide benchmark information on all sheets. It is noted that permanent benchmarks/monuments are required per the Subdivision Ordinance.~~
- v. ~~Provide floodplain statement for the proposed development.~~
- vi. ~~Provide traffic control details.~~
- vii. Provide mailbox plan. **To be provided at a later date per comment response letter**
- viii. ~~Provide sidewalk plan.~~

Grading Plan (5 of 78)

- i. Proposed lot grading shall meet the requirements of the City Engineering Manual (Ordinance 2019-32) part 8.19 for lot to lot grading. **To be provided at a later date per comment response letter**

Plan & Profiles (6-20 of 78)

- i. For P&P sheets, the orientation of the plan view shall be set to north pointing to the top of sheet or the right where possible. ***See updated review comments for unresolved comments.***
- ii. Profile to match/align with plan view where noted on the review drawings.
- iii. Proposed paving appears to show laydown curb. Verify with City Planning Department if this was approved with development plan. Provide this information on the plan and provide details accordingly.
- iv. Verify the following: Roadway shows street dimension to be face of curb; however, the dimension shows to back of curb
- v. Sheet 6 — the profile is shown in reverse
- vi. Sheet 13 — Correct the matchline stationing shown to match the profile
- vii. Sheet 18 — Correct the overlapping text in the plan view for Asher Way

Proposed Overall Drainage Map (22 of 78)

- i. Show total CFS where noted on the review drawings.
- ii. Verify scale of drawing. Scale does not appear to match the drawing (1"=200'?)
- iii. Sheet legend to match symbol and information shown on the drawing.

Proposed Drainage Area Map (23 of 78)

- i. Correct the overlapping text where noted on the review drawings.

Overall Storm Plan (25 of 78)

- i. Proposed storm sewer pipe shall be RCP per City of Taylor Engineering Manual.
- ii. Provide storm sewer manholes for proposed locations of wyes/bends.

Storm Plan & Profiles (26-43 of 78)

- i. For P&P sheets, the orientation of the plan view shall be set to north pointing to the top of sheet or the right where possible. ***See updated review comments for unresolved comments.***
- ii. Proposed storm sewer pipe shall be RCP per City of Taylor Engineering Manual, where noted on the review drawings set (review drawing set is provided in the Associated Documents in the permit page). ***See updated review comments for unresolved comments.***
- iii. Correct title block to show Line A (2 of 2)
- iv. Sheets 30-33 — Provide engineer seal and signature
- v. Sheets 33 — Provide corrections to the sheet matchline shown (include matchline in profile) ***See updated review comments for unresolved comments.***
- vi. Correct title block to show Line E (1 of 2)

Overall Utility Plan (44 of 78)

- i. Verify information shown on the plan. It appears only the water line is called out.
- ii. Verify scale. Scale appears to be 1"=100'
- iii. Verify why is roadway linework bold in some areas? If not needed remove bolded lines.
- iv. Verify fire hydrant spacing. It appears an area along Cherry Blossom Lane is missing coverage within the fire hydrant buffer/spacing ***See updated review comments for unresolved comments.***
- v. For some fire hydrant locations shown, there is no fire hydrant block.

- vi. ~~The plan does not show any valve locations. This information shall be provided.~~

Water Plan (45 of 78)

- i. ~~Verify scale. Scale appears to be 1"=100'~~
- ii. ~~Verify why is roadway linework bold in some areas. If not needed remove bolded lines.~~
- iii. ~~Verify fire hydrant spacing. It appears an area along Cherry Blossom Lane is missing coverage within the fire hydrant buffer/spacing~~*See updated review comments for unresolved comments.*
- iv. ~~For some fire hydrant locations shown, there is no fire hydrant block.~~
- v. ~~The plan does not show any valve locations. This information shall be provided.~~

Water Plan & Profiles (46-48 of 78)

- i. ~~For P&P sheets, the orientation of the plan view shall be set to north pointing to the top of sheet or the right where possible.~~*See updated review comments for unresolved comments.*
- ii. ~~Notate proposed valves for location of connection and at all intersections, per City Engineering Manual, and as indicated on the review drawings.~~*See updated review comments for unresolved comments.*
- iii. ~~Notate connection method to be used (i.e. wet connection, TS&V)~~
- iv. ~~Notate size and type of bends as indicated on the review drawings.~~*See updated review comments for unresolved comments.*
- v. ~~Notate all bends as indicated on the review drawings.~~*See updated review comments for unresolved comments.*
- vi. ~~Verify fire hydrant assemblies are to have a gate valve. Show on the drawings.~~
- vii. ~~Restrained joints will be required at all water line offsets.~~*See updated review comments for unresolved comments.*
- viii. ~~Callout minimum separation between utilities.~~*See updated review comments for unresolved comments.*
- ix. ~~For water/wastewater crossings, provide notation for minimum separation distance and provided one full joint centered on the crossing.~~*See updated review comments for unresolved comments.*

Overall Wastewater Plan (49-50 of 78)

- i. ~~Verify why is roadway linework bold in some areas. If not needed remove bolded lines.~~*See updated review comments for unresolved comments.*
- ii. ~~What is the "property line" shown on this sheet? Is the sewer to be phased?~~
- iii. ~~Show all wastewater easements on the sheet.~~
- iv. ~~Label the roadway on sheet 50.~~
- v. ~~Verify if casing is required for the utility crossing with the roadway/ROW owner of FM 973.~~

Wastewater Plan & Profiles (51-68 of 78)

- i. ~~For P&P sheets, the orientation of the plan view shall be set to north pointing to the top of sheet or the right where possible.~~*See updated review comments for unresolved comments.*
- ii. ~~For P&P sheets, call out the pipe type (i.e. water, stormwater) where noted in the profiles.~~*See updated review comments for unresolved comments.*
- iii. ~~Sheet 51 — Notate elevations for existing pipes.~~
- iv. ~~Sheet 53~~
 - a. ~~Notate wastewater easement.~~
 - b. ~~Notate roadway name~~
 - c. ~~Show area noted in the profile (Sta. 27+50 — 29+50) on the review drawing in the plan~~

- v. ~~Sheet 55 — Fix the sheet matchline on the plan to match the profile~~
- vi. ~~Sheet 56 — Verify the wastewater line extending past the proposed manhole at Sta. 50+21~~
- vii. ~~Sheet 58 — For the water utility crossing, notate the TCEQ minimum separation distance in the profile.~~
- viii. ~~Sheet 59 —~~
 - a. ~~For the manhole at Sta. 1+00, it appears it will be a drop manhole. Provide callout for drop manhole accordingly.~~
 - b. ~~Verify the proposed configuration shown. Will this be The wastewater line show appears to be making a loop.~~
 - c. ~~Since two manholes are stationed at 8+59, verify which one is shown in the profile.~~
- ix. ~~Sheet 66 — For the water utility crossing, notate the TCEQ minimum separation distance in the profile.~~ ***See updated review comments for unresolved comments.***

Street Light & Sign Plan (70 of 78)

- i. ~~Verify scale. Scale appears to be 1"=100'~~
- ii. ~~Verify spacing of street lighting. Per City Engineering Manual, spacing shall not exceed 300 ft between street lights. Location shall also be in accordance to the Engineering Manual.~~

Paving Details (73 of 78)

- i. ~~Provide sidewalk and curb ramp details.~~ ***See updated review comments for unresolved comments.***
- ii. ~~Provide joint details.~~

Drainage Report and Drainage Plans – Incomplete

There is not enough information to review the report and plans at this point, please review the latest City of Taylor Drainage Code drainage requirements as it details what must be provided for the plan submittal. Below are some major comments that shall be addressed in the re-submittal.

- i. Please provide back-up information (maps and calculations) for C-values and CN values - Land use, soils, impervious, etc.
- ii. For time of concentration, please provide a map showing the individual segments and their corresponding lengths for existing and proposed.
- iii. Atlas 14 rainfall depths need to be used for this study.
- iv. Please provide the models and output for evaluating the detention pond, detention pond outfall and all storm drains.
- v. Please provide detention pond outfall details.
- vi. The detention pond needs to be shown to provide adequate freeboard.
- vii. Please provide roadway capacity calculations.
- viii. Please provide storm drain inlet calculations for each inlet.
- ix. Please provide a downstream impact analysis with the report.
- x. How are the off-site flows from the most US basin handled at the property line?
- xi. What are the velocities at each of the storm drain outfalls and the pond outfall?
- xii. Is the pond peak storage elevation used as the downstream boundary condition for the storm drains?
- xiii. Several of the storm drains show surcharging, are these flows contained in the road?
- xiv. A detention maintenance plan/narrative will be required.

Public Works has a concern with the deflection of the water line along Castlebridge Way and Streamwood Tr. We recommend Eleven and a half degree fittings to reduce the deflection on the water line.

*****See associated files in the permit page for comments provided on the submitted construction plan permit review set.**

General Comments:

- i. For P&P sheets, the orientation of the plan view shall be set to north pointing to the top of sheet or the right where possible. This is general engineering practice to orient the sheets in this configuration. This will be acceptable for this submittal; however, for future reference, plans submitted to the City of Taylor shall follow this format.
- ii. For P&P Sheets, label utility types shown in the profiles (i.e. crossings). Currently, only the size and pipe material is noted.
- iii. Verify all water line sheets have been included. It appears line C-J were not included in the plan set. The comment response letter stated they were included; however the set submitted does not contain complete information.
- iv. For paving P&Ps, provide the proposed storm utilities (i.e. piping, inlets, etc.) in the plan view background information.
- v. For storm P&Ps, provide velocity and flow to each of the storm sewer segments.
- vi. For all channels shown (A&B), provide the flows, velocities, and water surface elevations (WSEL) for each section.
- vii. For all channels provide typical sections so the geometry and slopes can be verified.
- viii. For all channels, provide information for where "n" values can be verified.
- ix. For all channels, per section 8.13.3.c - channel slope is a minimum of 2% unless the 2-year flow is greater than 2 fps or there is a concrete pilot channel.
- x. Verify: Portions of Offsite Drainage Ditches A&B are outside of the property line. Has there been an agreement between property owners concerning the installation of the ditches on adjacent properties?
- xi. Provide a phasing plan sheet to indicate each of the phases. The phases shall be numbered accordingly on the plan. If utilities are to be constructed in phases, the plans shall be updated to include temporary items such as blowoff valves and or plugs for water and sewer.

Cover (1 of 89)

- i. Update sheet list, Sheet 77 to include sidewalk – "Street Light, Sign & Sidewalk Plan
- ii. ~~Update sheet list to include plat~~
- iii. ~~Update sheet list to include phasing plan sheet.~~

~~Erosion Control Plan (4 of 89)~~

- i. ~~Place the seal on the drawing and remove invalid text.~~

Grading Plan (5 of 89)

- i. ~~For the note referencing structural, verify if required and provide in the plan set.~~
- ii. Provide total cut and fill calculations for the development.

~~Wesley Miller Lane Plan & Profile (Sheet 6 of 89)~~

- i. ~~Verify street name and update on all applicable sheets. Castlebridge Way shown on the plan view.~~
- ii. ~~Show proposed storm sewer as noted on Sheet 25 – Overall Storm Plan.~~

~~Backwoods Pass Plan & Profile 1 of 2 (Sheet 6 of 89)~~

- i. ~~Verify street name and update on all applicable sheets.~~

Proposed Overall Drainage Map (Sheet 22 of 89)

- i. For the location shown on the review drawings, verify if flow from the proposed ditch leaves the property or run in an existing channel? If it leaves the property are there any downstream impacts to flow, flow depth and velocity? If it stays in a channel please provide calculations showing it has adequate capacity
- ii. For the location shown on the review drawings, verify and show the correct drainage areas in the proposed drainage map table. Verify the rainfall and jurisdiction information shown on the table heading.
- iii. Verify the SCS Curve Number calculated in the drainage summary.

Proposed Drainage Area Map (Sheet 23 of 89)

- i. ~~The off-site drainage basin is cut-off of the sheet. Add another sheet showing this information.~~
- ii. For the location shown on the review drawings, are these proposed flow paths? If not please remove. If yes, then they need to be adjusted for proposed flow patterns.

Proposed Drainage Calcs (Sheet 24 of 89)

- i. For the Drainage Summary shown, verify Intensity calculations per section 8.5.4.b.
- ii. For the 100yr. roadway capacity calculation shown, do all the roads have the same typical section? Provide additional sections for different sections.
- iii. For the 100yr. roadway capacity calculation shown, provide the minimum slope information.
- iv. For the channel tables provided (25 yr. & 100 yr.), per section 8.13.4 & 5 - The min velocity for a grass lined channel is 2 fps for the 2 years storm and the max velocity for a grass lined channel is 6 fps.
- v. For the channel table provided (25 yr.), verify the channel freeboard provided and confirm that it meets the drainage requirements. Per section 8.10.2.b the minimum velocities in storm drains is 2.5 ft/s for the 25 year storm.
- vi. For the conduit table provided, how do these correspond to the pipe sections on page 25 overall storm plan? How are minor losses at bends, junctions, and outlets defined? The pipe lengths shown do not match the P&P sheets. Define where each of the flows are from/how they were calculated.

Overall Storm Plan (25 of 89)

- i. ~~Some manholes shown are cyan. Change manhole color to black (TYP.)~~
- ii. ~~Delete the unnecessary callouts for bends where noted on the review drawings.~~
- iii. ~~Provide information on sheet and in plan and profile for proposed storm sewer on Castlebridge Way (Wesley Miller Lane per Sheet 6 of 89).~~
- iv. ~~Verify: line shown along the east development line does not have information called out on storm plan.~~

Storm P&P Profile Line A Sheet 2 of 2 (Sheet 27 of 89)

- i. Fix text in profile.

Storm P&P Profile Lines A1-A4 (Sheet 28 of 89)

- i. ~~Information on titleblock does not match the P&P titles.~~
- ii. ~~For storm L-A8 shown, Pipe shall be RCP per City Engineering Manual~~

Storm P&P Profile Lines A5-A8 (Sheet 29 of 89)

- i. ~~Information on titleblock does not match the P&P titles.~~
- ii. ~~For storm L-A3 through L-A6 shown, Pipe shall be RCP per City Engineering Manual~~

Storm P&P Profile Lines A9-A10 (Sheet 30 of 89)

- i. ~~Information on titleblock does not match the P&P titles.~~
- ii. ~~For storm L-A1 through L-A2 shown, Pipe shall be RCP per City Engineering Manual~~

Storm P&P Profile Lines B-B1 (Sheet 31 of 89)

- i. ~~For Storm B and Storm B1 shown, Pipe shall be RCP per City Engineering Manual~~

Storm P&P Profile Lines Line C 1 of 2 (Sheet 32 of 89)

- i. ~~Fix text shown in the profile.~~

Storm P&P Profile Lines C (Sheet 33 of 89)

- i. ~~Fix the sheet matchline on the plan to match the profile on previous sheet.~~

Storm P&P Profile Lines C1-C4 (Sheet 34 of 89)

- i. ~~Information on titleblock does not match the P&P titles.~~
- ii. ~~For storm L-C6 shown, Pipe shall be RCP per City Engineering Manual, no bends.~~
- iii. ~~Provide missing information on the sheet regarding additional storm lines and P&Ps~~

Storm P&P Profile Lines C5-C7 (Sheet 35 of 89)

- i. ~~Information on titleblock does not match the P&P titles.~~

Storm P&P Profile Lines C8-C9 (Sheet 36 of 89)

- i. ~~Information on titleblock does not match the P&P titles.~~

Storm P&P Profile Lines E1-E4 (Sheet 40 of 89)

- i. ~~Information on titleblock does not match the P&P titles.~~
- ii. ~~For Storm E5 through E9 shown, Pipe shall be RCP per City Engineering Manual.~~

Storm P&P Profile Lines E5-E8 (Sheet 41 of 89)

- i. ~~Information on titleblock does not match the P&P titles.~~
- ii. ~~For Storm E1, E3, and E4 shown, Pipe shall be RCP per City Engineering Manual.~~

Offsite Drainage Channel A – Sheet 1 of 3 (Sheet 44 of 89)

- i. ~~Show proposed sanitary sewer line in the profile where noted on the review drawing.~~
- ii. ~~Show proposed water line in the profile where noted on the review drawing.~~
- iii. ~~Show proposed storm sewer manhole in profile where noted on the review drawing.~~

Offsite Drainage Channel A – Sheet 2 of 3 (Sheet 45 of 89)

- i. ~~Proposed sanitary sewer manhole to be located outside of channel flowline.~~
- ii. ~~Show correct stationing on matchline.~~
- iii. ~~Verify drainage ditch shown on private property and if drainage easement will be provided.~~

Offsite Drainage Channel A – Sheet 3 of 3 (Sheet 46 of 89)

- i. ~~Proposed sanitary sewer manhole to be located outside of channel flowline.~~
- ii. ~~Verify drainage ditch shown on private property and if drainage easement will be provided.~~

Offsite Drainage Channel B – Sheet 1 of 5 (Sheet 47 of 89)

- i. ~~Show correct stationing on matchline.~~
- ii. ~~Label the roadway shown.~~
- iii. ~~Show edge of pavement for FM 973.~~
- iv. Will the proposed channel maintain the same footprint of the existing roadside ditch? Has the improvements been coordinated with the owner?
- v. ~~Add culvert layout details on the sheet.~~
- vi. ~~Provide details for all channel bends.~~

Offsite Drainage Channel B – Sheet 2 of 5 (Sheet 48 of 89)

- i. ~~Show proposed water line in the profile where noted on the review drawing.~~
- ii. ~~Show proposed storm culvert in profile.~~
- iii. ~~Show edge of pavement for FM 973.~~
- iv. Will the proposed channel maintain the same footprint of the existing roadside ditch? Has the improvements been coordinated with the owner?
- v. ~~Add culvert layout details on the sheet.~~

Offsite Drainage Channel B – Sheet 3 of 5 (Sheet 49 of 89)

- i. ~~Proposed sanitary sewer manhole to be located outside of channel flowline~~
- ii. ~~Show proposed sanitary sewer manhole in profile where noted on the review drawing.~~
- iii. ~~Show proposed water line in the profile where noted on the review drawing.~~
- iv. Verify drainage ditch shown on private property and if drainage easement will be provided.
- v. ~~Add culvert layout details on the sheet.~~
- vi. ~~Provide details for all channel bends.~~

Offsite Drainage Channel B – Sheet 4 of 5 (Sheet 50 of 89)

- i. ~~Show proposed sanitary sewer manhole in profile where noted on the review drawing.~~
- ii. ~~Show proposed water line in the profile where noted on the review drawing.~~
- iii. Verify drainage ditch shown on private property and if drainage easement will be provided.
- iv. ~~Add culvert layout details on the sheet.~~

Offsite Drainage Channel B – Sheet 5 of 5 (Sheet 51 of 89)

- i. Verify drainage ditch shown on private property and if drainage easement will be provided.
- ii. ~~Add culvert layout details on the sheet.~~

Overall Utility Plan (Sheet 52 of 89)

- i. ~~Water blowoff valves to be provided at dead-end locations. If feasible, a fire hydrant can also be used in these locations with one full joint with plug beyond the fire hydrant.~~
- ii. ~~Fire hydrant spacing is to be designed per City of Taylor Engineering Manual/Fire Department requirements. Spacing requirements for residential is 500-ft between fire hydrants, generally at street intersections and 300-ft for commercial/industrial areas.~~
- iii. ~~Per response comments, utilities are phased. Notate on plan and provide sheet titles accordingly.~~

Overall Water Plan (Sheet 53 of 89)

- i. ~~Callout the proposed valves on the water plan.~~
- ii. ~~Water blowoff valves to be provided at dead-end locations. If feasible, a fire hydrant can also be used in these locations with one full joint with plug beyond the fire hydrant.~~

- iii. ~~Fire hydrant spacing is to be designed per City of Taylor Engineering Manual/Fire Department requirements. Spacing requirements for residential is 500-ft between fire hydrants, generally at street intersections and 300-ft for commercial/industrial areas.~~
- iv. ~~Per response comments, utilities are phased. Notate on plan and provide sheet titles accordingly.~~

Water P&P – Line A (Sheet 54 of 89)

- i. ~~Show existing culvert in profile near STA. 2+00. Verify no conflict.~~
- ii. ~~Bore and casing to be provided for FM 973 crossing.~~
- iii. ~~Water line near STA. 3+25 appears to be in conflict with culvert.~~

Water P&P – Line B 1 of 2 (Sheet 55 of 89)

- i. ~~Bore and casing to be provided for FM 973 crossing.~~
- ii. ~~Provide size and degree of proposed pipe bends shown on the review drawing.~~

Water P&P – Line B 2 of 2 (Sheet 56 of 89)

- i. ~~For the water line on Red Branch Dr., water blowoff valve to be provided, or move hydrant and allow one full joint of pipe before plug if spacing allows.~~
- ii. ~~Sanitary sewer crossing not shown in profile. Show minimum separation distance per TCEQ.~~
- iii. ~~Water line offset is to extend beyond storm sewer shown near STA. 17+50.~~

Overall Wastewater Plan 1 of 2 (Sheet 57 of 89)

- i. ~~Verify scale of drawing, it appears to be 1"=160' and scale shows 1"=100'.~~
- ii. ~~Notate the proposed phasing (i.e. phase 1, 2, etc.) of the wastewater and provide notation in sheet legend.~~

Overall Wastewater Plan 1 of 2 (Sheet 58 of 89)

- i. ~~Verify and show existing utility/sanitary easements.~~
- ii. ~~For the linetypes indicated on the review, show line types in the sheet legend.~~
- iii. ~~Notate existing utilities and surface features.~~

Wastewater P&P Line A 1 of 6 (Sheet 59 of 89)

- i. ~~Verify and show existing utility/sanitary easements.~~
- ii. ~~For the linetypes indicated on the review, show line types in the sheet legend.~~
- iii. ~~Show the design baseline on the plan sheet.~~

Wastewater P&P Line A 2 of 6 (Sheet 60 of 89)

- i. ~~No pipe is shown on the plan sheet.~~
- ii. ~~Verify and show existing utility/sanitary easements.~~
- iii. ~~For the linetypes indicated on the review, show line types in the sheet legend.~~
- iv. ~~Show the design baseline on the plan sheet.~~
- v. ~~Show existing water line in the profile. Provide size in the plan and profile.~~

Wastewater P&P Line A 3 of 6 (Sheet 61 of 89)

- i. ~~Show the design baseline on the plan sheet.~~
- ii. ~~Notate matchlines in the plan view.~~
- iii. ~~Verify information shown for the proposed grade is shown correctly in the profile. It appears to be incomplete.~~
- iv. ~~Show proposed easements in the plan view.~~

Wastewater P&P Line A 4 of 6 (Sheet 62 of 89)

- i. Show the design baseline on the plan sheet.
- ii. Show proposed water line crossings and minimum separation per TCEQ in the profile.
- iii. Show the storm water utility crossings in the plan view.

Wastewater P&P Line A 5 of 6 (Sheet 63 of 89)

- i. ~~Show the design baseline on the plan sheet.~~
- ii. ~~Show storm utilities in the plan view.~~
- iii. ~~Correct street name text.~~
- iv. ~~Show the water utility crossings in the profile and minimum clearance per TCEQ requirements.~~

Wastewater P&P Line A 6 of 6 (Sheet 64 of 89)

- i. ~~Show the design baseline on the plan sheet.~~
- ii. ~~Show wastewater utilities in the plan view.~~
- iii. ~~Correct street name text.~~
- iv. ~~Manhole rim to be above natural ground per City Engineering Manual Standards.~~

Wastewater P&P Line B 1 of 2 (Sheet 65 of 89)

- i. ~~Show the design baseline on the plan sheet.~~
- ii. ~~Callout minimum separation per TCEQ. One (1) full joint to be centered on crossing.~~
- iii. ~~Show the storm water utility crossings in the plan view.~~

Wastewater P&P Line B 2 of 2 (Sheet 66 of 89)

- i. ~~Show the design baseline on the plan sheet.~~
- ii. ~~Show the storm water utility crossings in the plan view.~~
- iii. ~~Notate end of line B on plan and profile~~
- iv. ~~Correct text shown on plan.~~

Wastewater P&P Line C (Sheet 67 of 89)

- i. ~~Show the design baseline on the plan sheet.~~
- ii. ~~Show the storm water utility crossings in the plan view.~~
- iii. ~~Notate end of line C on plan and profile~~
- iv. ~~Correct text shown on plan.~~

Wastewater P&P Line D (Sheet 68 of 89)

- i. ~~Callout minimum separation per TCEQ on water line crossing. One (1) full joint to be centered on crossing.~~
- ii. ~~Show the storm water utility crossings in the plan view.~~
- iii. ~~Notate end of line D on plan and profile~~
- iv. ~~Correct text shown on plan.~~
- v. ~~Show street name in the plan view~~

Wastewater P&P Line E (Sheet 69 of 89)

- i. ~~Callout minimum separation per TCEQ on water line crossing. One (1) full joint to be centered on crossing.~~
- ii. ~~Manhole rim to be above natural ground per City Engineering Manual Standards.~~
- iii. ~~Show the storm water utility crossings in the plan view.~~

- iv. ~~Show street name in the plan view.~~
- v. ~~Notate end of line E on plan and profile~~

Wastewater P&P Line F 1 of 2 (Sheet 70 of 89)

- i. ~~Callout minimum separation per TCEQ on water line crossing. One (1) full joint to be centered on crossing.~~
- ii. ~~Show the storm water utility crossings in the plan view.~~

Wastewater P&P Line F 2 of 2 (Sheet 71 of 89)

- i. ~~Callout minimum separation per TCEQ on water line crossings. One (1) full joint to be centered on crossing.~~
- ii. ~~Show the storm water utility crossings in the plan view.~~
- iii. ~~Notate end of line F on plan and profile~~

Wastewater P&P Line G (Sheet 72 of 89)

- i. ~~Callout minimum separation per TCEQ on water line crossings. One (1) full joint to be centered on crossing.~~
- ii. ~~Show the storm water utility crossings in the plan view.~~
- iii. ~~Notate end of line G on plan and profile~~
- iv. ~~Show station information for end of line manhole.~~

Wastewater P&P Line H (Sheet 73 of 89)

- i. ~~Callout minimum separation per TCEQ on water line crossings. One (1) full joint to be centered on crossing.~~
- ii. ~~Show the storm water utility crossings in the plan view.~~
- iii. ~~Notate end of line H on plan and profile~~
- iv. ~~Show station information for end of line manhole.~~
- v. ~~Show lot information on the plan where noted.~~

Wastewater P&P Line I (Sheet 74 of 89)

- i. ~~Notate end of line I on plan and profile~~
- ii. ~~Show station information for end of line manhole.~~

Wastewater P&P Line J (Sheet 75 of 89)

- i. ~~Notate end of line I on plan and profile~~
- ii. ~~Show station information for end of line manhole.~~

Detention Pond Plan (Sheet 76 of 89)

- i. Update sheet references noted on the review drawings.
- ii. Move callout on plan where noted.
- iii. For the location shown on the review drawings, are these lots draining to the street or pond? If there is sheetflow to the pond provide erosion protection or put in a swale.
- iv. Please provide a detention pond maintenance access into and around the pond as per section 8.15.4 of the engineering manual. Perimeter strips should be between 7 and 15' around the pond.
- v. For the location shown on the review drawings, are the existing flow patterns maintained in the proposed conditions or are the flows more concentrated.
- vi. Provide flows and velocities at the outfall.
- vii. Verify construction limits of the drainage outside the property lines.

- viii. Please provide pond routing calculations. As noted in Section 8.15.2.a.4 of the City of Taylor Engineering Manual, the preferred method for detention analysis is HEC-HMS.
- ix. Add compaction notes as seen in section 8.15.3.a.2 of the engineering manual.
- x. Pond appears to be greater than 6' please provide analysis as outlined in section 8.16 of engineering manual.

Street Light & Sign Plan (Sheet 77 of 89)

- i. ~~Rename sheet to include sidewalk and street pavement markings.~~
- ii. ~~Provide curb ramps at the intersection noted on the drawing (alley)~~
- iii. ~~Provide curb ramps in the sheet legend.~~
- iv. ~~Include barricades for dead end streets.~~
- v. ~~Verify and provide speed limit signs for the development.~~

Signage Details (Sheet 78 of 89)

- i. Include barricade detail, TxDOT or similar standards will be acceptable.

Street Light & Sign Plan (Sheet 81 of 89)

- i. ~~Include details for curb ramps and detectable pavers.~~

Detention Pond Plan (Sheet 86 of 89)

- i. What equations were used to calculate the flows out of the pond? This is not a weir, it is simply a channel constriction and therefore this should be modeled as such.

Drainage Study

- i. The drainage study is incomplete, please provide all information required and an updated drainage report that provides everything required as outlined in Section 8.21 of the City of Taylor Engineering Manual. Several of these things are missing, most notably the calculations and the downstream impact analysis.
- ii. Please provide more narrative on the approach and methodologies used in this analysis.
- iii. Please provide all hydrology and hydraulic models used in developing these calculations.
- iv. Per section 8.21.2.m.1 – A floodplain must be delineated for contributing drainage areas greater than 64 acres. Please determine if any of the open channels meet this criteria.

Drainage Plans

- i. What software was used in calculating the existing conditions flows using the SCS methodology?
- ii. How was velocity calculated for Unpaved and Paved sections of Tc calculations?
- iii. See redline comments in plans.

Geotech Report

See geotech report document "Castlewood Subdivision Taylor - PSI Geo Report 03031101- Final (Pavement).pdf" in Associated Documents for comments regarding the geotech report in relation to the proposed paving.

*****See associated files in the permit page for comments provided on the submitted construction plan permit review set.**

*** Drainage modeling files/information is to be submitted to verify drainage review items.**

General Items

- i. For street plan and profiles, update the street section detail to include geotechnical requirements for curb and include all information shown for the proposed HMAC paving.
- ii. For street plan and profiles, update the coloring of the junction boxes shown. The color shall be grayscale/black and white.
- iii. For offsite drainage channels, provide information on plan for affected property owners where ditch is outside proposed property lines.
- iv. For applicable wastewater plan & profile sheets, provide the proposed linework in bold in the profile.
- v. For applicable wastewater plan & profile sheets, turn off the coloring of the storm junction boxes and make grayscale/black and white.

Cover Sheet (Sheet 1)

- i. For Sheet 91, update name to include sidewalk, striping on applicable.

Grading Plan (Sheets 9-13)

- i. Show additional arrows where missing on the grading plan.
- ii. The elevations table shown do not match what is shown on the plan. Is this to be submitted separately to view colors indicated on the table?
- iii. Verify drainage between lots on Cherry Blossom Lane and Elm Branch Trail meets City Drainage Requirements.
- iv. Verify definition of finished pad elevation. Is this the same as finished floor or is finished grade of the pad? Finished floor elevations shall meet the City Engineering/Drainage Requirements.
- v. Verify swales are in a drainage easement along the backlots for lots 1-3 shown on Streamwood Trail (Sheet 5 of 5).

Elm Branch Trail Plan & Profile (2 of 2) (Sheet 23)

- i. Verify and correct drainage path arrows shown.

Alleyway 2&3 Plan & Profile (Sheet 28)

- i. Verify and correct drainage path arrows shown.

Proposed overall Drainage Map (Sheet 33)

- i. Verify and show correct acreage in table for OS-A1.

Storm P&Ps Profile LE5 – LE8 (Sheet 51)

- i. Verify bend material on LE7. Junction box or manhole to be placed at tie-in locations.

Storm P&Ps Profile Line H (Sheet 55)

- i. Verify how proposed 18-inch pipe be tied-in to the 42-inch pipe? Provide a junction box or manhole.
- ii. Move overlapping callout.

Offsite Drainage Channel A (1 of 3) (Sheet 56)

- i. Show junction box information where noted.

Offsite Drainage Channel B (1 of 5) (Sheet 59)

- i. Will the proposed channel maintain the same footprint of the existing roadside ditch? Has this been coordinated with the Owner?

Offsite Drainage Channel B (2 of 5) (Sheet 60)

- i. Will the proposed channel maintain the same footprint of the existing roadside ditch? Has this been coordinated with the Owner?

Overall Water Plan (Sheet 64)

- i. Verify proposed crossing detail meets TCEQ requirements.

Phase 1 Water Plan (Sheet 65)

- i. Provide flushing valve or hydrant for end of line noted on Cherry Blossom Ln.

Water Plan & Profile Water Line A (Sheet 68)

- i. Provide callout for flushing valve at end of Castlebridge Way.

Water Plan & Profile Water Line A (Sheet 69)

- i. Provide steel casing for future maintenance of water line under culverts w/ restrained joints and bends.

Water Plan & Profile Water Line B (Sheet 70)

- i. Sanitary sewer crossings not shown in profile where noted. Show minimum separation distance per TCEQ.
- ii. Minimum TCEQ separation to be provided for crossing near Red Branch Rd.

Overall Wastewater Plan (Sheet 71)

- i. Show piping network linework for Phase 3.

Wastewater Plan & Profile Line A (Sheet 73)

- i. Verify and show existing utility/sanitary easements

Wastewater Plan & Profile Line B (1 of 2) (Sheet 79)

- i. Update value in profile callout.

Wastewater Plan & Profile Line B (2 of 2) (Sheet 80)

- i. Verify break shown in profile. Remove if not necessary.

Paving Details (1 of 2) (Sheet 94)

- i. Complete the information in the street section detail to include geotechnical requirements for curb and include all information shown for the proposed HMAC paving.

Signage Details (Sheet 92)

- i. Include barricade detail, TxDOT or similar standards will be acceptable.

Please revise the project plans to address the comments noted above. Following revision, please submit one hardcopy of the revised set for each reviewer that has outstanding comments. Please also submit one electronic copy of the revised drawings 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) 309-6186, or by e-mail at shelly.shelton@taylor.tx.gov.

Thank you,



Shelly Shelton
Development Services
Original Departments: Permit Administrator, Planning
(Shelly R Shelton), Planning Admin., Planning case
manager (reviewer)
Attachment



PZ-2019-1215

**CASTLEWOOD
SUBDIVISION**

530 FM 973

**APPROXIMATELY
58.30 ACRES**

Legend

- Streets
- - - Castlewood
- City of Taylor
- ETJ Boundary 1 Mile

0 250 500
US Feet

DRAWN BY: MH

CHECKED BY: SS