AGENDA

CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET
TAYLOR, TX 76574
JUNE 11, 2024, 6:00 PM

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, June 11, 2024.

The agenda packet is available for review on the City of Taylor's website.

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

(The Planning and Zoning Commission welcomes public comment on items not listed on the agenda. However, the Commission cannot respond until the item is posted on a future agenda. All public comments are limited to 3 minutes.)

III. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on May 14, 2024. *Victoria Winchester*
2. **PZ-2024-2075** – Consider Conditional Approval of the Castlewood South Phase Two Final Plat, generally located along FM 973 across from the Avery Glen Subdivision, legally described as approximately 27.05 acres of land part to the M. Dentler Survey, Abstract No. 211, George M. Reese Survey, Abstract No. 533, and the H.T. & B.R.R. Survey Abstract No. 315, more particularly described by the Williamson Central Appraisal District Parcel R019232, R331183, and R019652, Taylor, Williamson County, Texas. *Courtney Peres*
3. **PZ-2024-2104** Consider Disapproval of Taylor Tract Subdivision Improvement Plans, generally located at 14501 Highway 79, legally described as a 69.015-acre tract of land part of and out of the H.G. Johnson Survey, Section 6, Abstract No. 348, more particularly described by Williamson Central Appraisal District Parcels R019338 and R019992, Taylor, Williamson County, Texas. *Courtney Peres*
4. **PZ-2024-2143** Consider Disapproval of The Retreat at Mallard Final Plat, generally located at Mallard Lane, legally described as a 19.617-acre tract of land part of and out of the William J Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018622, Taylor, Williamson County, Texas. *Courtney Peres*
5. **PZ-2024-2150** Consider Disapproval of Taylor Tract Final Plat, generally located at 14501 Highway 79, legally described as a 69.015-acre tract of land part of and out of the H.G.

Johnson Survey, Section 6, Abstract No. 348, more particularly described by Williamson Central Appraisal District Parcels R019338 and R019992, Taylor, Williamson County, Texas. *Courtney Peres*

IV. REGULAR AGENDA

6. **PZ-2023-1831** – Hold a public hearing and consider making a recommendation regarding a request for a combined Employment Center Plan and Neighborhood Plan for property generally located between US 79, Lorax Lane, and Justin Lane, legally described as approximately 329.476 acres of land situated in the William Kincaid Survey No. 5, Abstract No. 373, the Samuel Pharrass Survey No. 1, Abstract No. 496, and the H.G. Johnson Survey No. 6, Abstract No. 348, more particularly described by the Williamson Central Appraisal District Parcels R019625, R635748, and R406314, Taylor, Williamson County, Texas. *Tom Yantis*

V. DISCUSSION ITEMS

7. Update regarding City Council actions on items referred by the Planning and Zoning Commission. *Colin Harrison*

VI. ADJOURN

The Commission may vote and/or act upon each of the items listed in this Agenda. The Commission 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 City of Taylor Hall Lobby continuously for 72 continuous hours before June 11, 2024. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by: Victoria Winchester Date: 6/7/2024

Victoria Winchester, Administrative Assistant

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

May 14, 2024, at 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

PRESENT	ABSENT	STAFF PRESENT
Amy Everhart		Courtney Peres, Planning Manager
Nora Roy		Victoria Winchester, Administrative Assistant
Donna Frazier		Justinh Sauer, Permit Tech
Annette Maruska		Colin Harrison, Director of Development Services
Jim Newman		
Alexander Allrich		
Kellie-Billings Ray		
Barbara-Aviles Torsberg		

I. CALL TO ORDER AND DECLARE A QUORUM – Called at 6:00 P.M.

II. CITIZENS COMMUNICATION

(The Planning and Zoning Commission welcomes public comments on items not listed on the Agenda. However, the Commission cannot respond until an item is posted on a future meeting Agenda. Registration forms are available at the sign in table.)

Chair, Amy Everhart opened the Citizens Communication

1. *Louis Hughes stated that he was very grateful for the conditions that were proposed by the Planning and Zoning Commission for applications PZ-2023-1884/1885.*
2. *Sandra Wolf stated she is very pleased with the development that is coming into the City, however, she mentioned if the commissioners can consider preserving the environment that would be appreciated.*

III. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on April 9, 2024.

2. PZ-2024-2075 – Consider Disapproval of the Castlewood South Phase Two Final Plat, generally located along FM 973 across from the Avery Glen Subdivision, legally described as approximately 27.05 acres of land part to the M. Dentler Survey, Abstract No. 211, George M. Reese Survey, Abstract No. 533, and the H.T. & B.R.R. Survey

Abstract No. 315, more particularly described by the Williamson Central Appraisal District Parcel R019232, R331183, and R019652, Taylor, Williamson County, Texas.

3. **PZ-2024-2104** Consider Disapproval of Park 79 Subdivision Improvement Plans, generally located at 14501 Highway 79, legally described as a 69.015-acre tract of land part of and out of the H.G. Johnson Survey, Section 6, Abstract No. 348, more particularly described by Williamson Central Appraisal District Parcels R019338 and R019992, Taylor, Williamson County, Texas.

4. **PZ-2024-2105** Consider Disapproval of Gateway Tract Preliminary Plat, generally located at 505 Carlos G. Parker SW, legally described as 38.09-acre tract of land part of and out of the George M. Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcels R331030, R019657, R020063, Taylor, Williamson County, Texas.

5. **PZ-2024-2110** Consider Disapproval of an Amending Plat of Lot 5 and Lot 6, Block 87, Map of the Town of Taylor, generally located at 603 and 605 E. Pecan Street, more particularly described by Williamson Central Appraisal District Parcels R015517 and R015516, Taylor, Williamson County, Texas.

6. **PZ-2023-1865** Consider Disapproval of Honey Bucket Minor Plat, consisting of generally located at 1900 O L G Cemetery Road, legally described as approximately 4.02 acres of land part of and out of the Parthinia Coursey Survey, Abstract No. 131, more particularly described by the Williamson Central Appraisal District Parcel R018997, Taylor, Williamson County, Texas.

7. **PZ-2023-1968 –** Consider Disapproval of the Taylor North Bull Branch Creek Preliminary Plat, generally located along the South right-of-way of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive, consisting of approximately 7.747 acres of land part of and out of the William J Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcel R018638, Taylor, Williamson County, Texas.

Commissioner Newman made a motion to approve the Consent Agenda and approve the Minutes of the previous meeting. Motion was seconded by Commissioner Nora Roy. Motion passed unanimously.

IV. REGULAR AGENDA

8. **PZ-2024-2085** – Place Type Zoning Change – Hold a public hearing and consider making a recommendation regarding requests from individual property owners for changes to the designated Place Type Zoning districts for their properties.

Chair, Amy Everhart opened the Public Hearing at 6:07 P.M.

Courtney Peres, Planning Manager, made a presentation regarding property owners who have made a request to change the designated place type zoning district for their properties at:

- *701 Carlos G Parker NW: Currently P5 – Urban Center and applicant is requesting to change to an EC – Employment Center. Staff Recommended Conditional Approval.*
- *2103 Donna Drive: Currently P4 – Mix and applicant is requesting to change to P3 – Neighborhood. Staff recommended Approval.*
- *2313 W Lake Drive: Currently P2.5 Large Lot and applicant is requesting to change to P4 – Mix. Staff recommended Denial of P4 but the Approval of P3 – Neighborhood.*
- *3705 Old Georgetown Road: Currently CS – Civic Space and applicant is requesting to change to a P2 – Rural. Staff recommended Approval.*

1. *Owen Muellner (2304 W. Lake Drive), a neighbor to 2313 W. Lake Drive, spoke regarding the proposed change to P4 at this location. Mr. Muellner expressed concern with what would come about after granting P4 – Mix and desired more information.*

Chair, Amy Everhart closed the public hearing at 6:28 P.M.

A motion was made by Commissioner Maruska to approve all the staff's recommendations (701 Carlos G. Parker NW, 2103 Donna Drive, 3705 Old Georgetown Road) except for 2313 W. Lake Drive.
Motion was seconded by Commissioner Frazier.
Passed Unanimously 7-0

Consideration of 2313 W. Lake Drive
Commissioner Maruska motioned to keep the property zoned as it is – P2.5.
Commissioner Frazier seconded the motion.
Discussion was had amongst the Commission and Staff.
- ***Newman – Concern with overloading Lake Drive with vehicular traffic.***
- ***Allrich – P3 removes the RV Component and is in line with other residential properties in the area.***
- ***Maruska – Keep the integrity of Lake Drive***
- ***Everhart – P2.5 allows for manufactured home park and RV park.***

Commissioner Maruska withdrew her motion (keep 2313 W. Lake Drive as P2.5)

A motion was made by Commissioner Allrich to approve the staff's recommendations for 2313 W. Lake Drive to take P3 – Neighborhood Place Type Zoning.
Motion was seconded by Commissioner Maruska
Passed Unanimously 7-0

V. DISCUSSION ITEMS

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

Director, Colin Harrison, provided an update to the Commission

VI. ADJOURN *Chair Everhart called the meeting adjourn at 6:41 P.M.*

Approved by Chair: _____

Date: _____

Attest by Administrative Assistant: _____

Date: _____

City of Taylor
PZ-2024-2075
Castlewood South Phase Two Final Plat
Staff Report

Item Details

Agenda No.	2
Requested Action:	Consider Conditional Approval of Castlewood South Phase Two Final Plat
Address/Location:	Generally located along FM 973 across from the Avery Glen Subdivision
Legal Description:	27.05 acres of land part of the M. Dentler Survey, Abstract No. 211, George M. Reese Survey, Abstract No. 533, and the H.T. & B.R.R. Survey Abstract No. 315, more particularly described by the Williamson Central Appraisal District Parcel R019232, R331183, and R019652, Taylor, Williamson County, Texas.
Current Zoning:	P2.5 – Large Lot
Current Use:	Vacant Acreage
Applicant:	Matthew Hansen, Kimley-Horn
Case History:	This is the third submission of the final plat.
Staff Recommendation:	The submitted Final Plat partially meets the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Conditional Approval of the proposed Final Plat. Conditions: 1. Revise Metes & Bounds 2. Provide a Performance Bond 3. Provide Executed copy of the TxDOT Donation Agreement

Attachments

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

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

Matthew Hansen
Kimley-Horn
5301 Southwest Parkway, Building 2, Ste. 100
Austin TX 78735
matthew.hansen@kimley-horn.com

Date: Monday, June 3, 2024

Address: FM 973, Taylor 76574

Permit Number PZ-2024-2075

Dear Matthew Hansen,

Staff has completed its review of Castlewood South Subdivision Phase 2 Final Plat that is to be generally located at FM 973, Taylor, TX 76574. Staff review has deemed Conditional Approval for the Final Plat pending the correction to the plat and submission of requested documentation listed below.

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.

Conditionally Approved - Pending Comments below and Engineering Comments

1. Previous Comments addressed with resubmission.
2. Ensure compliance with Engineering comments and provide Bond documentation for review.

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

Final Plat - Engineering Review 03

The Final Plat submitted on 5/17/24 has been reviewed and approved with the following conditions:

1. Unresolved: Metes and bounds - Paragraph 4 - Show this distance (719.23) on the plat drawing
2. Provide a performance bond in accordance to Taylor LDC for the unimproved portions of Phase 2.
3. Provide an executed copy of the TxDOT Donation Agreement.

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@taylortx.gov.

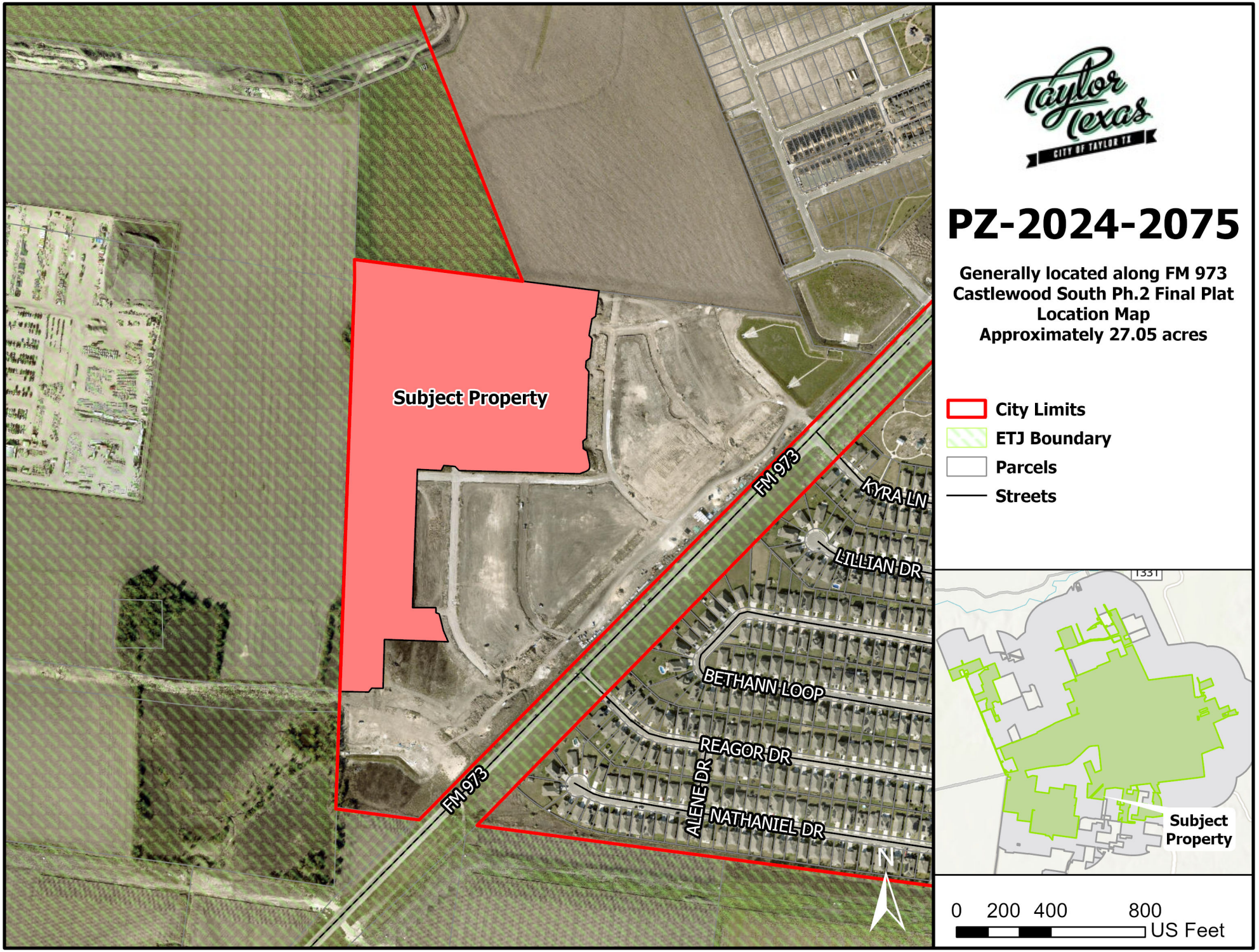
1. Previously reviewed with no comments.

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@taylortx.gov.

Thank you,

Courtney Peres, CNU-A
Planning Manager
City of Taylo



PZ-2024-2075

Generally located along FM 973
Castlewood South Ph.2 Final Plat
Location Map
Approximately 27.05 acres

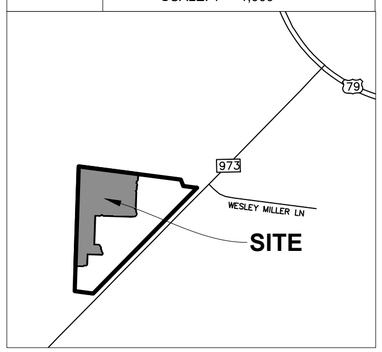
- City Limits
- ETJ Boundary
- Parcels
- Streets

CASTLEWOOD SOUTH
PHASE 2 SUBDIVISION
FINAL PLAT

BEING 27.05 ACRES OUT OF THE
M. DENTLER SURVEY, ABSTRACT 211,
G. M. REESE SURVEY, ABSTRACT 533,
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 1,000'



SUBDIVISION INFORMATION

OWNER: FR CASTLEWOOD LLC.
ACREAGE: 27.05 ACRES
SURVEY: M. DENTLER SURVEY, ABSTRACT 211
GEORGE M. REESE SURVEY, ABSTRACT 533
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC.
ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
LINEAR FOOTAGE OF NEW STREETS: 5,338.87'
TOTAL NUMBER OF BLOCKS: 10 (J-S)
TOTAL NUMBER OF LOTS: 153 - 21.360 AC.
RESIDENTIAL LOTS: 147 - 18.533
DRAINAGE RESERVES: 3 - 0.981 AC.
PEDESTRIAN RESERVES: 2 - 0.152 AC.
PARK RESERVES: 1 - 1.694 AC.
LAND USE: SINGLE-FAMILY
DATE: 05/15/2024

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	DATE SUBMITTED
1				
2				
3				
4				
5				
6				

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PZ-2024-2075

Kimley»Horn
10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TBPELS FIRM # 10194624
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MJM	MMII	5/17/2024	069278803	1 OF 4

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\069278803 - SUNDANCE TAYLOR (CASTLEWOOD SOUTH) - 316 LOT SINGLE-FAMILY DEVELOPMENT\DWG\PLATS\CASTLEWOOD SOUTH PHASE 2 PLAT.DWG PLOTTED BY MCLAUGHLIN, MICHAEL 5/17/2024 10:20 AM LAST SAVED 5/17/2024 9:25 AM

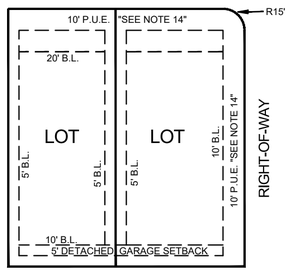
CASTLEWOOD SOUTH PHASE 2 SUBDIVISION FINAL PLAT

BEING 27.05 ACRES OUT OF THE
M. DENTLER SURVEY, ABSTRACT 211,
G. M. REESE SURVEY, ABSTRACT 533,
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 18X24

RIGHT-OF-WAY



SINGLE-FAMILY LOT BUILDING DETAIL
SETBACKS (B.L.) & PUBLIC UTILITY EASEMENTS (P,U,E,)

STREET NAME	LENGTH	WIDTH	DESIGN SPEED	TYPE
WESLEY MILLER LN	1070 LF	70' ROW	35 MPH	COLLECTOR
SIEDERS STREET	1772 LF	50' ROW	25 MPH	RESIDENTIAL
LIAM WAY	633 LF	30' ALLEY	25 MPH	RESIDENTIAL
WILSON SPRINGS LANE	668 LF	50' ROW	25 MPH	RESIDENTIAL
MCFADIN WAY	315 LF	50' ROW	25 MPH	RESIDENTIAL
MULLEN WAY	631 LF	30' ALLEY	25 MPH	RESIDENTIAL
SOLOMON WAY	250 LF	30' ALLEY	25 MPH	RESIDENTIAL

CALLED 151.17 ACRES
PROPHET CAPITAL MANAGEMENT LTD
DOC. NO. 2019032467
OPRWC

CALLED 90.65 ACRES
T. W. FORD LP
DOC. NO. 2017050597
OPRWC

TRACT 2
CALLED 70.644 ACRES
TAYLOR 973 LLC
DOC. NO. 2021188725
OPRWC

CASTLEWOOD SOUTH PHASE 1 PLAT
DOC. NO. 2024015056
OPRWC

LINE TYPE LEGEND

———	BOUNDARY LINE
– – – –	EASEMENT LINE
———	PROPERTY LINE
———	5' SIDEWALK LINE
———	6' SIDEWALK LINE
———	APPROXIMATE SURVEY LINE
———	CITY LIMIT LINE

LEGEND

OPRWC	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
RPRWC	REAL PROPERTY RECORDS WILLIAMSON COUNTY
PRWC	PLAT RECORDS WILLIAMSON COUNTY
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND WITH CAP
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
PKF	PK NAIL FOUND
	BENCHMARKS
	CALCULATED POINT
(K)	BLOCK IDENTIFIER
	1/2-INCH IRSC

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PZ-2024-2075

Kimley»Horn
10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TBPELS FIRM # 10194624
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	MJM	MMII	5/17/2024	069278803	2 OF 4

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\069278803 - SUNDANCE TAYLOR (CASTLEWOOD SOUTH) - 316 LOT SINGLE-FAMILY DEVELOPMENT\DWG\PLATS\CASTLEWOOD SOUTH PHASE 2 PLAT.DWG PLOTTED BY MCLAUGHLIN, MICHAEL 5/17/2024 10:20 AM LAST SAVED 5/17/2024 9:25 AM

CASTLEWOOD SOUTH PHASE 2 SUBDIVISION FINAL PLAT

BEING 27.05 ACRES OUT OF THE
M. DENTLER SURVEY, ABSTRACT 211,
G. M. REESE SURVEY, ABSTRACT 533,
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

LOT TABLE - BLOCK J		
LOT NO.	ACRES	SQ. FT.
LOT 12	0.164	7,152
LOT 13	0.124	5,400
LOT 14	0.124	5,400
LOT 15	0.138	6,000
LOT 16	0.124	5,400
LOT 17	0.124	5,400
LOT 18	0.124	5,400
LOT 19	0.138	6,000
LOT 20	0.124	5,400
LOT 21	0.124	5,400
LOT 22	0.164	7,152

LOT TABLE - BLOCK K		
LOT NO.	ACRES	SQ. FT.
LOT 2	0.136	5,917
LOT 3	0.101	4,400
LOT 4	0.101	4,400
LOT 5	0.101	4,400
LOT 6	0.101	4,400
LOT 7	0.113	4,902

LOT TABLE - BLOCK L		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.164	7,152
LOT 2	0.124	5,400
LOT 3	0.124	5,400
LOT 4	0.124	5,400
LOT 5	0.138	6,000
LOT 6	0.124	5,400
LOT 7	0.124	5,400
LOT 8	0.124	5,400
LOT 9	0.124	5,400
LOT 10	0.138	6,000
LOT 11	0.124	5,400
LOT 12	0.124	5,400
LOT 13	0.124	5,400
LOT 14	0.124	5,400
LOT 15	0.138	6,000
LOT 16	0.124	5,400
LOT 17	0.124	5,400
LOT 18	0.124	5,400
LOT 19	0.164	7,152

LOT TABLE - BLOCK M		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.164	7,152
LOT 2	0.138	6,000
LOT 3	0.138	6,000
LOT 4	0.124	5,400
LOT 5	0.138	6,000
LOT 6	0.124	5,400
LOT 7	0.138	6,000
LOT 8	0.124	5,400
LOT 9	0.138	6,000
LOT 10	0.124	5,400
LOT 11	0.138	6,000
LOT 12	0.138	6,000
LOT 13	0.257	11,214

LOT TABLE - BLOCK O		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.164	7,160
LOT 2	0.138	6,009
LOT 3	0.138	6,010
LOT 4	0.138	6,011
LOT 5	0.124	5,411
LOT 6	0.138	6,013
LOT 7	0.124	5,413
LOT 8	0.138	6,016
LOT 9	0.124	5,415
LOT 10	0.138	6,018
LOT 11	0.124	5,417
LOT 12	0.138	6,021
LOT 13	0.124	5,420
LOT 14	0.138	6,023
LOT 15	0.124	5,422
LOT 16	0.138	6,025
LOT 17	0.138	6,027
LOT 18	0.165	7,183

LOT TABLE - BLOCK P		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.172	7,499
LOT 2	0.101	4,400
LOT 3	0.101	4,400
LOT 4	0.101	4,400
LOT 5	0.101	4,400
LOT 6	0.101	4,400
LOT 7	0.101	4,400
LOT 8	0.101	4,400
LOT 9	0.101	4,400
LOT 10	0.101	4,400
LOT 11	0.101	4,400
LOT 12	0.101	4,400
LOT 13	0.124	5,420

LOT TABLE - BLOCK S		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.164	7,152
LOT 2	0.138	6,000
LOT 3	0.124	5,400
LOT 4	0.138	6,000
LOT 5	0.124	5,400
LOT 6	0.138	6,000
LOT 7	0.124	5,400
LOT 8	0.138	6,000
LOT 9	0.124	5,400
LOT 10	0.138	6,000
LOT 11	0.124	5,400
LOT 12	0.138	6,000
LOT 13	0.225	9,818
LOT 14	0.194	8,447
LOT 15	0.138	6,000
LOT 16	0.124	5,400
LOT 17	0.138	6,000
LOT 18	0.124	5,400
LOT 19	0.138	6,000
LOT 20	0.124	5,400
LOT 21	0.138	6,000
LOT 22	0.124	5,400
LOT 23	0.138	6,000
LOT 24	0.124	5,400
LOT 25	0.138	6,000
LOT 26	0.164	7,152

LOT TABLE - BLOCK N		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.203	8,841
LOT 2	0.153	6,649

LOT TABLE - BLOCK Q		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.139	6,047
LOT 2	0.101	4,400
LOT 3	0.101	4,400
LOT 4	0.101	4,400
LOT 5	0.101	4,400
LOT 6	0.101	4,400
LOT 7	0.101	4,400
LOT 8	0.101	4,400
LOT 9	0.101	4,400
LOT 10	0.101	4,400
LOT 11	0.101	4,400
LOT 12	0.101	4,400
LOT 13	0.143	6,237
LOT 14	0.150	6,552
LOT 15	0.101	4,400
LOT 16	0.101	4,400
LOT 17	0.101	4,400
LOT 18	0.101	4,400
LOT 19	0.101	4,400
LOT 20	0.101	4,400
LOT 21	0.101	4,400
LOT 22	0.101	4,400
LOT 23	0.101	4,400
LOT 24	0.101	4,400
LOT 25	0.101	4,400
LOT 26	0.125	5,452

LOT TABLE - BLOCK R		
LOT NO.	ACRES	SQ. FT.
LOT 1	0.124	5,403
LOT 2	0.101	4,400
LOT 3	0.101	4,400
LOT 4	0.101	4,400
LOT 5	0.101	4,400
LOT 6	0.101	4,400
LOT 7	0.101	4,400
LOT 8	0.101	4,400
LOT 9	0.101	4,400
LOT 10	0.101	4,400
LOT 11	0.101	4,400
LOT 12	0.101	4,400
LOT 13	0.173	7,529

LINE TABLE		
NO.	BEARING	LENGTH
L1	S07°23'42"W	70.00'
L2	S01°46'22"W	30.15'
L3	S06°39'29"E	30.34'
L4	N88°07'53"W	50.00'
L5	S01°52'07"W	20.00'
L6	S88°07'53"E	4.36'
L7	N88°07'53"W	50.00'
L8	N30°54'25"E	38.04'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	15.00'	23.56'	S52°23'42"W	21.21'
C2	90°00'00"	15.00'	23.56'	S37°36'18"E	21.21'
C3	90°00'00"	15.00'	23.56'	S52°23'42"W	21.21'
C4	84°28'25"	15.00'	22.12'	S40°22'06"E	20.17'
C5	90°00'00"	15.00'	23.56'	S46°52'07"W	21.21'
C6	80°44'17"	15.00'	21.14'	S47°45'45"E	19.43'
C7	10°02'22"	330.00'	57.82'	S12°24'47"E	57.75'
C8	94°35'53"	25.00'	41.28'	S29°51'58"W	36.75'
C9	14°42'12"	275.00'	70.57'	S84°31'01"W	70.38'
C10	90°00'00"	15.00'	23.56'	N43°07'53"W	21.21'
C11	90°00'00"	15.00'	23.56'	S46°52'07"W	21.21'
C12	80°47'11"	15.00'	21.15'	S47°44'18"E	19.44'
C13	20°09'55"	325.00'	114.38'	S17°25'40"E	113.79'
C14	90°00'00"	15.00'	23.56'	S46°52'07"W	21.21'
C15	90°00'00"	15.00'	23.56'	S43°07'53"E	21.21'
C16	90°00'00"	15.00'	23.56'	S46°52'07"W	21.21'
C17	84°28'25"	15.00'	22.12'	S40°22'06"E	20.17'
C18	90°00'00"	15.00'	23.56'	S52°23'42"W	21.21'
C19	5°31'35"	300.00'	28.94'	N04°37'54"E	28.93'
C20	90°00'00"	15.00'	23.56'	N37°36'18"W	21.21'
C21	95°31'35"	15.00'	25.01'	N49°37'54"E	22.21'
C22	84°28'25"	15.00'	22.12'	N40°22'06"W	20.17'
C23	95°31'35"	15.00'	25.01'	N49°37'54"E	22.21'
C24	90°00'00"	15.00'	23.56'	N43°07'53"W	21.21'
C25	90°00'00"	15.00'	23.56'	S46°52'07"W	21.21'
C26	84°28'25"	15.00'	22.12'	N40°22'06"W	20.17'
C27	95°31'35"	15.00'	25.01'	S49°37'54"W	22.21'
C28	90°00'00"	15.00'	23.56'	S43°07'53"E	21.21'
C29	90°00'00"	15.00'	23.56'	S46°52'07"W	21.21'
C30	90°00'00"	15.00'	23.56'	S43°07'53"E	21.21'
C31	90°00'00"	15.00'	23.56'	S46°52'07"W	21.21'
C32	12°55'55"	275.00'	62.07'	N83°37'52"E	61.94'
C33	14°42'12"	275.00'	70.57'	S84°31'01"W	70.38'
C34	79°04'29"	15.00'	20.70'	S48°35'39"E	19.10'
C35	18°27'13"	325.00'	104.68'	N18°17'01"W	104.22'

LOT TABLE - RESERVES			
LOT/BLOCK NO.	RESERVE	ACRES	SQ. FT.
LOT 20 / BLOCK L	DRAINAGE RESERVE 1	0.516	22,462
LOT 14 / BLOCK M	DRAINAGE RESERVE 2	0.396	17,270
LOT 3 / BLOCK N	DRAINAGE RESERVE 3	0.069	3,023
BLOCK P	PEDESTRIAN RESERVE 2	0.076	3,315
BLOCK R	PEDESTRIAN RESERVE 1	0.076	3,300
LOT 27 / BLOCK Q	PARK RESERVE 1	1.694	73,804

METES AND BOUNDS DESCRIPTION:
TRACT 1 - 27.05 ACRES

BEING A 27.05 ACRE TRACT OF LAND SITUATED IN THE M. DENTLER SURVEY, ABSTRACT 211, THE GEORGE M. REESE SURVEY, ABSTRACT 533, AND THE H.T. & B.R.R.CO SURVEY, ABSTRACT 315, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS; BEING THE REMAINDER OF A CALLED 69.993 ACRES, DESCRIBED TO FR CASTLEWOOD LLC, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2022055997 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST BOUNDARY LINE OF A CALLED 151.17 ACRES TRACT DESCRIBED TO PROPHET CAPITAL MANAGEMENT LTD, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2019032467 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAME BEING A NORTH CORNER OF CASTLEWOOD SOUTH PHASE 1 SUBDIVISION, PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 2024015056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, NORTH 01°51'41" EAST, WITH THE EAST BOUNDARY LINE OF SAID 151.17 ACRE TRACT, A DISTANCE OF 1832.92 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT THE SOUTHWEST CORNER OF A CALLED 90.65 ACRE TRACT OF LAND DESCRIBED TO T. W. FORD LP, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2017050597 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 82°38'02" EAST, AT 719.23 FEET PASSING AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID 90.65 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 70.644 ACRES TRACT OF LAND DESCRIBED TO TAYLOR 973 LLC. "TRACT 2" AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2021188725 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; IN ALL A DISTANCE OF 1,100.42 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET IN A WEST BOUNDARY LINE OF SAID 28.30 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 45.00 ACRE TRACT;

THENCE, WITH THE NORTHWEST BOUNDARY LINE OF SAID CASTLEWOOD SOUTH PHASE 1 PLAT THE FOLLOWING THIRTY TWO (32) COURSES AND DISTANCES:

1. SOUTH 07°21'58" WEST, A DISTANCE OF 105.58 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
2. IN A WESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 52°23'42" WEST, 21.21 FEET, AND A TOTAL ARC LENGTH OF 23.56 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
3. SOUTH 07°23'42" WEST, A DISTANCE OF 70.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
4. IN A EASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 37°36'18" EAST, 21.21 FEET, AND A TOTAL ARC LENGTH OF 23.56 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
5. SOUTH 07°23'42" WEST, A DISTANCE OF 80.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
6. IN A WESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 52°23'42" WEST, 21.21 FEET, AND A TOTAL ARC LENGTH OF 23.56 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
7. SOUTH 01°46'22" WEST, A DISTANCE OF 30.15 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
8. IN A EASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 84°28'25", A RADIUS OF 15.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 40°22'06" EAST, 20.17 FEET, AND A TOTAL ARC LENGTH OF 22.12 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
9. SOUTH 01°52'07" WEST, A DISTANCE OF 279.68 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
10. IN A WESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 46°52'07" WEST, 21.21 FEET, AND A TOTAL ARC LENGTH OF 23.56 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
11. SOUTH 06°39'29" EAST, A DISTANCE OF 30.34 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
12. IN A EASTHERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 80°44'17", A RADIUS OF 15.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 47°45'45" EAST, 19.43 FEET, AND A TOTAL ARC LENGTH OF 21.14 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
13. IN A EASTERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 10°02'22", A RADIUS OF 330.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 12°24'47" EAST, 57.75 FEET, AND A TOTAL ARC LENGTH OF 57.82 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
14. IN A WESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 94°35'53", A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 29°51'58" WEST, 36.75 FEET, AND A TOTAL ARC LENGTH OF 41.28 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
15. IN A WESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 14°42'12", A RADIUS OF 275.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 84°31'01" WEST, 70.38 FEET, AND A TOTAL ARC LENGTH OF 70.57 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
16. NORTH 88°07'53" WEST, A DISTANCE OF 496.50 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
17. IN A NORTHERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 43°07'53" WEST, 21.21 FEET, AND A TOTAL ARC LENGTH OF 23.56 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
18. NORTH 88°07'53" WEST, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
19. IN A SOUTHERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 46°52'07" WEST, 21.21 FEET, AND A TOTAL ARC LENGTH OF 23.56 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
20. NORTH 88°07'53" WEST, A DISTANCE OF 105.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
21. SOUTH 01°52'07" WEST, A DISTANCE OF 585.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
22. SOUTH 88°07'53" EAST, A DISTANCE OF 105.03 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
23. SOUTH 01°52'07" WEST, A DISTANCE OF 20.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
24. SOUTH 88°07'53" EAST, A DISTANCE OF 4.36 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
25. IN A EASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 80°47'11", A RADIUS OF 15.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 47°44'18" EAST, 19.44 FEET, AND A TOTAL ARC LENGTH OF 21.15 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
26. IN A EASTERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 20°09'55", A RADIUS OF 325.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 17°25'40" EAST, 113.79 FEET, AND A TOTAL ARC LENGTH OF 114.38 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
27. NORTH 88°07'53" WEST, A DISTANCE OF 281.80 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
28. SOUTH 01°52'07" WEST, A DISTANCE OF 210.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
29. NORTH 88°07'53" WEST, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
30. IN A WESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 46°52'07" WEST, 21.21 FEET, AND A TOTAL ARC LENGTH OF 23.56 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET;
31. NORTH 88°07'53" WEST, A DISTANCE OF 129.92 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 27.05 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

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PZ-2024-2075

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MJM	MMII	5/17/2024	069278803	3 OF 4

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\069278803 - SUNDANCE TAYLOR (CASTLEWOOD SOUTH) - 316 LOT SINGLE-FAMILY DEVELOPMENT\DWG\PLATS\CASTLEWOOD SOUTH PHASE 2 PLAT.DWG PLOTTED BY MCLAUGHLIN, MICHAEL 5/17/2024 10:20 AM LAST SAVED 5/17/2024 9:25 AM

CASTLEWOOD SOUTH
PHASE 2 SUBDIVISION
FINAL PLAT

BEING 27.05 ACRES OUT OF THE
M. DENTLER SURVEY, ABSTRACT 211,
G. M. REESE SURVEY, ABSTRACT 533,
H.T. & B.R.R.CO. SURVEY, ABSTRACT 315
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

SURVEYOR'S NOTES:

1. ACCORDING TO COMMUNITY PANEL NO. 4806700541, MAP NO. 48491C0541F, REVISION DATE DECEMBER 20, 2019 AND COMMUNITY PANEL NO. 4806700540, AND MAP NO. 48491C0540F, REVISION DATE DECEMBER 20, 2019, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.
2. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
3. ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2" IRON ROD WITH A SURVEYOR'S CAP STAMPED "KHA" OR A MAG NAIL WITH WASHER STAMPED "KHA" PRIOR TO LOT SALES, UNLESS OTHERWISE STATED.

NOTES:

1. UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR. WASTEWATER: THE CITY OF TAYLOR. ELECTRICITY: ONCOR.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS, INCLUDING FENCES, ARE PROHIBITED IN DRAINAGE AREAS/RESERVES.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBERS 48491C0541F AND 48491C0540F, EFFECTIVE DATE OF DECEMBER 20, 2019.
4. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR, ORDINANCE NO. 2021-07.
5. PARKLAND DEDICATION REQUIREMENTS ARE MET BY CASTLEWOOD SOUTH SUBDIVISION, PHASE 1, FINAL PLAT (DOC. NO. 2024015056) IN ADDITION TO THIS PLAT
6. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE APPROVED.
7. ALL RESERVES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY/HOMEOWNERS ASSOCIATION, NOT THE CITY OF TAYLOR.
8. ALL ALLEYS WILL BE DEDICATED WITH 30 FOOT RIGHT-OF-WAY. SOLOMON WAY WILL BE DEDICATED AS A PUBLIC RIGHT-OF-WAY, LIAM WAY AND MULLEN WAY WILL BE DEDICATED AS A PRIVATE RIGHT-OF-WAY. ALLEY RIGHT-OF-WAY WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY, AND NOT THE CITY OF TAYLOR. ALL UTILITIES INSTALLED IN THE ALLEY RIGHT-OF-WAY WILL BE MAINTAINED BY THE CITY OF TAYLOR.
9. THIS SUBDIVISION IS SUBJECT TO RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE NO. 2021-07
10. A MAINTENANCE AGREEMENT IS REQUIRED FOR THE WATER, WASTEWATER, AND DRAINAGE FACILITIES IN THE DEVELOPMENT. THIS AGREEMENT IS GOING TO BE DONE AS A SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT TO BE FILED WITH THE CITY OF TAYLOR. AFFECTED PRIVATE ALLEYS INCLUDE MULLEN WAY, SOLOMON WAY, AND LIAM WAY.
11. PUBLIC SIDEWALKS (5' IN WIDTH) ALONG LOCAL RESIDENTIAL STREETS (50 FOOT R.O.W. WIDTH), BUILT TO CITY OF TAYLOR STANDARDS, ARE SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
12. A 6' SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO COLLECTOR ROADS (70 FOOT R.O.W. WIDTH). A 10' SIDEWALK EASEMENT SHALL BE DEDICATED WITHIN THE BOUNDARIES OF PARK RESERVE 1 WHERE A 6' SIDEWALK IS REQUIRED AROUND THE SITE. A CRUSHED GRANITE PATHWAY SHALL BE PROVIDED IN THE PEDESTRIAN RESERVES 1 & 2 TO PROVIDE PEDESTRIAN CONNECTIONS TO ADJACENT SIDEWALKS LOCATED IN PUBLIC RIGHT-OF-WAY.
13. ALL LANDSCAPING SELECTIONS SHALL BE FROM THE PREFERRED PLANT LIST IN CHAPTER 28- VEGETATION FROM THE CITY OF TAYLOR CODE OF ORDINANCES. ALL COMMON AREA LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
14. A 10' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
15. 1.96-ACRE PARK TO INCLUDE 6' WIDE CONCRETE SIDEWALK AROUND THE PERIMETER OF THE SITE INCLUDING ALONG THE FRONT PROPERTY LINE OF ALLEY-LOADED SMALL LOTS, WITH A 6' CRUSHED GRANITE PATH THROUGH THE (2) 0.08 ACRE PEDESTRIAN CONNECTIONS BETWEEN ALLEY-LOADED BLOCKS AND TO THE PLAYGROUND.

ENGINEERS CERTIFICATION:

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

I, BEN WILLIAMS, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0541F AND 48491C0540F, EFFECTIVE DATE DECEMBER 20, 2019, 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. THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH ALL ORDINANCES ADOPTED BY THE CITY.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, _____
COUNTY, TEXAS, THIS _____ DAY OF _____, 2024.

_____
BEN WILLIAMS, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 122115
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TEXAS 78216
PH. (737) 241-9084

WASHINGTON, DC § KNOW ALL MEN BY THESE PRESENTS

THAT BRANDON JENKINS, AUTHORIZED SIGNATORY OF FR CASTLEWOOD. LLC, SOLE OWNER OF THAT CERTAIN 27.05 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2022055997, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS ON THAT CERTAIN TRACT OF LAND, AND 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, RIGHT-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 "CASTLEWOOD SOUTH PHASE 2 SUBDIVISION FINAL PLAT".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20___.

_____
BRANDON JENKINS, AUTHORIZED SIGNATORY
FR CASTLEWOOD, LLC
11 DUPONT CIRCLE NW, STE. 900
WASHINGTON, DC 20036
(512) 810-1596

WASHINGTON, DC § 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 BRANDON JENKINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20___.

_____
PRINTED NAME

_____
NOTARY PUBLIC IN AND FOR THE DISTRICT OF COLUMBIA

MY COMMISSION EXPIRES ON: _____
_____

SURVEYORS CERTIFICATION:

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

I, MICHAEL A. MONTGOMERY II, 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 AT _____, _____
COUNTY, TEXAS, THIS _____ DAY OF _____, 2024.

PLAT COMPLETION DATE: MAY 17, 2024.

_____
MICHAEL A. MONTGOMERY II, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890

PLANNING & ZONING COMMISSION

THIS SUBDIVISION TO BE KNOW AS "CASTLEWOOD SOUTH PHASE 2 SUBDIVISION FINAL PLAT" HAS BEEN ACCEPTED AN APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION OF THE _____ DAY OF _____, 20___

_____ _____ _____
_____, CHAIRMAN DATE

_____ _____ _____
_____, SECRETARY DATE

DEVELOPMENT SERVICES DIRECTOR

I, _____, DEVELOPMENT SERVICES DIRECTOR FOR THE CITY OF TAYLOR, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____ _____ _____
_____, DIRECTOR DATE

ADDRESSING COORDINATOR

I, _____, ADDRESSING COORDINATOR FOR WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____ _____ _____
_____, ADDRESSING COORDINATOR DATE

WILLIAMSON COUNTY CLERK

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID 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 _____, 2024 A.D., AT _____ O'CLOCK _____.M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2024 A.D., AT _____ O'CLOCK _____.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE SAID COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

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PZ-2024-2075

Kimley»Horn
10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MJM	MMII	5/17/2024	069278803	4 OF 4

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\069278803 - SUNDANCE TAYLOR (CASTLEWOOD SOUTH) - 316 LOT SINGLE-FAMILY DEVELOPMENT\DWG\PLATS\CASTLEWOOD SOUTH PHASE 2 PLAT.DWG PLOTTED BY: MCLAUGHLIN, MICHAEL 5/17/2024 10:20 AM LAST SAVED 5/17/2024 9:25 AM

City of Taylor
PZ-2024-2104
Taylor Tract Subdivision Improvement Plans
Staff Report

Item Details

Agenda No.	3
Requested Action:	Consider Disapproval of Taylor Tract Subdivision Improvement Plans
Address/Location:	Generally located at 14501 Highway 79
Legal Description:	69.015-acre tract of land part of and out of the H.G. Johnson Survey, Section 6, Abstract No. 348, more particularly described by Williamson Central Appraisal District Parcels R019338 and R019992, Taylor, Williamson County, Texas
Current Zoning:	EC – Employment Center
Current Use:	Vacant Acreage
Applicant:	Trevor Riek, Pape-Dawson Engineers
Case History:	This is the second submission of the Subdivision Improvement Plans
Staff Recommendation:	The submitted Subdivision Improvement Plans do not meet the minimum requirements of the Land Development Code 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 Riek
Pape-Dawson Engineers
10801 N Mopac Expy
Austin TX 78759
triek@pape-dawson.com

Date: Tuesday, June 4, 2024

Address: 14501 Highway 79, Taylor 76574

Permit Number PZ-2024-2150

Dear Trevor Riek,

Staff has completed its review of the final plat for the Park 79 Commerce Center Taylor Tract (expedited process) that is to be located at 14501 Highway 79, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review are attached.

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 Michelle Tremblay at michelle.tremblay@hdrinc.com. 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 (972) 415-0914, or by e-mail at shai.roos@hdrinc.com.

Thank you,

Shailaja Roos

Shai Roos

Attachment

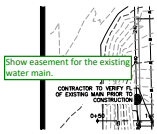
20240603Taylor Tract - Public Improvements_240517.pdf Markup Summary

5/24/2024 10:03:41 AM (1)

Subject: Text Box
Page Label: 23
Author: Erin Ottmers
Date: 5/24/2024 10:03:41 AM
Status:
Color:
Layer:
Space:

Provide easement document number.

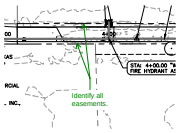
5/24/2024 10:06:56 AM (1)



Subject: Text Box
Page Label: 23
Author: Erin Ottmers
Date: 5/24/2024 10:06:56 AM
Status:
Color:
Layer:
Space:

Show easement for the existing water main.

5/24/2024 10:09:12 AM (1)



Subject: Callout
Page Label: 23
Author: Erin Ottmers
Date: 5/24/2024 10:09:12 AM
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Color:
Layer:
Space:

Identify all easements.

5/24/2024 10:09:55 AM (1)

Subject: Text Box
Page Label: 23
Author: Erin Ottmers
Date: 5/24/2024 10:09:55 AM
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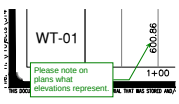
Document No.

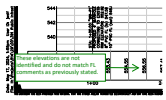
5/24/2024 10:18:42 AM (1)



Subject: Markup w/Leader
Page Label: 23
Author: Erin Ottmers
Date: 5/24/2024 10:18:42 AM
Status:
Color:
Layer:
Space:

Please note on plans what elevations represent.

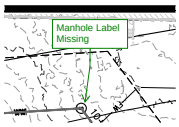
5/24/2024 10:36:29 AM (1)



Subject: Text Box
Page Label: 26
Author: Erin Ottmers
Date: 5/24/2024 10:36:29 AM
Status:
Color:
Layer:
Space:

These elevations are not identified and do not match FL comments as previously stated.

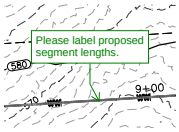
5/24/2024 10:41:34 AM (1)



Subject: Callout
Page Label: 27
Author: Erin Ottmers
Date: 5/24/2024 10:41:34 AM
Status:
Color:
Layer:
Space:

Manhole Label Missing

5/24/2024 10:41:52 AM (1)



Subject: Callout
Page Label: 27
Author: Erin Ottmers
Date: 5/24/2024 10:41:52 AM
Status:
Color:
Layer:
Space:

Please label proposed segment lengths.

5/24/2024 10:43:37 AM (1)

Subject: Text Box
Page Label: 28
Author: Erin Ottmers
Date: 5/24/2024 10:43:37 AM
Status:
Color:
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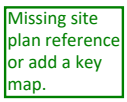
Document no.

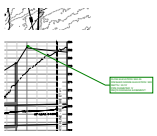
5/28/2024 2:47:56 PM (1)



Subject: Text Box
Page Label: 26
Author: Erin Ottmers
Date: 5/28/2024 2:47:56 PM
Status:
Color:
Layer:
Space:

Missing site plan reference or add a key map.

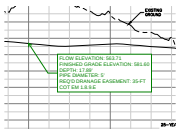
5/28/2024 3:20:45 PM (1)



Subject: Callout
Page Label: 40
Author: Erin Ottmers
Date: 5/28/2024 3:20:45 PM
Status:
Color:
Layer:
Space:

FLOW ELEVATION: 563.26
FINISHED GRADE ELEVATION: 583
DEPTH: 19.74'
PIPE DIAMETER: 5'
REQ'D DRANAGE EASEMENT:

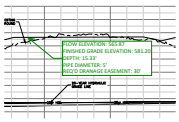
5/28/2024 3:24:25 PM (1)



Subject: Callout
Page Label: 41
Author: Erin Ottmers
Date: 5/28/2024 3:24:25 PM
Status:
Color:
Layer:
Space:

FLOW ELEVATION: 563.71
FINISHED GRADE ELEVATION: 581.60
DEPTH: 17.89'
PIPE DIAMETER: 5'
REQ'D DRANAGE EASEMENT: 35-FT
COT EM 1.8.9.E

5/28/2024 3:27:03 PM (1)



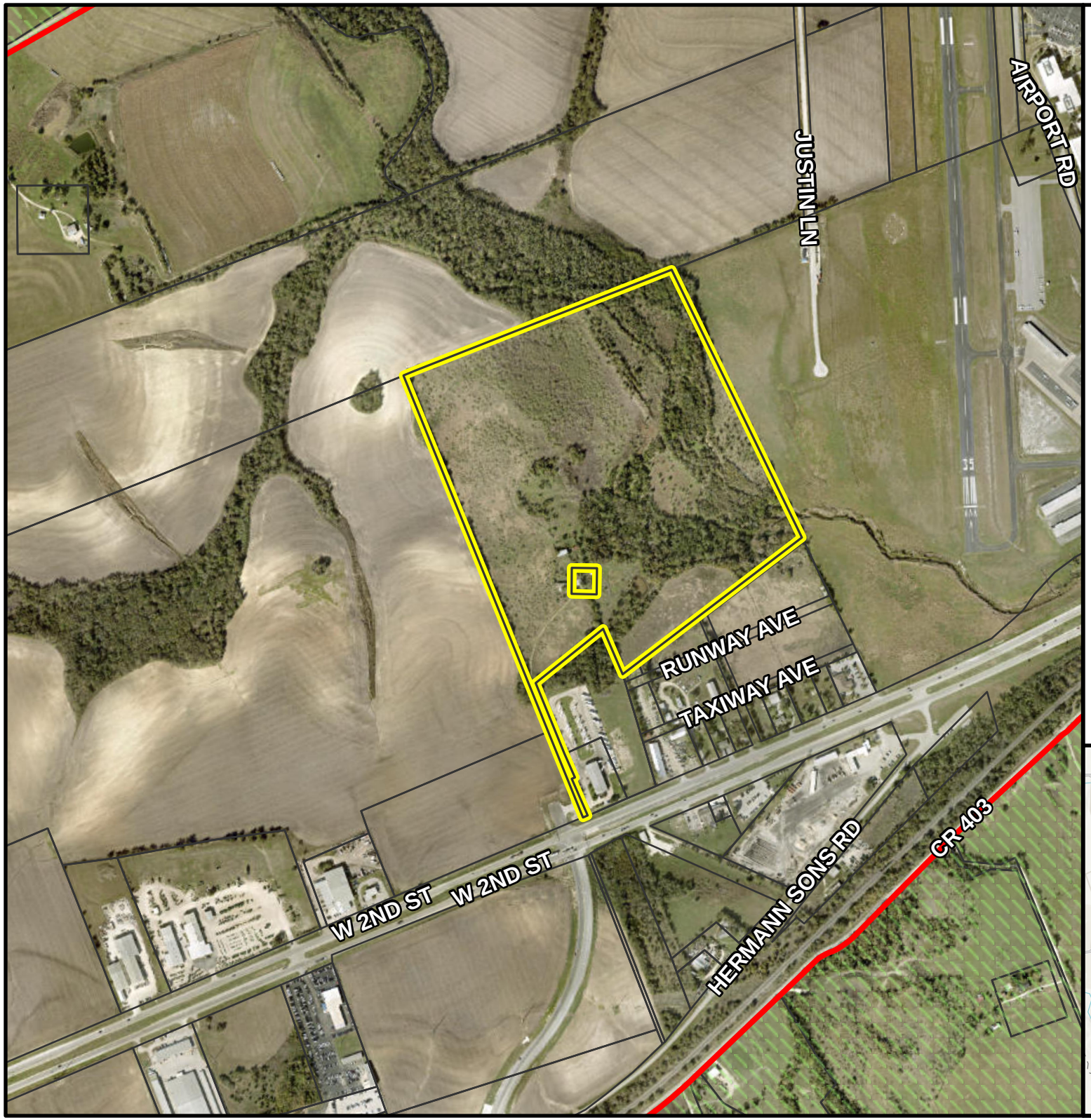
Subject: Text Box
Page Label: 42
Author: Erin Ottmers
Date: 5/28/2024 3:27:03 PM
Status:
Color:
Layer:
Space:

FLOW ELEVATION: 565.87
FINISHED GRADE ELEVATION: 581.20
DEPTH: 15.33'
PIPE DIAMETER: 5'
REQ'D DRANAGE EASEMENT: 30'

5/28/2024 4:00:44 PM (1)

Subject: Callout
Page Label: 46
Author: Erin Ottmers
Date: 5/28/2024 4:00:44 PM
Status:
Color:
Layer:
Space:

Continuation sheet?

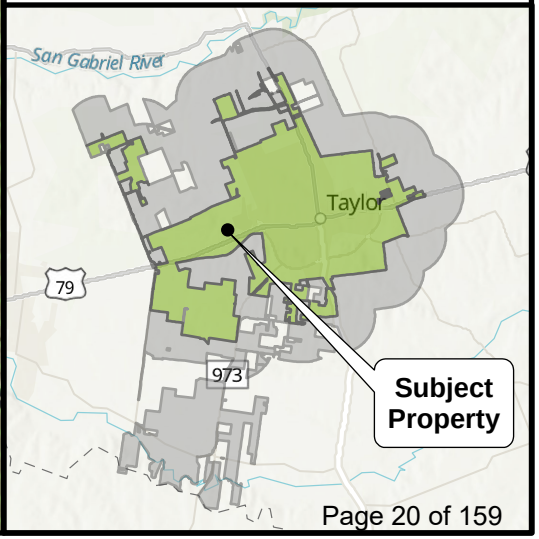


PZ-2024-2104

14501 Hwy 79
Neighborhood Plan
Location Map
Approximately 70.2 acres

- City Limits
- ETJ Boundary
- Parcels
- Subject Property

N 0 760 1,520
Feet



REVISIONS					
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO'S	DESIGN ENGINEER SIGNATURE	CITY OF TAYLOR APPROVAL	APPROVAL DATE

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

14501 HWY 79
TAYLOR, TEXAS 76574

OWNER
TAYLOR 79, LLC
1720 S. BELLAIRE ST.
DENVER, COLORADO 80222

DEVELOPER
QP TX INDUSTRIAL, LLC
1720 S. BELLAIRE STREET
PENTHOUSE
DENVER, COLORADO 80222
PH: (832)316-2870

ENGINEER
PAPE-DAWSON ENGINEERS.
10801 N MOPAC EXPY. BLDG 3,
SUITE 200
AUSTIN, TEXAS 78759
PH: (512)454-8711

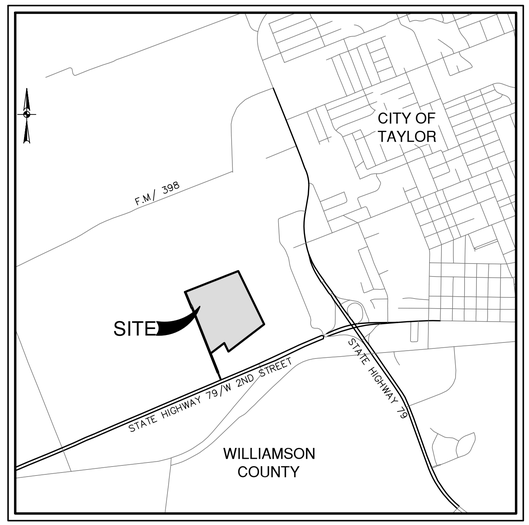
SURVEYOR
PAPE-DAWSON ENGINEERS.
10801 N MOPAC EXPY. BLDG 3,
SUITE 200
AUSTIN, TEXAS 78759
PH: (512)454-8711

CONTRACTOR
ROSENBERGER CONSTRUCTION.
108 WILD BASIN SOUTH, SUITE 250
AUSTIN, TEXAS 78746
PH: (512)399-3026

CITY OF TAYLOR - PUBLIC WORKS DEPARTMENT
CONTACT: JIM GRAY
15500 SUN LIGHT NEAR WAY #B
TAYLOR, TEXAS 78660
(512)352-5818

NOTES:

1. UTILITY PROVIDERS – WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
4. MINIMUM FIRE FLOW OF 1500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
5. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
6. SIDEWALKS SHALL BE CONSTRUCTED ALONG THE PORTION OF CR401 AND ALONG BOTH SIDES OF THE PROPOSED STREET.



LOCATION MAP
NOT-TO-SCALE

TAYLOR 79, LLC

1720 S. BELLAIRE STREET
PENTHOUSE
DENVER, COLORADO 80222

FEBRUARY 2024

LEGAL DESCRIPTION :
CR401 AND WING STREET RIGHT-OF WAY AND BLOCK A, LOTS 1 – 5 OF TAYLOR TRACT SUBDIVISION AS RECORDED IN DOCUMENT NO. 2024_____ OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

BENCHMARKS:
BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.99988

BM #50: SET MAGNETIC NAIL IN CONCRETE
GRID NORTH: 10,181,619.81
GRID EAST: 3,204,414.68
ELEV: 609.87

BM #51: SET MAGNETIC NAIL IN BASE OF TRAFFIC POLE
GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

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APPROVED PRELIMINARY PLAT (3 OF 4)	04
APPROVED PRELIMINARY PLAT (4 OF 4)	05
FINAL PLAT 1 & 2 OF 4	06
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I, MARK A. RAMSEUR, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER

SUBMITTED BY:

05/17/24
PAPE-DAWSON ENGINEERS — DATE
MARK A. RAMSEUR
MANAGING PRINCIPAL – CENTRAL TEXAS

NOTES:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF TAYLOR MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: May 17, 2024, 1:45pm User ID: jwolf
File: H:\Projects\514\293\00\391 Public Infrastructure\Civil\TS51429-00.dwg

PD JOB NO. 51429-00-391 TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

PZ-2024-2104

PRELIMINARY PLAT TAYLOR TRACT - 14501 HWY 79

CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS - PROJECT NUMBER PZ-2023-1935

BEING A PRELIMINARY PLAT CONSISTING OF 68.920 ACRES, INCLUDING 3.69 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 5 LOTS, 2 RESERVES, PART OF AND OUT OF THE H. G. JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, TAYLOR, WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT ONLY
NOT FOR RECORDATION

SHEET INDEX

Sheet Description	Sheet No.
COVER SHEET	01
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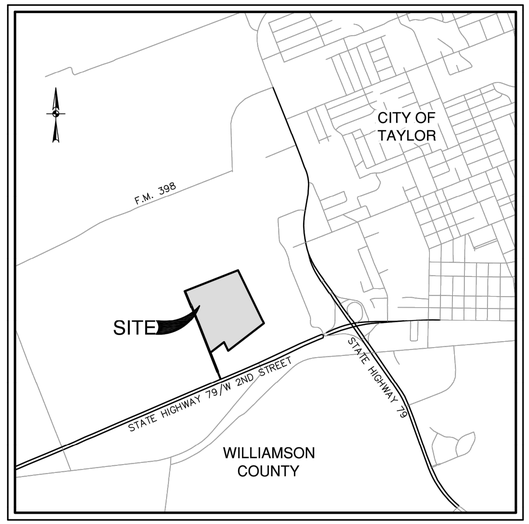
PRELIMINARY PLAT (2 OF 2)	03
PRELIMINARY PLAT NOTES	04

NOTES:

1. UTILITY PROVIDERS – WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR
2. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
3. MINIMUM FIRE FLOW OF 1500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
4. A 10–FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
5. SIDEWALKS SHALL BE CONSTRUCTED ALONG THE PORTION OF CR401 AND ALONG BOTH SIDES OF THE PROPOSED STREET.



LOCATION MAP

NOT–TO–SCALE

BENCHMARKS:

BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.99988

BM #50: SET MAGNETIC NAIL IN CONCRETE
GRID NORTH: 10,181,619.81
GRID EAST: 3,204,414.68
ELEV: 609.87

BM #51: SET MAGNETIC NAIL IN BASE OF TRAFFIC POLE
GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83

NOTES:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF TAYLOR MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

LEGAL DESCRIPTION :

A 69.169 ACRE TRACT OF LAND, BEING SITUATED IN THE H. G. JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 69.169 ACRE TRACT, CONVEYED TO TAYLOR TEXAS HOLDINGS, INC., RECORDED IN DOCUMENT NO. 2008053881 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 69.169 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

QUANNAH PARTNERS

1720 S. BELLAIRE STREET
PENTHOUSE
DENVER, COLORADO 80222

FEBRUARY 2024

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

OWNER
TAYLOR 79 LLC,
1720 S. BELLAIRE ST.
DENVER, COLORADO 80222
PH:(832)316–2870

DEVELOPER
QUANNAH PARTNERS
1720 S. BELLAIRE STREET
PENTHOUSE
DENVER, COLORADO 80222
PH:(832)316–2870

ENGINEER
PAPE–DAWSON ENGINEERS.
10801 N MOPAC EXPY. BLDG 3,
SUITE 200
AUSTIN, TEXAS 78759
PH:(512)454–8711

SURVEYOR
PAPE–DAWSON ENGINEERS.
10801 N MOPAC EXPY. BLDG 3,
SUITE 200
AUSTIN, TEXAS 78759
PH:(512)454–8711

CITY OF TAYLOR - PUBLIC WORKS DEPARTMENT
CONTACT: JIM GRAY
15500 SUN LIGHT NEAR WAY #B
TAYLOR, TEXAS 78660
(512)352–5818

I, MARK A. RAMSEUR, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER

SUBMITTED BY:

02/08/2024
DATE

PAPE–DAWSON ENGINEERS
MARK A. RAMSEUR
VICE PRESIDENT

REVISIONS REQUIRED - TO BE ADDRESSED AT FINAL PLAT

APPROVED

REVISIONS

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO'S	DESIGN ENGINEER SIGNATURE	CITY OF TAYLOR APPROVAL	APPROVAL DATE

PD JOB NO. 51429-00 TAYLOR TRACT

PZ-2023-1935

Date: Feb 08, 2024, 8:51am User ID: kthomas
File: \\pape-dawson.com\aus-pd\Projects\514\429\00\212 Preliminary\Civil\TS51429-00.dwg

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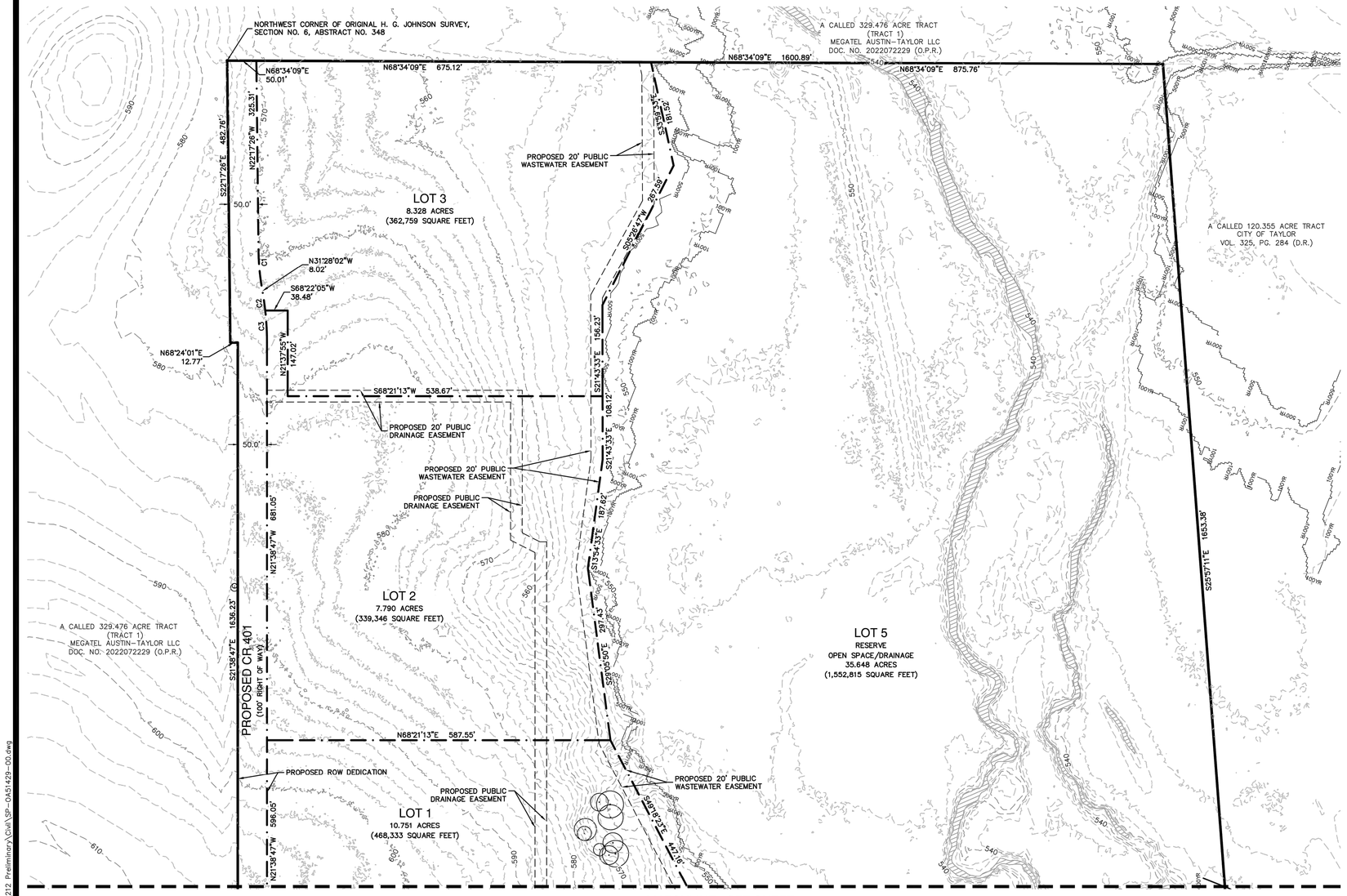
PRELIMINARY PLAT TAYLOR TRACT - 14501 HWY 79

CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS - PROJECT NUMBER PZ-2023-1935

BEING A PRELIMINARY PLAT CONSISTING OF 68.920 ACRES, INCLUDING 3.69 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 5 LOTS, 2 RESERVES, PART OF AND OUT OF THE H. G. JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, TAYLOR, WILLIAMSON COUNTY, TEXAS



SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- PROPOSED ROW DEDICATION
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJACENT PROPERTY BOUNDARY
- 500–YEAR FEMA FLOODPLAIN
- 100–YEAR FEMA FLOODPLAIN

LOT & BLOCK TABLE

LOT	LOT USE	LOT ACREAGE
R.O.W. DEDICATION	DEDICATED TO CITY	3.690
BLOCK A LOT 1	LIGHT INDUSTRIAL	10.766
BLOCK A LOT 2	LIGHT INDUSTRIAL	7.680
BLOCK A LOT 3	LIGHT INDUSTRIAL	8.433
BLOCK B LOT 4	DETENTION POND	2.962
BLOCK A LOT 5	DEDICATED TO CITY	35.638

PLAT NOTES:

1. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 48491C0530F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
2. ALL EASEMENTS OF RECORD, AS FOUND IN THE TITLE COMMITMENT, ARE SHOWN ON THIS SHEET PREPARED BY VALERIE ZURCHER, RPLS OF PAPE–DAWSON ENGINEERS.

LAND USE SUMMARY:
ZONING: M–1: LIGHT INDUSTRIAL – 36.66 AC.
RA: RURAL AGRICULTURAL – 32.509 AC. (WITHIN 100–YR FLOODPLAIN)

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	400.00'	009°10'36"	N26°52'44"W	64.00'	64.07'
C2	500.00'	003°30'50"	S29°42'38"E	30.66'	30.66'
C3	500.00'	006°18'26"	S24°48'00"E	55.01'	55.04'

REVISIONS REQUIRED - TO BE ADDRESSED AT FINAL PLAT

APPROVED

OWNER:
TAYLOR 79, LLC
1720 S. BELLAIRE ST.
DENVER, COLORADO 80222

TAYLOR TRACT / PZ–2023–1935
DATE:FEBRUARY 2024
SCALE: 1" = 200'
ADDRESS: 14501 HWY 79, TAYLOR, TEXAS 76574

BENCHMARKS:
BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.99988

BM #50: SET MAGNETIC NAIL IN CONCRETE
GRID NORTH: 10,181,619.81
GRID EAST: 3,204,414.68
ELEV: 609.87

BM #51: SET MAGNETIC NAIL IN BASE OF TRAFFIC POLE
GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83

NO. REVISION | DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
02/08/24

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT
TAYLOR, TEXAS 76574

PRELIMINARY PLAT (1 OF 2)

JOB NO. 51429–00
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN KT
SHEET 02 of 04

Date: Feb 08, 2024, 8:52am User ID: KThomas
File: \\pape-dawson.com\pus-pa1\Projects\514\249\01\212 Preliminary\Civil\SP–OA51429–00.dwg

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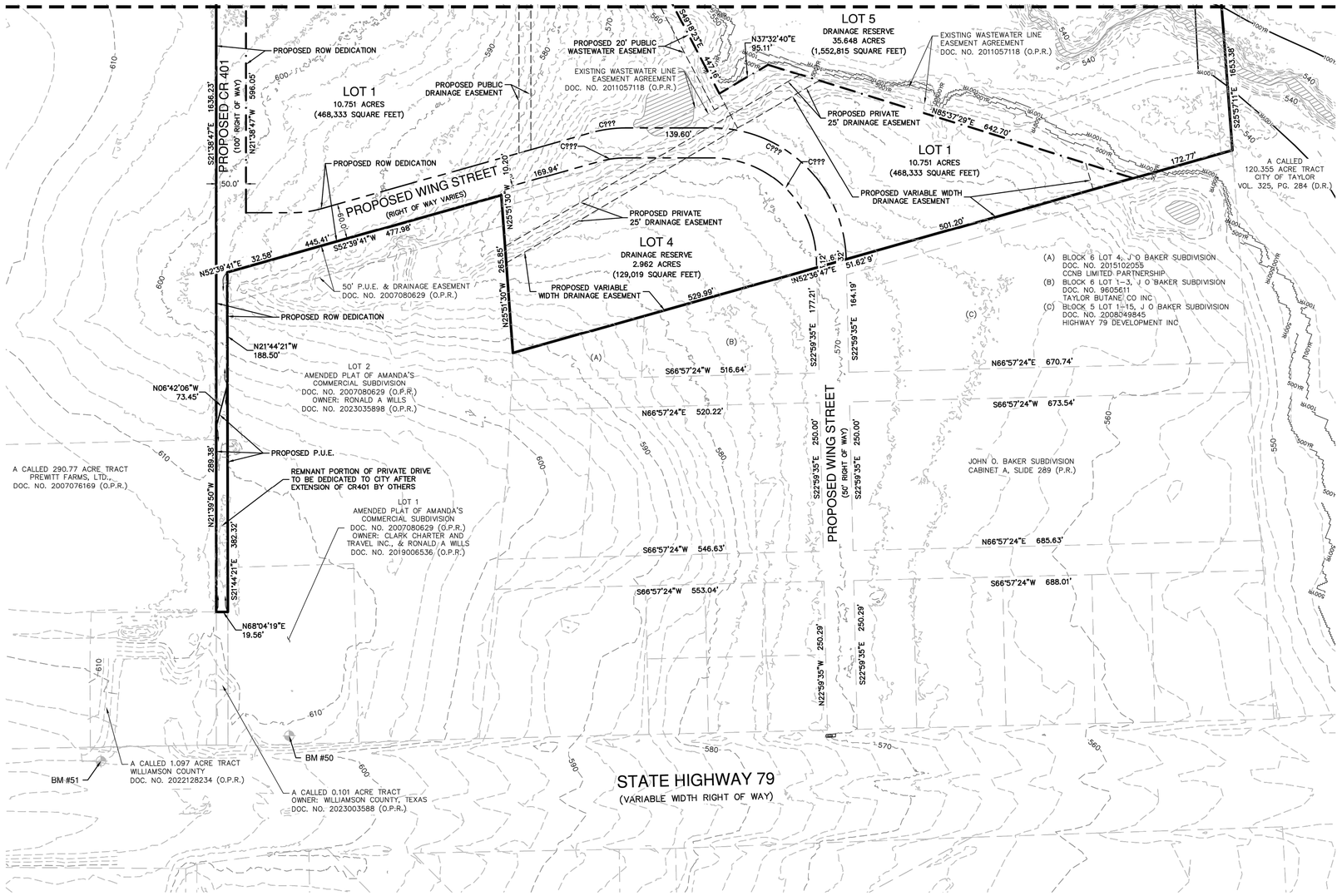
PZ-2023-1935

PRELIMINARY PLAT TAYLOR TRACT - 14501 HWY 79

CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS - PROJECT NUMBER PZ-2023-1935

BEING A PRELIMINARY PLAT CONSISTING OF 68.920 ACRES, INCLUDING 3.69 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 5 LOTS, 2 RESERVES, PART OF AND OUT OF THE H. G. JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, TAYLOR, WILLIAMSON COUNTY, TEXAS

MATCHLINE - SEE SHEET 02



SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- PROPOSED ROW DEDICATION
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJACENT PROPERTY BOUNDARY
- 500YR — 500-YEAR FEMA FLOODPLAIN
- 100YR — 100-YEAR FEMA FLOODPLAIN

LOT & BLOCK TABLE

LOT	LOT USE	LOT ACREAGE
R.O.W. DEDICATION	DEDICATED TO CITY	3.690
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BLOCK B LOT 4	DETENTION POND	2.962
BLOCK A LOT 5	DEDICATED TO CITY	35.638

PLAT NOTES:

1. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 48491C0530F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
2. ALL EASEMENTS OF RECORD, AS FOUND IN THE TITLE COMMITMENT, ARE SHOWN ON THIS SHEET PREPARED BY VALERIE ZURCHER, RPLS OF PAPE-DAWSON ENGINEERS.

LAND USE SUMMARY:
ZONING: M-1: LIGHT INDUSTRIAL - 36.66 AC.
RA: RURAL AGRICULTURAL - 32.509 AC. (WITHIN 100-YR FLOODPLAIN)

REVISIONS REQUIRED - TO BE ADDRESSED AT FINAL PLAT

APPROVED

OWNER:
TAYLOR 79, LLC
1720 S. BELLAIRE ST.
DENVER, COLORADO 80222

TAYLOR TRACT / PZ-2023-1935
DATE:FEBRUARY 2024
SCALE: 1" = 200'
ADDRESS: 14501 HWY 79, TAYLOR, TEXAS 76574

BENCHMARKS:
BENCHMARKS ARE BASED ON NAD83
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GRID NORTH: 10,181,463.29
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ELEV: 607.83

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
02/08/24

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT
TAYLOR, TEXAS 76574

PRELIMINARY PLAT (2 OF 2)

JOB NO. 51429-00
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN KT
SHEET 03 of 04

Date: Feb 08, 2024, 8:52am User ID: aThomas
File: \\pape-dawson.com\pdfs1\Projects\514\29\00\212 Preliminary\Civil\SP-0451429-00.dwg

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PZ-2023-1935

PRELIMINARY PLAT TAYLOR TRACT - 14501 HWY 79

CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS - PROJECT NUMBER PZ-2023-1935

BEING A PRELIMINARY PLAT CONSISTING OF 68.920 ACRES, INCLUDING 3.69 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 5 LOTS, 2 RESERVES, PART OF AND OUT OF THE H. G. JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, TAYLOR, WILLIAMSON COUNTY, TEXAS

FIELD NOTES
FOR

A 69.015 ACRE TRACT OF LAND, BEING OUT OF THE REMNANT PORTION OF A CALLED 69.28 ACRE TRACT, CONVEYED TO TAYLOR TEXAS HOLDINGS, INC., RECORDED IN DOCUMENT NO. 2008053881 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS. SAID 69.015 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron pipe found on the east boundary line of Lot 2, Amended Plat of Amanda's Commercial Subdivision, a subdivision according to the plat recorded in Document No. 2007080629 of the Official Public Records of Williamson County, Texas, conveyed to Ronald A Wills, recorded in Document No. 2023035898 of said Official Public Records, said point being the northwest corner of John O. Baker Subdivision, a subdivision according to the plat recorded in Cabinet A, Slide 289 of the Plat Records of Williamson County, Texas, same being the southernmost southwest corner of the Remnant Portion of said 69.28-acre tract for an angle point and POINT OF BEGINNING hereof;

THENCE N 25°51'30" W, departing the north boundary of said John O. Baker Subdivision, with the east boundary line of said Lot 2, same being a west boundary line of the Remnant Portion of said 69.28-acre tract a distance of 265.85 feet to a ½" iron pipe found on the northeast corner of said Lot 2, same being an interior corner of the Remnant Portion of said 69.28-acre tract for an angle point hereof;

THENCE S 52°39'41" W, with the north boundary line of said Lot 2, same being a south boundary line of the Remnant Portion of said 69.28-acre tract, distance of distance of 477.98 feet to a ¾" iron rod found on the northwest corner of said Lot 2, same being an interior ell corner of the Remnant Portion of said 69.28-acre tract for an angle point hereof;

THENCE S 21°44'21" E, with the west boundary line of said Lot 2, same being the east boundary line of the Remnant Portion of said 69.28-acre tract, a distance of 188.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof;

THENCE S 06°42'06" E, departing the west boundary line of said Lot 2, through the interior of the Remnant Portion of said 69.28-acre tract, a distance of 73.45 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the east boundary line of a called 329.476 acre tract (Tract 1), conveyed to Megatel Austin-Taylor, LLC, recorded in Document No. 2022072229 of said Official Public Records, same being the west boundary line of the Remnant Portion of said 69.28-acre tract for the southwest corner hereof;

THENCE, with the east boundary line of said 329.476-acre tract, same being the west boundary line of the Remnant Portion of said 69.28-acre tract, the following three (3) courses and distances:

1. N 21°38'47" W, a distance of 1636.23 feet to an iron rod with cap marked "Holt" found for an angle point hereof,
2. S 68°24'01" W, a distance of 12.77 feet to an iron rod with cap marked "Holt" found for an angle point hereof, and
3. N 22°17'26" W, a distance of 482.76 feet to a 3" iron found on an interior ell corner of said 329.476-acre tract, same being the northwest corner of the Remnant Portion of said 69.28-acre tract for the northwest corner hereof,

THENCE N 68°34'09" E, with a south boundary line of said 329.476-acre tract, same being the north boundary line of the Remnant Portion of said 69.28-acre tract, a distance of 1600.89 feet to an axle found on the northwest corner of a called 120.355-acre tract, conveyed to City of Taylor, recorded in Volume 325, Page 284 of the Deed Records of Williamson County, Texas, same being the northeast corner of the Remnant Portion of said 69.28-acre tract for the northeast corner hereof;

THENCE S 25°57'11" E, departing the south boundary line of said 329.476-acre tract, with the west boundary line of said 120.355-acre tract, same being the east boundary line of the Remnant Portion of said 69.28-acre tract, a distance of 1653.38 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the northeast corner of said John O. Baker Subdivision, same being a southeast corner of the Remnant Portion of said 69.28-acre tract for the easternmost southeast corner hereof;

THENCE S 52°36'47" W, departing the west boundary line of a said 120.355-acre tract, with the north boundary line of said John O. Baker Subdivision, same being the south boundary line of the Remnant Portion of said 69.28-acre tract, a distance of 1255.59 feet to the POINT OF BEGINNING and containing 69.015 acres in Williamson County, Texas.

NOTES:

1. UTILITY PROVIDERS – WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR; GAS: ATMOS ENERGY.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO. 48491C0533F, EFFECTIVE DATE OF DEC. 20, 2019.
4. A 10' PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
5. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE (2020-14).
6. PARKLAND DEDICATION REQUIREMENTS ARE MET BY: THE DEDICATION OF RESERVE R4 AND RESERVE R5.
7. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
8. THIS SUBDIVISION IS SUBJECT ORDINANCE NO. 2020-14, WHICH CONTAINS THE DEVELOPMENT REQUIREMENTS/RESTRICTIONS.
9. MEDIANS ON TRIBUTE BOULEVARD ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE SUBJECT TO AN AGREEMENT WITH THE CITY.
10. ALL RESERVES ARE DEDICATED TO AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
11. A 5' SIDEWALK SHALL BE CONSTRUCTED BY THE HOME BUILDER AT THE TIME OF HOUSE CONSTRUCTION ADJACENT TO ALL RESIDENTIAL LOTS. THE DEVELOPER SHALL CONSTRUCT A 5' SIDEWALK AT THE TIME OF SUBDIVISION IMPROVEMENTS ADJACENT TO ALL NON-RESIDENTIAL LOTS.
12. A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITIES IN THE DEVELOPMENT. SAID AGREEMENT IS TO BE DONE BY SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT.

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS

I, TAYLOR 79, LLC, SOLE OWNER OF THE CERTAIN REMNANT PORTION OF A CALLED 69.28 ACRE TRACT OF LAND , SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2008053881OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, [AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND], AND 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 TO THE STREETS, 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 SPRING CREEK, PHASE 2.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20 ___.

TAYLOR 79, LLC

BY: _____

1720 S. BELLAIRE STREET
DENVER, ,COLORADO 80222

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20_____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

I, _____ DEVELOPMENT SERVICES DIRECTOR FOR THE CITY OF TAYLOR TEXAS DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____
DIRECTOR DATE

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

I,_____, CLERK OF THE COUNTY COURT OF SAID 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 THE ____ DAY OF _____ , 20_____, A.D., AT ____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN 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.

_____,
CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS

I, PARKER J. GRAHAM, 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 AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

_____ _____
PARKER J. GRAHAM DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
STATE OF TEXAS
PAPE-DAWSON CONSULTING ENGINEERS, LLC
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS

I, MARK A. RAMSEUR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS, COMMUNITY PANEL NUMBERS, 48491C0533F, EFFECTIVE DATE DECEMBER 20, 2019, 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. THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH ALL ORDINANCES ADOPTED BY THE CITY OF TAYLOR.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS _____ DAY OF _____, 20_____.

_____ _____
MARK A. RAMSEUR, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 88748
STATE OF TEXAS
PAPE-DAWSON CONSULTING ENGINEERS, LLC
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS FIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE CITY OF TAYLOR FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF TAYLOR DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

_____
CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR DATE

PLANNING & ZONING COMMISSION:

A Preliminary Plat for a subdivision to be known as TAYLOR TRACT has been approved according to the minutes of a meeting of the Taylor Planning and Zoning Commission on the _____ day of _____ 2024, A.D.

_____ _____
Chairman Date

_____ _____
Secretary Date

LOT & BLOCK TABLE

LOT	LOT USE	LOT ACREAGE
R.O.W. DEDICATION	DEDICATED TO CITY	3.690
BLOCK A LOT 1	LIGHT INDUSTRIAL	10.766
BLOCK A LOT 2	LIGHT INDUSTRIAL	7.680
BLOCK A LOT 3	LIGHT INDUSTRIAL	8.433
BLOCK B LOT 4	DETENTION POND	2.962
BLOCK A LOT 5	DEDICATED TO CITY	35.638

PLAT NOTES:

1. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 48491C0530F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
2. ALL EASEMENTS OF RECORD, AS FOUND IN THE TITLE COMMITMENT, ARE SHOWN ON THIS SHEET PREPARED BY VALERIE ZURCHER, RPLS OF PAPE-DAWSON ENGINEERS.

LAND USE SUMMARY:
ZONING: M-1: LIGHT INDUSTRIAL – 36.66 AC.
RA: RURAL AGRICULTURAL – 32.509 AC. (WITHIN 100-YR FLOODPLAIN)

STREET LENGTH:
CR401 2786.66 LF (COMMERCIAL)
YIELD STREET 1990.26 LF (COMMERCIAL)

REVISIONS REQUIRED - TO BE ADDRESSED AT FINAL PLAT

APPROVED

OWNER:
TAYLOR TEXAS HOLDINGS INC
DAVID CERSONSKY
4512 AQUA VERDE DR
AUSTIN, TX 78746

TAYLOR TRACT / PZ-2023-1935
DATE:FEBRUARY 2024
ADDRESS: 14501 HWY 79, TAYLOR, TEXAS 76574

BENCHMARKS:

BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.99988

BM #50: SET MAGNETIC NAIL IN CONCRETE
GRID NORTH: 10,181,619.81
GRID EAST: 3,204,414.68
ELEV: 609.87

BM #51: SET MAGNETIC NAIL IN BASE OF TRAFFIC POLE
GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
02/08/24

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT
TAYLOR, TEXAS 76574

PRELIMINARY PLAT NOTES

JOB NO. 51429-00
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN KT
SHEET 04 of 04

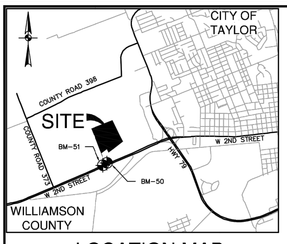
Date: Feb 08, 2024, 8:52am User ID: kthomas
File: \\pape-dawson.com\pdfs-pd1\Projects\51429\001\212 Preliminary\Civil\SP-0451429-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

PZ-2023-1935

FINAL PLAT OF TAYLOR TRACT

A 69.015 ACRE TRACT OF LAND, BEING OUT OF A CALLED 69.169 ACRE TRACT, CONVEYED TO TAYLOR 79, LLC, RECORDED IN 2024004167 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS.



LOCATION MAP
1" = 5000'

OWNER: TAYLOR 79, LLC
ADDRESS: 1720 S. BELLAIRE STREET
DENVER, CO 80222

ACREAGE: 69.015 ACRES
LOTS ACREAGE: 65.337 ACRES
ROW ACREAGE: 3.678 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
10801 N MOPAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

PATENT SURVEY: HG JOHNSON SURVEY,
SECTION NO. 6,
ABSTRACT NO. 348

BENCHMARK INFORMATION:

COMBINED SCALE FACTOR: 0.99988

BM-50
SET MAGNAIL ON CONCRETE SIDEWALL
ON THE NORTH SIDE OF W 2ND STREET.
GRID NORTHING: 10180398.0'
GRID EASTING: 3204030.2'
ELEVATION = 609.87'
NAVD 88 (GEOID03)

BM-51
SET MAGNAIL ON CONCRETE BASE ON TRAFFIC LIGHT
ON THE NORTH SIDE OF W 2ND STREET.
GRID NORTHING: 10180241.5'
GRID EASTING: 3203752.1'
ELEVATION = 607.83'
NAVD 88 (GEOID03)

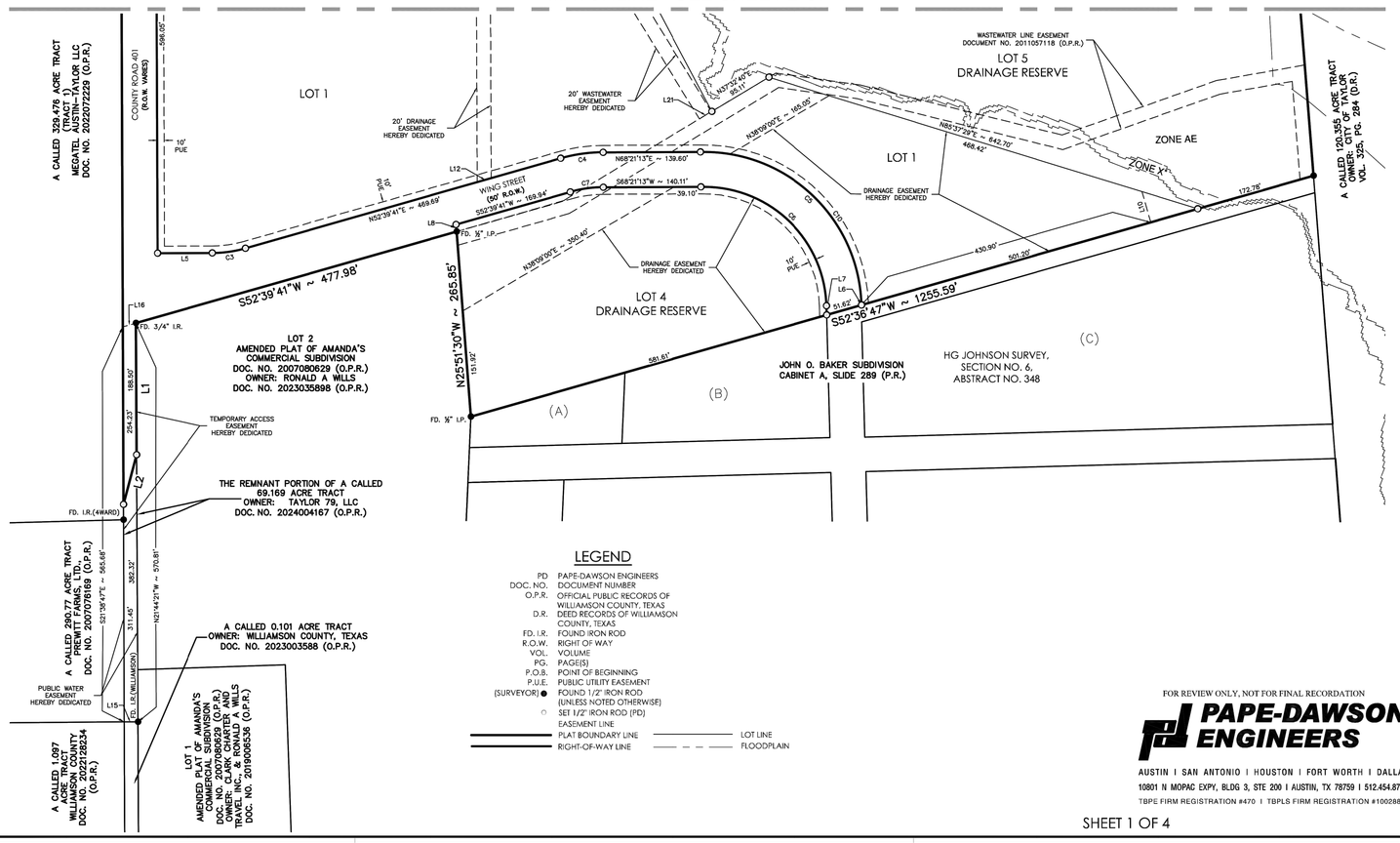
SUBMITTAL DATE:

DATE OF PLANNING AND ZONING COMMISSION REVIEW:

LOT SUMMARY
TOTAL NUMBER OF BLOCKS : 1
COMMERCIAL LOTS: 3
DRAINAGE RESERVE LOT: 2

0' 100' 200' 300'
SCALE: 1"= 100'

MATCHLINE - SEE SHEET 2 OF 4



LEGEND

PD	PAPE-DAWSON ENGINEERS
DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
(SURVEYOR) ●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
	EASEMENT LINE
	PLAT BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	FLOODPLAIN

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

SHEET 1 OF 4

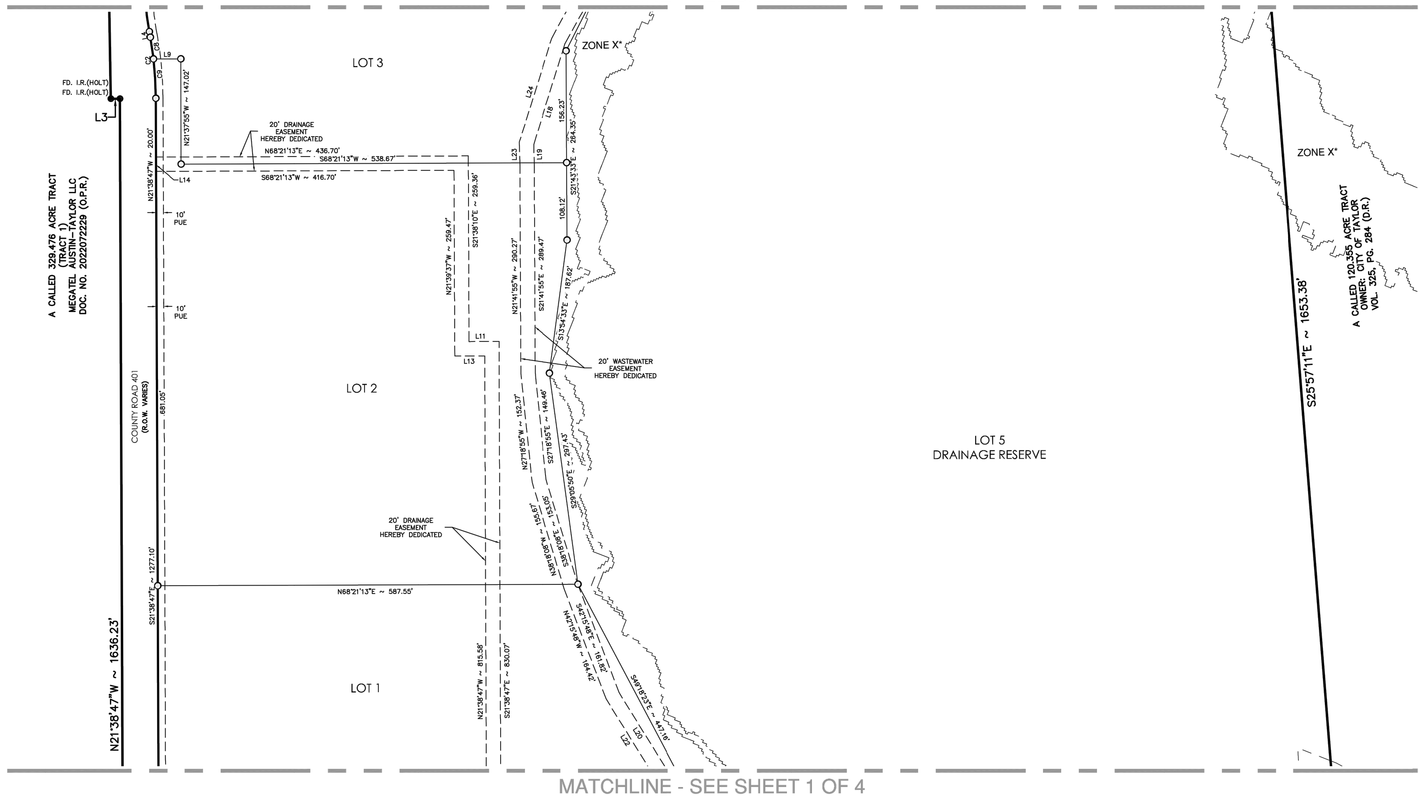
Date: Feb 05, 2024, 10:33am User: ID_Shindgood
TAYLOR TRACT
S:\Projects\Taylor, City of\69.015 AC\Survey\Plat\Taylor Tract Plat.dwg

FINAL PLAT OF TAYLOR TRACT

A 69.015 ACRE TRACT OF LAND, BEING OUT OF A CALLED 69.169 ACRE TRACT, CONVEYED TO TAYLOR 79, LLC, RECORDED IN 2024004167 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS.

0' 100' 200' 300'
SCALE: 1"= 100'

MATCHLINE - SEE SHEET 3 OF 4



MATCHLINE - SEE SHEET 1 OF 4

LEGEND

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AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
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TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

SHEET 2 OF 4

Date: Feb 05, 2024, 10:33am User: ID_Shindgood
TAYLOR TRACT
S:\Projects\Taylor, City of\69.015 AC\Survey\Plat\Taylor Tract Plat.dwg

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OF
TAYLOR TRACT

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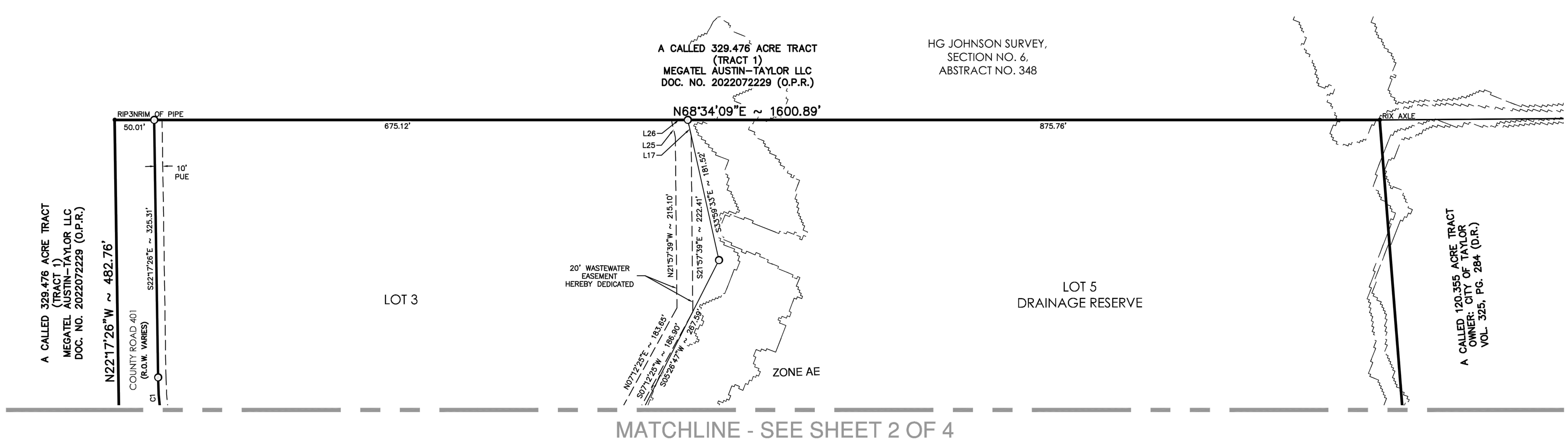

FIELD NOTES
FOR

A 69.015 ACRE TRACT OF LAND, BEING OUT OF THE REMNANT PORTION OF A CALLED 69.28 ACRE TRACT, CONVEYED TO TAYLOR TEXAS HOLDINGS, INC., RECORDED IN DOCUMENT NO. 2008053881 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS, SAID 69.015 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron pipe found on the east boundary line of Lot 2, Amended Plat of Amanda's Commercial Subdivision, a subdivision according to the plat recorded in Document No. 2007080629 of the Official Public Records of Williamson County, Texas, conveyed to Ronald A Wills, recorded in Document No. 2023035898 of said Official Public Records, said point being the northwest corner of John O. Baker Subdivision, a subdivision according to the plat recorded in Cabinet A, Slide 289 of the Plat Records of Williamson County, Texas, same being the southernmost southwest corner of the Remnant Portion of said 69.28-acre tract for an angle point and **POINT OF BEGINNING** hereof;

THENCE N 25°51'30" W, departing the north boundary of said John O. Baker Subdivision, with the east boundary line of said Lot 2, same being a west boundary line of the Remnant Portion of said 69.28-acre tract a distance of **265.85 feet** to a ½" iron pipe found on the northeast corner of said Lot 2, same being an interior corner of the Remnant Portion of said 69.28-acre tract for an angle point hereof;

THENCE S 52°39'41" W, with the north boundary line of said Lot 2, same being a south boundary line of the Remnant Portion of said 69.28-acre tract, distance of distance of **477.98 feet** to a ¾" iron rod found on the northwest corner of said Lot 2, same being an interior ell corner of the Remnant Portion of said 69.28-acre tract for an angle point hereof;

THENCE S 21°44'21" E, with the west boundary line of said Lot 2, same being the east boundary line of the Remnant Portion of said 69.28-acre tract, a distance of **188.50 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof;

THENCE S 06°42'06" E, departing the west boundary line of said Lot 2, through the interior of the Remnant Portion of said 69.28-acre tract, a distance of **73.45 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the east boundary line of a called 329.476 acre tract (Tract 1), conveyed to Megatel Austin-Taylor, LLC, recorded in Document No. 2022072229 of said Official Public Records, same being the west boundary line of the Remnant Portion of said 69.28-acre tract for the southwest corner hereof;

THENCE, with the east boundary line of said 329.476-acre tract, same being the west boundary line of the Remnant Portion of said 69.28-acre tract, the following three (3) courses and distances:

1. **N 21°38'47" W**, a distance of **1636.23 feet** to an iron rod with cap marked "Holt" found for an angle point hereof,
2. **S 68°24'01" W**, a distance of **12.77 feet** to an iron rod with cap marked "Holt" found for an angle point hereof, and
3. **N 22°17'26" W**, a distance of **482.76 feet** to a 3" iron found on an interior ell corner of said 329.476-acre tract, same being the northwest corner of the Remnant Portion of said 69.28-acre tract for the northwest corner hereof;

THENCE N 68°34'09" E, with a south boundary line of said 329.476-acre tract, same being the north boundary line of the Remnant Portion of said 69.28-acre tract, a distance of **1600.89 feet** to an axle found on the northwest corner of a called 120.355-acre tract, conveyed to City of Taylor, recorded in Volume 325, Page 284 of the Deed Records of Williamson County, Texas, same being the northeast corner of the Remnant Portion of said 69.28-acre tract for the northeast corner hereof;

THENCE S 25°57'11" E, departing the south boundary line of said 329.476-acre tract, with the west boundary line of said 120.355-acre tract, same being the east boundary line of the Remnant Portion of said 69.28-acre tract, a distance of **1653.38 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the northeast corner of said John O. Baker Subdivision, same being a southeast corner of the Remnant Portion of said 69.28-acre tract for the easternmost southeast corner hereof;

THENCE S 52°36'47" W, departing the west boundary line of a said 120.355-acre tract, with the north boundary line of said John O. Baker Subdivision, same being the south boundary line of the Remnant Portion of said 69.28-acre tract, a distance of **1255.59 feet** to the **POINT OF BEGINNING** and containing 69.015 acres in Williamson County, Texas.

NOTES:

1. UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR; GAS: ATMOS ENERGY.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO. 48491C0533F, EFFECTIVE DATE OF DEC. 20, 2019.
4. A 10' PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
5. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE (2020-14).
6. PARKLAND DEDICATION REQUIREMENTS ARE MET BY: THE DEDICATION OF RESERVE R4 AND RESERVE R5.
7. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
8. THIS SUBDIVISION IS SUBJECT ORDINANCE NO. 2020-14, WHICH CONTAINS THE DEVELOPMENT REQUIREMENTS/RESTRICTIONS.
9. MEDIANS ON TRIBUTE BOULEVARD ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE SUBJECT TO AN AGREEMENT WITH THE CITY.
10. ALL RESERVES ARE DEDICATED TO AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
11. A 5' SIDEWALK SHALL BE CONSTRUCTED BY THE HOME BUILDER AT THE TIME OF HOUSE CONSTRUCTION ADJACENT TO ALL RESIDENTIAL LOTS. THE DEVELOPER SHALL CONSTRUCT A 5' SIDEWALK AT THE TIME OF SUBDIVISION IMPROVEMENTS ADJACENT TO ALL NON-RESIDENTIAL LOTS.
12. A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITIES IN THE DEVELOPMENT. SAID AGREEMENT IS TO BE DONE BY SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT.
13. DRIVEWAY ACCESS FOR SITE WILL BE PROVIDED VIA DRIVEWAYS THAT ARE TERMINATIONS OF PUBLIC STREETS THAT SHALL EXTEND ON PROPERTY TO WEST.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S21°44'21"E	188.50'
L2	S06°42'06"E	73.45'
L3	S68°24'01"W	12.77'
L4	S31°28'02"E	8.02'
L5	N68°21'13"E	78.63'
L6	S22°59'35"E	0.32'
L7	N22°59'35"W	13.12'
L8	S25°51'30"E	10.20'
L9	S68°22'05"W	38.48'
L10	S37°23'13"E	45.67'
L11	N68°21'12"E	41.85'
L12	S52°39'41"W	20.77'
L13	S68°21'13"W	41.74'
L14	N21°38'47"W	20.00'
L15	S68°04'19"W	19.56'
L16	S52°39'41"W	19.36'
L17	S33°59'33"E	20.36'
L18	S04°01'20"E	146.74'
L19	S22°43'53"E	29.93'
L20	S53°09'24"E	287.46'
L21	S37°32'40"W	20.00'
L22	N53°09'24"W	289.12'
L23	N22°43'53"W	33.34'
L24	N03°59'12"W	151.73'
L25	N33°59'33"W	22.71'
L26	N68°34'09"E	20.49'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	400.00'	009°10'36"	S26°52'44"E	64.00'	64.07'
C2	500.00'	009°49'16"	S26°33'25"E	85.60'	85.70'
C3	175.00'	015°41'33"	N60°30'27"E	47.78'	47.93'
C4	225.00'	015°41'33"	N60°30'27"E	61.43'	61.62'
C5	225.26'	089°41'47"	S67°53'58"E	317.73'	352.65'
C6	175.26'	089°50'09"	N67°58'37"W	247.50'	274.80'
C7	175.00'	015°41'33"	S60°30'27"W	47.78'	47.93'
C8	500.00'	003°30'50"	S29°42'38"E	30.66'	30.66'
C9	500.00'	006°18'26"	S24°48'00"E	55.01'	55.04'
C10	225.26'	078°59'01"	N62°32'35"W	286.52'	310.53'

LEGEND

PD	PAPE-DAWSON ENGINEERS
DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
(SURVEYOR) ●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
	EASEMENT LINE
	PLAT BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	FLOODPLAIN

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 3 OF 4

FINAL PLAT
OF
TAYLOR TRACT

A 69.015 ACRE TRACT OF LAND, BEING OUT OF A CALLED 69.169 ACRE TRACT, CONVEYED TO TAYLOR 79, LLC, RECORDED IN 2024004167 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS.

STATE OF ___________
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF ___________

I, TAYLOR 79, LLC., SOLE OWNER OF THE CERTAIN 69.169 ACRE TRACT OF LAND , SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2024004167 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, [AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND], AND 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 TO THE STREETS, 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 SPRING CREEK, PHASE 2.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20___.

TAYLOR 79, LLC

BY: ___________________

1720 S. BELLAIRE STREET
DENVER, CO 80222

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED __________, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20____.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: ___________________

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS

I, PARKER J. GRAHAM, 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 AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS _____ DAY OF _______, 20____.

___________________ ___________
PARKER J. GRAHAM DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
STATE OF TEXAS
PAPE-DAWSON CONSULTING ENGINEERS, LLC
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS

I, SHELLY M. MITCHELL, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS, COMMUNITY PANEL NUMBERS, 48491C0533F, EFFECTIVE DATE DECEMBER 20, 2019, 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. THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH ALL ORDINANCES ADOPTED BY THE CITY OF TAYLOR.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS ______ DAY OF _______, 20____.

___________________ ___________
SHELLY M. MITCHELL DATE
LICENSED PROFESSIONAL ENGINEER NO. 103662
STATE OF TEXAS
PAPE-DAWSON CONSULTING ENGINEERS, LLC
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

THIS SUBDIVISION TO BE KNOWN AS TAYLOR TRACT HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, 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

I, ________________ DEVELOPMENT SERVICES DIRECTOR FOR THE CITY OF TAYLOR TEXAS DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

____
DIRECTOR DATE

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS FIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE CITY OF TAYLOR FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF TAYLOR DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

____
CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR DATE

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

I, _______________, CLERK OF THE COUNTY COURT OF SAID 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 THE ___ DAY OF __________, 20___, A.D., AT ___ O'CLOCK, ___M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN 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.

_______________, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _______________, DEPUTY

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 4 OF 4

GENERAL CONSTRUCTION NOTES:

REVISED JULY 2009

1. GENERAL CONTRACTOR SHALL CALL FOR ALL UTILITY LOCATES PRIOR TO ANY CONSTRUCTION. WATER & WASTEWATER OWNED BY THE CITY OF TAYLOR CAN BE LOCATED BY CALLING THE UTILITY DEPARTMENT 512–352–3251. ALLOW THREE BUSINESS DAYS FOR UTILITY LOCATES BY THE CITY OF TAYLOR.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF TAYLOR ENGINEERING MANUAL.
3. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. THE PHASES OF CONSTRUCTION ARE AS FOLLOWS.
4. PRIOR TO CITY ACCEPTANCE OF ALL IMPROVEMENTS, ALL GRADED AND DISTURBED AREAS ARE TO BE RE–VEGETATED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATION ITEM #604 UNLESS ANOTHER RE–VEGETATION SPECIFICATION IS SPECIFICALLY IDENTIFIED IN THE PLANS AND/OR BID FORM. WHEN APPROPRIATE IN THE OPINION OF THE PUBLIC WORKS DEPARTMENT, THE CITY OF TAYLOR MAY REQUIRE NATIVE GRASSES TO BE USED.
5. THE CONTRACTOR SHALL PROVIDE THE CITY OF TAYLOR COPIES OF ALL TEST RESULTS PRIOR TO ACCEPTANCE OF THIS PROJECT.
6. CITY, OWNER, ENGINEER, CONTRACTOR, REPRESENTATIVES OF ALL UTILITY COMPANIES, AND A REPRESENTATIVE FROM THE TESTING LAB SHALL ATTEND PRE–CONSTRUCTION CONFERENCE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE THE MEETING WITH THE CITY OF TAYLOR ENGINEERING DEPARTMENT 48 HOURS PRIOR TO THIS PRE–CONSTRUCTION MEETING (512–352–3633).
7. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF TAYLOR FOR APPROVAL IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
8. BURNING IS PROHIBITED. NO BLASTING IS ALLOWED.
9. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL.
10. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY CITY UTILITY BY THE CONTRACTOR, REGARDLESS OF THESE PLANS.
11. PRIOR TO CITY ACCEPTANCE OF THIS PROJECT, AN ENGINEER'S CONCURRENCE LETTER AND 22"X34" RECORD DRAWINGS (ONE MYLAR COPY, ONE BLUE–LINE OR XEROX, AND A DIGITAL COPY ON A CD ROM) SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT. THE CONSULTING ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO THE MYLAR, BLUE–LINE, AND DIGITAL COPY PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS SHALL BE PROVIDED TO THE CITY IN DIGITAL FORMAT AS AUTOCAD ". DWG" FILES, OR ESRI ".SHP" FILES ON CD ROM. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF–SIZE PRINTS (11" X 17") WERE PRODUCED, THE PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO (2) CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM – TEXAS CENTRAL ZONE (4203), IN US FEET AND SHALL INCLUDE ROTATION INFORMATION AND SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US FEET. HALF–SIZE PLANS MAY ALSO BE REQUIRED (SEE CONTRACT).
12. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF TAYLOR MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
13. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES.
14. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THIS PROJECT WILL NOT BE ACCEPTED UNTIL THE SITE HAS BEEN CLEANED AND RE–VEGETATED TO THE SATISFACTION OF THE CITY.
15. SIGNS ARE NOT PERMITTED IN PUBLIC UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
16. INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS. ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP AS NECESSARY.
17. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO PRIVATE PROPERTY, WHICH OCCURRED AS A RESULT OF ANY PORTION OF THIS PROJECT. ANY DAMAGE TO PRIVATE PROPERTY SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION. THE CONTRACTOR SHALL COORDINATE ALL REPAIRS TO PRIVATE PROPERTY WITH THE PROPERTY OWNER. CONTRACTOR SHALL PAY AND/OR SETTLE WITH PRIVATE PROPERTY OWNER FOR ALL COSTS RELATED TO ANY DAMAGE. THE CITY WILL NOT PROVIDE SEPARATE PAY FOR REPAIR OF ANY DAMAGES, REIMBURSEMENTS OR SETTLEMENTS.
19. CONTRACTOR SHALL PROVIDE THE SERVICES OF THE CITY'S APPROVED SCADA CONSULTANT AND CONTROLS INSTRUMENTATION CONSULTANT. (WHEN APPLICABLE TO SCADA) THE COST OF THE CONSULTANT AND/OR ANY EQUIPMENT SHALL BE SUBSIDIARY TO THE COST OF THE PROJECT (NO SEPARATE PAY) UNLESS SPECIFICALLY IDENTIFIED ON THE BID FORM.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL UTILITY RELOCATIONS. INCLUDING BUT NOT LIMITED TO: ONCOR ELECTRIC, ATMOS GAS, AT&T TELEPHONE, UNITED STATED POST OFFICE, TIME WARNER CABLE TELEVISION, CITY OF TAYLOR WATER & WASTEWATER. CONTRACTOR SHALL CALL 800–DIG–TESS AND MAINTAIN ALL CONFIRMATION NUMBERS.
21. IF TELEPHONE SERVICE IS REQUIRED BY THIS PROJECT, THE CONTRACTOR SHALL COORDINATE WITH PHONE COMPANY TO PROVIDE/EXTEND/RE–LOCATE THE SERVICE. NO SEPARATE PAY WILL BE PROVIDED AND THE CITY SHALL NOT BE RESPONSIBLE FOR SCHEDULING OR COORDINATING WITH PHONE COMPANY.
22. ELECTRIC AND/OR TELEPHONE POLES THAT NEED TO BE RE–LOCATED FOR THIS PROJECT WILL BE AT THE EXPENSE OF THE CONTRACTOR. THE CITY OF TAYLOR WILL NOT PROVIDE SEPARATE PAY FOR POLE RE–LOCATION AND THE COST OF THE RELOCATION IS CONSIDERED SUBSIDIARY TO THE PROJECT BID. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING POLES THAT MAY CONFLICT WITH THESE PLANS AND MAKING ARRANGEMENTS TO RESOLVE THE CONFLICT WITH THE APPROPRIATE UTILITY. IF ELECTRIC, TELEPHONE, OR CATV SERVICE WILL BE INTERRUPTED AS A RESULT OF THE RE–LOCATION; THE CITY SHALL APPROVE THE MAXIMUM ALLOWABLE TIME THE SERVICE WILL BE INTERRUPTED.
23. THE CONTRACTOR SHALL MAKE APPLICATIONS TO THE ELECTRIC COMPANY FOR ELECTRIC SERVICE IF NEW SERVICE IS REQUIRED. THE CITY WILL ASSUME THE SERVICE UPON ACCEPTANCE OF THE PROJECT (IF REQUIRED). THE CONTRACTOR WILL PAY FOR ELECTRIC POWER UNTIL THE METER IS TRANSFERRED TO THE CITY OF TAYLOR. IMPACT FEES AND APPLICATION FEES REQUIRED BY THE ELECTRIC COMPANY WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS SPECIFICALLY IDENTIFIED IN THE CONTRACT.
24. THE CONTRACTOR SHALL PROVIDE COMBINATION LOCKS FOR ALL GATES, HATCHES, VAULTS, AND MCC BOXES. EACH LOCK SHALL BE PRE–APPROVED AND SET TO THE CITY'S REQUIREMENTS. (NO SEPARATE PAY)
25. ALL WORK ON THESE PLANS SHALL BE PERFORMED. PAY FOR WORK SHOWN ON THESE PLANS, WHICH ARE NOT IDENTIFIED IN THE CONTRACT, SHALL BE CONSIDERED INCIDENTAL TO THE ITEMS SPECIFICALLY IDENTIFIED FOR PAYMENT.
26. THE CONTRACTOR SHALL PROVIDE A COMPETENT AND QUALIFIED SUPERINTENDENT TO SUPERVISE ALL WORK. THE SUPERINTENDENT SHALL BE PRESENT DURING ALL CONSTRUCTION ACTIVITIES.
27. ANY SURVEY MONUMENTS DAMAGED OR MOVED AS A RESULT OF THIS PROJECT SHALL BE REPLACED TO EQUAL OR BETTER CONDITION. A TEXAS REGISTERED LAND SURVEYOR SHALL OVERSEE THE REPLACEMENT AND CERTIFY THE REPLACEMENT FOR ITS INTENDED USE. NO SEPARATE PAY WILL BE PROVIDED.
28. ADEQUATE DRAINAGE CONDITIONS, IN ACCORDANCE WITH THE CITY ENGINEERING MANUAL, SHALL BE MAINTAINED AT ALL TIMES.
29. ANY TREE REMOVED OR DAMAGED BY THIS PROJECT, WHICH IS NOT SPECIFICALLY IDENTIFIED TO BE REMOVED BY THE PLANS, WILL BE REPLACED ACCORDING TO THE REQUIREMENTS OF THE CITY OF TAYLOR CODE OF ORDINANCES. NO SEPARATE PAY WILL BE PROVIDED.
30. THE CONTRACTOR SHALL UNCOVER ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND VERIFY THEIR LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL NOTIFY THE CITY AND THE ENGINEER, IN WRITING, OF ANY CONFLICTS PRIOR TO ANY OTHER CONSTRUCTION INCLUDING BUT NOT LIMITED TO EXACT LOCATIONS OF CONFLICTS WITH PROPOSED OR EXISTING UTILITIES. NO ADDITIONAL PAY UNLESS SPECIFICALLY IDENTIFIED FOR PAYMENT IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO MAKE HIS OWN SUB–SURFACE INVESTIGATION PRIOR TO BID.
31. ONLY STAINLESS STEEL CASING SPACERS ARE ALLOWED IN ENCASEMENT PIPE(S).
32. NO SEPARATE PAY WILL BE GIVEN TO DE–WATER TRENCHES OR OTHER EXCAVATED AREAS.
33. SOIL MATERIAL IMPORTED FOR RE–VEGETATION OF DISTURBED AREAS SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT. A SAMPLE (SUBMITTAL) IS REQUIRED.
34. THE CONTRACTOR SHALL PERFORM PUMPING STATIONS AND/OR LIFT STATION START–UP INDEPENDENTLY: PRIOR TO REQUESTING WITNESS OR ACCEPTANCE BY THE CITY. WHEN A FINAL START–UP FAILS TO BE COMPLETE AND ACCEPTABLE AND WHEN CITY PERSONNEL ARE PRESENT AT START–UP, EACH ADDITIONAL START–UP WILL BE CHARGED TO THE CONTRACTOR, AS LIQUIDATED DAMAGES, $500.00 PER ADDITIONAL MEETING.
35. SHUTOUT OF ANY CUSTOMERS OF THE CITY'S UTILITY DUE TO TIE–INS SHALL ONLY BE SCHEDULED FOR NIGHTTIME WORK UNLESS APPROVED BY THE ENGINEERING DEPARTMENT. THE CITY'S FIELD REPRESENTATIVE SHALL COORDINATE AND INSPECT ALL NIGHTTIME SHUTOUTS AND TIE–INS. THE CONTRACTOR SHALL REQUEST SHUTOUTS TWO WEEKS IN ADVANCE. SHUTOUTS WILL ONLY BE ALLOWED IN THE FOLLOWING TIMES AND ARE SUBJECT TO APPROVAL BY THE CITY: 10 PM – 6 AM; BEGINNING ON TUESDAY, WEDNESDAY OR THURSDAY NIGHT(S). NO EXTRA TIME WILL BE GRANTED TO THE CONTRACT FOR UNSCHEDULED WORK IN THE TIME PERIOD ALLOWED OR DUE TO REQUESTS OUTSIDE THE APPROVED TIME PERIODS.

STREET NOTES:

1. NO TRENCHING OF COMPACTED BASE WILL BE ALLOWED. A PENALTY AND/OR FINE MAY BE IMPOSED TO THE GENERAL CONTRACTOR IF TRENCHING OF COMPACTED BASE OCCURS WITHOUT CITY APPROVAL, REGARDLESS OF WHO PERFORMED THE TRENCHING.
2. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF TAYLOR HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, OR ANY OTHER ACCESSIBILITY LEGISLATION, AND DOES NOT WARRANTY OR APPROVE THESE PLANS FOR ANY ACCESSIBILITY STANDARDS.
3. STREET BARRICADES SHALL BE INSTALLED ON ALL DEAD END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
4. ANY DAMAGE CAUSED TO EXISTING PAVEMENT, CURBS, SIDEWALKS, RAMPS, ETC., SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THIS PROJECT.
5. AS THIS IS CITY STANDARD NOTE, DENSITY TESTING OF COMPACTED SUBGRADE MATERIAL, FIRST COURSE AND SECOND COURSE COMPACTED BASE, SHALL BE MADE AT 300 FOOT INTERVALS PER SECTION 2.19.5 OF TAYLOR ENGINEERING MANUAL & DETAILS (JAN. 2024). ANY FAILED TESTS WILL BE RE–TESTED AT THE EXPENSE OF THE CONTRACTOR. COMPACTION REQUIREMENTS, AS THIS IS CITY STANDARD NOTE, FOR IN–PLACE DENSITY AND MOISTURE & LIFT THICKNESS SHALL FOLLOW GEOTECHNICAL INVESTIGATION BY RINER ENGINEERING.
6. THE CONTRACTOR SHALL COORDINATE WITH THE CITY'S FIELD REPRESENTATIVE 48 HOURS PRIOR TO SCHEDULED DENSITY TESTING. THE CITY'S FIELD REPRESENTATIVE SHALL WITNESS ALL TESTING.
7. THE CONTRACTOR SHALL SCHEDULE ALL TESTING WITH AN APPROVED MATERIALS TESTING LABORATORY AND NOTIFY THE CITY'S FIELD REPRESENTATIVE OF THE TIME AND LOCATION OF ALL TESTS.
8. TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES TO BE INSTALLED AS DIRECTED BY THE CITY OF TAYLOR PRIOR TO CITY ACCEPTANCE OF THIS PROJECT.
9. SLOPE OF NATURAL GROUND ADJACENT TO THE RIGHT–OF–WAY SHALL NOT EXCEED 4:1. IF A 4:1 SLOPE IS NOT POSSIBLE, A RETAINING WALL OR SOME OTHER FORM OF SLOPE PROTECTION APPROVED BY THE CITY SHALL BE PLACED IN A LOCATION ACCEPTABLE TO THE CITY.
10. THE CITY, ENGINEER, CONTRACTOR, AND A REPRESENTATIVE FROM THE TESTING LAB SHALL ATTEND A PRE–PAVING CONFERENCE PRIOR TO THE START OF PAVING. THE CONTRACTOR SHALL GIVE THE CITY'S FIELD REPRESENTATIVE 48 HOURS NOTICE PRIOR TO THIS MEETING.
11. FAILED TESTS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
12. GEOTECHNICAL INVESTIGATION INFORMATION AND PAVEMENT RECOMMENDATIONS WERE PROVIDED BY RINER ENGINEERING, INC.. PAVEMENT RECOMMENDATIONS ARE AS FOLLOWS:

STREET	CLASSIFICATION	LIME–TREATED SUBGRADE	FLEXIBLE BASE	HMAC "TYPE D"
CR401	COMMUNITY STREET	10"	14"	6"
WING STREET	YIELD STREET	10"	12"	3.5"

NOTE:
FOR COMMUNITY STREET – GEOGRID TX–5 (TENSAR TX–5) SHALL BE USED BETWEEN SUBGRADE & FLEXIBLE BASE, PLACED AND OVERLAPPED PER MANUFACTURER'S RECOMMENDATIONS. STABILIZED SUBGRADE SOIL SHALL MEET TxDOT STANDARD SPECIFICATIONS ITEMS 260, OR LOCAL EQUIVALENT. PRIME COAT SHALL BE USED BETWEEN FLEXIBLE BASE AND ASPHALT LAYERS. FLEXIBLE BASE COURSE SHALL COMPLY WITH TxDOT STANDARD SPECIFICATIONS ITEM 247, GRADE 2 TYPE A.

FOR YIELD STREET – GEOGRID TX–5 (TENSAR TX–5) SHALL BE USED BETWEEN SUBGRADE & FLEXIBLE BASE, PLACED AND OVERLAPPED PER MANUFACTURER'S RECOMMENDATIONS. STABILIZED SUBGRADE SOIL SHALL MEET TxDOT STANDARD SPECIFICATIONS ITEMS 260, OR LOCAL EQUIVALENT. PRIME COAT SHALL BE USED BETWEEN FLEXIBLE BASE AND ASPHALT LAYERS. FLEXIBLE BASE COURSE SHALL COMPLY WITH TxDOT STANDARD SPECIFICATIONS ITEM 247, GRADE 2 TYPE A.

WHERE NOT SPECIFIED IN GEOTECHNICAL REPORT, PAVEMENT SHOULD COMPLY WITH THE ENGINEERING MANUAL & DETAILS, TAYLOR, TEXAS; AND THE TRANSPORTATION CRITERIA MANUAL, CITY OF AUSTIN, TEXAS (JULY 12, 2022)..

WASTEWATER NOTES:

1. THE CONTRACTOR, WITH CITY APPROVAL, SHALL RAISE MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES TO FINISHED PAVEMENT GRADE AT THE CONTRACTOR'S EXPENSE. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
2. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BIDDING THE PROJECT.
3. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8–MIL POLYETHYLENE WRAP, ACCORDING TO THE COA SPECIFICATION.
4. ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF TAYLOR MINIMUM COVER SPECIFICATIONS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS.
5. ALL WASTEWATER LINES SHALL BE TV VIDEO TAPED ACCORDING TO COA 510. THE CONTRACTOR SHALL SUPPLY TWO COPIES TO THE CITY'S FIELD REPRESENTATIVE.
6. GASKETED PVC SEWER MAIN FITTINGS SHALL BE USED TO CONNECT SDR–35 PVC TO SDR–26 PVC PRESSURE PIPE OR C–900.
7. SDR–35 WW IS NOT ALLOWED.
8. ALL SANITARY SEWERS, EXCLUDING SERVICE LINES, SHALL BE MANDREL TESTED PER TCEQ CRITERIA. A MANDREL TEST WILL NOT BE PERFORMED UNTIL BACKFILL HAS BEEN IN PLACE FOR A MINIMUM OF 30 DAYS.
9. ALL SANITARY SEWERS, INCLUDING SERVICE LINES, SHALL BE AIR TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS.
10. DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE, UNLESS SPECIFIED OTHERWISE BY THE CITY.
11. CITY TO BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.
12. WATER OR WASTEWATER LINE CROSSINGS SHALL BE INSTALLED PER TCEQ REQUIREMENTS.
13. ALL MANHOLE LIDS OUTSIDE THE PAVEMENT SHALL BE BOLTED.
14. CONTRACTOR TO NOTIFY CITY OF TAYLOR 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES. INSPECTION OF CONNECTIONS TO EXISTING UTILITIES IS REQUIRED.
15. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
16. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28–DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
17. PIPING IN AND AROUND LIFT STATION VALVE VAULTS WILL BE PAINTED AND/OR COATED TO THE CITY'S SPECIFICATIONS.
18. MCC'S, JUNCTION BOXES OR ANY HOUSING FOR ELECTRICAL COMPONENTS SHALL BE NEMA 4X STAINLESS STEEL. PAINTED METAL OR ANY OTHER TYPE OF BOX WILL NOT BE ACCEPTED UNLESS SPECIFICALLY IDENTIFIED IN THE PLANS.

WATER NOTES:

1. THE TOP OF VALVE STEMS SHALL BE AT LEAST 18", AND NO MORE THAN 36", BELOW FINISHED GRADE. VALVE STEM RISERS SHALL BE WELDED ON EACH END TO THE CITY'S SATISFACTION.
2. FIRE HYDRANT LEADS TO BE DUCTILE IRON, CLASS 350, AND INSTALLED PER CITY OF TAYLOR STANDARD SPECIFICATIONS AND DETAIL
3. THE CONTRACTOR SHALL PROVIDE CUTS FOR ALL WATER LINES AND FH BURY LINES IN ACCORDANCE WITH THE CONTRACT.
4. APPROVED 5¼" FIRE HYDRANTS: AMERICAN FLOW CONTROL, B84B MUELLER COMPANY, SUPER CENTURION 250, CLOW MEDALLION HYDRANT.
5. *ALL FIRE HYDRANTS MUST MEET CITY OF TAYLOR THREAD SPECIFICATIONS (NATIONAL THREAD).
6. *BLUE REFLECTOR MARKERS SHALL BE LOCATED ON THE CENTERLINE OF THE PAVEMENT ACROSS FROM ALL FIRE HYDRANTS. PAVEMENT MARKERS AT INTERSECTIONS SHALL BE FOUR–SIDED.
7. ALL WATER LINES, INCLUDING SERVICE LINES, SHALL BE PRESSURE AND LEAK TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND WITNESSED BY THE CITY OF TAYLOR REPRESENTATIVE. ALL FAILED TESTS SHALL BE THE FISCAL RESPONSIBILITY OF THE CONTRACTOR, AND THE CONTRACTOR MAY BE REQUIRED TO RE–TEST LINES IF THE TESTING IS NOT WITNESSED BY THE CITY. CONTRACTOR MUST NOTIFY THE CITY OF TAYLOR 48 HOURS PRIOR TO ANY TESTING.
8. ALL WATER LINES SHALL BE STERILIZED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR STERILIZATION AND THE CITY OF TAYLOR IS RESPONSIBLE FOR SUBMITTING BACTERIOLOGICAL SAMPLES TO THE STATE UNLESS OTHERWISE APPROVED BY THE ENGINEERING DEPARTMENT.
9. ALL WATER VALVE RISERS NOT IN PAVEMENT SHALL BE SET IN CONCRETE IN ACCORDANCE WITH THE CITY'S SPECIFICATIONS AND DETAILS. THE STANDARD DETAIL IS AVAILABLE ON THE CITY'S WEB SITE.
10. AS THIS IS CITY STANDARD NOTE, DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
11. CONTRACTOR TO OBTAIN A WATER METER FROM THE CITY OF TAYLOR FOR ANY WATER THAT MAY BE REQUIRED DURING CONSTRUCTION. (512–352–3251)
12. ALL WATER PIPE AND APPURTENANCES LARGER THAN 12" SHALL HAVE A MAXIMUM OPERATING PRESSURE GREATER THAN 250 PSI UNLESS SPECIFICALLY IDENTIFIED ON THE BID FORM.
13. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE CONTRACTOR'S EXPENSE WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
14. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE TOTALLY ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. THE ENGINEER AND/OR THE CITY MAKE NO GUARANTEE OR WARRANTY TO THE ACCURACY OF THESE PLANS.
15. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8–MIL POLYETHYLENE WRAP IN ACCORDANCE WITH THE COA SPECIFICATION.
16. ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF AUSTIN SPECIFICATIONS MINIMUM COVER REQUIREMENTS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS.
17. CITY TO BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.
18. ALL WATER VALVES OVER 24" IN SIZE SHALL HAVE A BY–PASS LINE AND VALVE INSTALLED. BY–PASS VALVES AND LINES ARE SUBSIDIARY TO THE COST OF THE VALVE UNLESS SPECIFICALLY IDENTIFIED ON THE BID FORM.
19. CONTRACTOR TO NOTIFY CITY OF TAYLOR 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES. INSPECTION IS REQUIRED.
20. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF TAYLOR STANDARD DETAILS.
21. TRACER TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS REGARDLESS OF THE TYPE OF PIPE OR DEPTH OF PIPE INSTALLED.
22. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28–DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
23. THE CITY CONSIDERS PROTECTION OF ITS WATER SYSTEM PARAMOUNT TO CONSTRUCTION ACTIVITIES. CITY PERSONNEL WILL OPERATE, OR AUTHORIZE THE CONTRACTOR TO OPERATE, ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY NOT OPERATE ANY WATER VALVE, EXISTING OR PROPOSED, THAT WILL ALLOW WATER FROM THE CITY'S WATER SYSTEM TO FLOW TO A PROPOSED OR EXISTING WATER SYSTEM WITHOUT THE EXPRESS CONSENT OF THE CITY. NOTIFY THE CITY TWO BUSINESS DAYS IN ADVANCE OF ANY REQUEST TO OPERATE A WATER VALVE. THE GENERAL CONTRACTOR MAY BE FINED $500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.

STORM SEWER NOTES:

1. THE CONTRACTOR WITH CITY INSPECTION SHALL RAISE MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES TO FINISHED PAVEMENT GRADE. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION. THE CONTRACTOR WILL BACKFILL AROUND MANHOLES AND JUNCTION BOXES WITH CLASS A CONCRETE.
2. ALL MANHOLE LIDS SHALL BE 32" OR LARGER, UNLESS EXPRESSLY APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT. ALL LIDS OUTSIDE THE PAVEMENT WILL BE BOLTED.
3. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE TOTALLY ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
4. CONTRACTOR TO NOTIFY CITY OF TAYLOR 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES.
5. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF TAYLOR STANDARD DETAILS.
6. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28–DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
7. AS THIS IS CITY STANDARD NOTE, CONTRACTOR TO INSTALL AND MAINTAIN GEO–TEXTILE FABRIC BARRIER (INLET PROTECTION) AROUND STORM SEWER LEADS AND INLETS TO PREVENT SILT AND OTHER MATERIAL FROM ENTERING THE STORM SEWER COLLECTION SYSTEM.
8. PUBLIC STORM SEWER WITH MORE THAN 2 FEET OF SEPARATION FROM TOP OF PIPE TO SUBGRADE TO BE CLASS 3 CONCRETE. PUBLIC STORM SEWER WITH LESS THAN OR EQUAL TO 2 FEET OF SEPARATION FROM TOP OF PIPE TO SUBGRADE TO BE CLASS 5 CONCRETE OR EQUIVALENT.
9. PRIVATE STORM SEWER WITH MORE THAN OR EQUAL TO 2 FEET OF SEPARATION FROM TOP OF PIPE TO SUBGRADE CAN BE HDPE PIPE OR EQUIVALENT. PRIVATE STORM SEWER PIPE WITH LESS THAN 2 FEET FROM TOP OF PIPE TO SUBGRADE, OR EQUAL TO OR GREATER THAN 48" PIPE, SHALL BE HP DUAL WALL OR CLASS 5 CONCRETE PIPE.

TRENCH SAFETY NOTES:

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND STABLE OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR.
2. IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN EMPLOYEES ARE REQUIRED TO BE IN TRENCHES 4–FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.

BENCHMARKS:

BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.99988

BM #50: SET MAGNETIC NAIL IN CONCRETE
GRID NORTH: 10,181,619.81
GRID EAST: 3,204,414.68
ELEV: 609.87

BM #51: SET MAGNETIC NAIL IN BASE OF TRAFFIC POLE
GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

CONSTRUCTION NOTES

JOB NO. 51429–00–391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 08 of 60

Date: May 17, 2024, 1:46pm User ID: jwolf
File: H:\Projects\514\29\00\391 Public Infrastructure\Civil\CN51429–00.dwg

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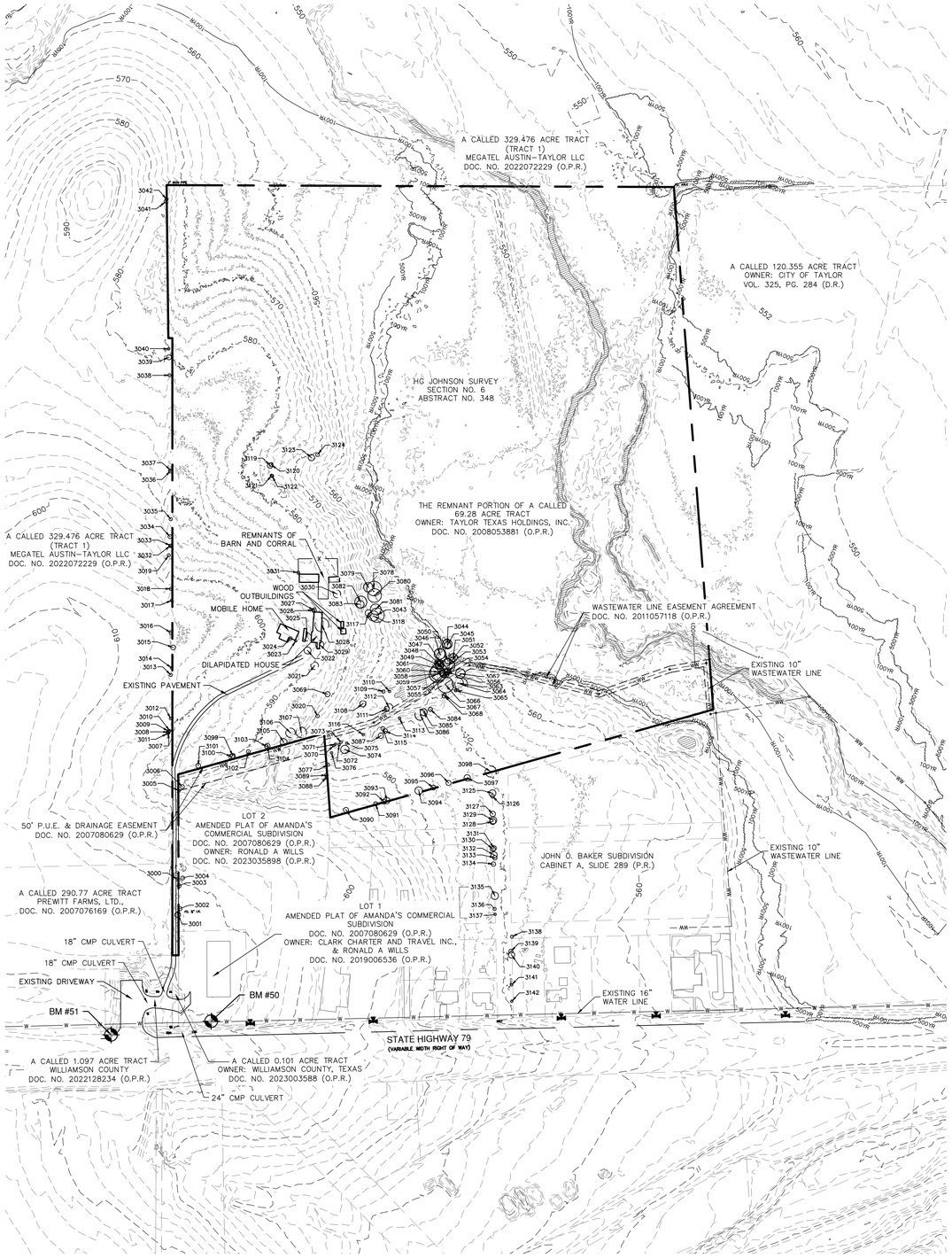
PZ-2024-2104



ONSITE TREE LIST:

TREE#	DIA	REMOVE	TYPE
3000	9	X	HACKBERRY
3001	18	X	HACKBERRY
3002	13		HACKBERRY
3003	12		HACKBERRY
3004	12		HACKBERRY
3005	9	X	MULBERRY
3006	13	X	HACKBERRY
3007	8		HACKBERRY
3008	13.5		HACKBERRY (M)
3009	10.5		HACKBERRY (M)
3010	8		HACKBERRY
3011	9		HACKBERRY
3012	8		HACKBERRY
3013	13		HACKBERRY (M)
3014	8	X	HACKBERRY
3015	15	X	MULBERRY (M)
3016	16	X	HACKBERRY (M)
3017	9	X	HACKBERRY
3018	10	X	HACKBERRY
3019	10	X	HACKBERRY
3020	11	X	GUM
3021	12	X	PECAN
3022	11	X	PECAN
3023	8	X	BOX ELDER
3024	11	X	HACKBERRY
3025	25	X	HACKBERRY
3026	9	X	HACKBERRY
3027	14.5	X	HACKBERRY (M)
3028	22	X	PECAN
3029	13	X	PECAN
3030	24	X	HACKBERRY
3031	9	X	HACKBERRY
3032	11	X	HACKBERRY
3033	8	X	HACKBERRY
3034	12	X	HACKBERRY (M)
3035	15		HACKBERRY (M)
3036	13		HACKBERRY
3037	8		HACKBERRY
3038	14	X	HACKBERRY (M)
3039	15.5	X	HACKBERRY (M)
3040	8	X	HACKBERRY
3041	13.5		HACKBERRY (M)
3042	10		HACKBERRY
3043	22.5		CEDAR ELM (M)
3044	15		CEDAR ELM
3045	10		CEDAR ELM
3046	17		CEDAR ELM
3047	9		CEDAR ELM
3048	13		CEDAR ELM
3049	12		CEDAR ELM
3050	18		ASH
3051	13		CEDAR ELM
3052	9		CEDAR ELM
3053	22		CEDAR ELM
3054	9		CEDAR ELM
3055	9		CEDAR ELM
3056	10		CEDAR ELM
3057	14		CEDAR ELM (M)
3058	10		CEDAR ELM
3059	26		CEDAR ELM (M)
3060	27		PECAN
3061	9		CEDAR ELM
3062	15		CEDAR ELM
3063	18	X	CEDAR ELM
3064	20	X	CEDAR ELM
3065	8		MESQUITE
3066	25		CEDAR ELM (M)
3067	9		MESQUITE
3068	14		MESQUITE
3069	8	X	CEDAR ELM
3070	8		ASH
3071	8		ASH
3072	8		ASH
3073	9		ASH
3074	13		CEDAR ELM (M)
3075	8		MESQUITE
3076	8		ASH
3077	10		HACKBERRY
3078	23		CEDAR ELM
3079	15		CEDAR ELM
3080	21.5		CEDAR ELM (M)
3081	17		CEDAR ELM
3082	19		CEDAR ELM
3083	12		CEDAR ELM
3084	13	X	MESQUITE
3085	28	X	LOAK (M)
3086	17	X	CEDAR ELM
3087	17		HACKBERRY
3088	9		HACKBERRY
3089	11		HACKBERRY
3090	16		HACKBERRY (M)
3091	13		HACKBERRY
3092	15		HACKBERRY
3093	20.5		HACKBERRY (M)
3094	12		CEDAR ELM
3095	15		ASH
3096	16		HACKBERRY
3097	10		CEDAR ELM
3098	35	X	HACKBERRY
3099	15	X	HACKBERRY
3100	18	X	HACKBERRY
3101	15		HACKBERRY
3102	12	X	HACKBERRY
3103	12	X	HACKBERRY
3104	17	X	HACKBERRY (M)
3105	22	X	HACKBERRY
3106	30	X	HACKBERRY
3107	33	X	HACKBERRY
3108	19.5		ASH (M)
3109	10		ASH
3110	8		ASH
3111	15		ASH
3112	12		CEDAR ELM
3113	13.5		GUM (M)
3114	14.5		MESQUITE (M)
3115	12.5		MESQUITE (M)
3116	8		BOX ELDER
3117	10.5		CEDAR ELM (M)
3118	16		CEDAR ELM
3119	17	X	HACKBERRY
3120	12	X	HACKBERRY (M)
3121	9	X	HACKBERRY
3122	10	X	HACKBERRY
3123	20	X	HACKBERRY
3124	12	X	HACKBERRY
3125	22		HACKBERRY
3126	12		HACKBERRY
3127	24		HACKBERRY (M)
3128	33.5		HACKBERRY (M)
3129	22		HACKBERRY
3130	16		HACKBERRY
3131	16		HACKBERRY
3132	20		HACKBERRY
3133	14		HACKBERRY
3134	14		HACKBERRY
3135	23		HACKBERRY
3136	12.5		HACKBERRY (M)
3137	8		HACKBERRY
3138	10		HACKBERRY
3139	13		HACKBERRY
3140	24.5		HACKBERRY (M)
3141	8		HACKBERRY
3142	8		HACKBERRY

SCALE: 1"= 200'

0' 200' 400' 600'

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT LINE
- 790 EXISTING CONTOURS
- GAS GAS GAS EXISTING GAS LINE
- OHE OHE EXISTING OVERHEAD ELECTRIC
- WW WW EXISTING WASTEWATER LINE
- W W EXISTING WATER LINE
- SD SD EXISTING STORM DRAIN LINE
- 500YR 500-YEAR FEMA FLOODPLAIN
- 100YR 100-YEAR FEMA FLOODPLAIN
- EXISTING EDGE OF PAVEMENT
- X EXISTING FENCE
- EXISTING WASTEWATER MANHOLE
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- EXISTING STORM DRAIN HEADWALL
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING BUILDING
- EXISTING SURFACE WATER

TREE NOTES:

1. SURVEY INCLUDES ALL TREES THAT ARE 8" OR GREATER THAT ARE HARDWOOD.
2. TREES LOCATED IN THE FLOODPLAIN ARE NOT COLLECTED AS DEVELOPMENT WILL NOT IMPACT FLOODPLAIN.
3. MITIGATION PLAN TO BE PROVIDED AT SITE PLAN STAGE.

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE 100 AND 500 YEAR FLOODPLAIN BOUNDARIES ARE BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 48491C0530F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

BENCHMARKS:

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GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83

(M) – MULTI-TRUNK TREE
(ROW) – RIGHT-OF-WAY
(ROW)* – RIGHT-OF-WAY AFTER PROPOSED RIGHT-OF-WAY DEDICATION

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

EXISTING CONDITIONS AND TREES PLAN

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 09 of 60

Date: May 17, 2024, 2:36pm User ID: jwolf
File: H:\Projects\514\29\00\391 Public Infrastructure\Civil\EX51429-00.dwg
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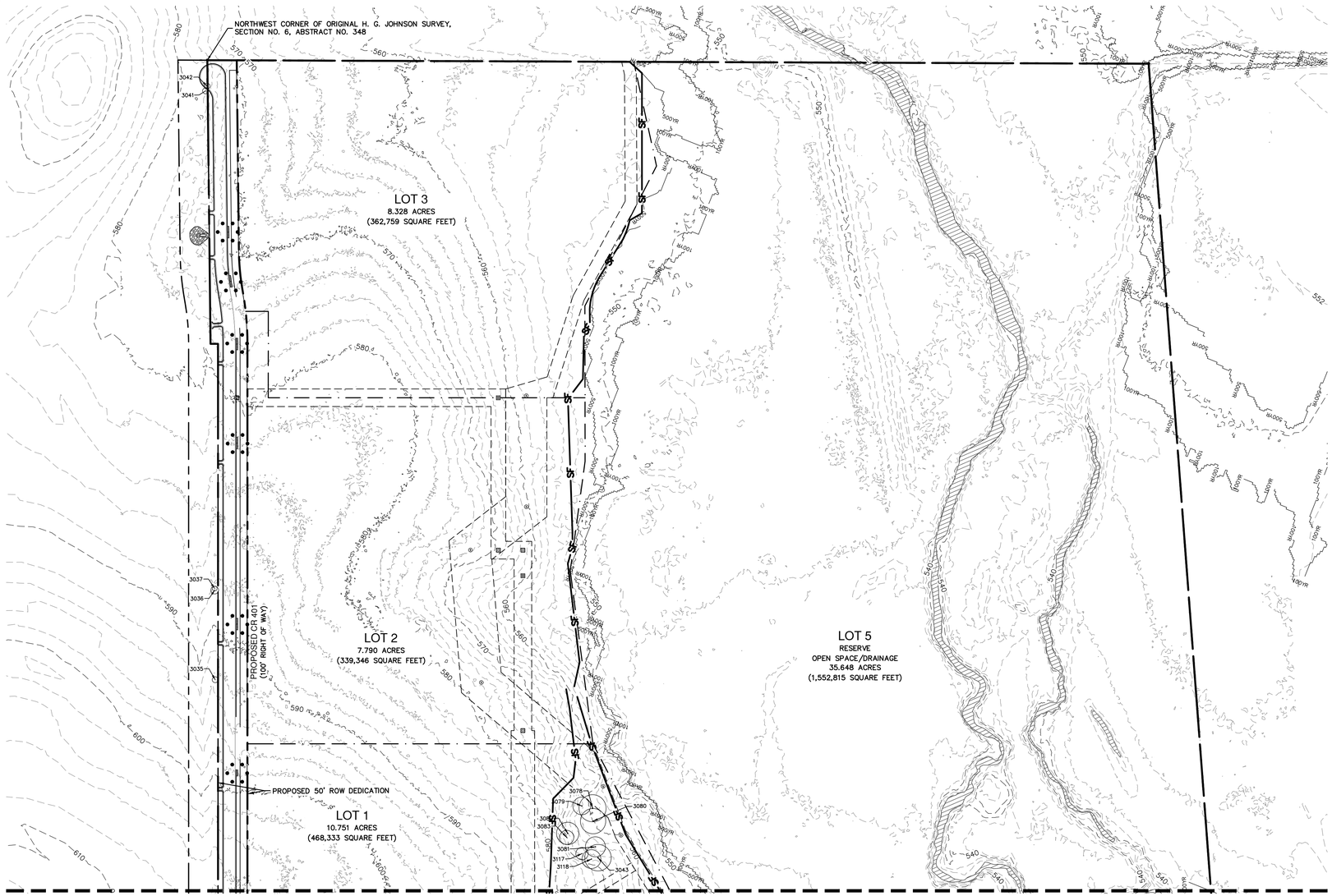
PZ-2024-2104



SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT LINE
- 790 EXISTING CONTOURS
- GAS GAS GAS EXISTING GAS LINE
- OHE OHE EXISTING OVERHEAD ELECTRIC
- WW WW EXISTING WASTEWATER LINE
- W W EXISTING WATER LINE
- SD SD EXISTING STORM DRAIN LINE
- 500YR 500-YEAR FEMA FLOODPLAIN
- 100YR 100-YEAR FEMA FLOODPLAIN
- EXISTING WASTEWATER MANHOLE
- EXISTING TREE
- EXISTING STORM DRAIN HEADWALL
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING BENCHMARK
- EXISTING SURFACE WATER
- PROPOSED WASTEWATER MANHOLE
- PROPOSED CURB INLET
- 816 PROPOSED CONTOURS
- SF SILT FENCE
- TP TP TP TP TREE PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (TO BE FIELD LOCATED)
- CONCRETE TRUCK WASHOUT PIT (TO BE FIELD LOCATED)
- CONSTRUCTION STAGING AREA (TO BE FIELD LOCATED)
- FLOW ARROW
- ROCK BERM
- INLET PROTECTION

TREE NOTES:

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2. TREES LOCATED IN THE FLOODPLAIN ARE NOT COLLECTED AS DEVELOPMENT WILL NOT IMPACT FLOODPLAIN.
3. MITIGATION PLAN TO BE PROVIDED AT SITE PLAN STAGE

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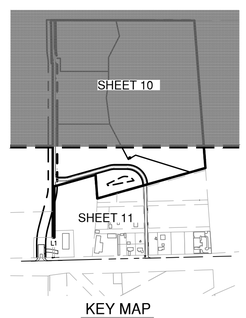

KEY MAP

BENCHMARKS:

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TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

EROSION & SEDIMENTATION CONTROL PLAN (1 OF 2)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 10 of 60

Date: May 17, 2024, 1:48pm User ID: jwolf
File: I:\Projects\514\29\00\391 Public Infrastructure\Civil\EC51429-00.dwg

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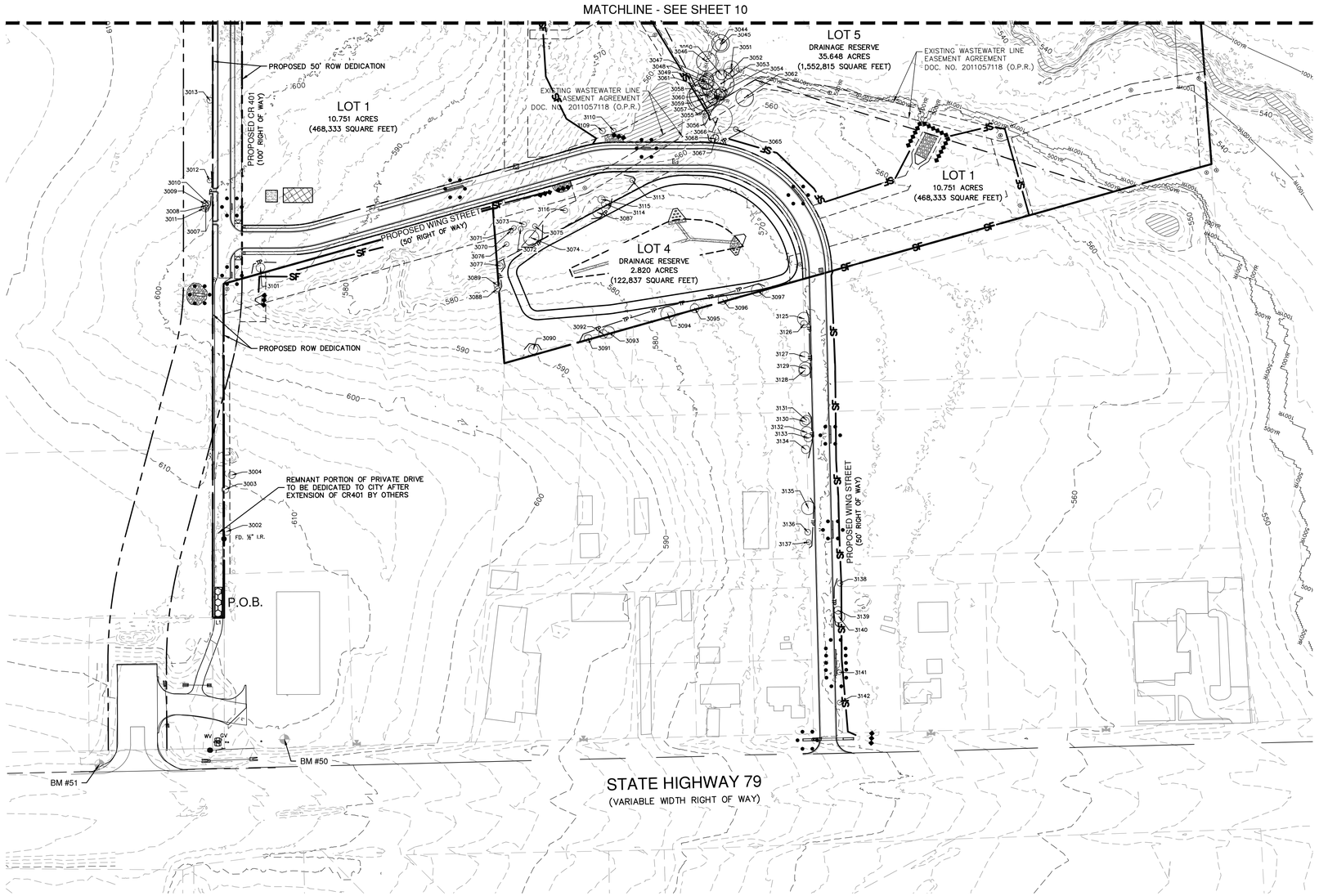
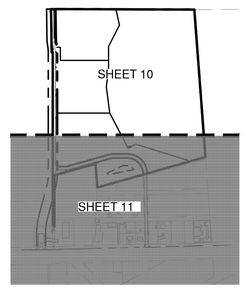
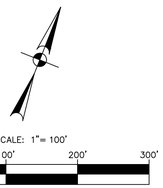




KEY MAP



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT LINE
- 790 EXISTING CONTOURS
- GAS EXISTING GAS LINE
- OHE EXISTING OVERHEAD ELECTRIC
- WW EXISTING WASTEWATER LINE
- W EXISTING WATER LINE
- SD EXISTING STORM DRAIN LINE
- 500YR 500-YEAR FEMA FLOODPLAIN
- 100YR 100-YEAR FEMA FLOODPLAIN
- EXISTING WASTEWATER MANHOLE
- EXISTING TREE
- EXISTING STORM DRAIN HEADWALL
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING BENCHMARK
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TREE NOTES:

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NOTES:

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TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

EROSION & SEDIMENTATION CONTROL PLAN (2 OF 2)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 11 of 60

Date: May 17, 2024, 1:48pm User ID: jwolf
File: H:\Projects\514\23\01.391 Public Infrastructure\Civil\EC51429-00.dwg

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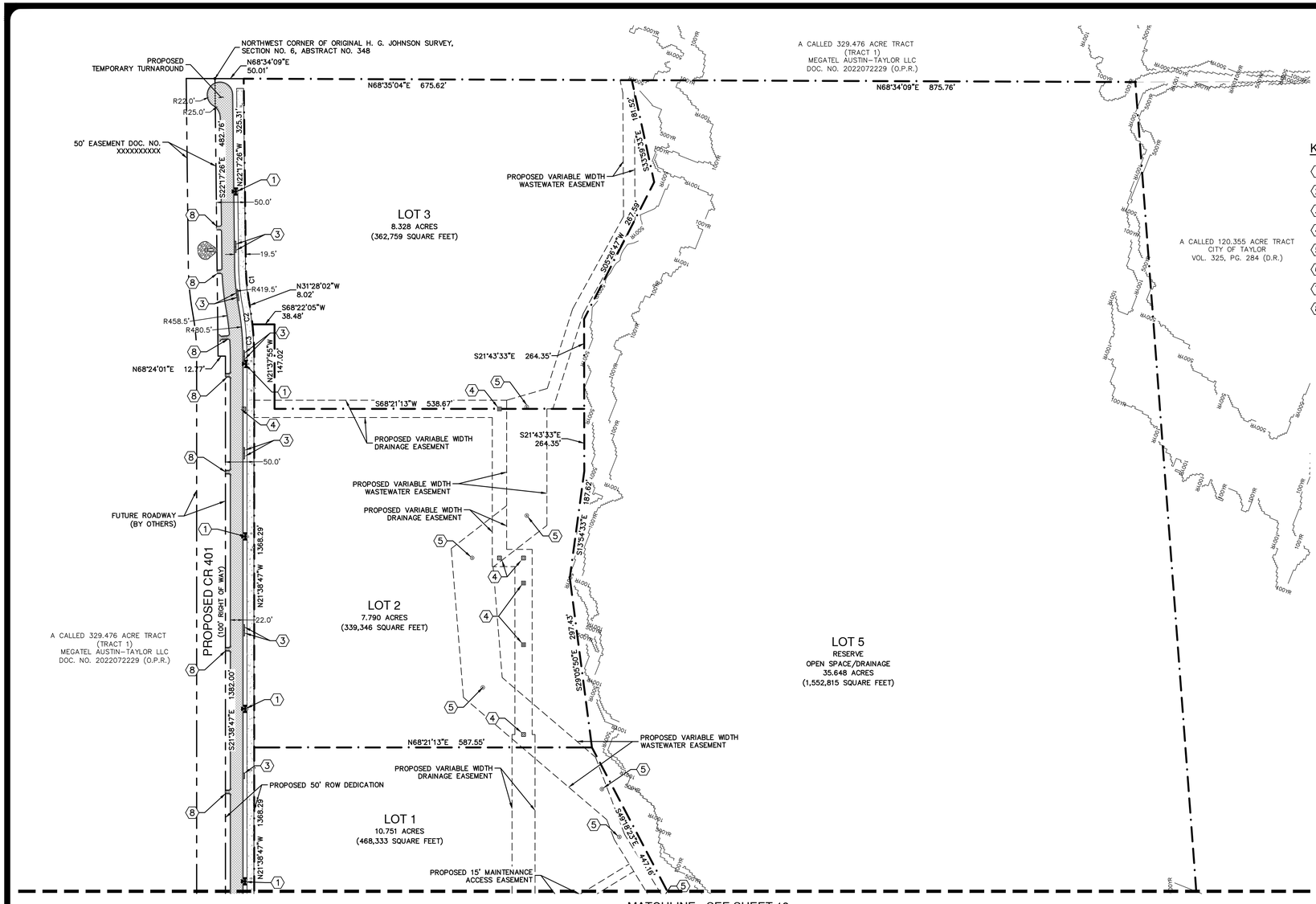


KEYED NOTES

1. PROPOSED FIRE HYDRANT
2. SIDEWALK RAMP @ 12:1 MAX SLOPE (SEE DETAIL SHEET 29)
3. CURB INLET
4. STORM DRAIN STRUCTURE
5. WASTEWATER MANHOLE
6. HEADWALL
7. RETAINING WALL WITH TRAFFIC RAILING REFERENCE DETAILS SHEET ##
8. 6' DRAINAGE CUT, SEE DETAIL THIS SHEET

LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- PROPOSED ROW DEDICATION
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJACENT PROPERTY BOUNDARY
- 500YR — 500-YEAR FEMA FLOODPLAIN
- 100YR — 100-YEAR FEMA FLOODPLAIN
- PROPOSED CONCRETE SIDEWALK/FLATWORK
- PROPOSED ASPHALT PAVEMENT

LOT & BLOCK TABLE

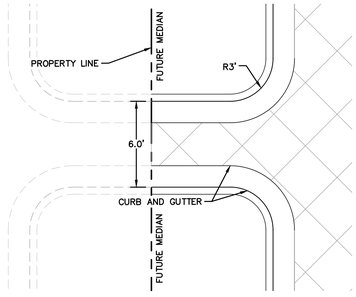
LOT	LOT USE	LOT ACREAGE
R.O.W. DEDICATION	DEDICATED TO CITY	3.678
LOT 1	LIGHT INDUSTRIAL	10.751
LOT 2	LIGHT INDUSTRIAL	7.790
LOT 3	LIGHT INDUSTRIAL	8.328
LOT 4	DETENTION POND	2.820
LOT 5	DEDICATED TO CITY	35.648

NOTES:

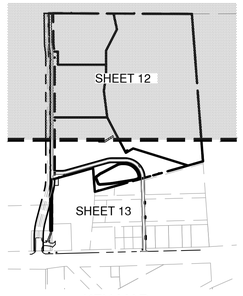
1. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 48491C0530F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
2. ALL EASEMENTS OF RECORD, AS FOUND IN THE TITLE COMMITMENT, ARE SHOWN.
3. EASEMENTS ON PLAN LOCATED OUTSIDE OF ROW TO BE MAINTAINED BY OWNER'S ASSOCIATION.

LAND USE SUMMARY:
ZONING: M-1: LIGHT INDUSTRIAL – 36.66 AC.
RA: RURAL AGRICULTURAL – 32.509 AC. (WITHIN 100-YR FLOODPLAIN)

SIDEWALK NOTE:
SIDEWALKS ALONG WING STREET SOUTH OF PROPERTY LINE TO BE BUILT WITH FUTURE DEVELOPMENT.



KEYNOTE 8 DETAIL
SCALE: 1" = 5'



KEY MAP

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	400.00'	009°10'36"	N26°52'44"W	64.00'	64.07'
C2	500.00'	003°30'50"	S29°42'38"E	30.66'	30.66'
C3	500.00'	006°18'26"	S24°48'00"E	55.01'	55.04'
C4	175.00'	015°41'33"	S60°30'27"W	47.78'	47.93'
C5	225.00'	015°41'33"	N60°30'27"E	61.43'	61.62'
C6	225.00'	015°41'33"	S60°30'27"W	61.43'	61.62'
C7	175.00'	015°41'33"	N60°30'27"E	47.78'	47.93'
C8	225.26'	089°41'47"	N67°53'58"W	317.73'	352.65'
C9	175.26'	089°50'09"	S67°58'37"E	247.50'	274.80'

OWNER

TAYLOR 79, LLC
1720 S. BELLAIRE ST.
DENVER, COLORADO 80222

TAYLOR TRACT – 14501 HWY 79 – PUBLIC IMPROVEMENTS / PZ-2024-2104
DATE:FEBRUARY 2024
SCALE: 1" = 200'
ADDRESS: 14501 HWY 79, TAYLOR, TEXAS 76574

BENCHMARKS:

BENCHMARKS ARE BASED ON NAD83 COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.99988

BM #50: SET MAGNETIC NAIL IN CONCRETE
GRID NORTH: 10,181,619.81
GRID EAST: 3,204,414.68
ELEV: 609.87

BM #51: SET MAGNETIC NAIL IN BASE OF TRAFFIC POLE
GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

SITE PLAN (1 OF 2)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 12 of 60

Date: May 17, 2024, 2:40pm User ID: jwolf
File: H:\Projects\514\29\00\391 Public Infrastructure\Civil\SP51429-00.dwg

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PZ-2024-2104

MATCHLINE - SEE SHEET 12

PROPOSED CR 401 (100' RIGHT OF WAY)

PROPOSED WING STREET (50' RIGHT OF WAY)

PROPOSED WING STREET (50' RIGHT OF WAY)

LOT 1
10.751 ACRES
(468,333 SQUARE FEET)

LOT 1
10.751 ACRES
(468,333 SQUARE FEET)

LOT 4
DRAINAGE RESERVE
2.820 ACRES
(122,837 SQUARE FEET)

LOT 5
DRAINAGE RESERVE
35.648 ACRES
(1,552,815 SQUARE FEET)

LOT 2
AMENDED PLAT OF AMANDA'S COMMERCIAL SUBDIVISION
DOC. NO. 2007080629 (O.P.R.)
OWNER: RONALD A WILLS
DOC. NO. 2023035898 (O.P.R.)

LOT 1
AMENDED PLAT OF AMANDA'S COMMERCIAL SUBDIVISION
DOC. NO. 2007080629 (O.P.R.)
OWNER: CLARK CHARTER AND TRAVEL INC., & RONALD A WILLS
DOC. NO. 2019006536 (O.P.R.)

A CALLED 290.77 ACRE TRACT
PREWITT FARMS, LTD.,
DOC. NO. 2007076169 (O.P.R.)

A CALLED 120.355 ACRE TRACT
CITY OF TAYLOR
VOL. 325, PG. 284 (D.R.)

BLOCK 3, LOT 1–4, 8–11 J. O. BAKER SUBDIVISION
DOC. NO. 9605611
TAYLOR BUTANE CO INC

BLOCK 4, LOT 1–14, J. O. BAKER SUBDIVISION
DOC. NO. 2008049845
HIGHWAY 79 DEVELOPMENT INC

BLOCK 2, LOT 1 & 12,
J. O. BAKER SUBDIVISION
DOC. NO. 2022122235
DAVID E. CERSONSKY

BLOCK 1, LOT 7 & 8, J. O. BAKER SUBDIVISION
DOC. NO. 2012101319
ASSISTING TEXAS WITH HOUSING, INC

JOHN O. BAKER SUBDIVISION
CABINET A, SLIDE 289 (P.R.)

(A) BLOCK 6 LOT 4, J O BAKER SUBDIVISION
DOC. NO. 2015102055
CCNB LIMITED PARTNERSHIP

(B) BLOCK 6 LOT 1–3, J O BAKER SUBDIVISION
DOC. NO. 9605611
TAYLOR BUTANE CO INC

(C) BLOCK 5 LOT 1–15, J O BAKER SUBDIVISION
DOC. NO. 2008049845
HIGHWAY 79 DEVELOPMENT INC

STATE HIGHWAY 79
(VARIABLE WIDTH RIGHT OF WAY)

PROPOSED 50' ROW DEDICATION
PROPOSED ROW DEDICATION
PROPOSED 15' MAINTENANCE ACCESS EASEMENT
PROPOSED VARIABLE WIDTH WASTEWATER EASEMENT
PROPOSED VARIABLE WIDTH DRAINAGE EASEMENT
PROPOSED DRAINAGE EASEMENT
EXISTING WASTEWATER LINE EASEMENT AGREEMENT DOC. NO. 2011057118 (O.P.R.)
SIGN "ALL TRAFFIC MUST TURN LEFT"
SIGN "DO NOT ENTER"
50' P.U.E. & DRAINAGE EASEMENT DOC. NO. 2007080629 (O.P.R.)
EASEMENT DOC. NO. XXXXXXXXXX
VARIABLE WIDTH GRADING EASEMENT
PROPOSED 10' TEMPORARY CONSTRUCTION EASEMENT
REMNANT PORTION OF PRIVATE DRIVE TO BE DEDICATED TO CITY AFTER EXTENSION OF CR401 BY OTHERS
WATER EASEMENT & TEMPORARY ACCESS EASEMENT DEDICATED BY PLAT
FUTURE ROADWAY (BY OTHERS)
SIGN "PRIVATE DEVELOPMENT TRAFFIC ONLY"
A CALLED 1.097 ACRE TRACT WILLIAMSON COUNTY DOC. NO. 2022128234 (O.P.R.)
A CALLED 0.101 ACRE TRACT OWNER: WILLIAMSON COUNTY, TEXAS DOC. NO. 2023003588 (O.P.R.)
BM #50
BM #51
FOR ILLUSTRATION PURPOSES ONLY. FINAL DESIGN TO BE DONE IN TXDOT DECEL LANE PLANS.

N21°38'47"W 1368.29'
N21°38'47"W 565.68'
S21°38'47"E 259.38'
S21°38'47"E 382.31'
N21°38'47"W 41.19'
S66°57'24"W 516.64'
N66°57'24"E 520.22'
S66°57'24"W 546.63'
S66°57'24"W 553.04'
N66°57'24"E 670.74'
S66°57'24"W 673.54'
N66°57'24"E 685.63'
S66°57'24"W 688.01'
N37°32'40"E 95.11'
N85°37'29"E 642.70'
S69°18'25"E 441.16'
S22°59'35"E 177.21'
S22°59'35"E 164.19'
S22°59'35"E 250.00'
N22°59'35"W 250.29'
S22°59'35"E 250.29'
529.99'
501.20'
172.77'
51.62'
50.0'
28.0'
22.0'
R25.0'
R186.0'
R214.0'
R186.3'
R214.3'

KEYED NOTES

1. PROPOSED FIRE HYDRANT
2. SIDEWALK RAMP @ 12:1 MAX SLOPE (SEE DETAIL SHEET 29)
3. CURB INLET
4. STORM DRAIN STRUCTURE
5. WASTEWATER MANHOLE
6. HEADWALL
7. DESIGN–BUILD WALLS WITH TRAFFIC RAILING; SUBMITTALS PROVIDED BY CONTRACTOR
8. 6' DRAINAGE CUT, SEE DETAIL SHEET 12

SCALE: 1"= 100'
0' 100' 200' 300'

LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- PROPOSED ROW DEDICATION
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJACENT PROPERTY BOUNDARY
- 500–YEAR FEMA FLOODPLAIN
- 100–YEAR FEMA FLOODPLAIN
- PROPOSED CONCRETE SIDEWALK/FLATWORK
- PROPOSED ASPHALT PAVEMENT

NOTES:

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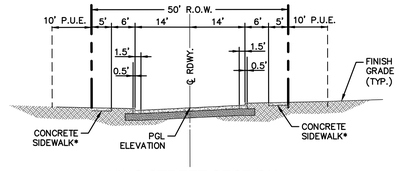
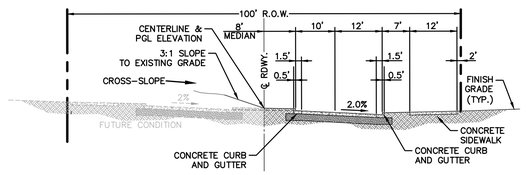


WING STREET SECTION

NOTE: THIS STREET USES "FLEXIBLE PAVEMENT SECTION FOR YIELD STREET" AS DEPICTED ON SHEET 50.

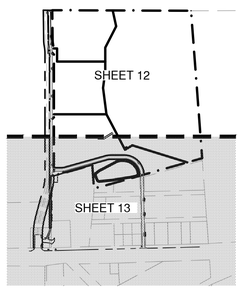


CR401 SECTION

NOTE: THIS STREET USES "FLEXIBLE PAVEMENT SECTION FOR COMMUNITY BOULEVARD (4–LANE)" AS DEPICTED ON SHEET 50.

LOT & BLOCK TABLE

LOT	LOT USE	LOT ACREAGE
R.O.W. DEDICATION	DEDICATED TO CITY	3.678
LOT 1	LIGHT INDUSTRIAL	10.751
LOT 2	LIGHT INDUSTRIAL	7.790
LOT 3	LIGHT INDUSTRIAL	8.328
LOT 4	DETENTION POND	2.820
LOT 5	DEDICATED TO CITY	35.648



KEY MAP

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BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.99988

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ELEV: 609.87

BM #51: SET MAGNETIC NAIL IN BASE OF TRAFFIC POLE
GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

SITE PLAN (2 OF 2)

JOB NO. 51429–00–391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 13 of 60

Date: May 17, 2024, 1:48pm User ID: jwolf
File: K:\Projects\514\29\001.391 Public Infrastructure\Civil\SP51429–00.dwg

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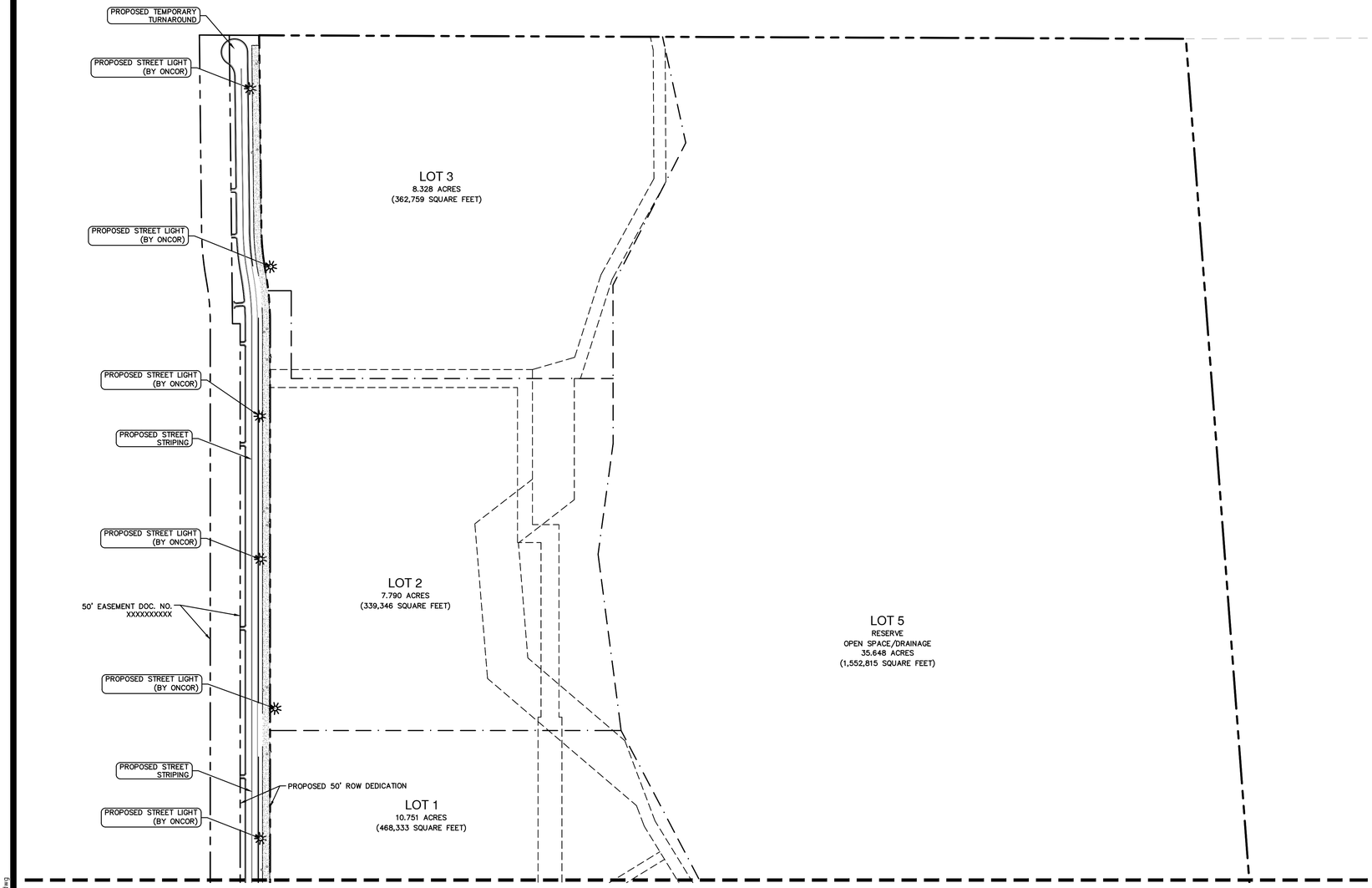


SCALE: 1"= 100'

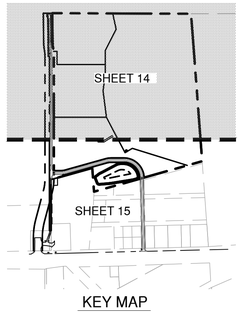
0' 100' 200' 300'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW DEDICATION
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED STREET STRIPING – DOUBLE YELLOW SOLID STRIPES*
- PROPOSED STREET LIGHT (BY OTHERS)
- PROPOSED SIGNAGE (STOP SIGN)
- PROPOSED ACCESSIBLE CROSSWALK
- PROPOSED SIDEWALK IN THIS CONTRACT

*STRIPING NOTES:

1. CR401 WILL REVERT TO ONE DIRECTION WHEN ADJACENT PORTION IS BUILT, WITH SINGLE WHITE STRIPES (0666-6174 REFL PAV MRK TY II (W) 6" (SLD)
2. DOUBLE YELLOW SOLID STRIPES (0666-6210 REFL PAV MRK TY II (Y) 6" (SLD)



KEY MAP

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STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

TRANSPORTATION PLAN (1 OF 2)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 14 of 60

Date: May 17, 2024, 1:48pm User ID: jwolf
File: H:\Projects\514\293\00\391 Public Infrastructure\Civil\TR51429-00.dwg

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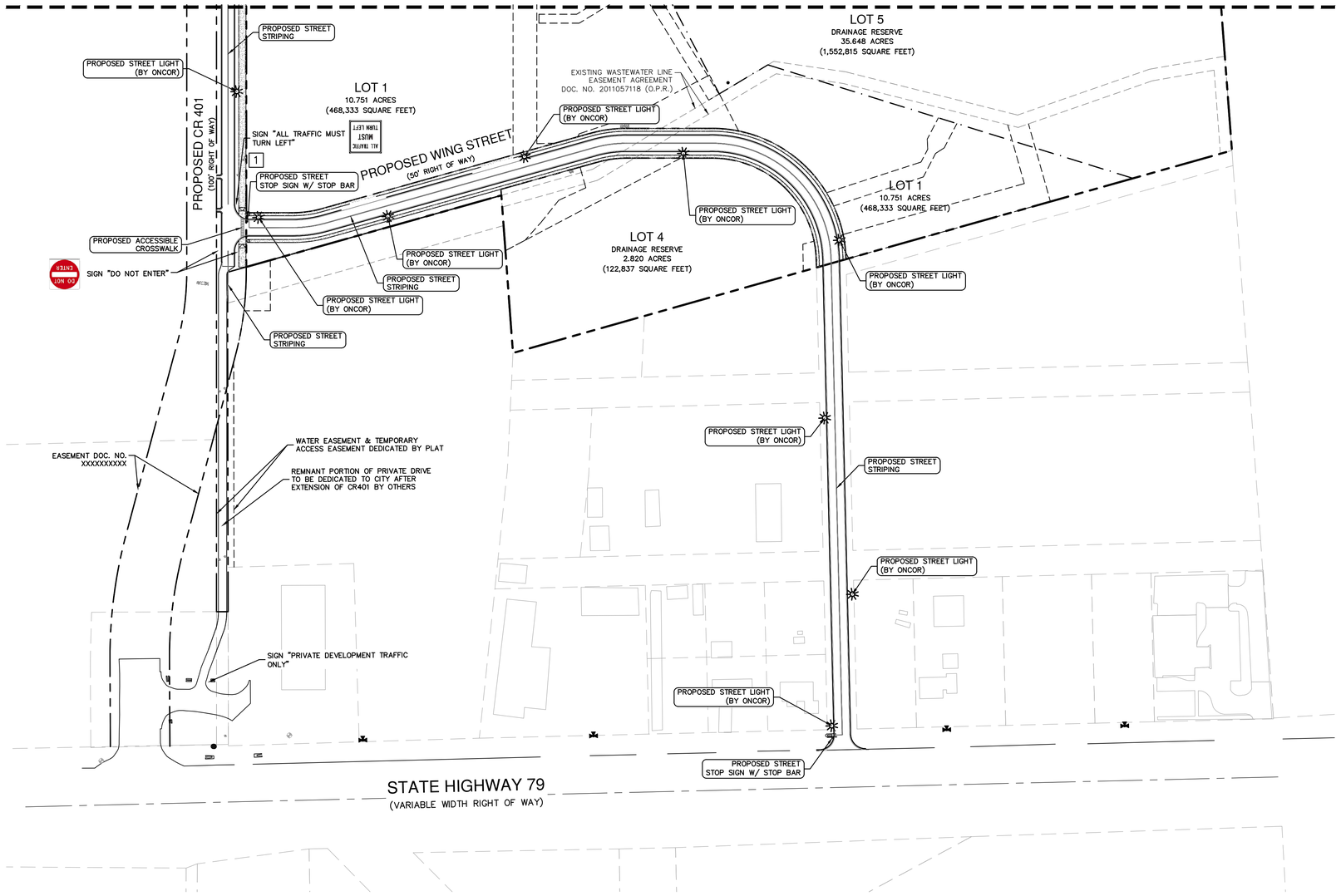

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW DEDICATION
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED STREET STRIPING – DOUBLE YELLOW SOLID STRIPES*
- PROPOSED STREET LIGHT (BY OTHERS)
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- PROPOSED ACCESSIBLE CROSSWALK
- PROPOSED SIDEWALK IN THIS CONTRACT

*STRIPING NOTES:

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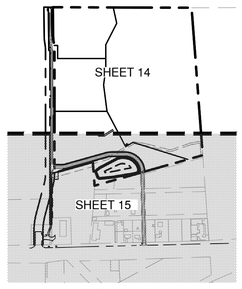
2. DOUBLE YELLOW SOLID STRIPES (0666-6210 REFL PAV MRK TY II (Y) 6" (SLD)

STREET SIGN LEGEND

1 CR401 & WING STREET



KEY MAP

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STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
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TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

TRANSPORTATION PLAN (2 OF 2)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 15 of 60

Date: May 17, 2024, 1:48pm User ID: jhoff
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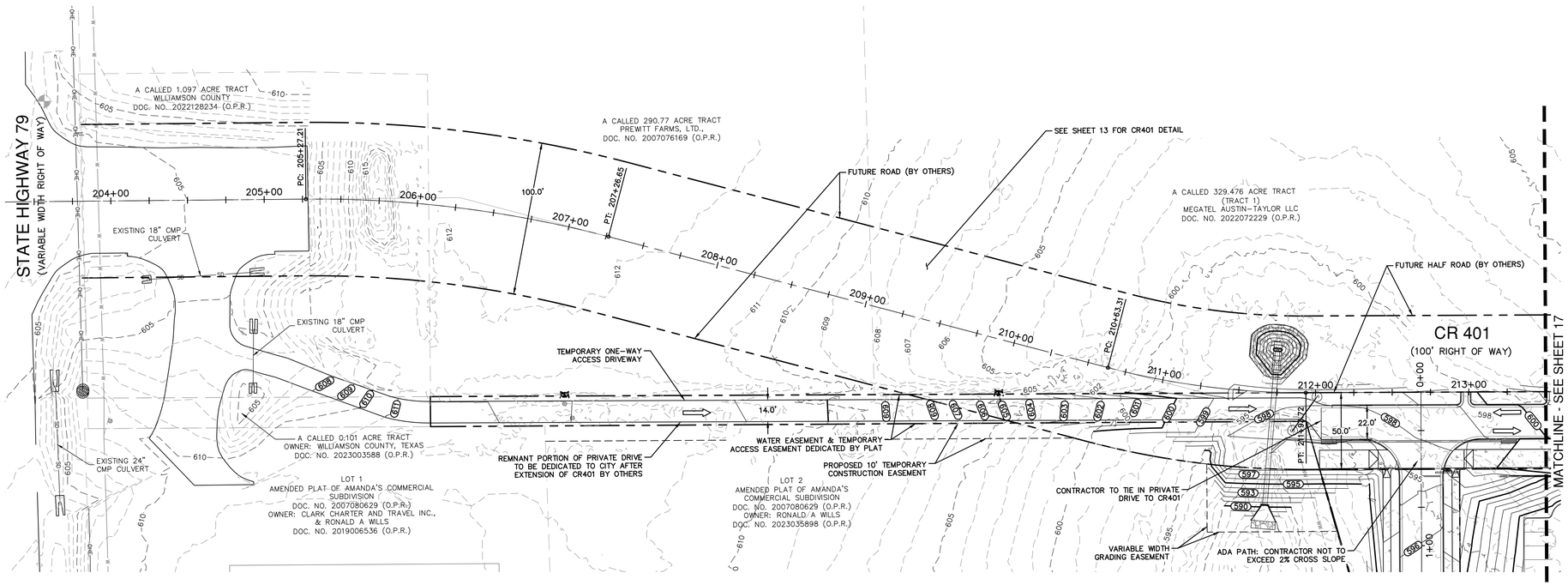
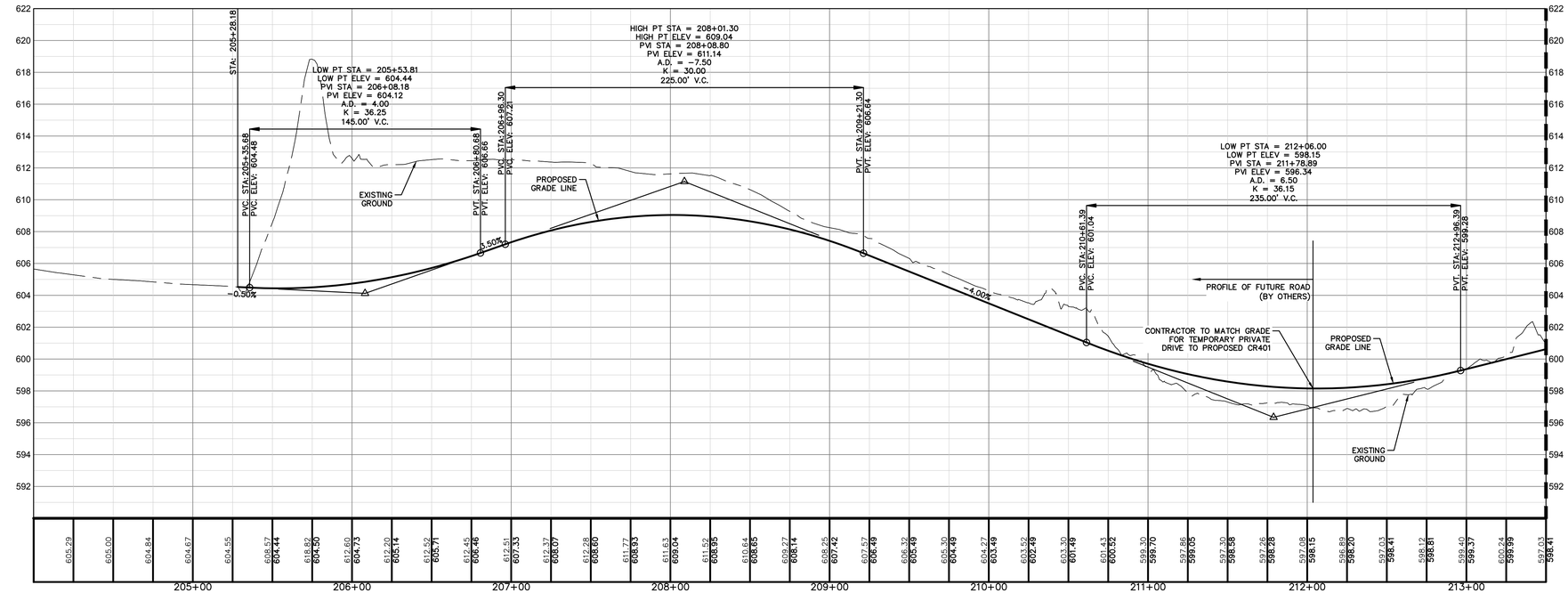




SCALE: 1" = 40'

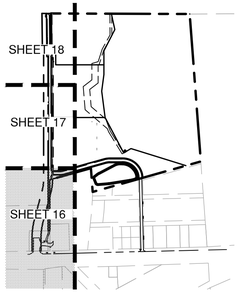
0' 40' 80' 120'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW DEDICATION
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- 500YR — 500-YEAR FEMA FLOODPLAIN
- 100YR — 100-YEAR FEMA FLOODPLAIN
- EXISTING EDGE OF PAVEMENT
- X — EXISTING FENCE
- OHE — EXISTING OVERHEAD ELECTRIC
- GAS — EXISTING GAS LINE
- SD — EXISTING STORM DRAIN LINE
- W — EXISTING WATER LINE
- PROPOSED WATER LINE
- WW — PROPOSED WASTEWATER LINE
- SD — PROPOSED STORM DRAIN LINE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE
- EXISTING UTILITY POLE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED CURB INLET
- PROPOSED CONCRETE SIDEWALK

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. GRADING AND INFRASTRUCTURE NECESSARY TO BUILD PUBLIC STREETS IS CONTAINED WITHIN COMBINATION OF TEMPORARY CONSTRUCTION EASEMENTS AND GRADING EASEMENTS AS REFLECTED ON THESE SHEETS.
3. PROPOSED POSTED SPEED LIMIT IS 40 MPH.



MATCHLINE - SEE SHEET 17

PROFILE SCALES:

1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:

- NATURAL GROUND RT ✪ ROW
- NATURAL GROUND LT ✪ ROW
- NATURAL GROUND ✪ CENTER LINE
- PROPOSED GRADELINE ✪ TOP OF CURB (TC)

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
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TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

CR401 PLAN AND PROFILE (SHEET 1 OF 3)

JOB NO. 51429-00-391
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SHEET 16 of 60

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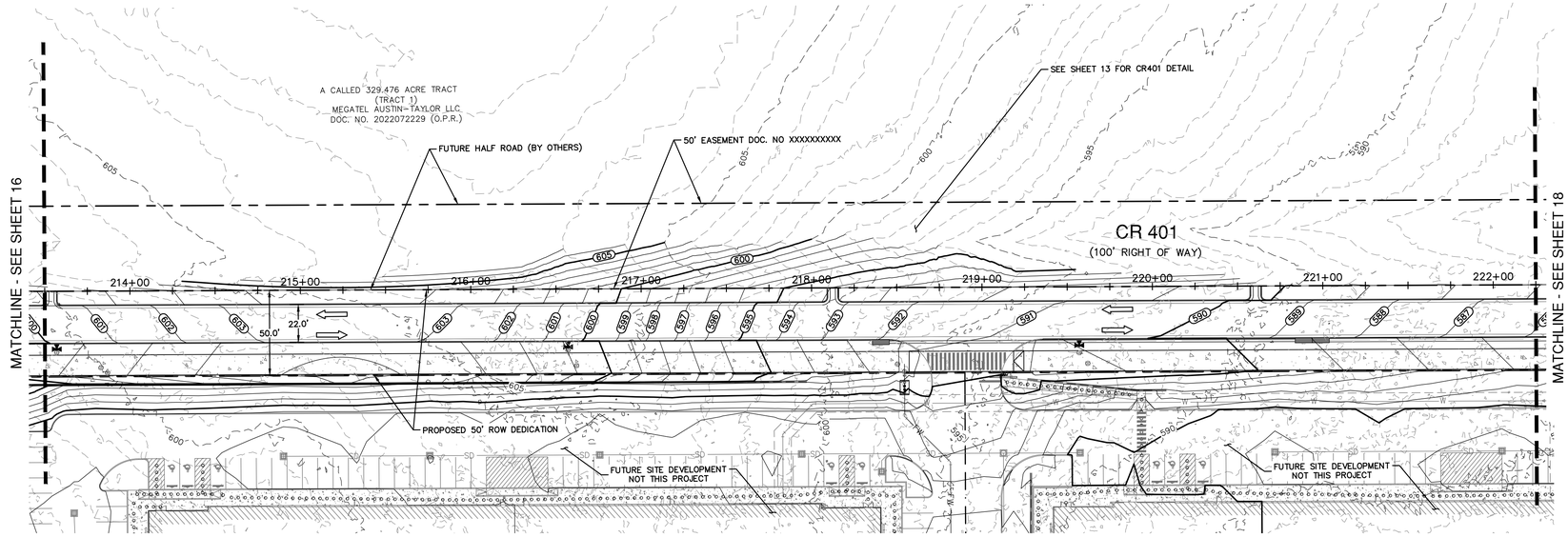
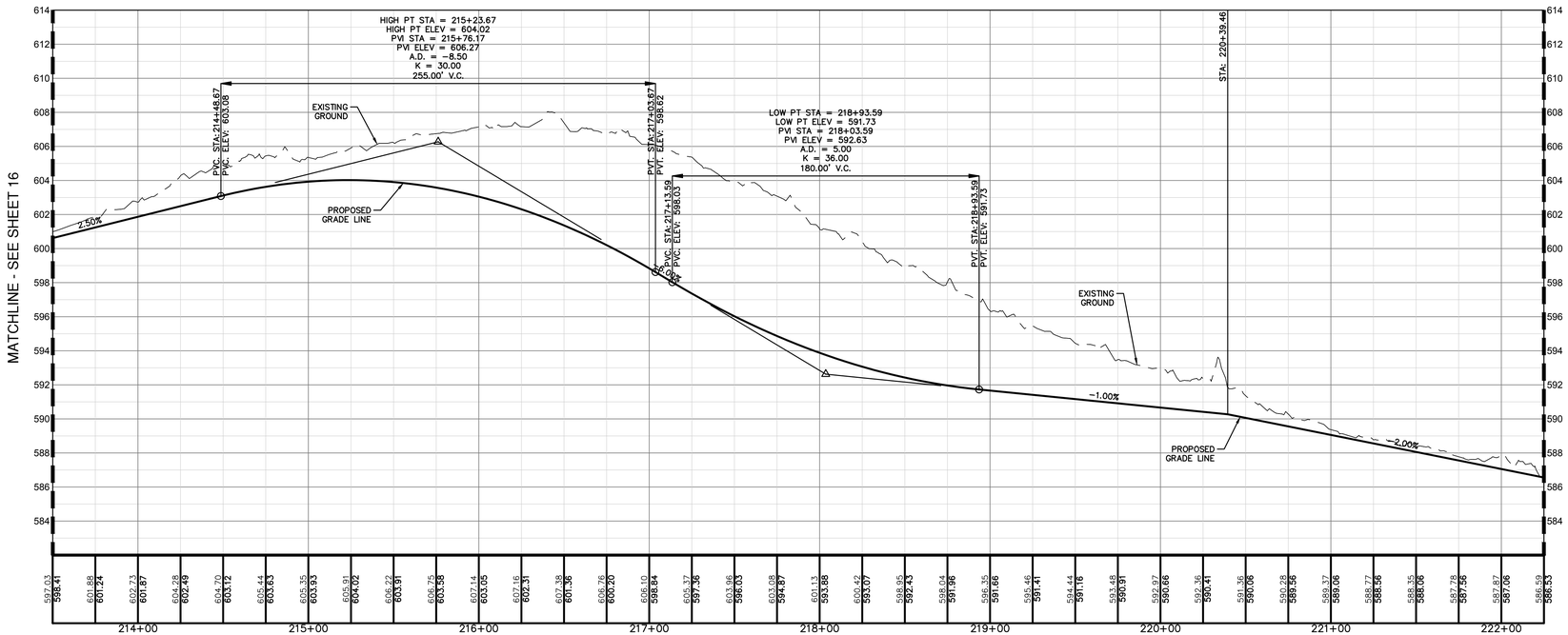
PZ-2024-2104





SCALE: 1"= 40'

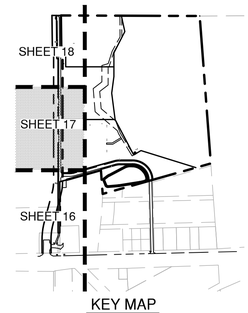
0' 40' 80' 120'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW DEDICATION
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- 500YR — 500-YEAR FEMA FLOODPLAIN
- 100YR — 100-YEAR FEMA FLOODPLAIN
- EXISTING EDGE OF PAVEMENT
- X — EXISTING FENCE
- OHE — OHE — EXISTING OVERHEAD ELECTRIC
- GAS — EXISTING GAS LINE
- SD — EXISTING STORM DRAIN LINE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- WW — PROPOSED WASTEWATER LINE
- SD — PROPOSED STORM DRAIN LINE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE
- EXISTING UTILITY POLE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED CURB INLET
- PROPOSED CONCRETE SIDEWALK

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. GRADING AND INFRASTRUCTURE NECESSARY TO BUILD PUBLIC STREETS IS CONTAINED WITHIN COMBINATION OF TEMPORARY CONSTRUCTION EASEMENTS AND GRADING EASEMENTS AS REFLECTED ON THESE SHEETS.
3. PROPOSED POSTED SPEED LIMIT IS 40 MPH.



KEY MAP

PROFILE SCALES:

1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:

- NATURAL GROUND RT ✪ ROW
- NATURAL GROUND LT ✪ ROW
- NATURAL GROUND ✪ CENTER LINE
- PROPOSED GRADELINE ✪ TOP OF CURB (TC)

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

CR401 PLAN AND PROFILE (SHEET 2 OF 3)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 17 of 60

Date: May 17, 2024, 1:50pm User ID: jwolf
File: K:\Projects\51429\00\391 Public Infrastructure\Civil\STP51429-00-391.dwg

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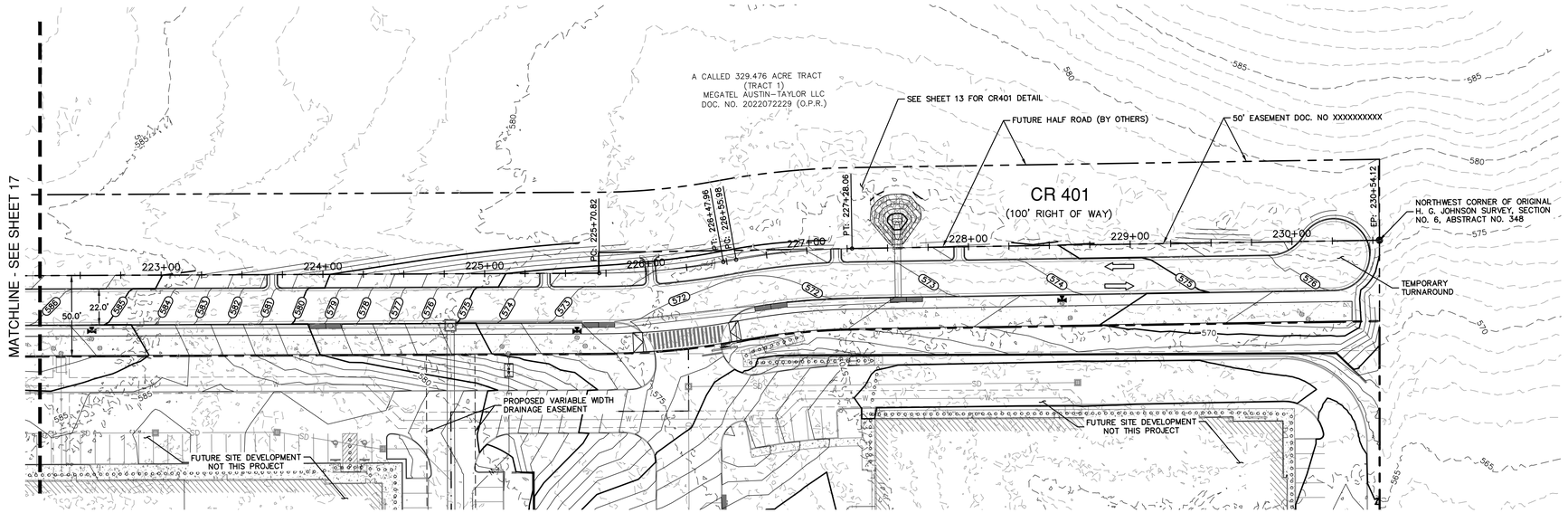

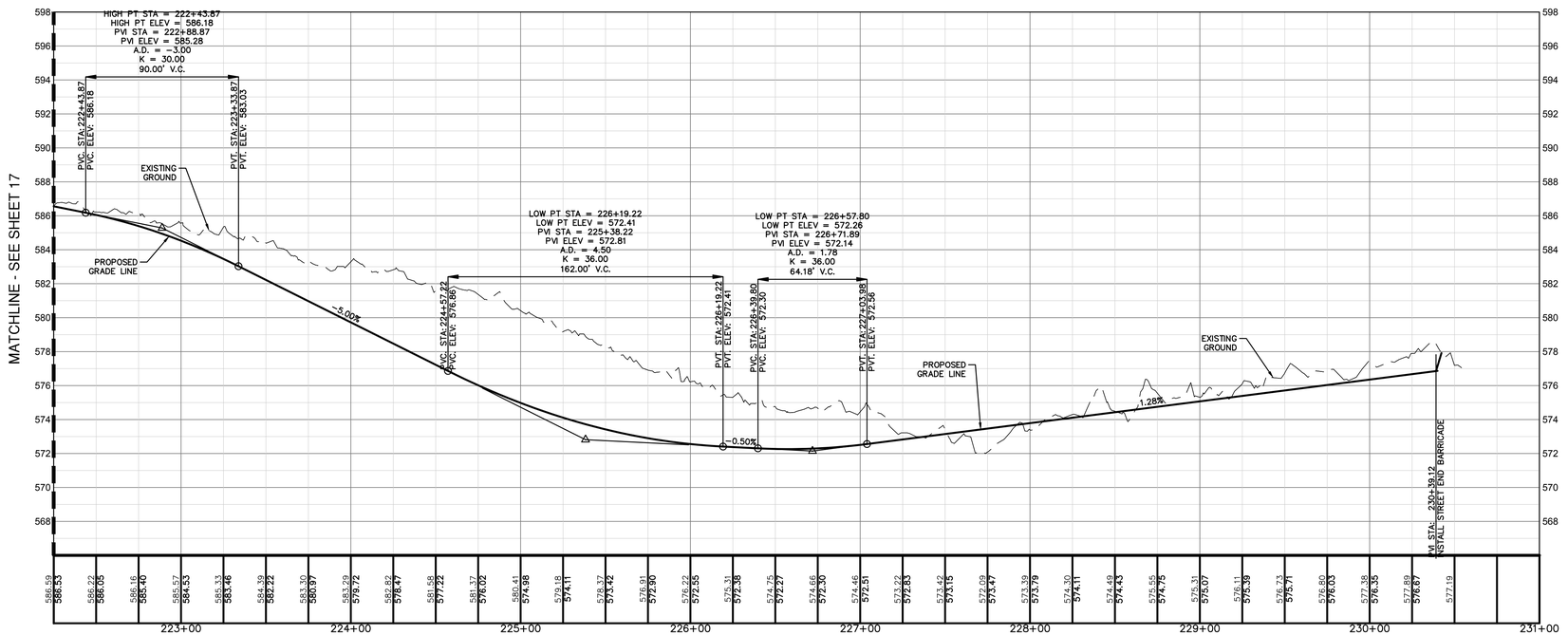

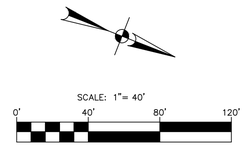

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW DEDICATION
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- 500YR — 500-YEAR FEMA FLOODPLAIN
- 100YR — 100-YEAR FEMA FLOODPLAIN
- EXISTING EDGE OF PAVEMENT
- X — EXISTING FENCE
- OHE — OHE — EXISTING OVERHEAD ELECTRIC
- GAS — EXISTING GAS LINE
- SD — EXISTING STORM DRAIN LINE
- W — EXISTING WATER LINE
- PROPOSED WATER LINE
- WW — PROPOSED WASTEWATER LINE
- SD — PROPOSED STORM DRAIN LINE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE
- EXISTING UTILITY POLE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED CURB INLET
- PROPOSED CONCRETE SIDEWALK

NOTES:

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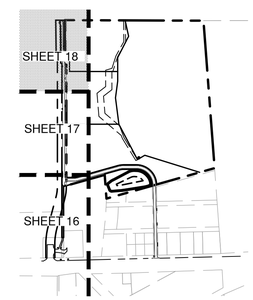

KEY MAP

PROFILE SCALES:

1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:

- NATURAL GROUND RT ✪ ROW
- NATURAL GROUND LT ✪ ROW
- NATURAL GROUND ✪ CENTER LINE
- PROPOSED GRADELINE ✪ TOP OF CURB (TC)

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

CR401 PLAN AND PROFILE (SHEET 3 OF 3)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 18 of 60

Date: May 17, 2024, 1:50pm User ID: jwolf
File: K:\Projects\514\29\00\391 Public Infrastructure\Civil\STP51429-00-391.dwg

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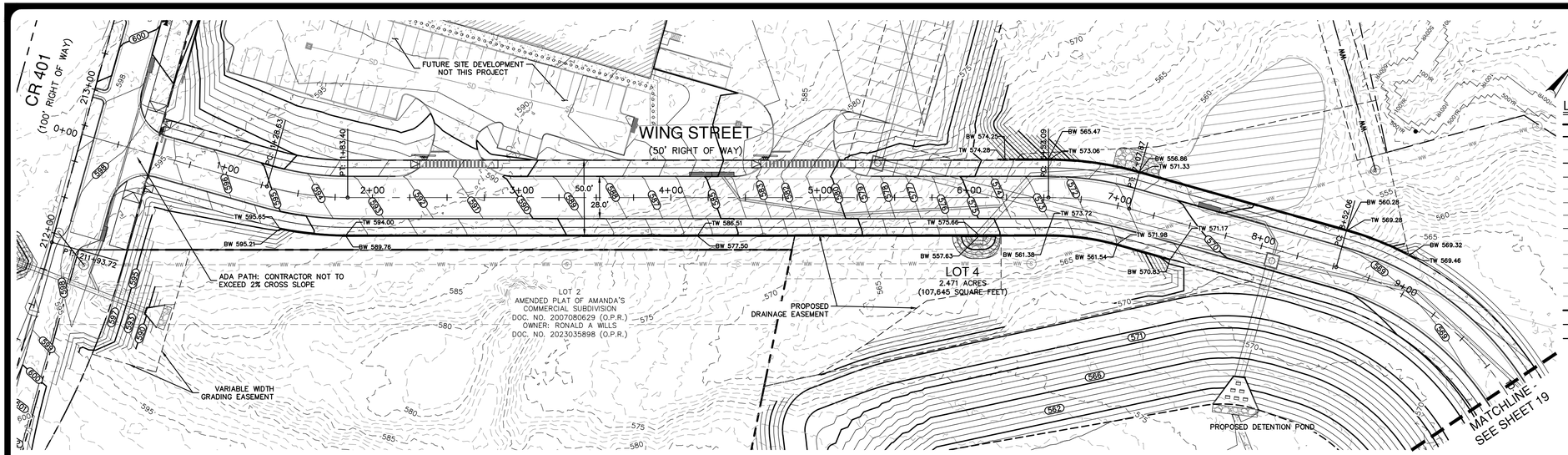

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW DEDICATION
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- 500YR — 500-YEAR FEMA FLOODPLAIN
- 100YR — 100-YEAR FEMA FLOODPLAIN
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING FIRE HYDRANT
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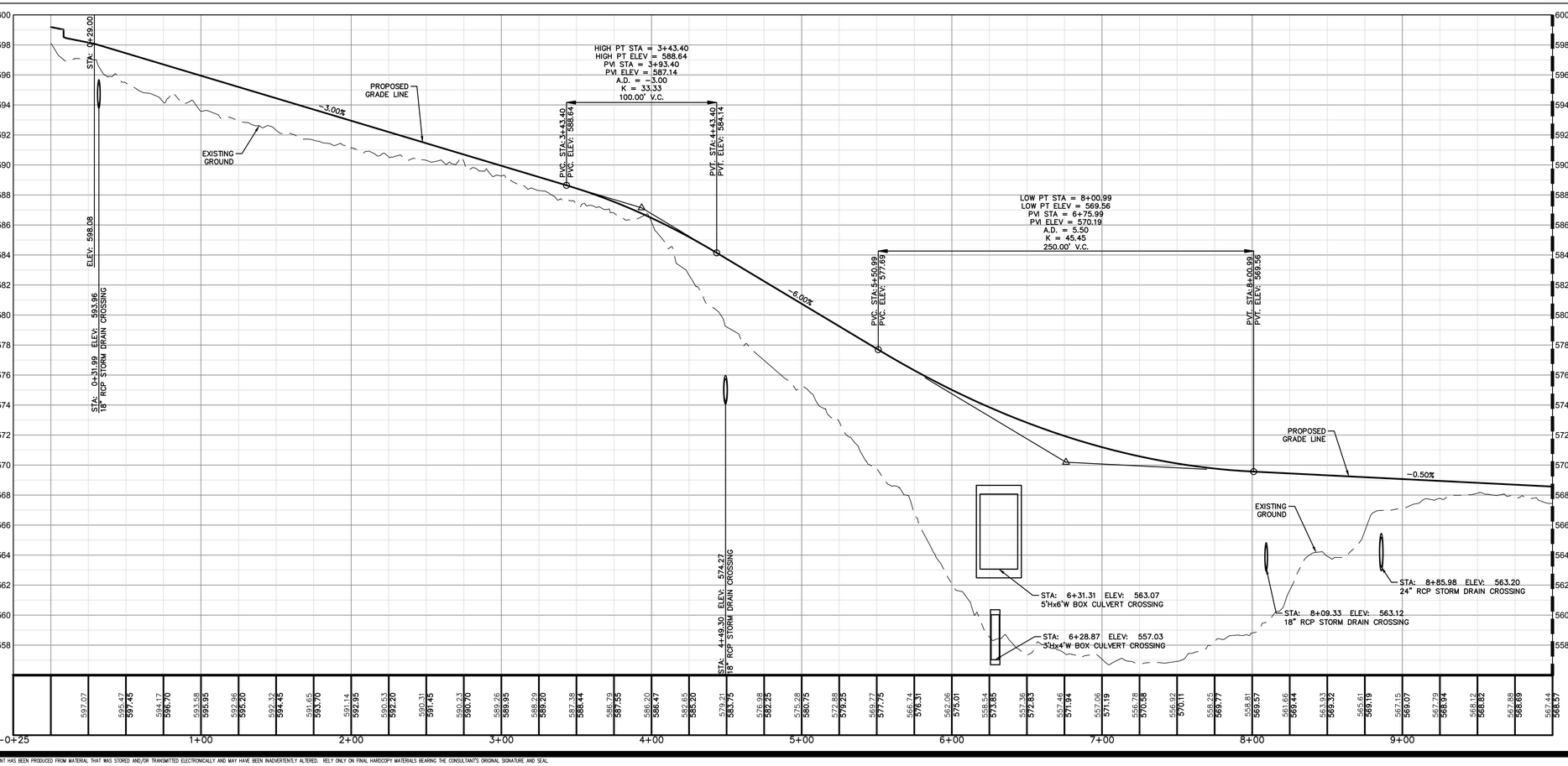
- PROPOSED CURB INLET
- EXISTING SURFACE WATER
- PROPOSED CONCRETE SIDEWALK



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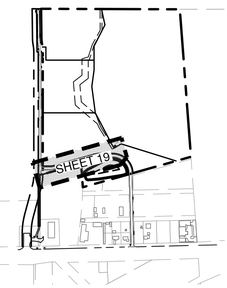

KEY MAP

PROFILE SCALES:

1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:

- NATURAL GROUND RT ℄ ROW
- NATURAL GROUND LT ℄ ROW
- NATURAL GROUND ℄ CENTER LINE
- PROPOSED GRADELINE ℄ TOP OF CURB (TC)

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

WING STREET PLAN AND PROFILE (SHEET 1 OF 2)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 19 of 60

Date: May 17, 2024, 1:50pm User ID: jwolf
File: K:\Projects\514\23\00\391 Public Infrastructure\Civil\STP51429-00-391.dwg

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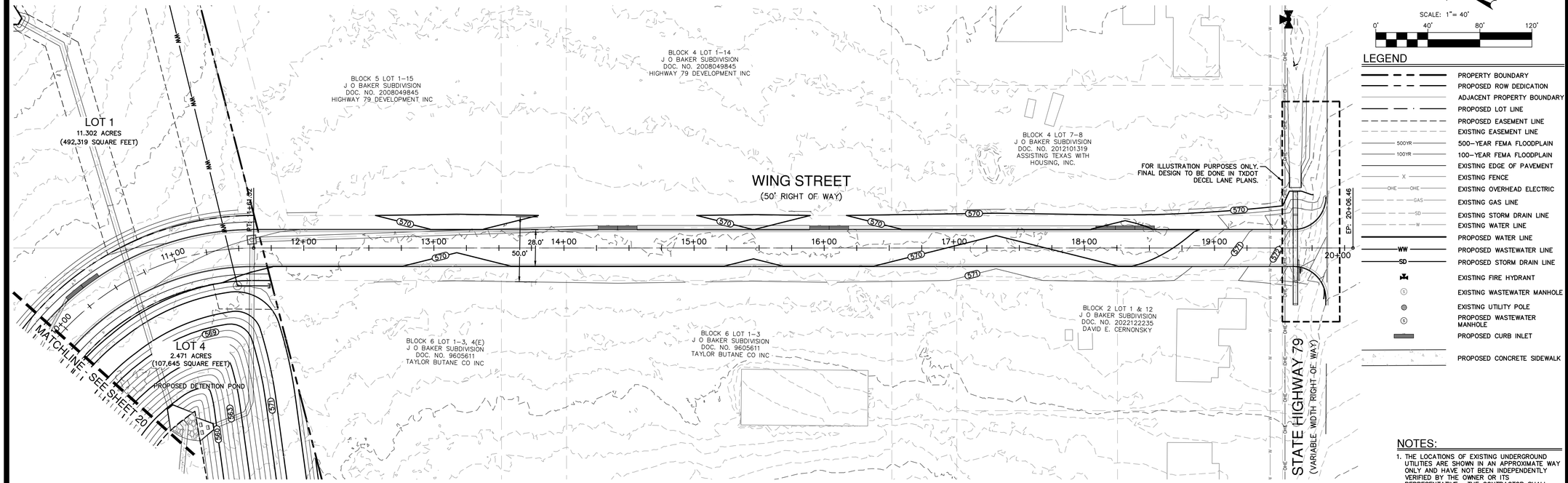

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW DEDICATION
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- 500–YEAR FEMA FLOODPLAIN
- 100–YEAR FEMA FLOODPLAIN
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING FIRE HYDRANT
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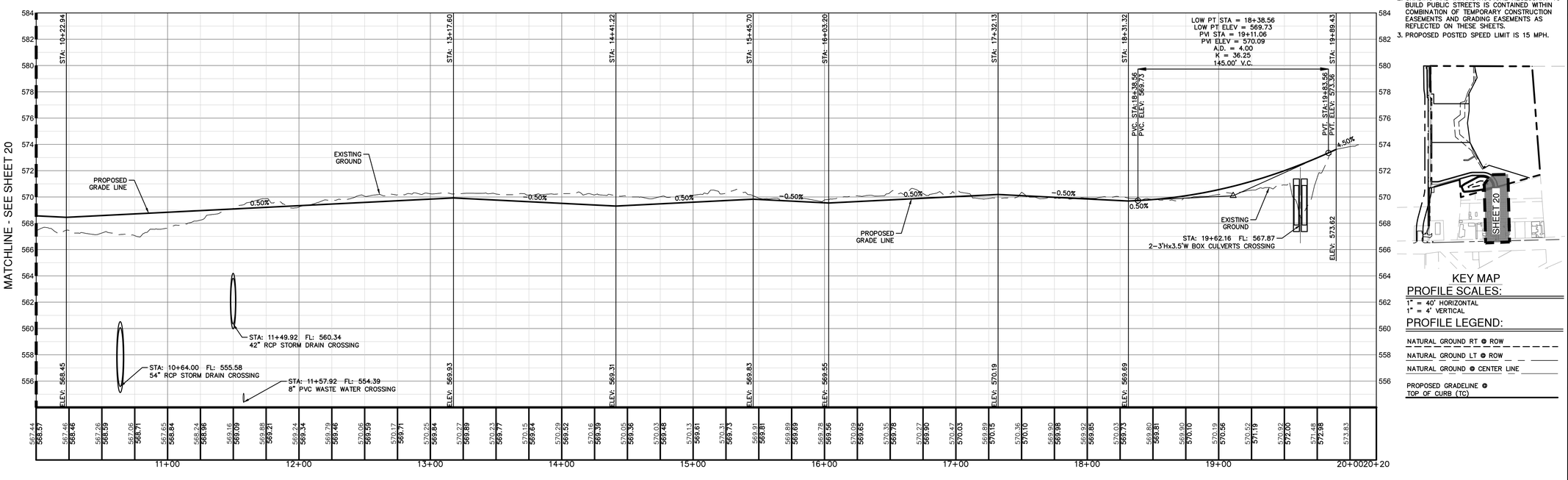

KEY MAP

PROFILE SCALES:

1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:

NATURAL GROUND RT @ ROW
NATURAL GROUND LT @ ROW
NATURAL GROUND @ CENTER LINE
PROPOSED GRADELINE @ TOP OF CURB (TC)

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
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TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

WING STREET PLAN AND PROFILE (SHEET 2 OF 2)

JOB NO. 51429–00–391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 20 of 60

Date: May 17, 2024, 1:50pm User ID: jwolf
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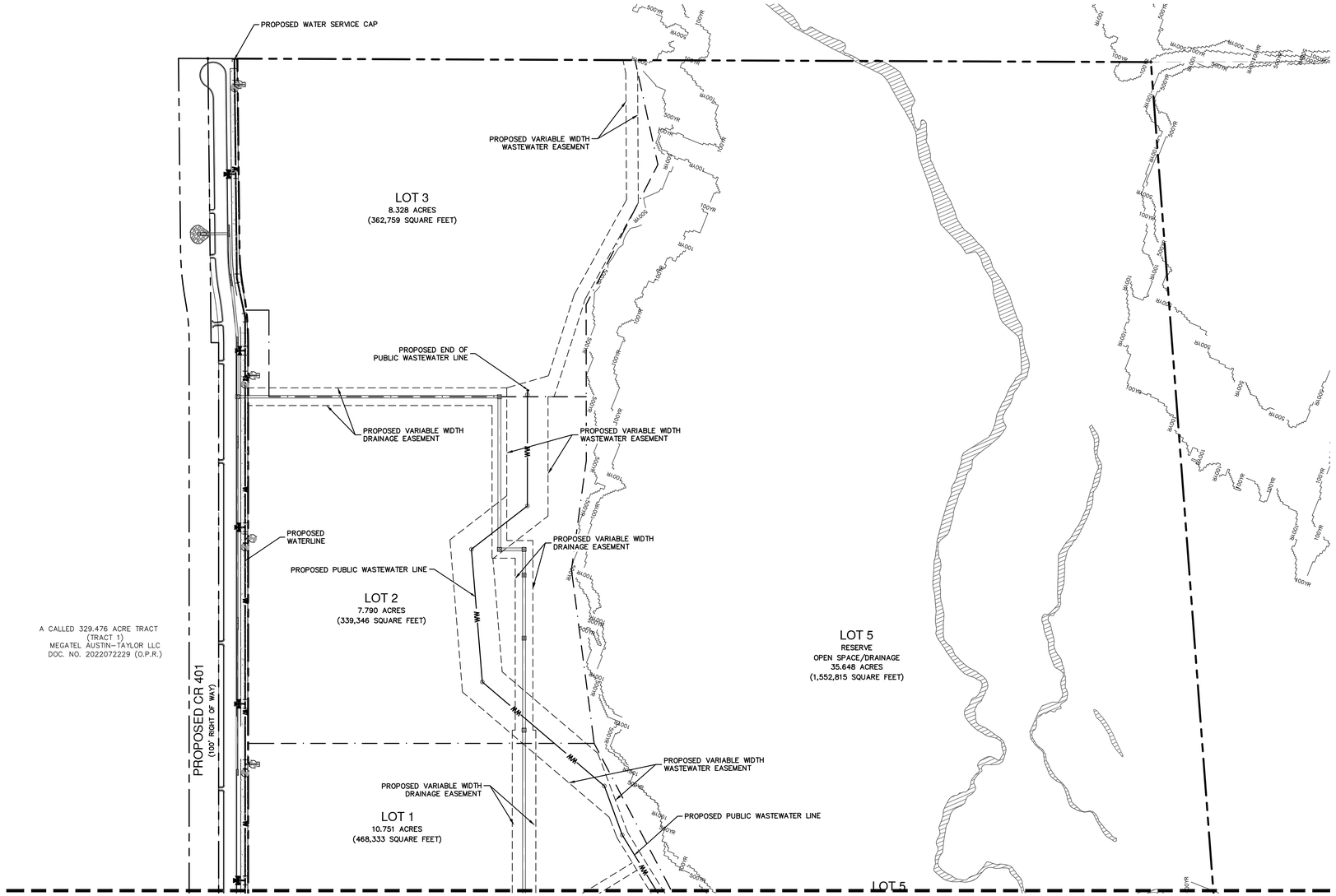

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW DEDICATION
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
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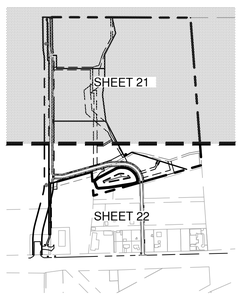
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE
- EXISTING UTILITY POLE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED CURB INLET
- EXISTING SURFACE WATER

UTILITY NOTES:

1. WATERLINE TO BE PRIVATE DOMESTIC AND FIRE LINE TO BE MAINTAINED BY OWNER.
2. UTILITY SERVICE TO BE PROVIDED BY CITY OF TAYLOR.
3. EASEMENTS ON PLAN LOCATED OUTSIDE OF ROW TO BE MAINTAINED BY OWNER'S ASSOCIATION.



KEY MAP

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88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
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TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

OVERALL UTILITY PLAN (1 OF 2)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 21 of 60

Date: May 17, 2024, 1:50pm User ID: jwolf
File: K:\Projects\514\29\00\391 Public Infrastructure\Civil\U751429-00.dwg

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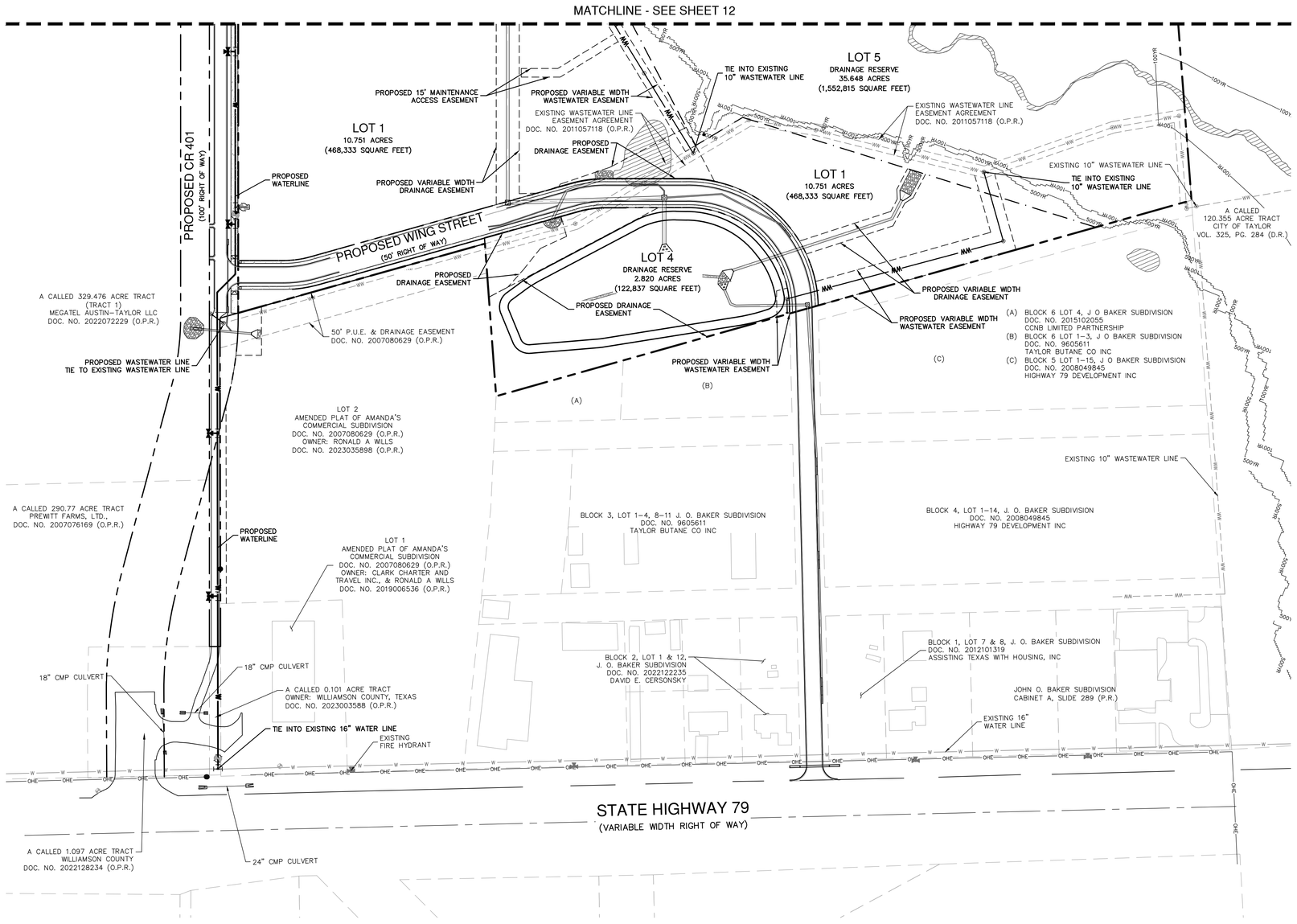

SCALE: 1" = 100'

0' 100' 200' 300'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW DEDICATION
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- 500YR — 500-YEAR FEMA FLOODPLAIN
- 100YR — 100-YEAR FEMA FLOODPLAIN
- EXISTING EDGE OF PAVEMENT
- X — EXISTING FENCE
- OHE — EXISTING OVERHEAD ELECTRIC
- GAS — EXISTING GAS LINE
- SD — EXISTING STORM DRAIN LINE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- WW — PROPOSED WASTEWATER LINE
- SD — PROPOSED STORM DRAIN LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
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- EXISTING UTILITY POLE
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- PROPOSED CURB INLET
- EXISTING SURFACE WATER

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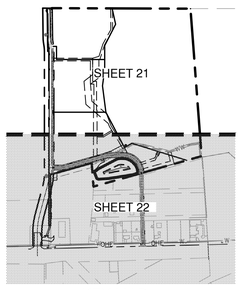

KEY MAP

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STATE OF TEXAS
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88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
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10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

OVERALL UTILITY PLAN (2 OF 2)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 22 of 60

Date: May 17, 2024, 1:51pm User ID: jwolf
File: H:\Projects\5143\29\00\391 Public Infrastructure\Civil\U151429-00.dwg

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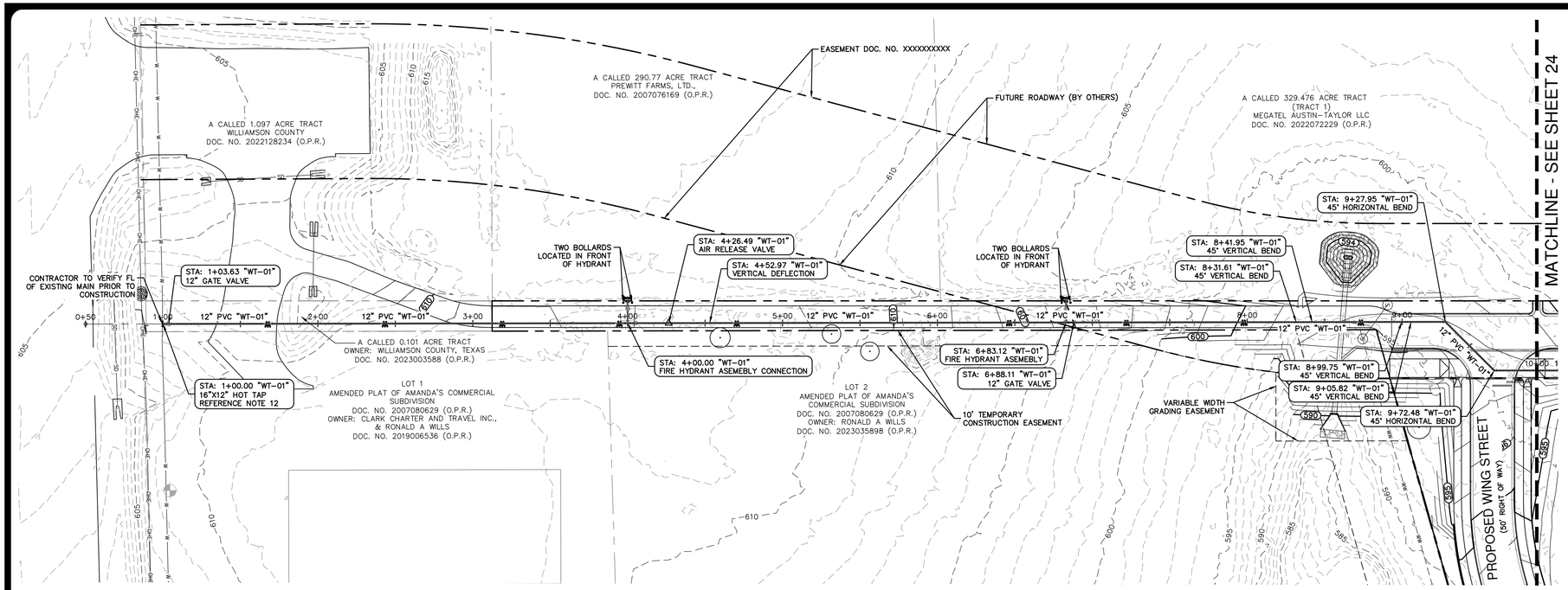

SCALE: 1"= 40'

0' 40' 80' 120'

LEGEND

- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE & MH
- CURB INLET
- GATE VALVE
- FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE

NOTES:

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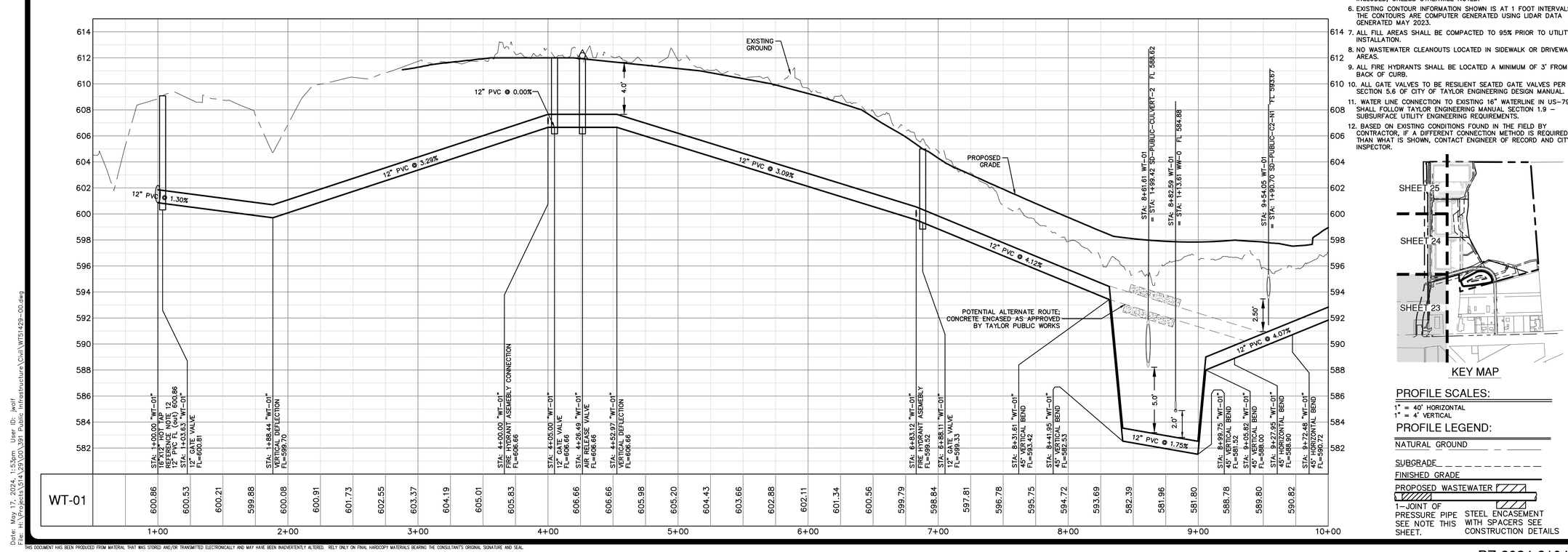
3. ALL WASTEWATER MANHOLES ARE 4 FT. DIA. CITY OF TAYLOR STANDARD AND COATED TO COT SPECIFICATIONS UNLESS OTHERWISE NOTED.
4. MANDREL TESTING WILL BE REQUIRED ON ALL FLEXIBLE WASTEWATER PIPE PER TCEQ RULES.
5. ALL PIPE MATERIAL TO BE SDR 26, WITH TRACER TAPE, SERVICES INCLUDED, UNLESS OTHERWISE NOTED.
6. EXISTING CONTOUR INFORMATION SHOWN IS AT 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING LIDAR DATA GENERATED MAY 2023.
7. ALL FILL AREAS SHALL BE COMPACTED TO 95% PRIOR TO UTILITY INSTALLATION.
8. NO WASTEWATER CLEANOUTS LOCATED IN SIDEWALK OR DRIVEWAY AREAS.
9. ALL FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 3' FROM BACK OF CURB.
10. ALL GATE VALVES TO BE RESILIENT SEATED GATE VALVES PER SECTION 5.6 OF CITY OF TAYLOR ENGINEERING DESIGN MANUAL.
11. WATER LINE CONNECTION TO EXISTING 16" WATERLINE IN US-79 SHALL FOLLOW TAYLOR ENGINEERING MANUAL SECTION 1.9 – SUBSURFACE UTILITY ENGINEERING REQUIREMENTS.
12. BASED ON EXISTING CONDITIONS FOUND IN THE FIELD BY CONTRACTOR, IF A DIFFERENT CONNECTION METHOD IS REQUIRED THAN WHAT IS SHOWN, CONTACT ENGINEER OF RECORD AND CITY INSPECTOR.



KEY MAP

PROFILE SCALES:

1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:

NATURAL GROUND
SUBGRADE
FINISHED GRADE
PROPOSED WASTEWATER

1-JOINT OF PRESSURE PIPE SEE NOTE THIS SHEET.

STEEL ENCASEMENT WITH SPACERS SEE CONSTRUCTION DETAILS

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

WATERLINE PLAN & PROFILE (1 OF 3)

JOB NO.	51429-00-391
DATE	FEBRUARY 2024
DESIGNER	JR
CHECKED	TR
DRAWN	JR
SHEET	23 of 60

PZ-2024-2104

Date: May 17, 2024, 1:53pm User ID: jwolf
File: H:\Projects\514\29\00\391 Public Infrastructure\Civil\WT51429-00.dwg

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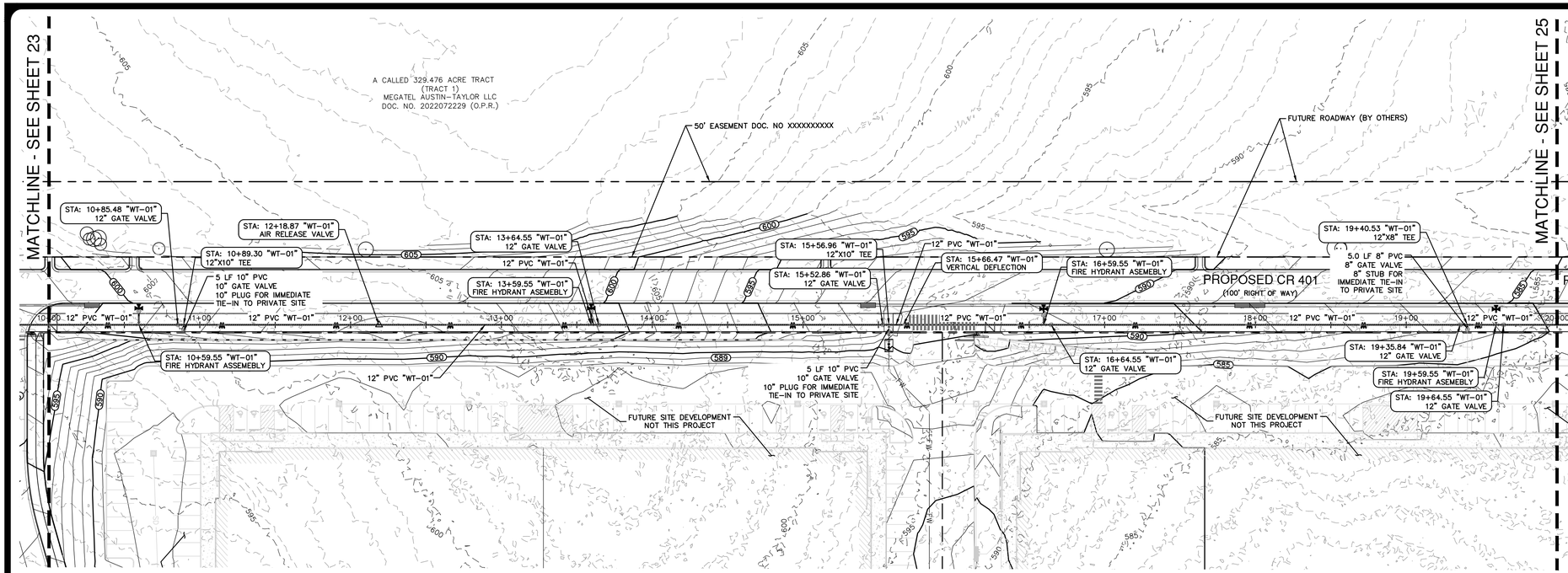

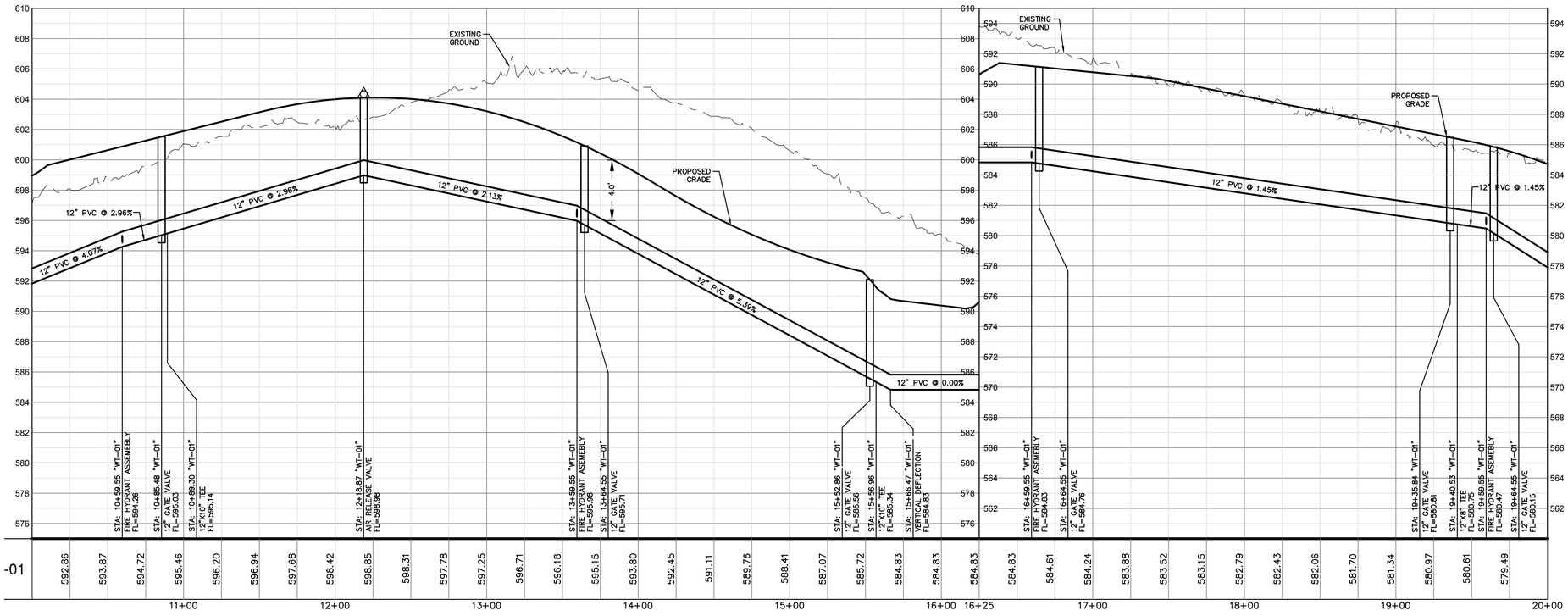

SCALE: 1"= 40'

0' 40' 80' 120'

LEGEND

- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE & MH
- CURB INLET
- GATE VALVE
- FIRE HYDRANT
- AIR RELEASE VALVE
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE

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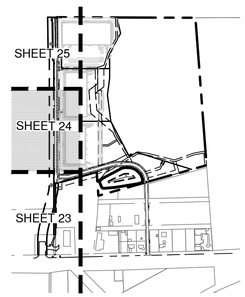

KEY MAP

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1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:

NATURAL GROUND

SUBGRADE

FINISHED GRADE

PROPOSED WASTEWATER

1-JOINT OF PRESSURE PIPE SEE NOTE THIS SHEET.

STEEL ENCASEMENT WITH SPACERS SEE CONSTRUCTION DETAILS

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
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PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

WATERLINE PLAN & PROFILE (2 OF 3)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 24 of 60

Date: May 17, 2024, 2:55pm User ID: jwolf
File: K:\Projects\514\23\00\391 Public Infrastructure\Civil\WT51429-00.dwg

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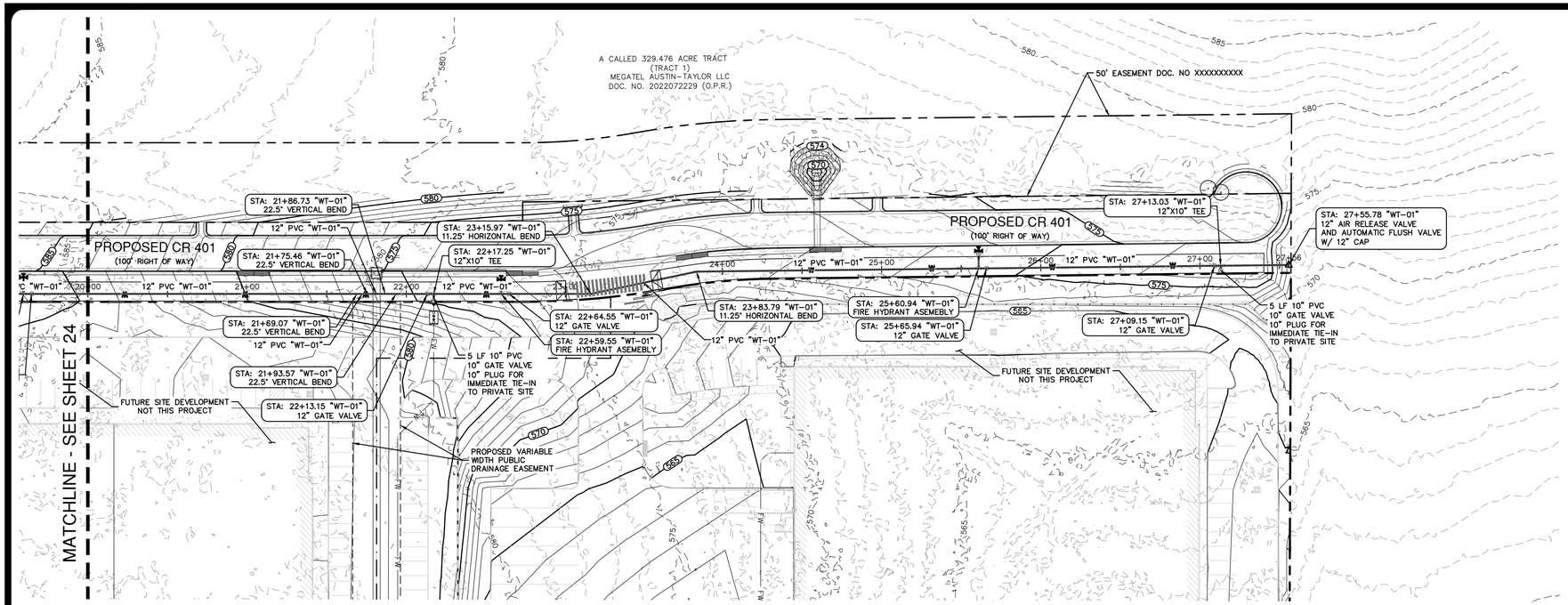

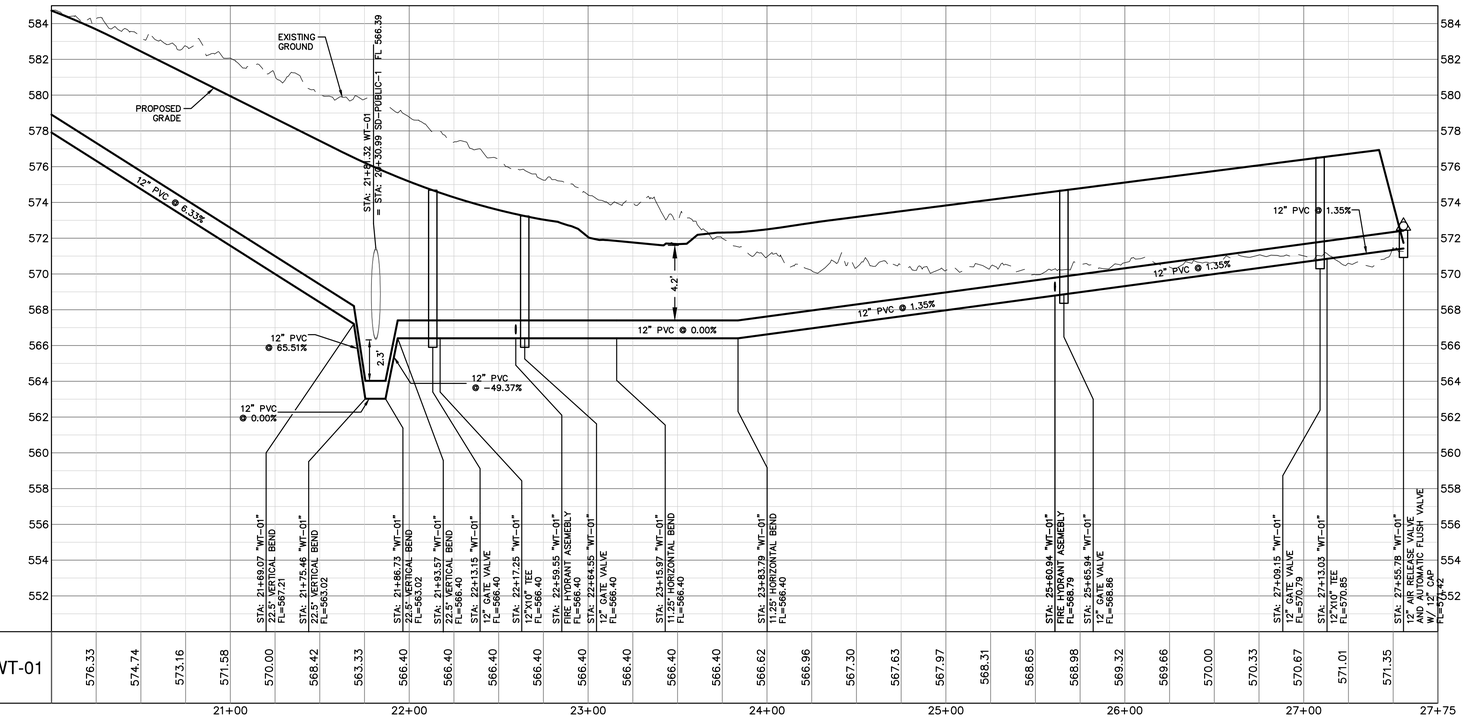

SCALE: 1"= 40'

0' 40' 80' 120'

LEGEND

- WATER LINE
- WW — WASTEWATER LINE & MH
- SD — STORM DRAIN LINE & MH
- CURB INLET
- GATE VALVE
- FIRE HYDRANT
- AIR RELEASE VALVE
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM DRAIN LINE
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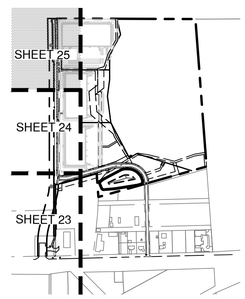

KEY MAP

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STEEL ENCASEMENT WITH SPACERS SEE CONSTRUCTION DETAILS

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
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TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

WATERLINE PLAN & PROFILE (3 OF 3)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 25 of 60

Date: May 17, 2024, 2:55pm User ID: jwolf
File: I:\Projects\514\28\00\391 Public Infrastructure\Civil\WT51429-00.dwg

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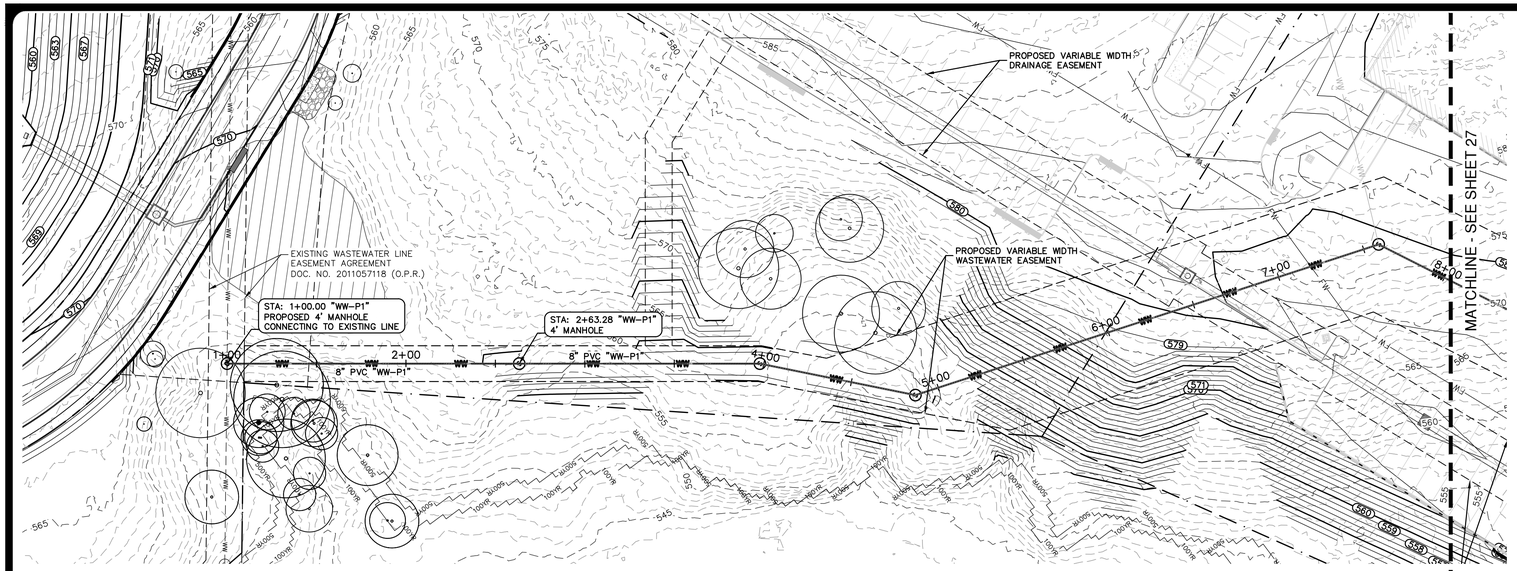

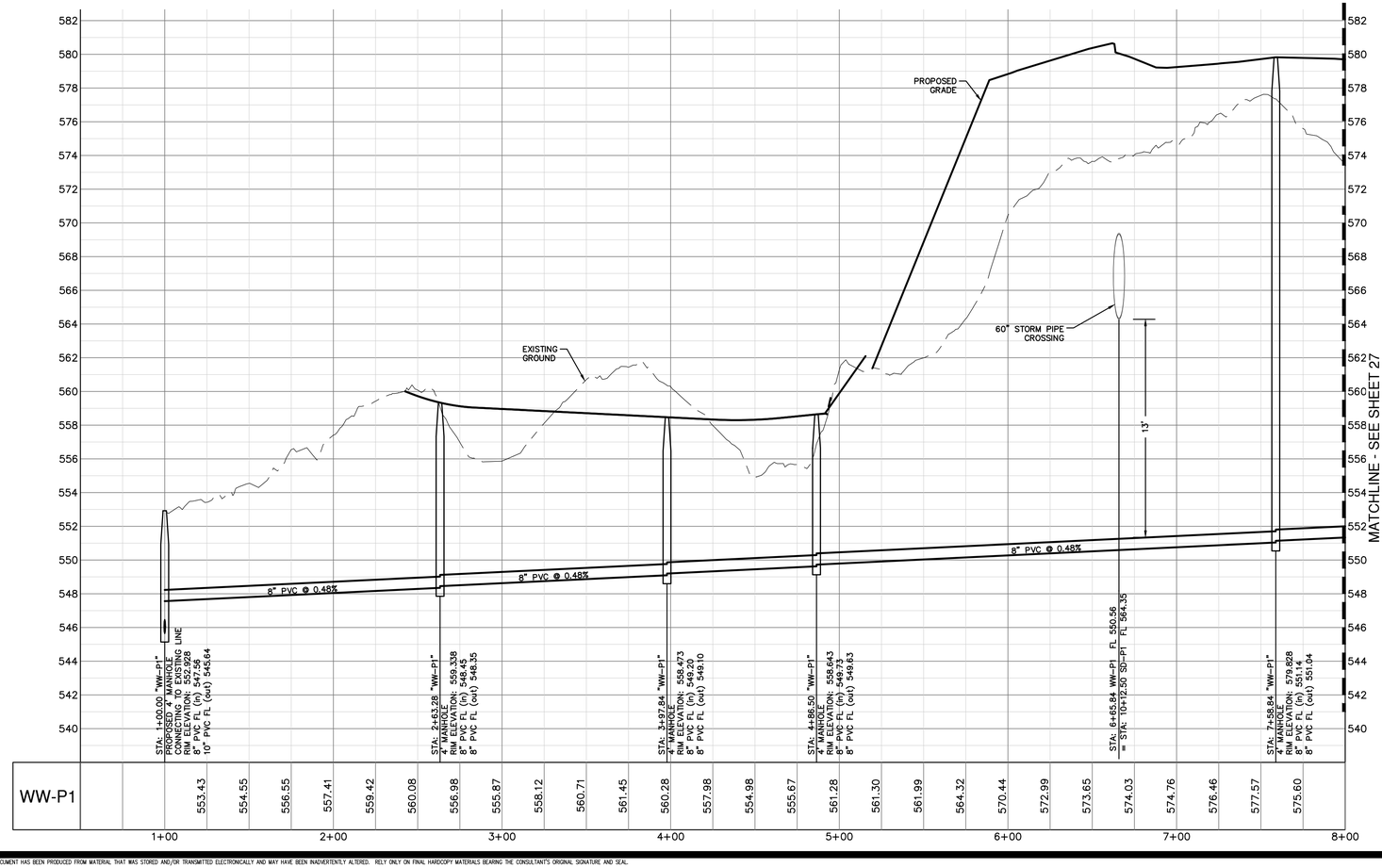

LEGEND

- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE & MH
- CURB INLET
- GATE VALVE
- FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING SURFACE WATER

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1" = 4' VERTICAL

PROFILE LEGEND:

NATURAL GROUND

SUBGRADE

FINISHED GRADE

PROPOSED WASTEWATER

1–JOINT OF PRESSURE PIPE SEE NOTE THIS SHEET.

STEEL ENCASEMENT WITH SPACERS SEE CONSTRUCTION DETAILS

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

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TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

WASTEWATER PLAN & PROFILE (1 OF 3)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 26 of 60

Date: May 17, 2024, 1:55pm User ID: jwolf
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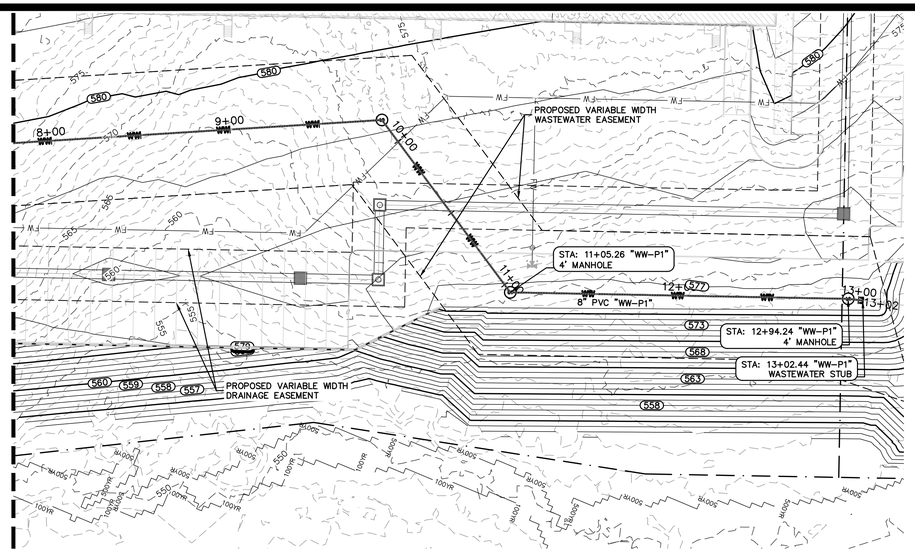

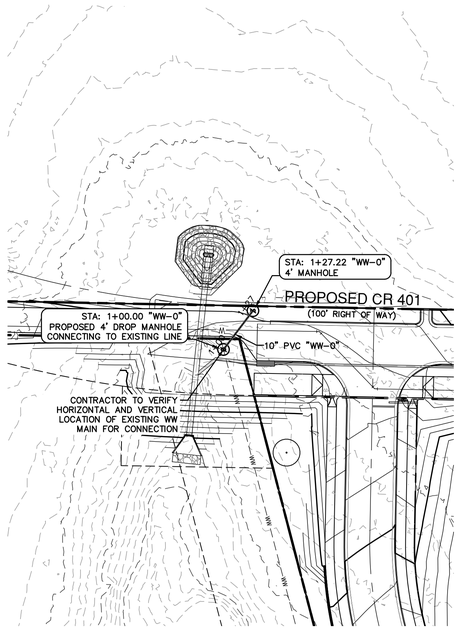

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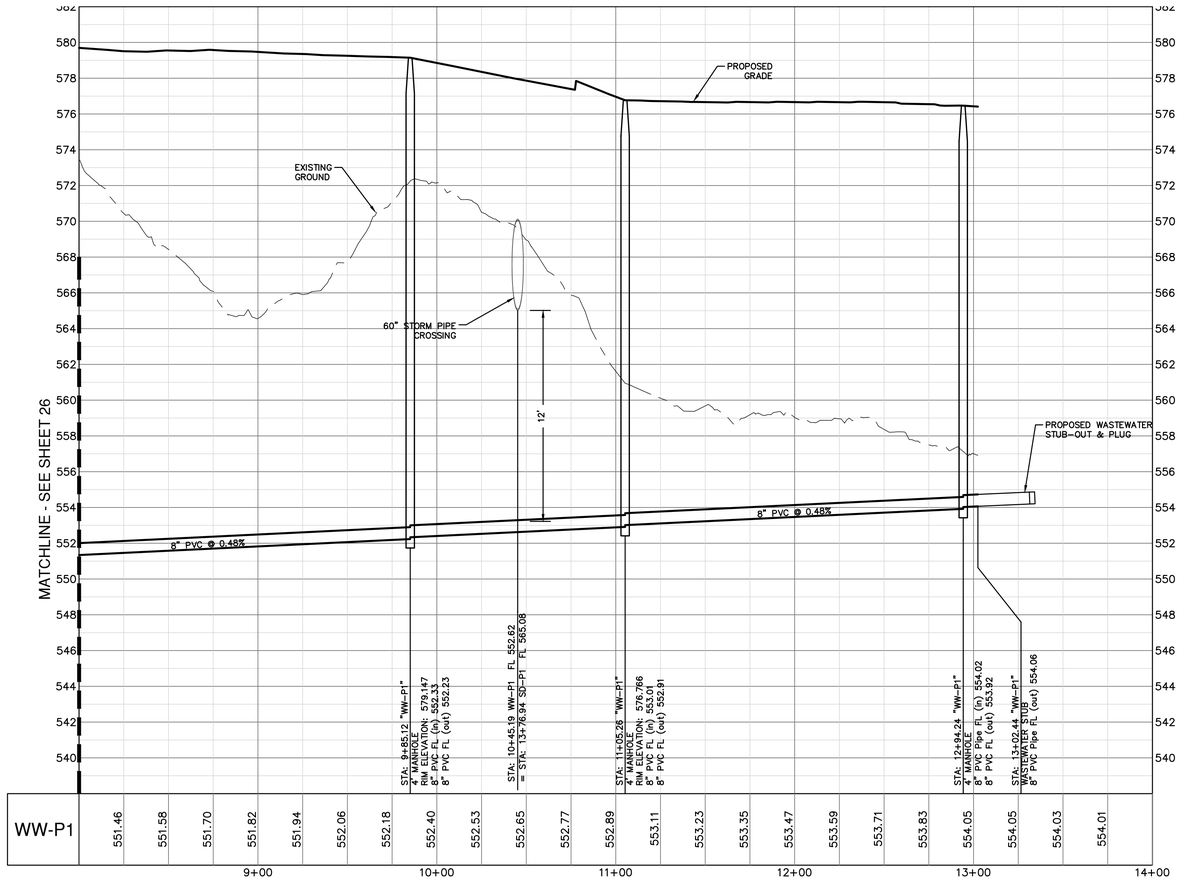

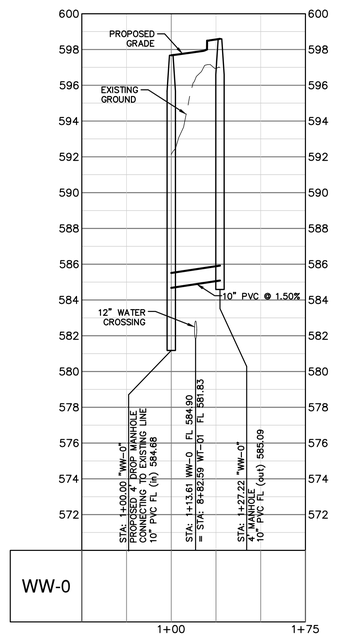

PROFILE SCALES:

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PROFILE LEGEND:

- NATURAL GROUND
- SUBGRADE
- FINISHED GRADE
- PROPOSED WASTEWATER

1-JOINT OF PRESSURE PIPE SEE NOTE THIS SHEET.

STEEL ENCASEMENT WITH SPACERS SEE CONSTRUCTION DETAILS

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
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WASTEWATER PLAN & PROFILE (2 OF 3)

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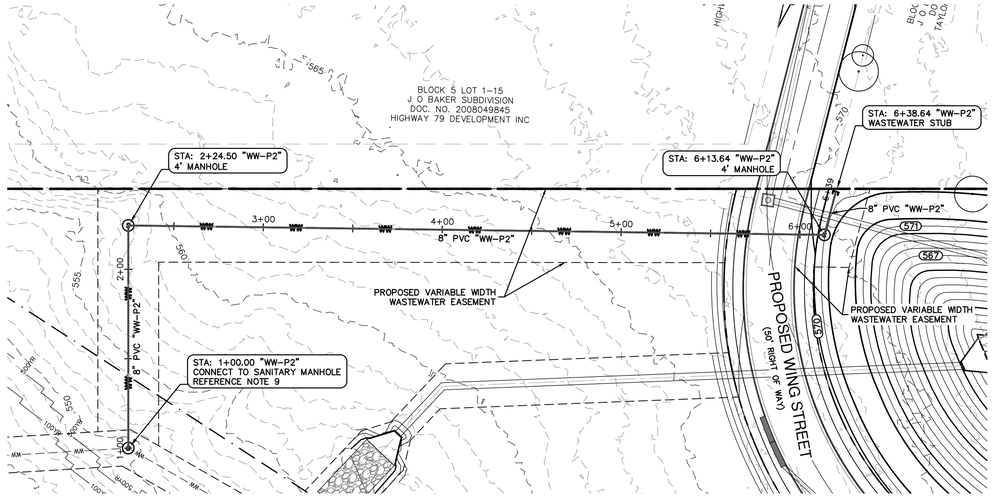

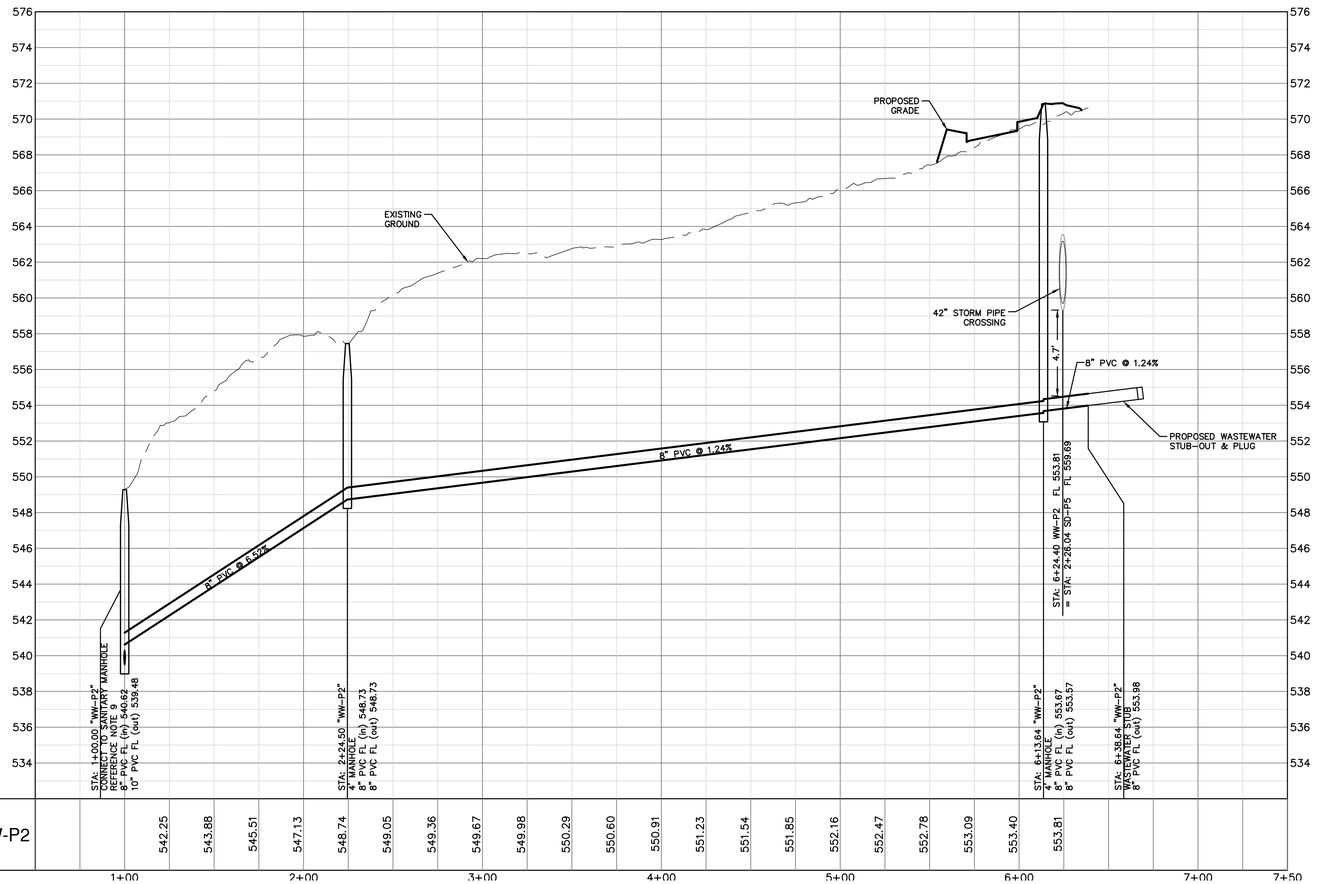

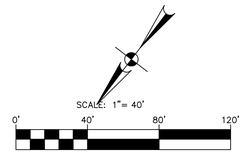

LEGEND

- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE & MH
- CURB INLET
- GATE VALVE
- FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. WATER AND WASTEWATER CROSSING WHERE A NEW POTABLE WATERLINE CROSSES A NEW, NON-PRESSURE RATED WASTEWATER LINE, THE POTABLE WATER PIPE SEGMENT SHALL BE CENTERED OVER THE WASTEWATER LINE. THE WASTEWATER LINE SHALL BE LOCATED BELOW THE WATER LINE. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF TWO (2) FEET SHALL BE PROVIDED. IN ADDITION, WITHIN NINE (9) FEET HORIZONTALLY OF EITHER SIDE OF THE WATERLINE, THE WASTEWATER PIPE AND JOINT SHALL BE CONSTRUCTED WITH PIPE MATERIAL HAVING A MINIMUM PRESSURE RATING OF 150 PSI. ONE SEGMENT OF THE PRESSURE RATED WASTEWATER PIPE SHALL BE CENTERED ON THE WATER CROSSING. APPROPRIATE ADAPTERS SHALL BE USED TO CONNECTION THE PRESSURE RATED WASTEWATER PIPE WITH THE NON-PRESSURE RATED WASTEWATER PIPE.
3. ALL WASTEWATER MANHOLES ARE 4 FT. DIA. CITY OF TAYLOR STANDARD AND COATED TO COT SPECIFICATIONS UNLESS OTHERWISE NOTED.
4. MANDREL TESTING WILL BE REQUIRED ON ALL FLEXIBLE WASTEWATER PIPE PER TCEQ RULES.
5. ALL PIPE MATERIAL TO BE SDR 26, WITH TRACER TAPE, SERVICES INCLUDED, UNLESS OTHERWISE NOTED.
6. EXISTING CONTOUR INFORMATION SHOWN IS AT 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING LIDAR DATA GENERATED MAY 2023.
7. ALL FILL AREAS SHALL BE COMPACTED TO 95% PRIOR TO UTILITY INSTALLATION.
8. NO WASTEWATER CLEANOUTS LOCATED IN SIDEWALK OR DRIVEWAY AREAS.
9. CONTRACTOR TO VERIFY CONDITION OF EXISTING MANHOLES PRIOR TO CONNECTION. IF MANHOLE IS FOUND TO BE FAULING OR IN POOR CONDITION, MANHOLE IS TO BE REPLACED IN-KIND WITH PROPOSED MANHOLE.

PROFILE SCALES:

1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:

- NATURAL GROUND
- SUBGRADE
- FINISHED GRADE
- PROPOSED WASTEWATER

1-JOINT OF PRESSURE PIPE SEE NOTE THIS SHEET.

STEEL ENCASEMENT WITH SPACERS SEE CONSTRUCTION DETAILS

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TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

WASTEWATER PLAN & PROFILE (3 OF 3)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 28 of 60

Date: May 17, 2024, 1:56pm User ID: jwolf
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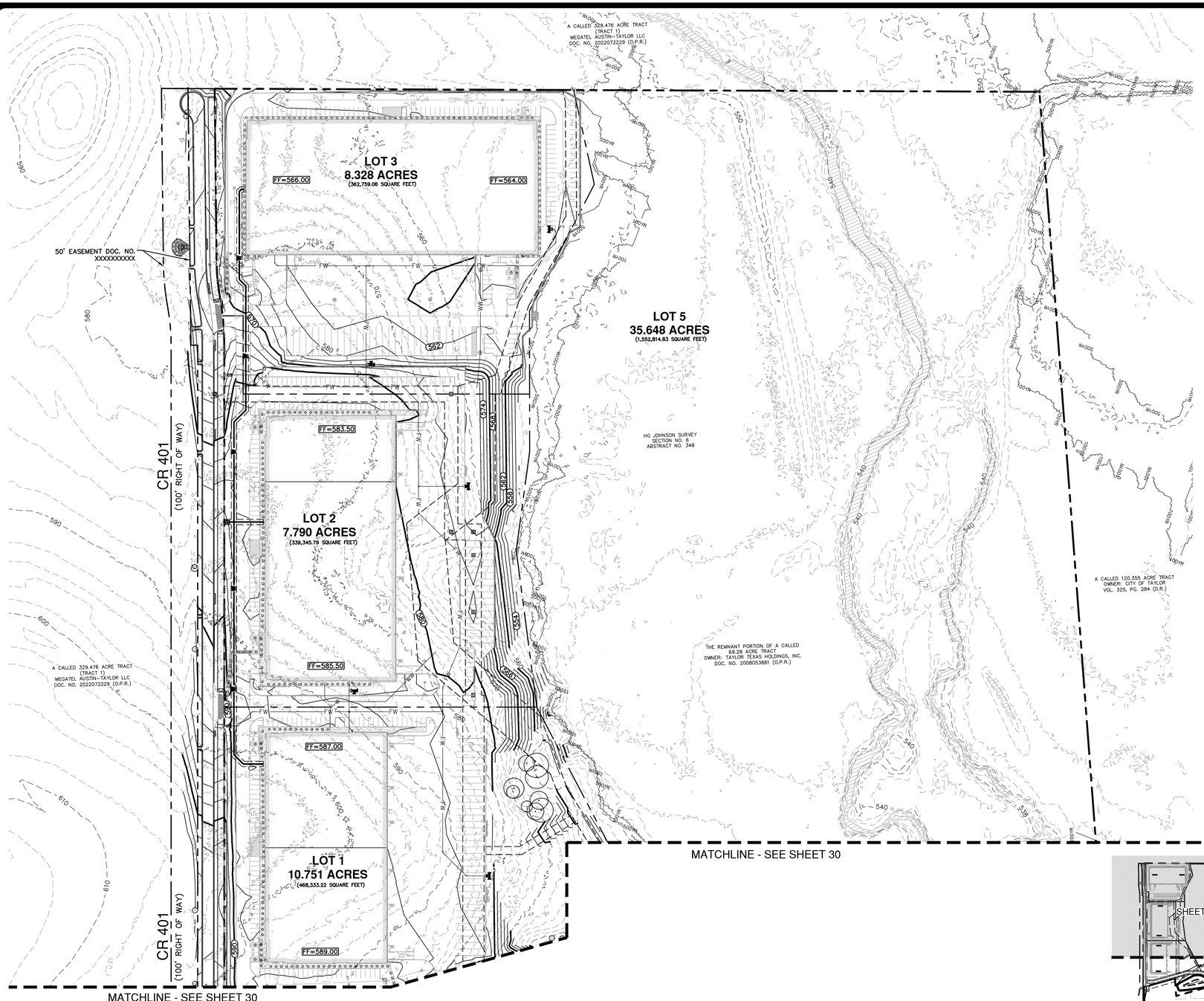

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW DEDICATION
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- 500YR — 500-YEAR FEMA FLOODPLAIN
- 100YR — 100-YEAR FEMA FLOODPLAIN
- EXISTING EDGE OF PAVEMENT
- PROPOSED FIRE HYDRANT
- PROPOSED WASTEWATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE
- EXISTING TREE
- EXISTING UTILITY POLE
- PROPOSED CURB INLET
- EXISTING SURFACE WATER

GENERAL NOTES:

1. ALL NON PUBLIC IMPROVEMENT PLAN WALLS TO BE DESIGNED/DESIGNATED WITH SITE PLANS.

NOTES

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3. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FROM CONSTRUCTION OF THIS PROJECT.
4. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT.
5. ALL BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
6. DESIGNATED ACCESSIBLE ROUTES SHALL COMPLY WITH TAS. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL, RAMPS SHALL NOT EXCEED 1:12 IN THE DIRECTION OF TRAVEL, NOR SHALL THE ACCESSIBLE ROUTE EXCEED 2% CROSS SLOPE.
7. A HANDICAP RAMP, COMPLYING TO ADA STANDARDS, IS REQUIRED AT ALL POINTS WHERE THE CURB INTERSECTS THE SIDEWALK.
8. ALL EXISTING MANHOLE COVERS, METER BOXES, VALVE CASTINGS, POST INDICATOR VALVES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE.
9. CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE-GROUND UTILITIES AND APPURTENANCES IN DRIVE AREAS.
10. NO ABRUPT CHANGE OF GRADE SHALL OCCUR.
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12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL, OR BETTER, CONDITION ANY DAMAGES INCURRED TO EXISTING UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEM.)
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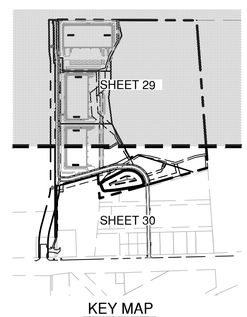

KEY MAP

BENCHMARKS:

BENCHMARKS ARE BASED ON NAD83
COORDINATES ARE STATE PLANE CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.99988

BM #50: SET MAGNETIC NAIL IN CONCRETE
GRID NORTH: 10,181,619.81
GRID EAST: 3,204,414.68
ELEV: 609.87

BM #51: SET MAGNETIC NAIL IN BASE OF TRAFFIC POLE
GRID NORTH: 10,181,463.29
GRID EAST: 3,204,136.64
ELEV: 607.83

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
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TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

OVERALL GRADING PLAN (1 OF 2)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 29 of 60

Date: May 17, 2024, 1:56pm User ID: jwolf
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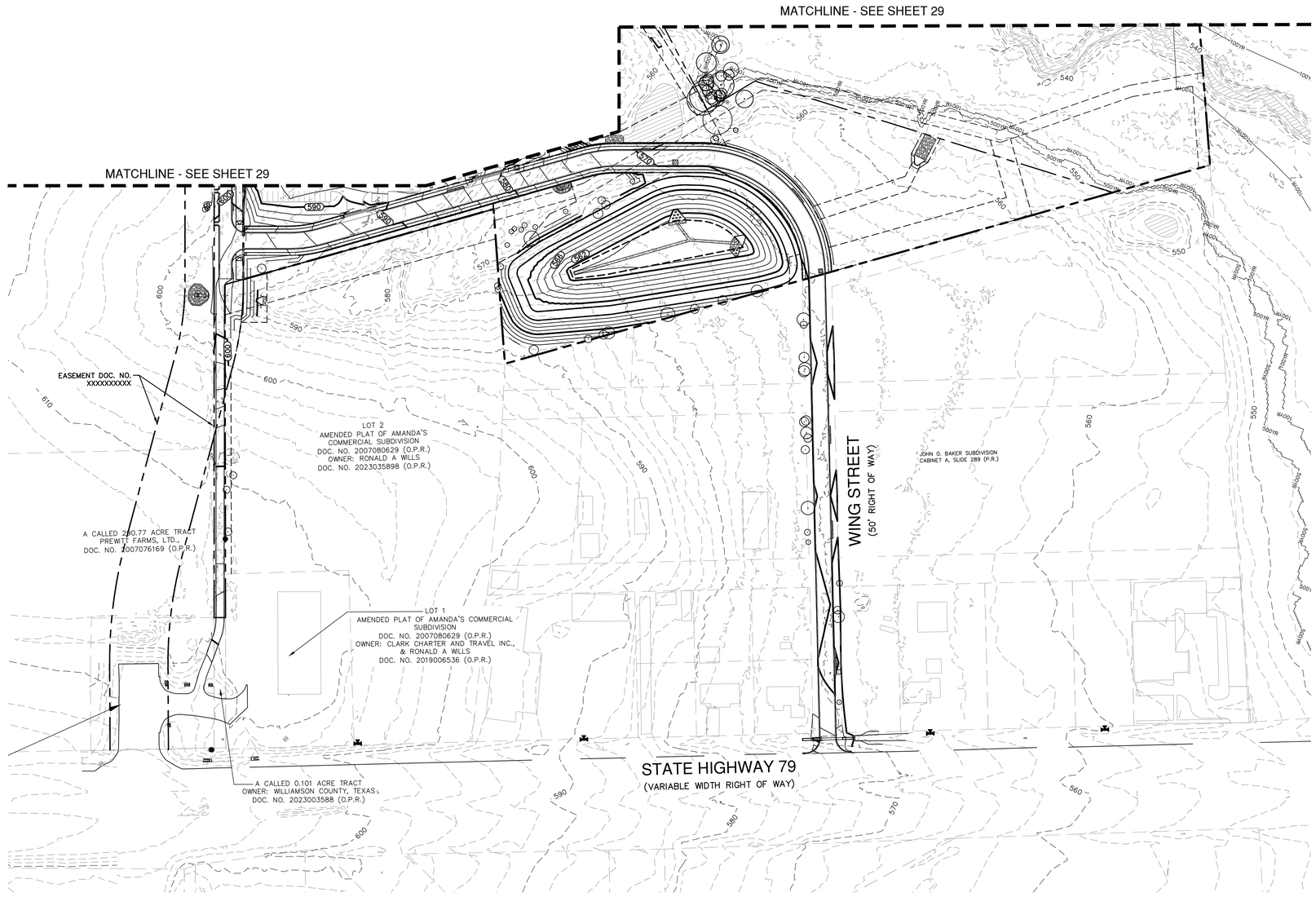

SCALE: 1"= 100'

0' 100' 200' 300'

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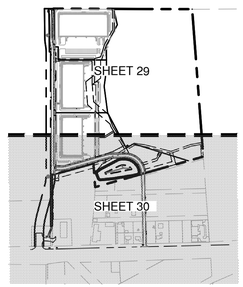

KEY MAP

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STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
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TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

OVERALL GRADING PLAN (2 OF 2)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 30 of 60

Date: May 17, 2024, 1:56pm User ID: jwolf
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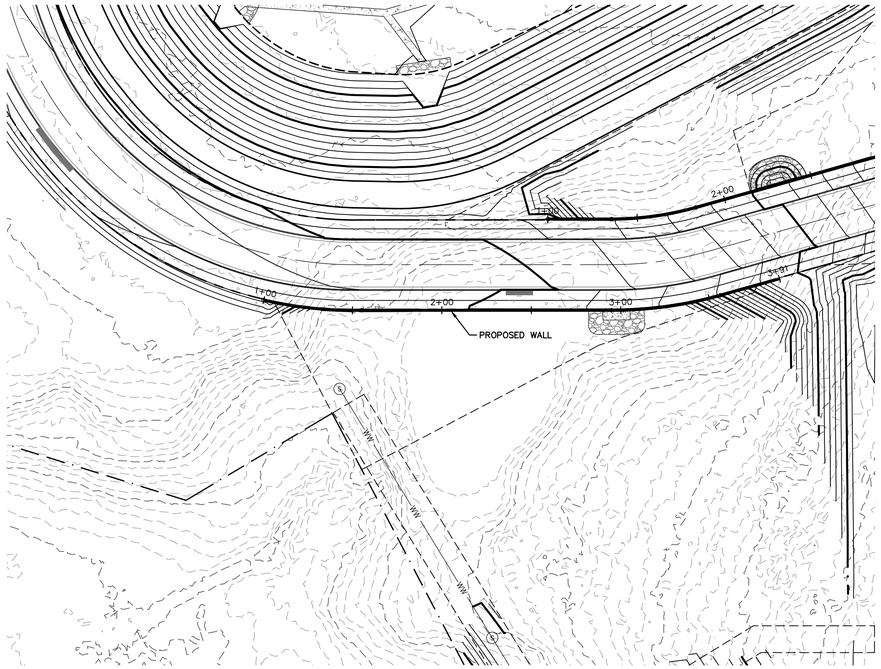

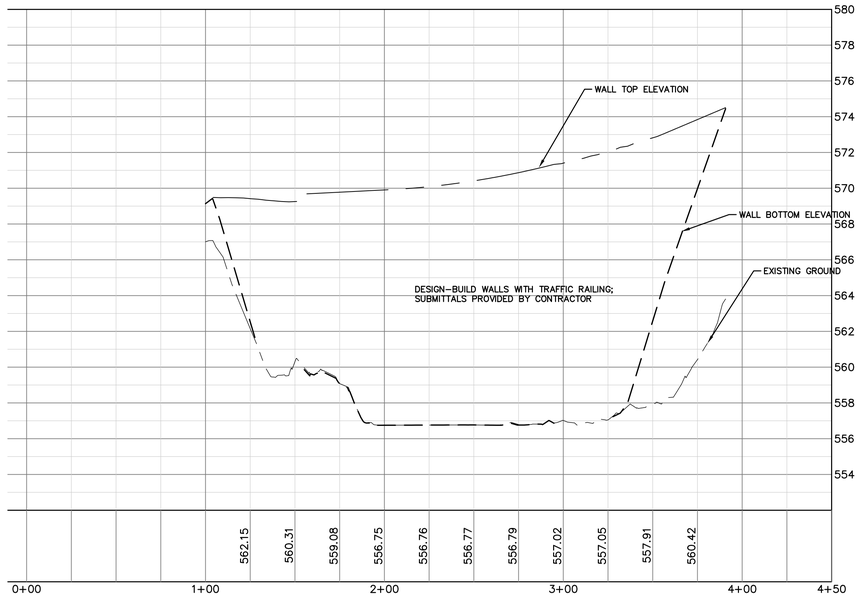

SCALE: 1"= 40'

0' 40' 80' 120'

LEGEND

- PROPERTY BOUNDARY
- 500YR — 500–YEAR FEMA FLOODPLAIN
- 100YR — 100–YEAR FEMA FLOODPLAIN
- EXISTING EDGE OF PAVEMENT
- PROPOSED WATER LINE
- WW — PROPOSED WASTEWATER LINE
- SD — PROPOSED STORM DRAIN LINE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE

PROFILE SCALES:
1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:
- WALL BOTTOM
- WALL TOP
- NATURAL GROUND

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WALL PLAN & PROFILE (1 OF 2)

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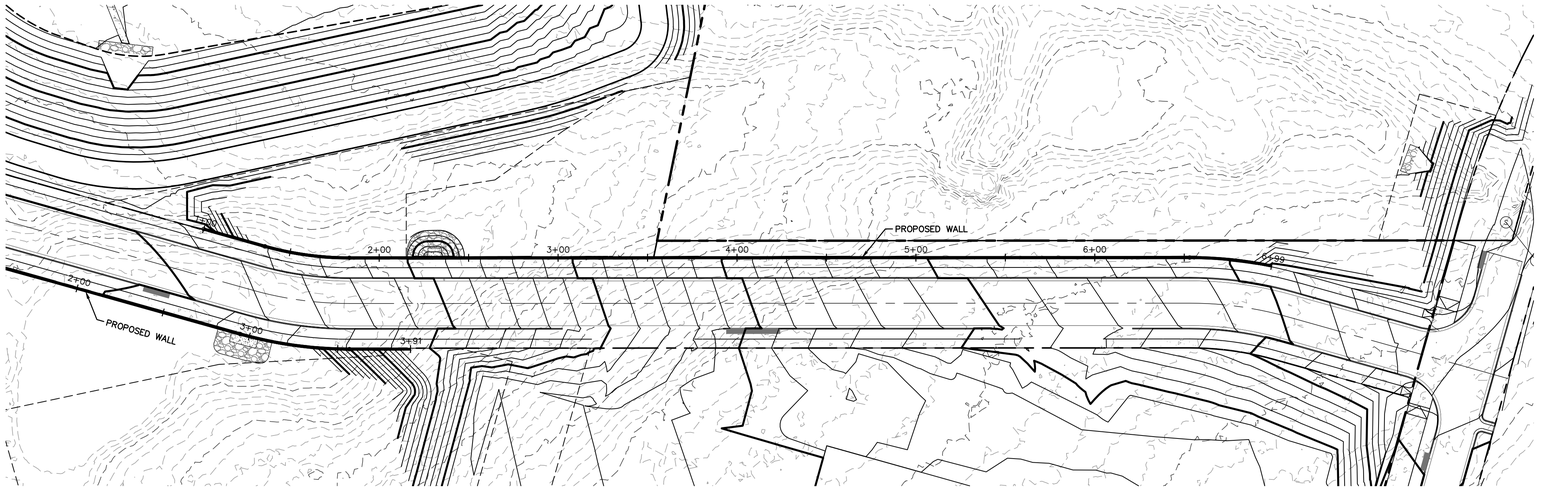

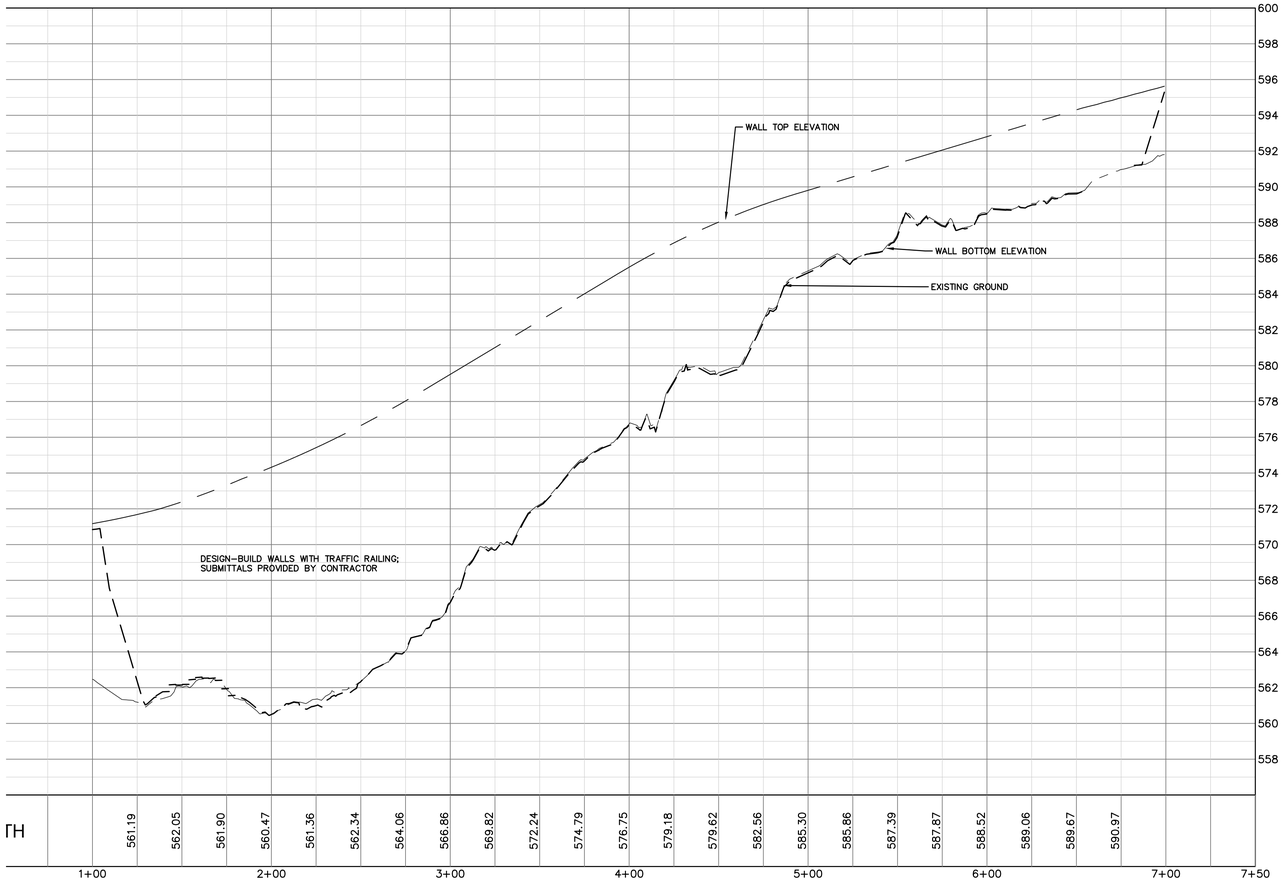

SCALE: 1"= 40'

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PROFILE SCALES:

1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:

WALL BOTTOM
WALL TOP
NATURAL GROUND

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WALL PLAN & PROFILE (2 OF 2)

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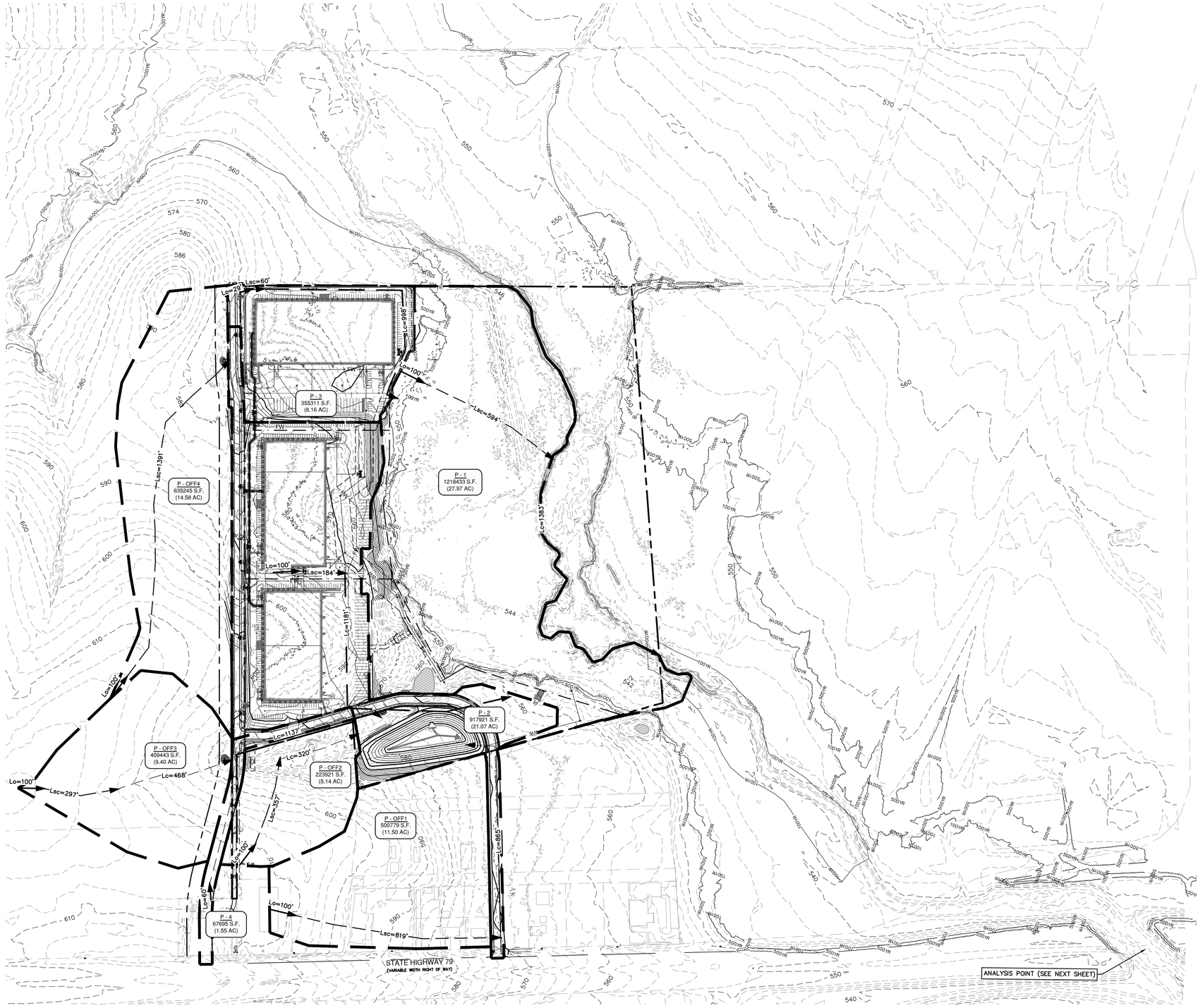

SCALE: 1"= 200'

0' 200' 400' 600'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED OFFSITE RIGHT-OF-WAY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LOT LINE
- 500YR — 500-YEAR FEMA FLOODPLAIN
- 100YR — 100-YEAR FEMA FLOODPLAIN
- PROPOSED DRAINAGE AREA BOUNDARY
- 300' — OVERLAND FLOW
- 600' — SHALLOW CONCENTRATED FLOW
- 900' — CHANNELIZED FLOW
- DA: PR X XX.XX AC. — DRAINAGE AREA LABEL

DRAINAGE NOTES:

1. PROPOSED Q2, Q25, AND Q100 FLOWS ARE LESS THAN EXISTING CONDITIONS.
2. REFERENCE ANALYSIS POINT WATERSHED MAP SHEET 34 FOR LOCATION OF PROPOSED ANALYSIS POINT AT SH-7

ANALYSIS POINT		
Event	Existing (CFS)	Proposed (CFS)
2-YR	8480.1	8479.3
10-YR	15750.0	15742.9
25-YR	20879.1	20866.5
100-YR	28938.5	28926.2

Frequency Event	Annual Chance Probability	Countywide Average 24-hour Precipitation Depths (inches)	
		USGS (1998)	ATLAS 14 (2018)
500-year	0.2%	12.9	16.1
100-year	1%	9.7	11.1
50-year	2%	8.5	9.5
25-year	4%	7.3	8.0
10-year	10%	5.9	6.3
5-year	20%	4.9	5.1
2-year	50%	3.4	3.9
1-year	100%	1.2	3.1

Table 1.1 – Comparison of Frequency Event Changes in 100-Yr Precipitation in Williamson County between USGS (1998) and NOAA Atlas 14 (2018)

NOTE:

1. RAINFALL DATA TABLE EXCERPTED FROM TAYLOR DRAINAGE MASTER PLAN (2022).

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10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

PROPOSED DRAINAGE MAP

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 33 of 60

Date: May 17, 2024, 1:57pm User ID: jwolf
File: H:\Projects\514\29\00\391 Public Infrastructure\Civil\DR51429-00.dwg

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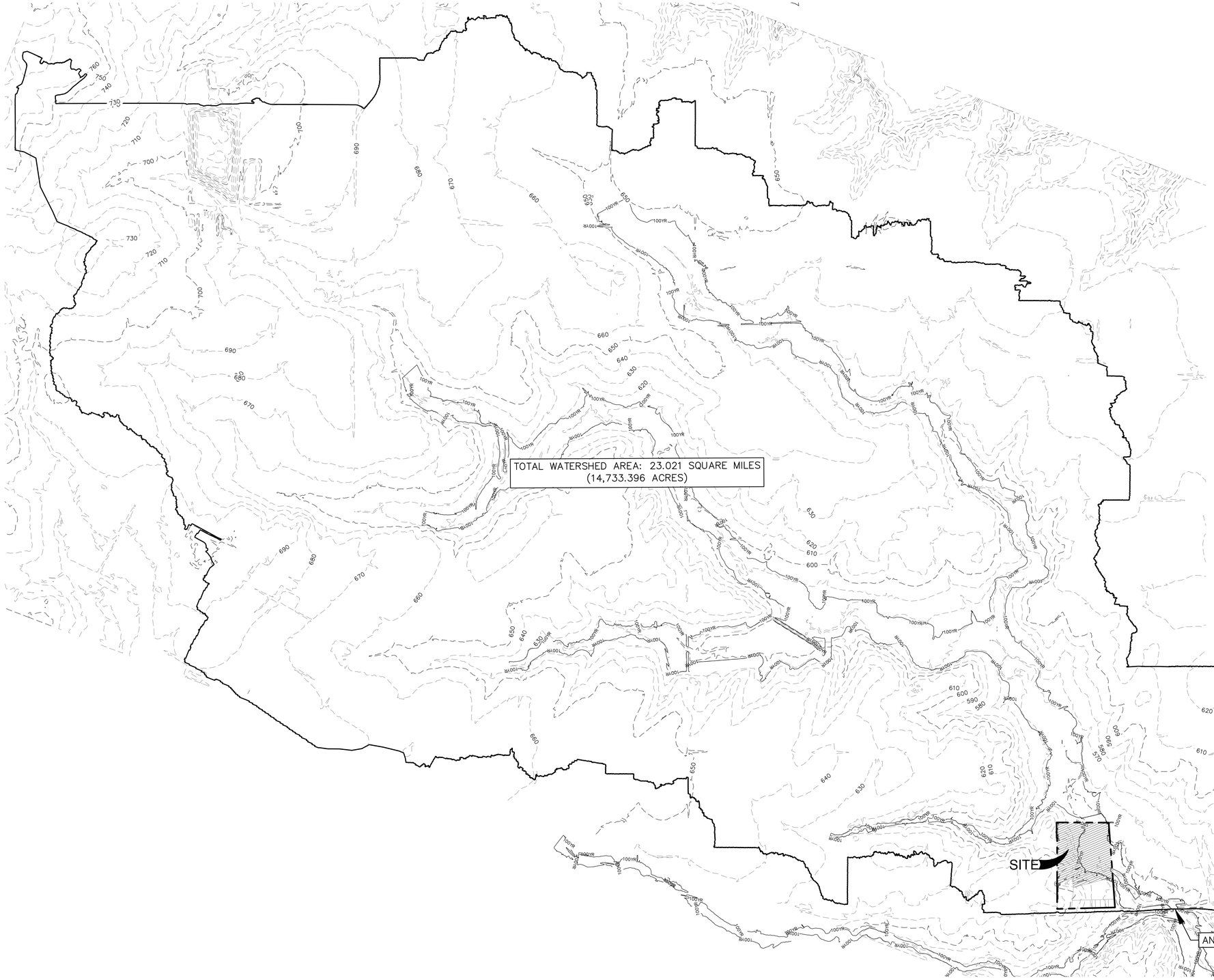
PZ-2024-2104



SCALE: 1"= 1,500'

0' 1,500' 3,000' 4,500'

LEGEND

- PROPERTY BOUNDARY
- CONTRIBUTING WATERSHED
- EXISTING EASEMENT LINE
- 100YR — 100-YEAR FEMA FLOODPLAIN

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

EXISTING WATERSHED MAP

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 34 of 60

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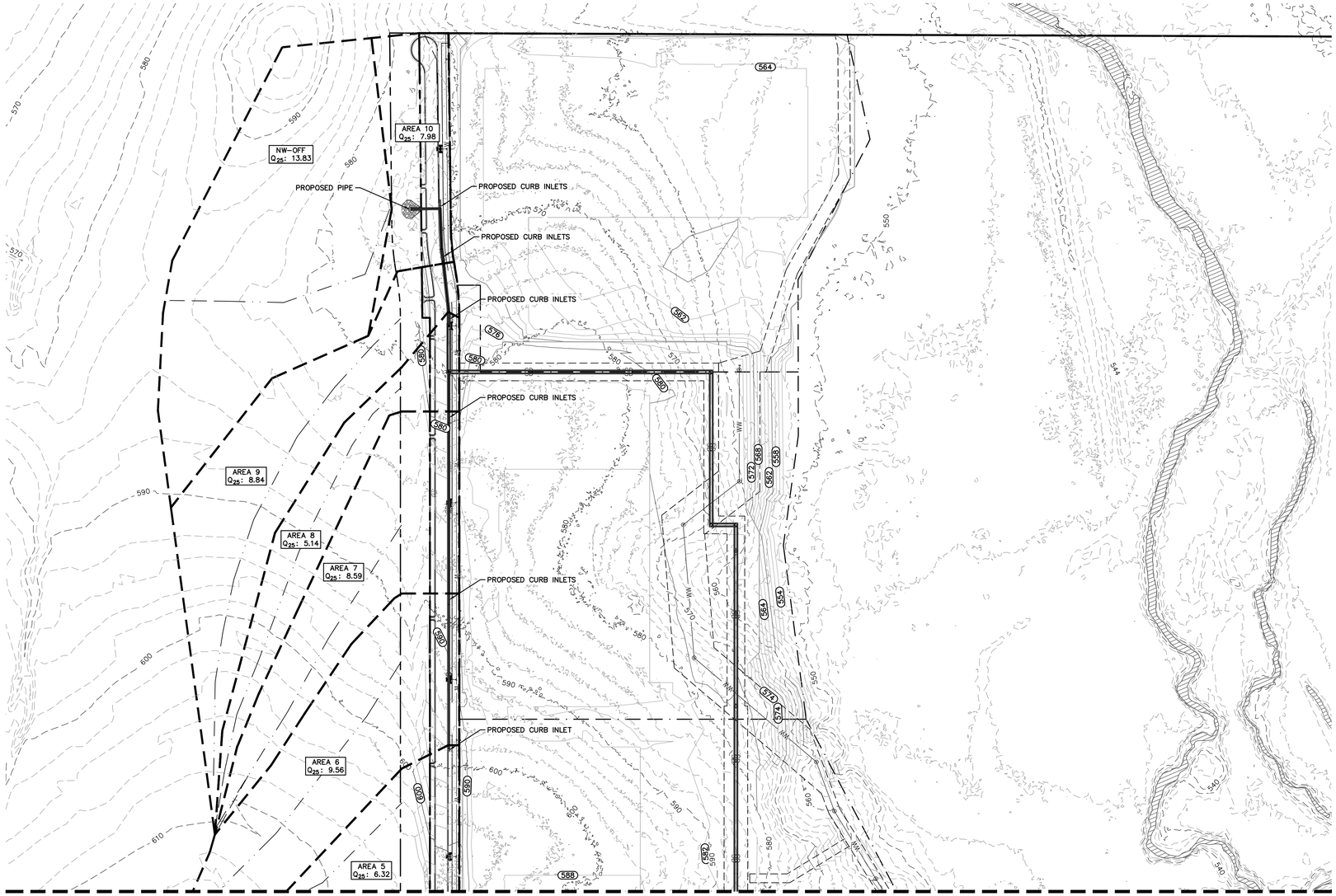

MATCHLINE - SEE SHEET 36

SCALE: 1" = 100'

0' 100' 200' 300'

LEGEND

- DRAINAGE AREA BOUNDARY
- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX
- FIRE HYDRANT
- HEADWALL
- SHEET FLOW PATH
- SHALLOW CONCENTRATED FLOW PATH
- CHANNELIZED FLOW PATH
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- AREA ## / Q25: #.## — DRAINAGE AREA/25-YR CAPTURE
- EXISTING SURFACE WATER

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
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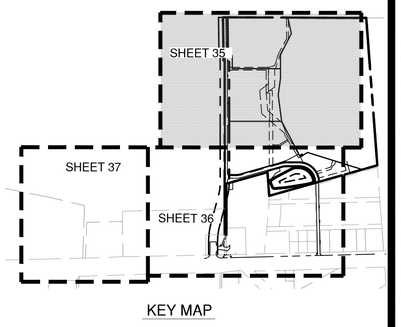

KEY MAP

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

OVERALL STORM DRAIN PLAN (1 OF 3)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 35 of 60

Date: May 17, 2024, 2:00pm User ID: jwolf
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PZ-2024-2104

MATCHLINE - SEE SHEET 35

MATCHLINE - SEE SHEET 37

AREA 2
Q_{25}: 3.52

PROPOSED CURB INLET

PROPOSED CURB INLETS

AREA 41
Q_{25}: 3.36

PROPOSED CURB INLET

PROPOSED CURB INLETS

AREA 4
Q_{25}: 5.92

PROPOSED PIPE

PROPOSED CURB INLET

PROPOSED PIPE

SW-OFF
Q_{25}: 26.62

AREA 2
Q_{25}: 4.27

S-OFF
Q_{25}: 18.10

AREA 42
Q_{25}: 9.53

AREA 44
Q_{25}: 13.33

PROPOSED CURB INLETS

PROPOSED CURB INLETS

AREA 45
Q_{25}: 11.44

CULVERT 1
Q_{25}: 101.63

AREA 46
Q_{25}: 24.60

PROPOSED CURB INLETS

CULVERT PROPOSED WITH TXDOT DECEL LANE PLANS

STATE HIGHWAY 79
(VARIABLE WIDTH RIGHT OF WAY)

SCALE: 1" = 100'

0' 100' 200' 300'

LEGEND

- DRAINAGE AREA BOUNDARY
- W — WATER LINE
- WW — WASTEWATER LINE & MH
- SD — STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX
- FIRE HYDRANT
- HEADWALL
- SHEET FLOW PATH
- SHALLOW CONCENTRATED FLOW PATH
- CHANNELIZED FLOW PATH
- 786 — EXISTING CONTOUR LINE
- 786 — PROPOSED CONTOUR LINE
- AREA ##
  Q_{25}: #.##
  DRAINAGE AREA/25-YR CAPTURE
- EXISTING SURFACE WATER

SHEET 35

SHEET 37

SHEET 36

KEY MAP

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
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TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

OVERALL STORM DRAIN PLAN (2 OF 3)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 36 of 60

Date: May 17, 2024, 2:00pm User ID: jwolf
File: I:\Projects\514\29\00\391 Public Infrastructure\Civil\SD0A51429-00-391.dwg

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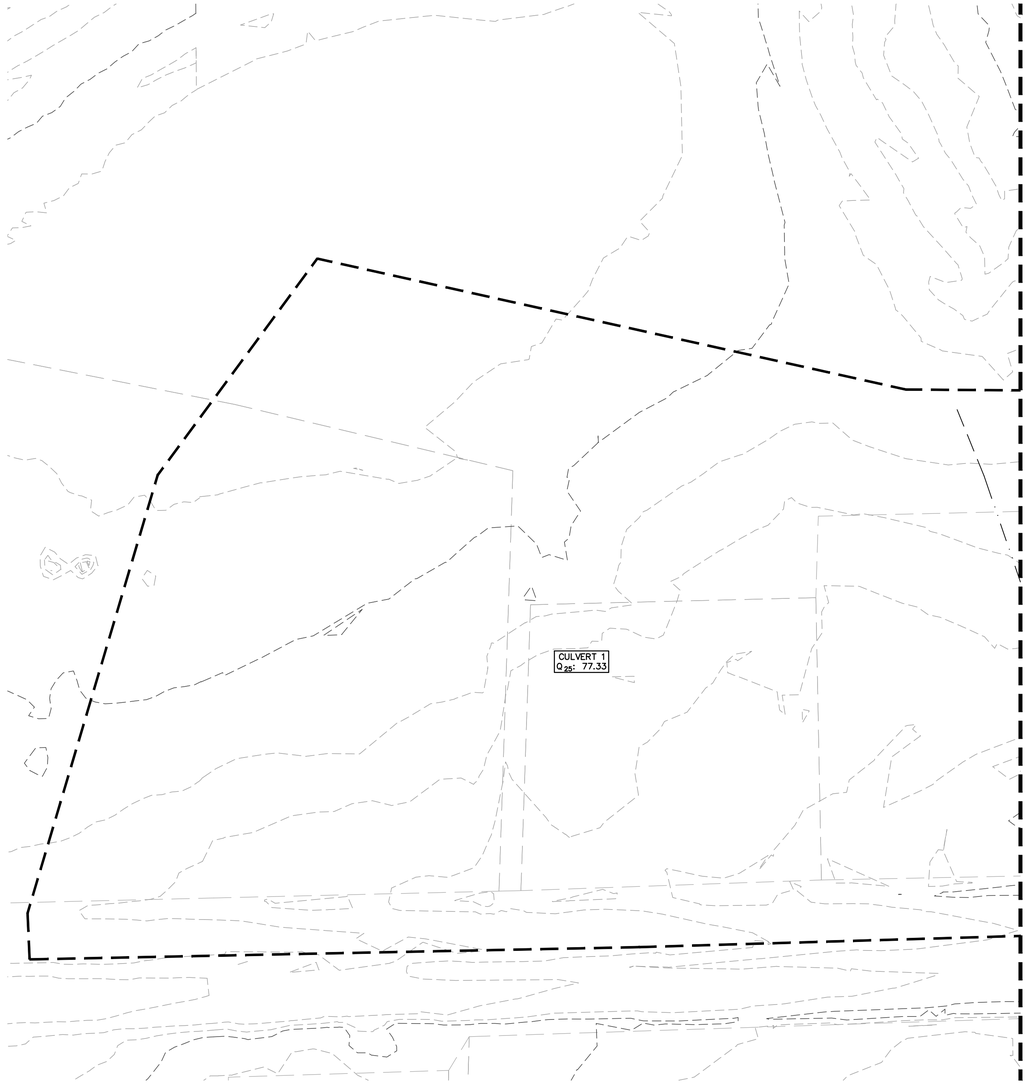


Drainage Area	Impervious Cover		Drainage Area		Post-Devlopment		
	Square Feet	Acres	Square Feet	Acres	Percent IC	25 year	100 year
S-off	0	0.00	247,247	5.68	0.0%	0.39	0.46
SW-off	0	0.00	418,742	9.61	0.0%	0.39	0.46
2	17,293	0.40	23,174	0.53	74.6%	0.76	0.84
4	25,265	0.58	30,448	0.70	83.0%	0.80	0.88
NW-off	0	0.00	182,952	4.20	0.0%	0.39	0.46
5	22,259	0.51	54,014	1.24	41.2%	0.59	0.67
6	20,386	0.47	118,440	2.72	17.2%	0.47	0.55
7	22,521	0.52	93,088	2.14	24.2%	0.51	0.58
8	9,409	0.22	57,935	1.33	16.2%	0.47	0.54
9	8,973	0.21	112,298	2.58	8.0%	0.43	0.50
10	28,837	0.66	46,740	1.07	61.7%	0.69	0.77
41	14,375	0.33	17,293	0.40	83.1%	0.80	0.88
42	21,693	0.50	75,359	1.73	28.8%	0.53	0.61
44	10,716	0.25	138,521	3.18	7.7%	0.43	0.50
45	15,115	0.35	119,790	2.75	12.6%	0.45	0.52
46	46,609	1.07	220,849	5.07	21.1%	0.49	0.57
Culvert 1	468,270	10.75	1,626,530	37.34	28.8%	0.53	0.61

Drainage Area	SHEET FLOW					SHALLOW CONCENTRATED FLOW				CHANNELIZED FLOW			Time of Concentration
	Length	N	Slope	P_2*	T_c	Length	Slope	Surface Type**	T_c	Length	Velocity	T_c	
S-off	100	0.13	1.70%	3.44	8.99	357	8.00%	Unpaved	1.30	453	6.00	1.26	11.56
SW-off	100	0.13	0.70%	3.44	12.83	297	2.00%	Unpaved	2.17	418	6.00	1.16	16.15
2	100	0.015	3.00%	3.44	1.27	152	2.50%	Paved	0.79	0	6.00	0.00	5.00
4	88	0.015	3.30%	3.44	1.11	324	3.00%	Unpaved	1.93	0	6.00	0.00	5.00
NW-off	100	0.13	2.20%	3.44	8.11	375	2.40%	Unpaved	2.50	0	6.00	0.00	10.61
5	100	0.13	1.70%	3.44	8.99	190	3.30%	Unpaved	1.08	0	6.00	0.00	10.07
6	100	0.13	1.00%	3.44	11.12	620	3.30%	Unpaved	3.53	0	6.00	0.00	14.65
7	100	0.13	2.50%	3.44	7.71	987	4.40%	Unpaved	4.86	0	6.00	0.00	12.57
8	100	0.13	2.60%	3.44	7.59	725	4.00%	Unpaved	3.74	0	6.00	0.00	11.33
9	100	0.13	2.60%	3.44	7.59	868	3.70%	Unpaved	4.66	0	6.00	0.00	12.25
10	47	0.015	3.40%	3.44	0.66	242	2.40%	Unpaved	1.61	0	6.00	0.00	5.00
41	100	0.015	6.30%	10.44	0.54	221	4.60%	Unpaved	1.06	0	6.00	0.00	5.00
42	100	0.13	5.50%	11.44	3.08	500	4.50%	Unpaved	2.43	0	6.00	0.00	5.52
44	100	0.13	2.30%	13.44	4.03	610	5.25%	Unpaved	2.75	0	6.00	0.00	6.78
45	100	0.13	1.90%	14.44	4.20	773	3.80%	Unpaved	4.10	0	6.00	0.00	8.29
46	100	0.13	3.50%	15.44	3.18	763	5.00%	Unpaved	3.52	0	6.00	0.00	6.70
Culvert 1	100	0.13	0.20%	3.44	21.17	604	1.70%	Unpaved	4.79	1735	6.00	4.82	30.77

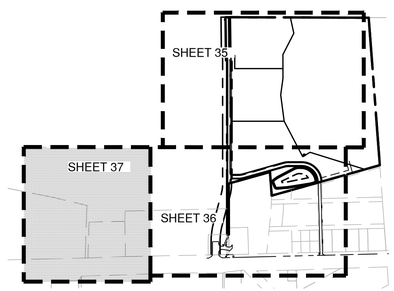
Drainage Area	Area (ac)	Percent Imp. Cover	Time of Concentration (min)	I (25-yr)	I (100-yr)	c (25-yr)	c (100-yr)	Q (25-yr)	Q (100-yr)
				inches per hour				cubic feet per second	
S-off	5.68	0.00%	11.56	8.17	10.42	0.39	0.46	18.10	27.21
SW-off	9.61	0.00%	16.15	7.10	9.05	0.39	0.46	26.62	40.01
2	0.53	74.62%	5.00	10.62	13.63	0.76	0.84	4.27	6.09
4	0.70	82.98%	5.00	10.62	13.63	0.80	0.88	5.92	8.41
NW-off	4.20	0.00%	10.61	8.44	10.77	0.39	0.46	13.83	20.81
5	1.24	41.21%	10.07	8.61	10.98	0.59	0.67	6.32	9.13
6	2.72	17.21%	14.65	7.41	9.45	0.47	0.55	9.56	14.07
7	2.14	24.19%	12.57	7.91	10.08	0.51	0.58	8.59	12.56
8	1.33	16.24%	11.33	8.24	10.50	0.47	0.54	5.14	7.58
9	2.58	7.99%	12.25	7.99	10.18	0.43	0.50	8.84	13.15
10	1.07	61.70%	5.00	10.62	13.63	0.69	0.77	7.89	11.33
41	0.40	83.12%	5.00	10.62	13.63	0.80	0.88	3.36	4.78
42	1.73	28.79%	5.52	10.37	13.29	0.53	0.61	9.53	13.95
44	3.18	7.74%	6.78	9.80	12.54	0.43	0.50	13.33	19.91
45	2.75	12.62%	8.29	9.21	11.76	0.45	0.52	11.44	16.96
46	5.07	21.10%	6.70	9.83	12.58	0.49	0.57	24.60	36.20
Culvert 1	37.34	28.79%	30.77	5.13	6.56	0.53	0.61	101.63	148.62

TAYLOR TRACT

Drainage Calculations Table

Taylor IDF

	25 year	100 year
A	83.02	89.08
B	10.62	9.22
C	0.748	0.7072



KEY MAP

LEGEND

- DRAINAGE AREA BOUNDARY
- W — WATER LINE
- WW — WASTEWATER LINE & MH
- SD — STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX
- FIRE HYDRANT
- HEADWALL
- SHEET FLOW PATH
- SHALLOW CONCENTRATED FLOW PATH
- CHANNELIZED FLOW PATH
- 786 — EXISTING CONTOUR LINE
- 790 — PROPOSED CONTOUR LINE
- AREA ## Q_{25}: #.##
- DRAINAGE AREA/25-YR CAPTURE
- EXISTING SURFACE WATER

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 -
PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

OVERALL STORM DRAIN PLAN (3 OF 3)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 37 of 60

Date: May 17, 2024, 2:09pm User ID: jwolf
File: K:\Projects\514\29\00\391 Public Infrastructure\Civil\SD0451429-00-391.dwg

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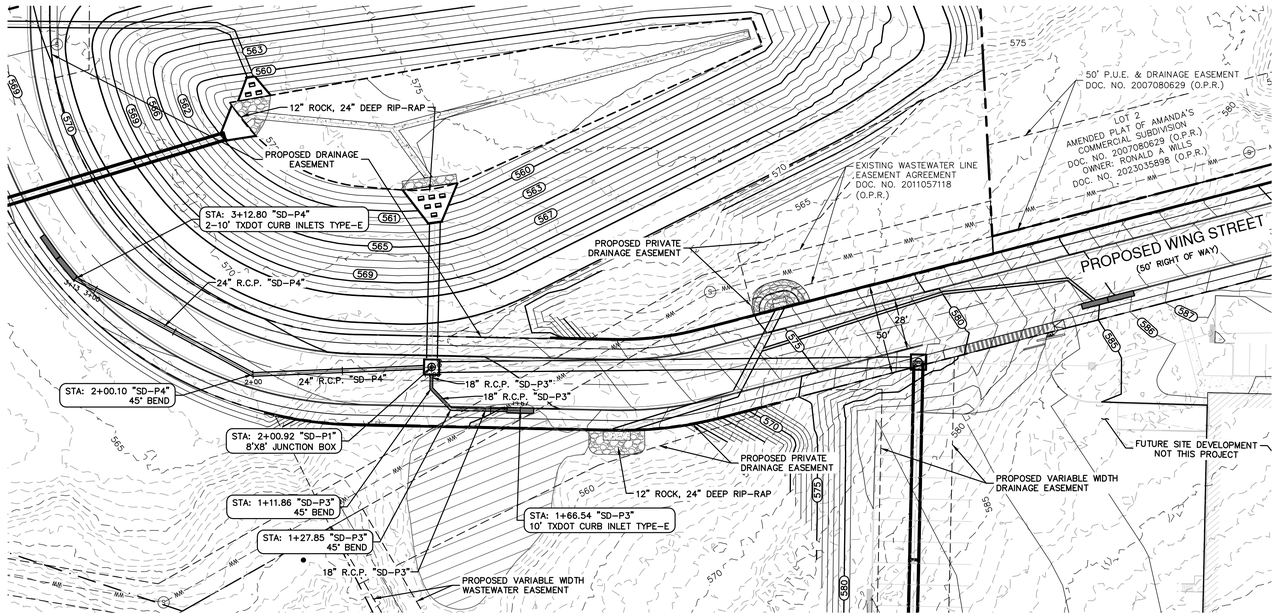

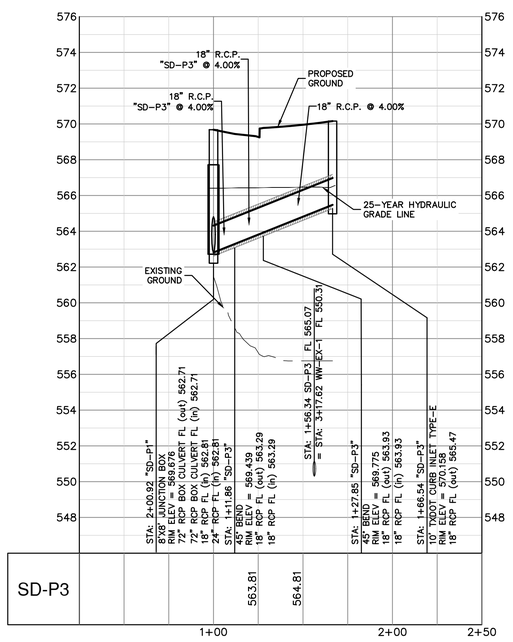

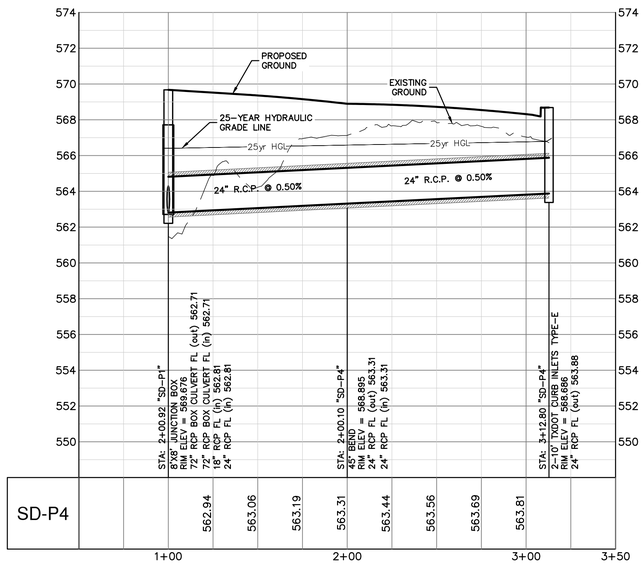

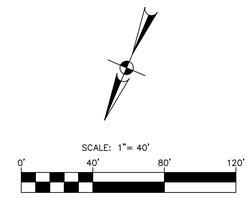

LEGEND

- PROPERTY BOUNDARY
- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX
- FIRE HYDRANT
- HEADWALL
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SURFACE WATER

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. ALL RCP IS CLASS III UNLESS OTHERWISE NOTED.
3. ALL PROPOSED PUBLIC TO PUBLIC WYE STORM CONNECTIONS ARE TO CONNECT MATCHING CENTERLINES.
4. EXISTING CONTOUR INFORMATION SHOWN IS AT 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING LIDAR DATA GENERATED MAY 2023.
5. ALL FILL AREAS SHALL BE COMPACTED TO 95% PRIOR TO UTILITY INSTALLATION.

PROFILE SCALES:

1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:

NATURAL GROUND

FINISHED GRADE

PROPOSED STORM DRAIN

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

STORM DRAIN PLAN & PROFILE (1 OF 9)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 38 of 60

PZ-2024-2104

Date: May 17, 2024, 3:18pm User ID: jwolf
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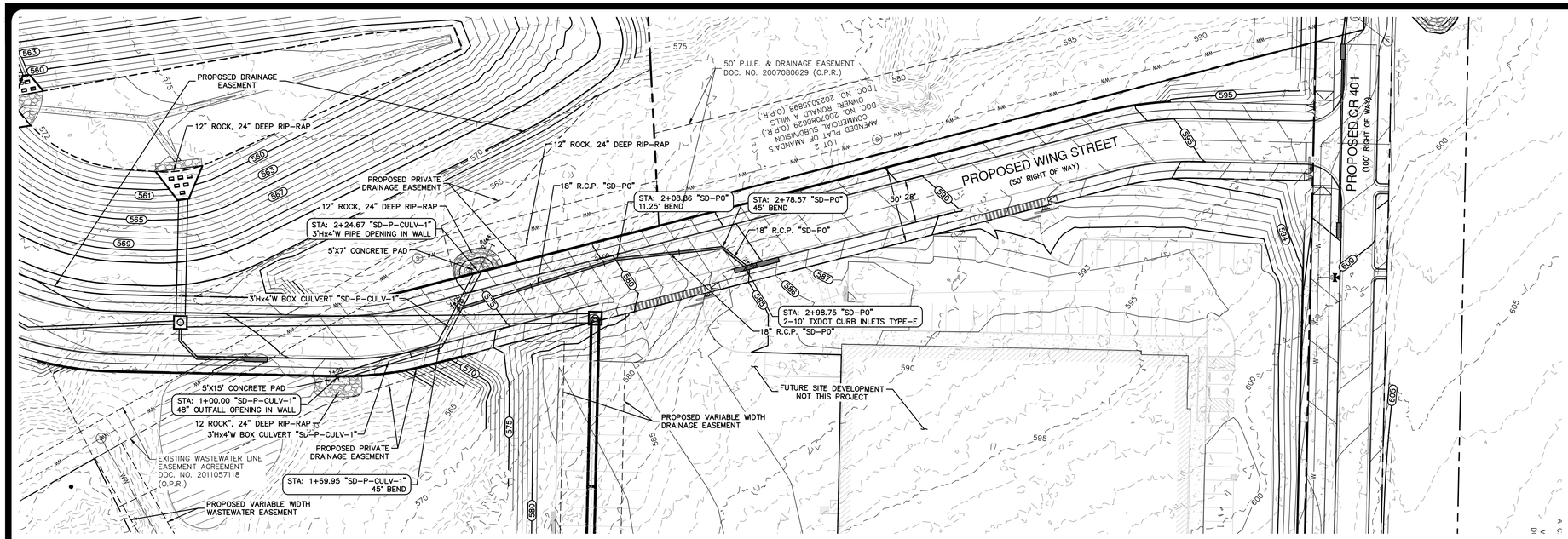

SCALE: 1" = 40'

0' 40' 80' 120'

LEGEND

- PROPERTY BOUNDARY
- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX
- FIRE HYDRANT
- HEADWALL
- EXISTING CONTOUR LINE
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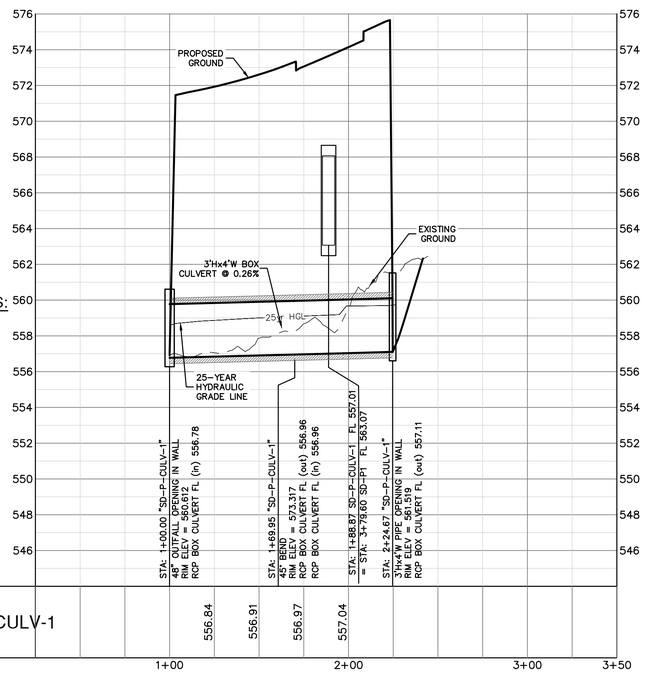
- EXISTING OVERHEAD ELECTRIC
- EXISTING SURFACE WATER

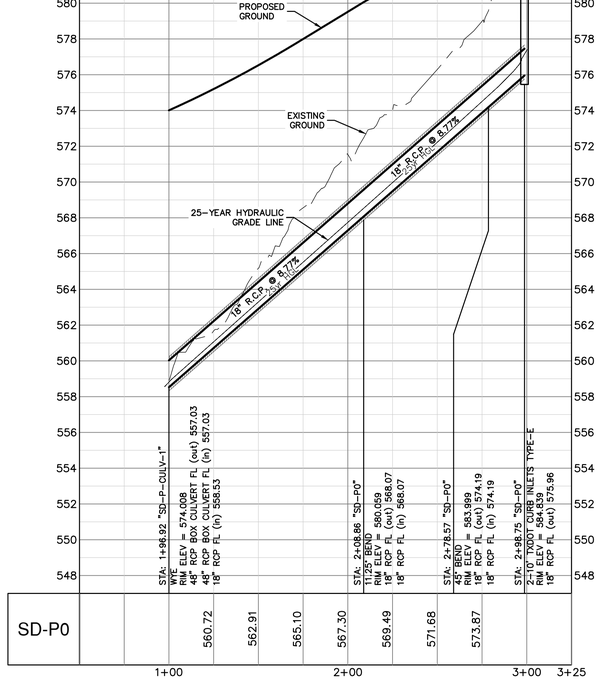


D50 CALCULATIONS:

V = 6.08 FPS

D50 = 0.0105 * (V)^2.06
D50 = 0.0105 * (6.08)^2.06
D50 = 0.43 FT

**12" ROCK IS PROPOSED, FOR INCREASED CONSERVATION IN DESIGN



D50 CALCULATIONS:

V = 3.94 FPS

D50 = 0.0105 * (V)^2.06
D50 = 0.0105 * (3.94)^2.06
D50 = 0.2 FT

**12" ROCK IS PROPOSED, FOR INCREASED CONSERVATION IN DESIGN

NOTES:

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4. EXISTING CONTOUR INFORMATION SHOWN IS AT 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING LIDAR DATA GENERATED MAY 2023.
5. ALL FILL AREAS SHALL BE COMPACTED TO 95% PRIOR TO UTILITY INSTALLATION.

PROFILE SCALES:

1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:

NATURAL GROUND

FINISHED GRADE

PROPOSED STORM DRAIN

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

STORM DRAIN PLAN & PROFILE (2 OF 9)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 39 of 60

Date: May 17, 2024, 3:18pm User ID: jwolf
File: H:\Projects\514\29\00\391 Public Infrastructure\Civil\SDPP51429-00-391.dwg

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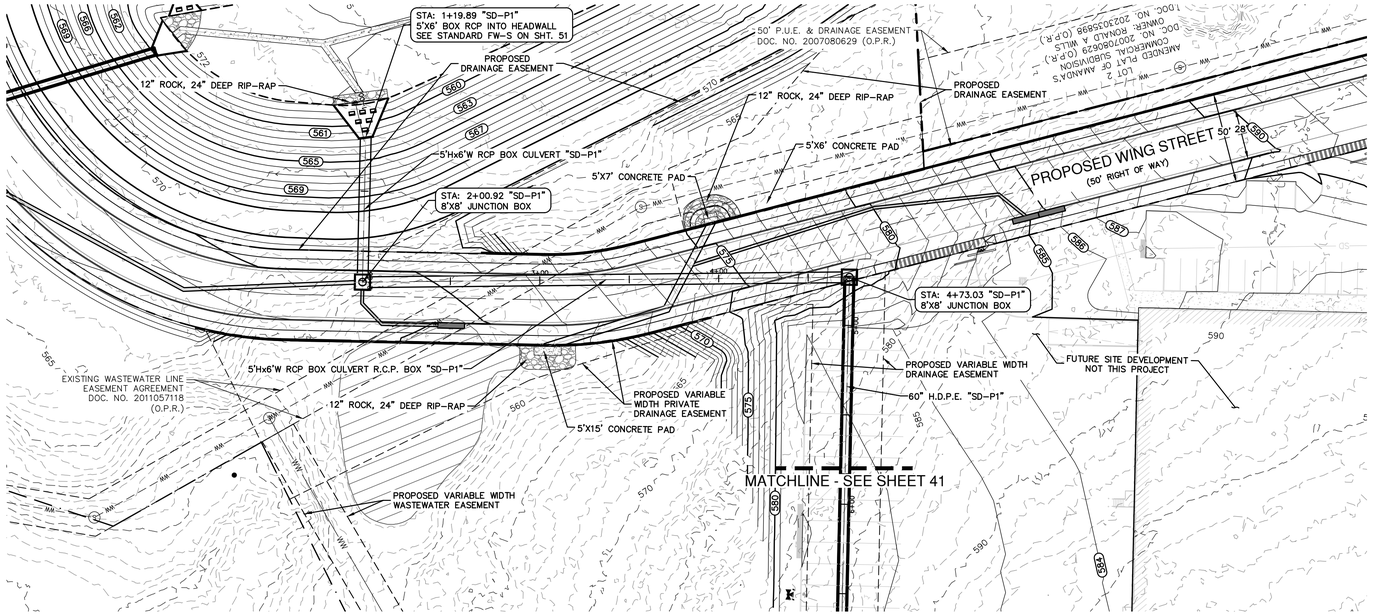
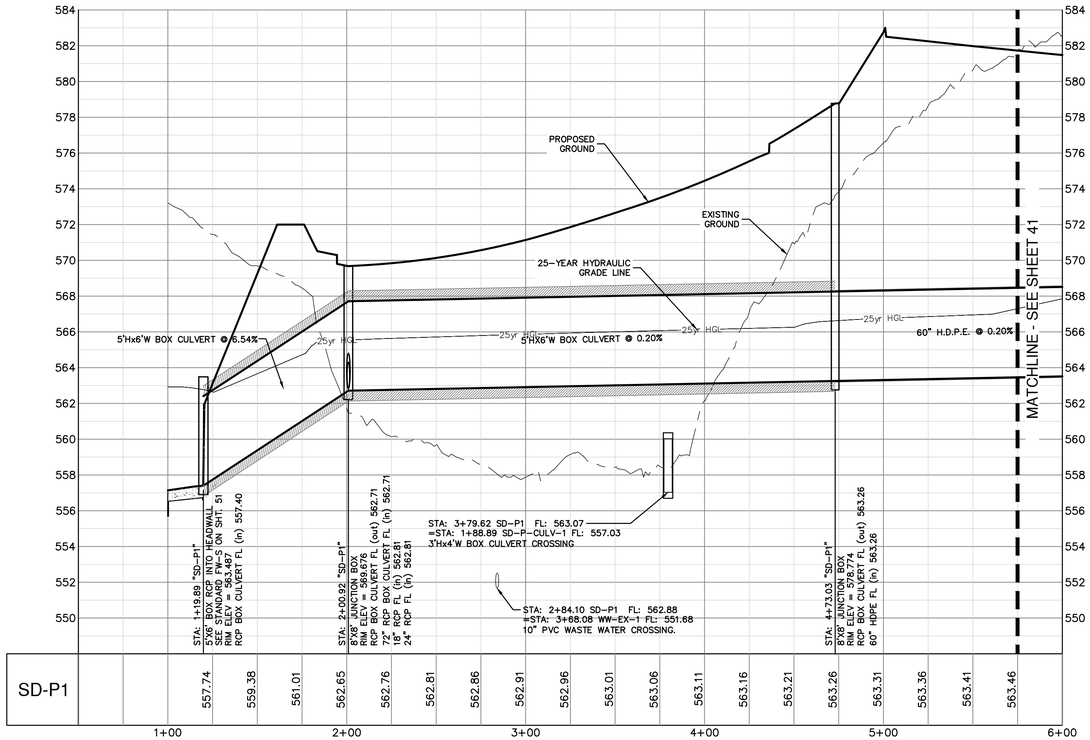
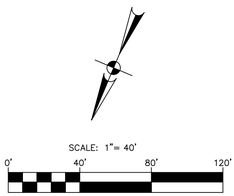
PZ-2024-2104







LEGEND

- PROPERTY BOUNDARY
- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX
- FIRE HYDRANT
- HEADWALL
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SURFACE WATER

NOTES:

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PROFILE SCALES:

1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:

NATURAL GROUND

FINISHED GRADE

PROPOSED STORM DRAIN

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
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TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

STORM DRAIN PLAN & PROFILE (3 OF 9)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 40 of 60

Date: May 17, 2024, 3:18pm User ID: jwolf
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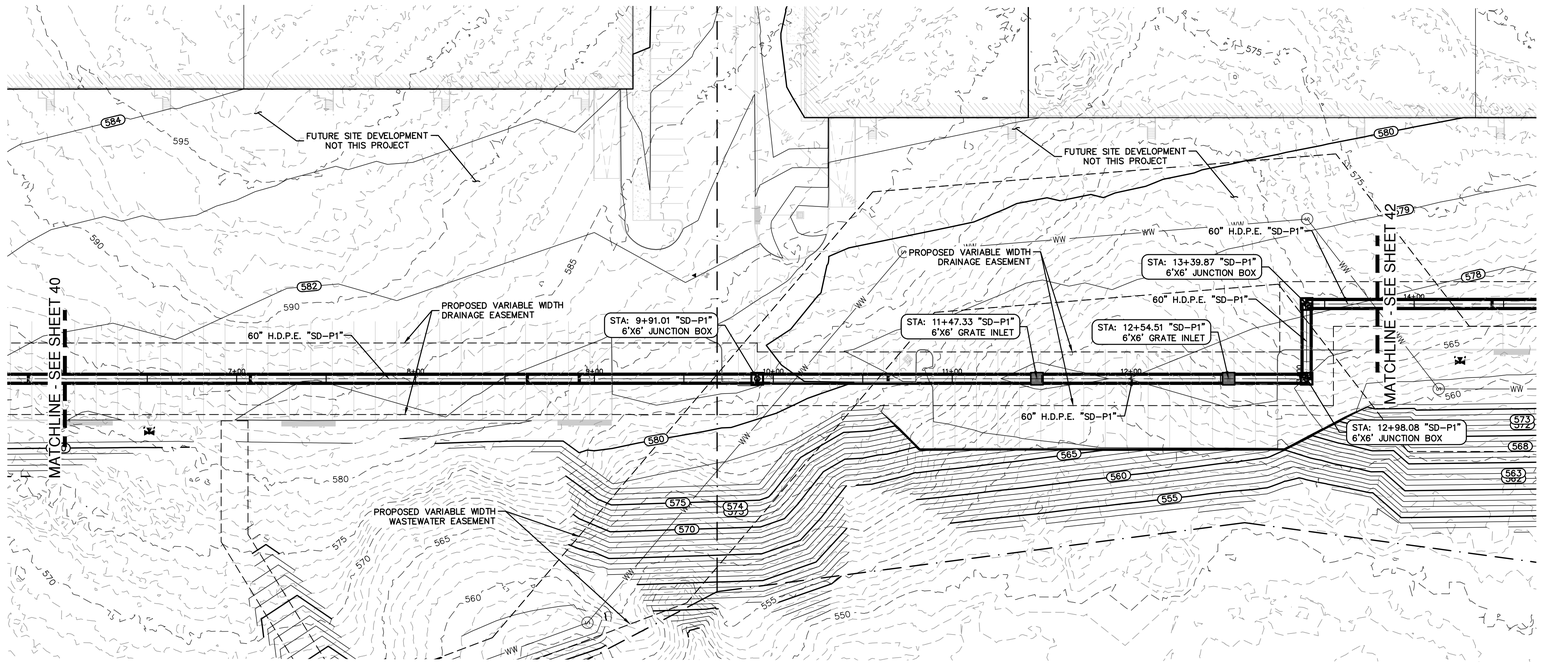

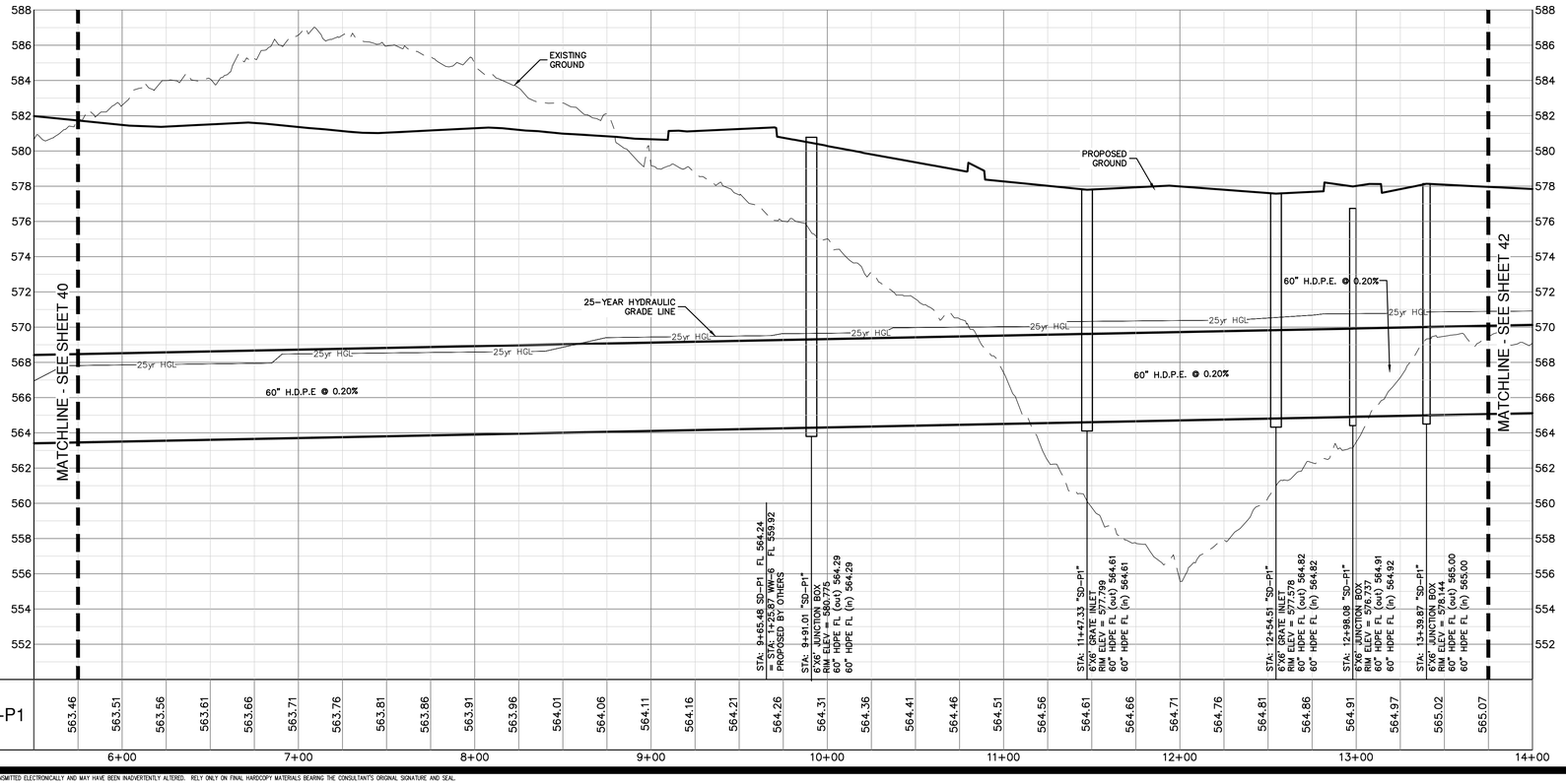

SCALE: 1" = 40'

0' 40' 80' 120'

LEGEND

- PROPERTY BOUNDARY
- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX
- FIRE HYDRANT
- HEADWALL
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC

NOTES:

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PROFILE SCALES:

1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:

NATURAL GROUND

FINISHED GRADE

PROPOSED STORM DRAIN

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

STORM DRAIN PLAN & PROFILE (4 OF 9)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 41 of 60

PZ-2024-2104

Date: May 17, 2024, 3:18pm User ID: jwolf
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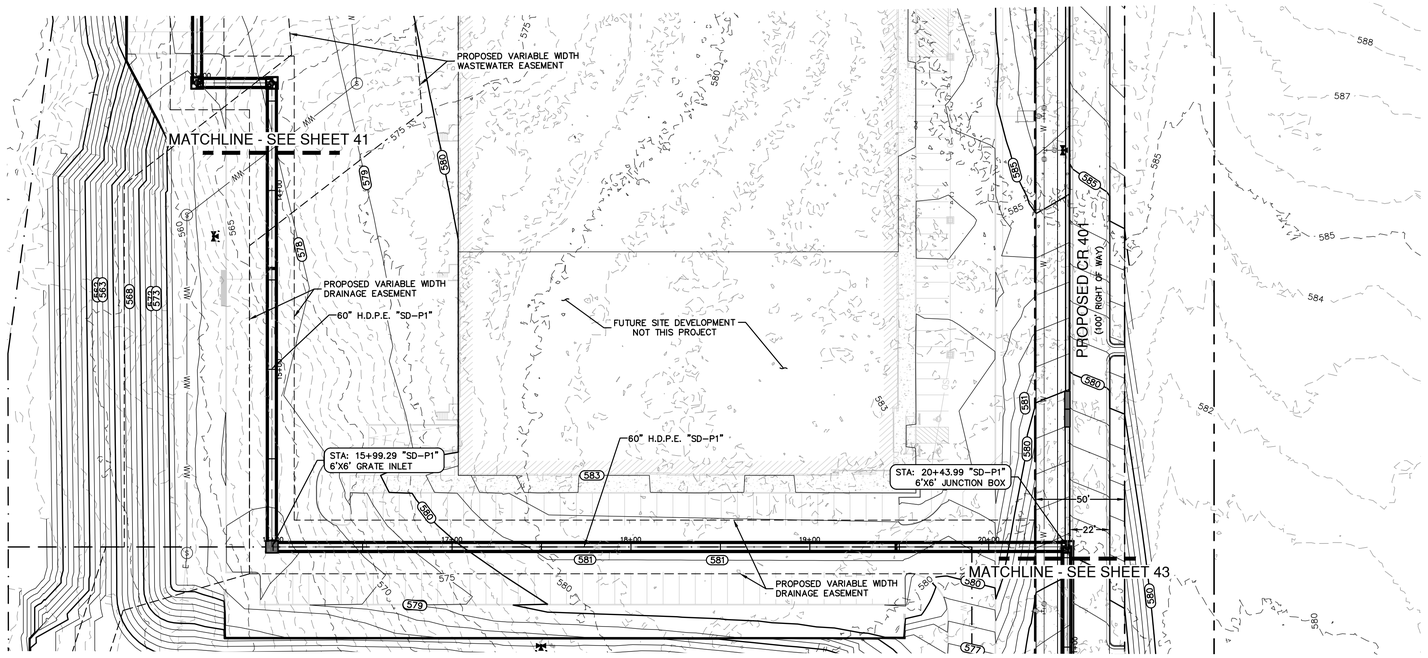

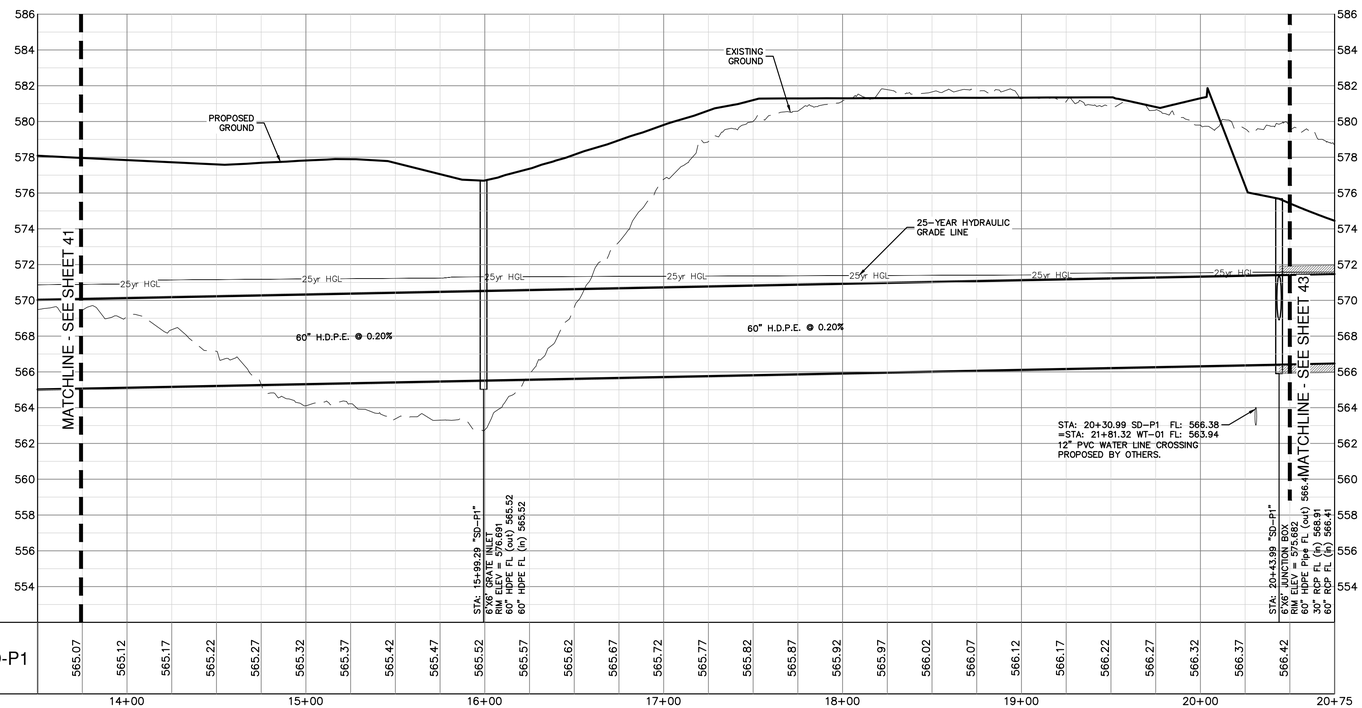

SCALE: 1" = 40'

0' 40' 80' 120'

LEGEND

- PROPERTY BOUNDARY
- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX
- FIRE HYDRANT
- HEADWALL
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC

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PROFILE SCALES:

1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:

NATURAL GROUND

FINISHED GRADE

PROPOSED STORM DRAIN

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

STORM DRAIN PLAN & PROFILE (5 OF 9)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 42 of 60

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Date: May 17, 2024, 3:19pm User ID: jwolf
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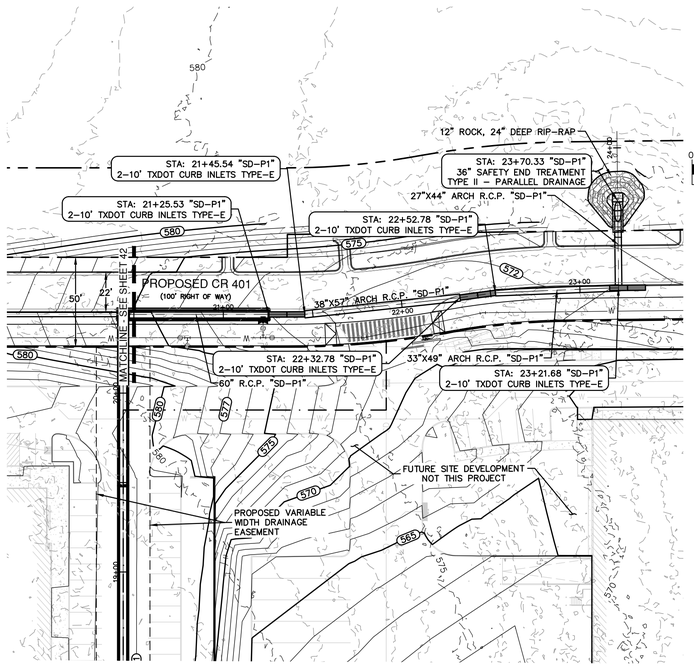


SCALE: 1"= 40'

0' 40' 80' 120'

D50 CALCULATIONS:

V = 1.96 FPS

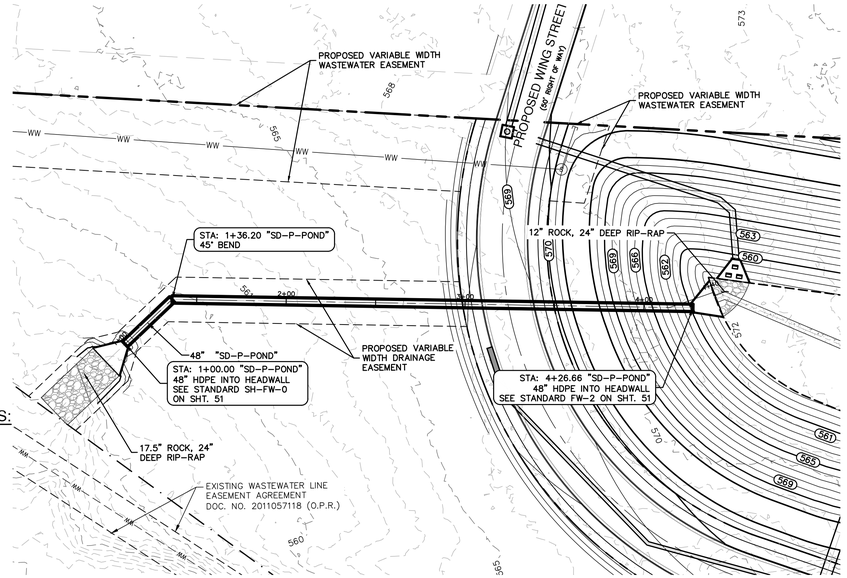
D50 = 0.0105 * (V)^2.06
D50 = 0.0105 * (1.96)^2.06
D50 = 0.05 FT

**12" ROCK IS PROPOSED, FOR INCREASED CONSERVATION IN DESIGN

D50 CALCULATIONS:

V = 10.97 FPS

D50 = 0.0105 * (V)^2.06
D50 = 0.0105 * (10.97)^2.06
D50 = 1.46 FT



SCALE: 1"= 40'

0' 40' 80' 120'

LEGEND

- PROPERTY BOUNDARY
- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX
- FIRE HYDRANT
- HEADWALL
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING WATER LINE
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NOTES:

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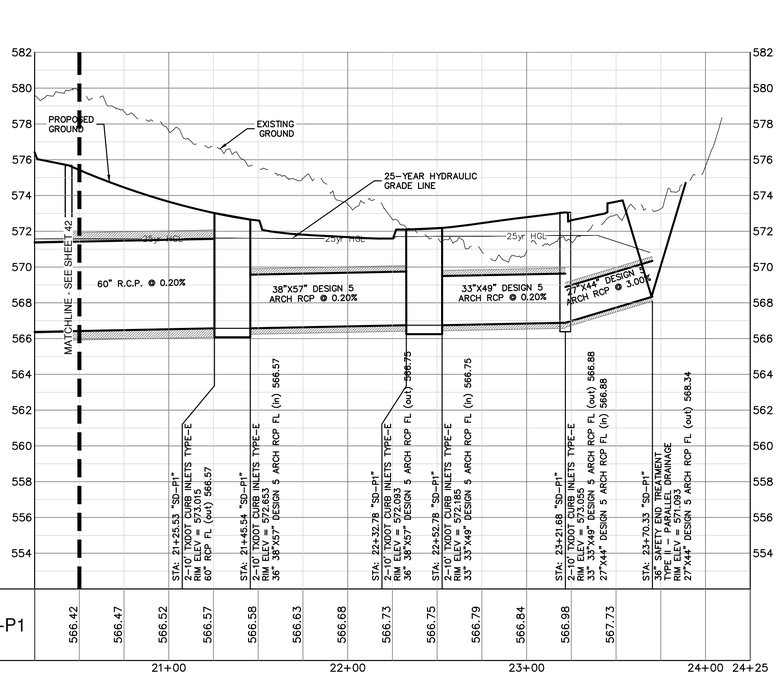

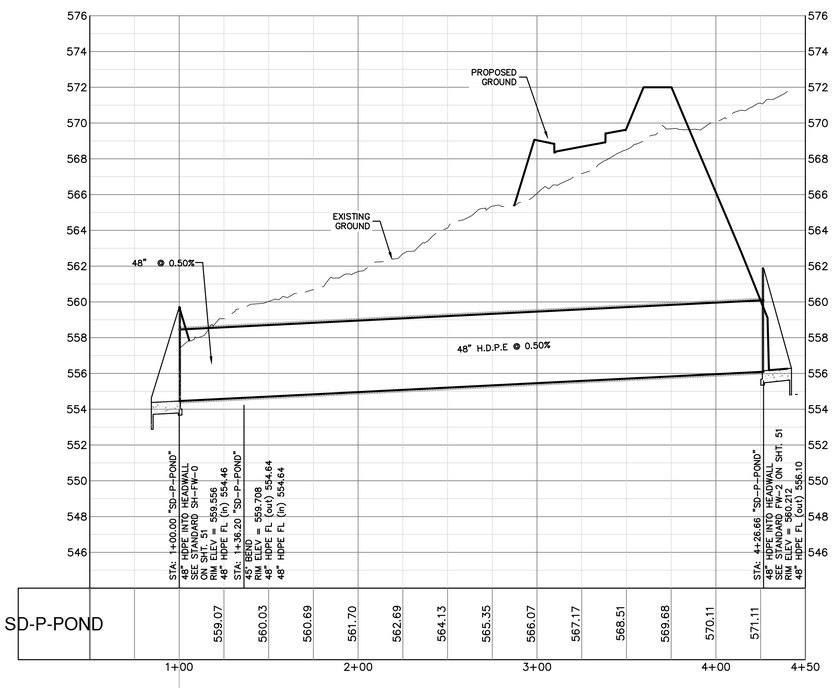

PROFILE SCALES:

1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:

NATURAL GROUND

FINISHED GRADE

PROPOSED STORM DRAIN

NO. REVISION DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

STORM DRAIN PLAN & PROFILE (6 OF 9)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 43 of 60

Date: May 17, 2024, 3:52pm User ID: TREK
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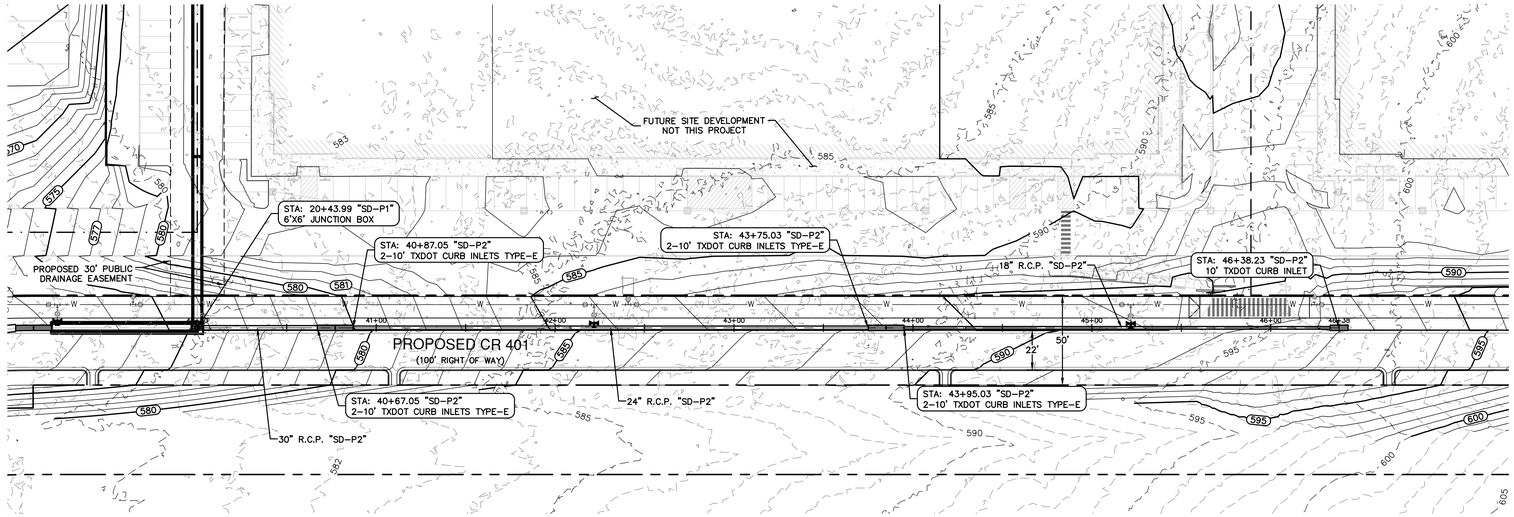

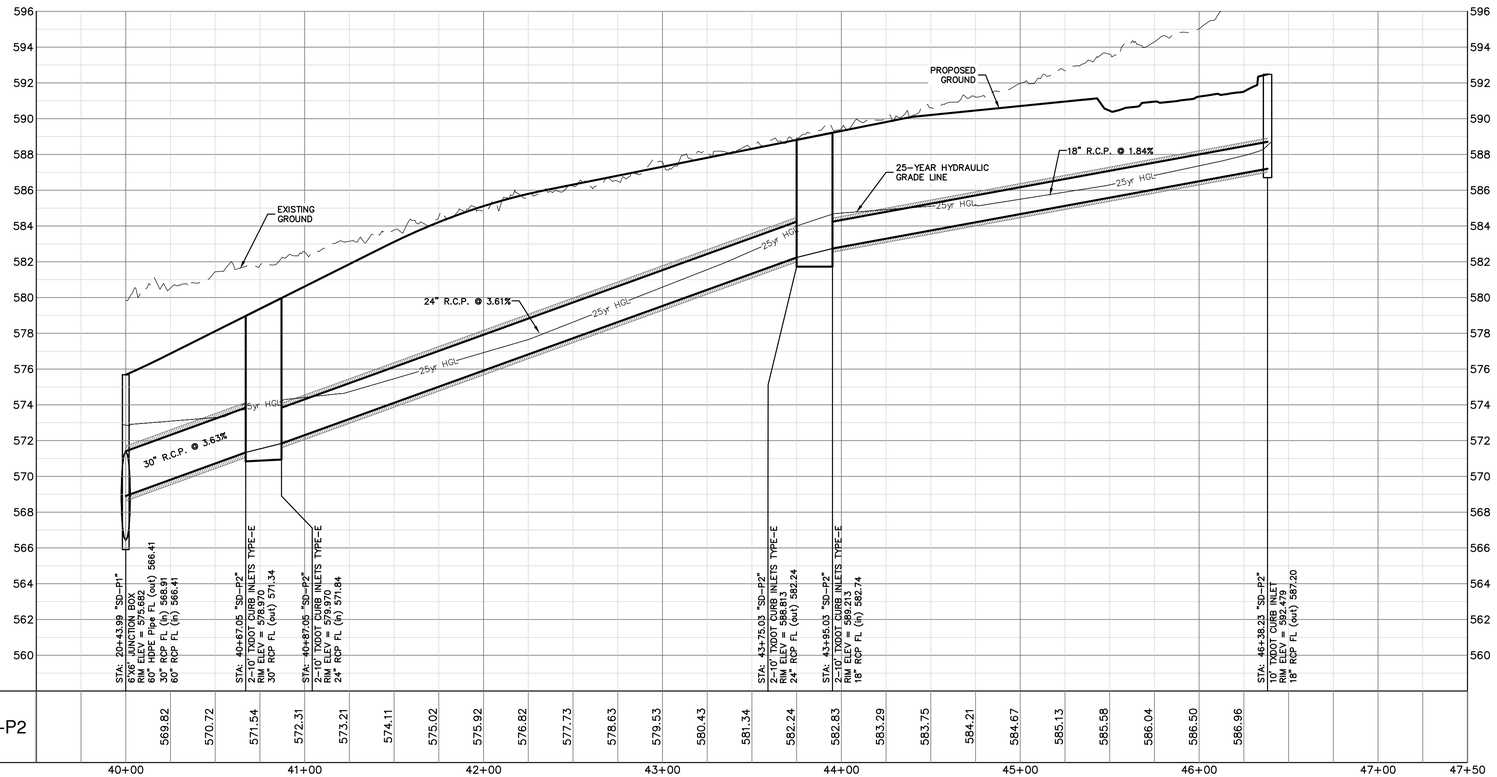

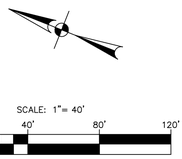

LEGEND

- PROPERTY BOUNDARY
- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX
- FIRE HYDRANT
- HEADWALL
- EXISTING CONTOUR LINE
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- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC

NOTES:

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PROFILE SCALES:

1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:

NATURAL GROUND

FINISHED GRADE

PROPOSED STORM DRAIN

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
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TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

STORM DRAIN PLAN & PROFILE (7 OF 9)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 44 of 60

PZ-2024-2104

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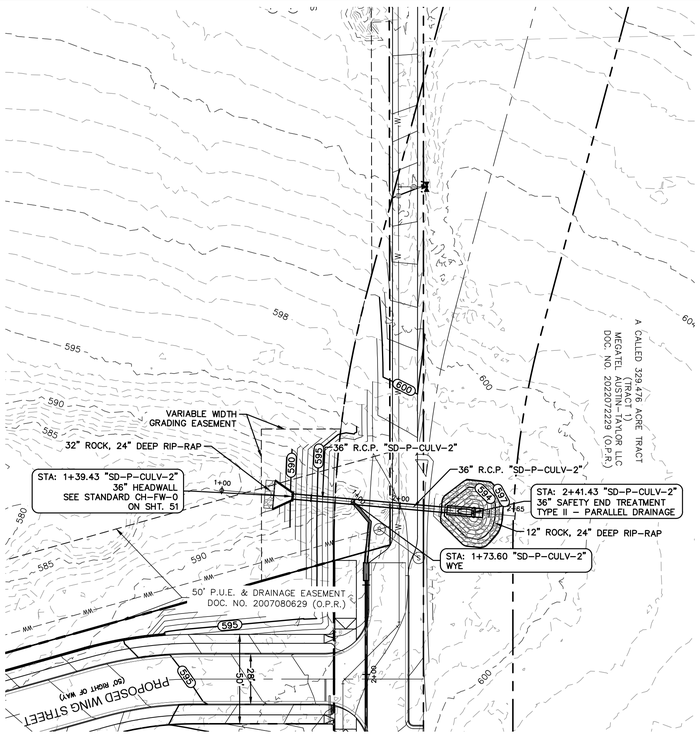
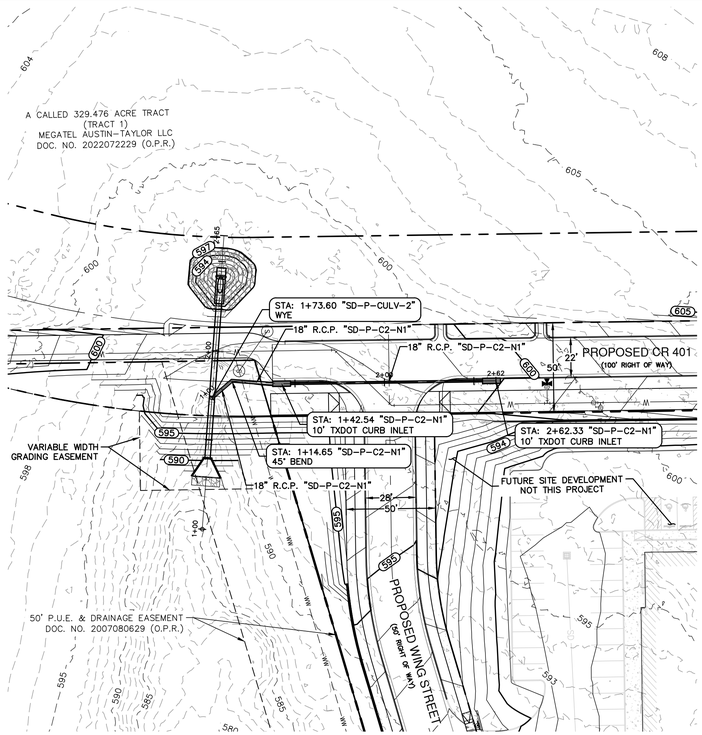


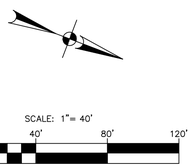
D50 CALCULATIONS:

V = 3.77 FPS

D50 = 0.0105 * (V)^2.06
D50 = 0.0105 * (3.77)^2.06
D50 = 0.2 FT

**12" ROCK IS PROPOSED, FOR INCREASED CONSERVATION IN DESIGN





LEGEND

- PROPERTY BOUNDARY
- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX
- FIRE HYDRANT
- HEADWALL
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING WATER LINE
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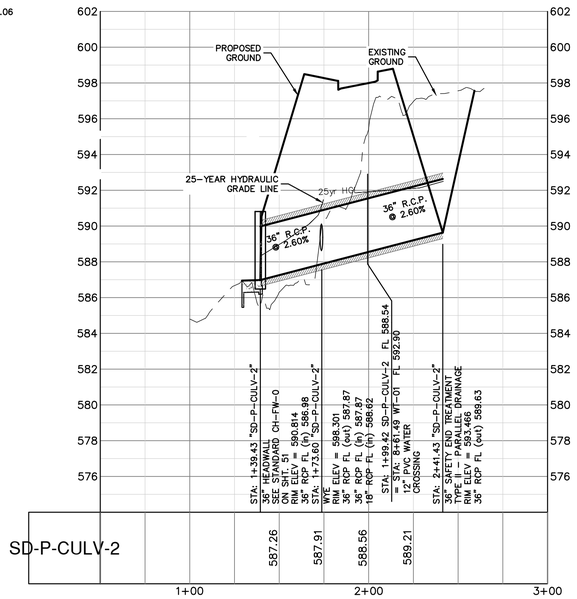
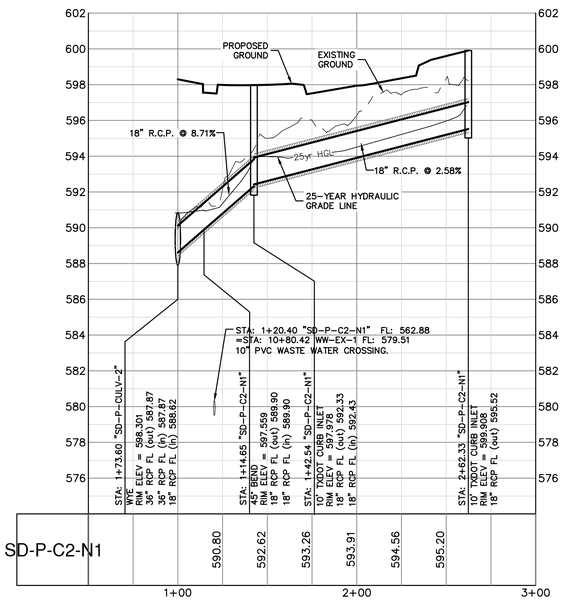
D50 CALCULATIONS:

V = 14.76 FPS

D50 = 0.0105 * (V)^2.06
D50 = 0.0105 * (14.76)^2.06
D50 = 2.69 FT





PROFILE SCALES:

1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:

- NATURAL GROUND
- FINISHED GRADE
- PROPOSED STORM DRAIN

NO.	REVISION	DATE

STATE OF TEXAS
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LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

STORM DRAIN PLAN & PROFILE (8 OF 9)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 45 of 60

Date: May 17, 2024, 3:19pm User ID: jwolf
File: H:\Projects\514\23\00\391 Public Infrastructure\Civil\SDPP51429-00-391.dwg

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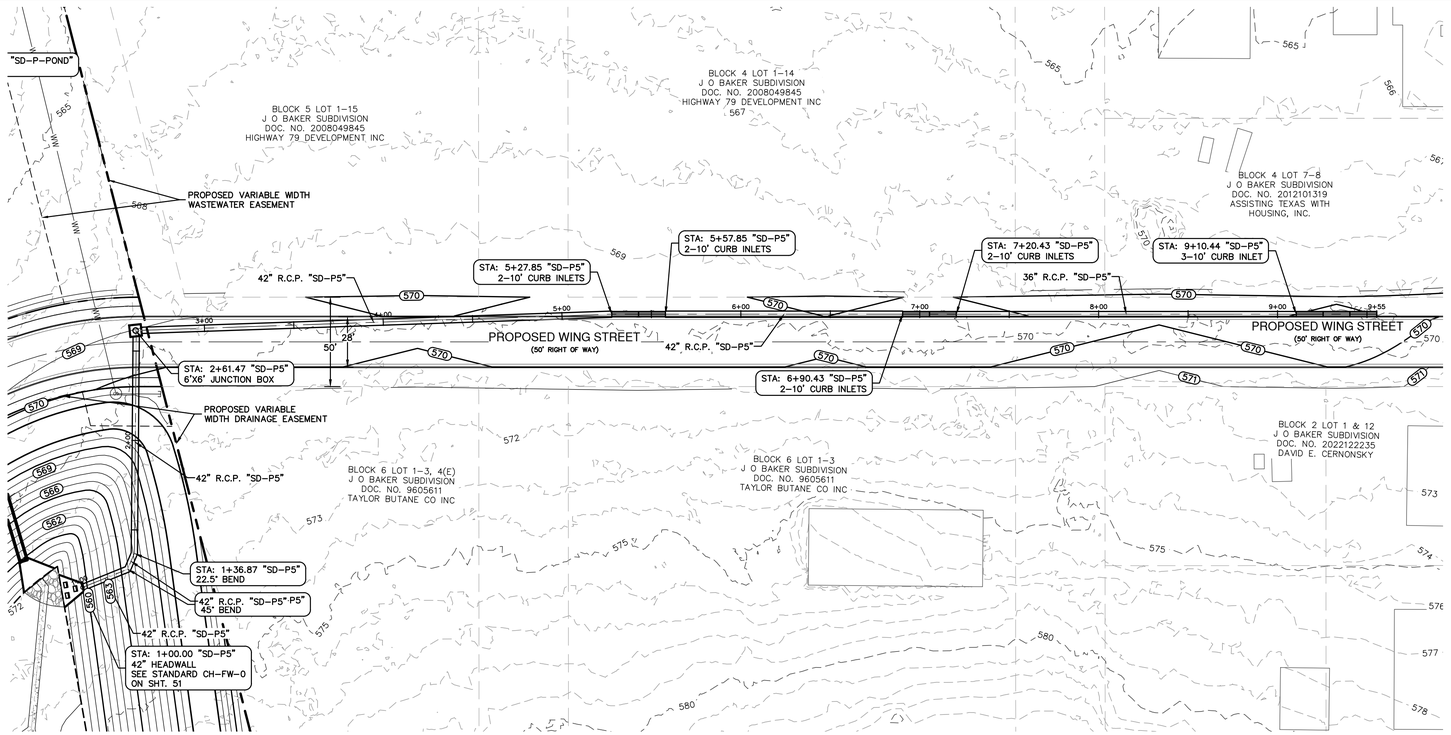
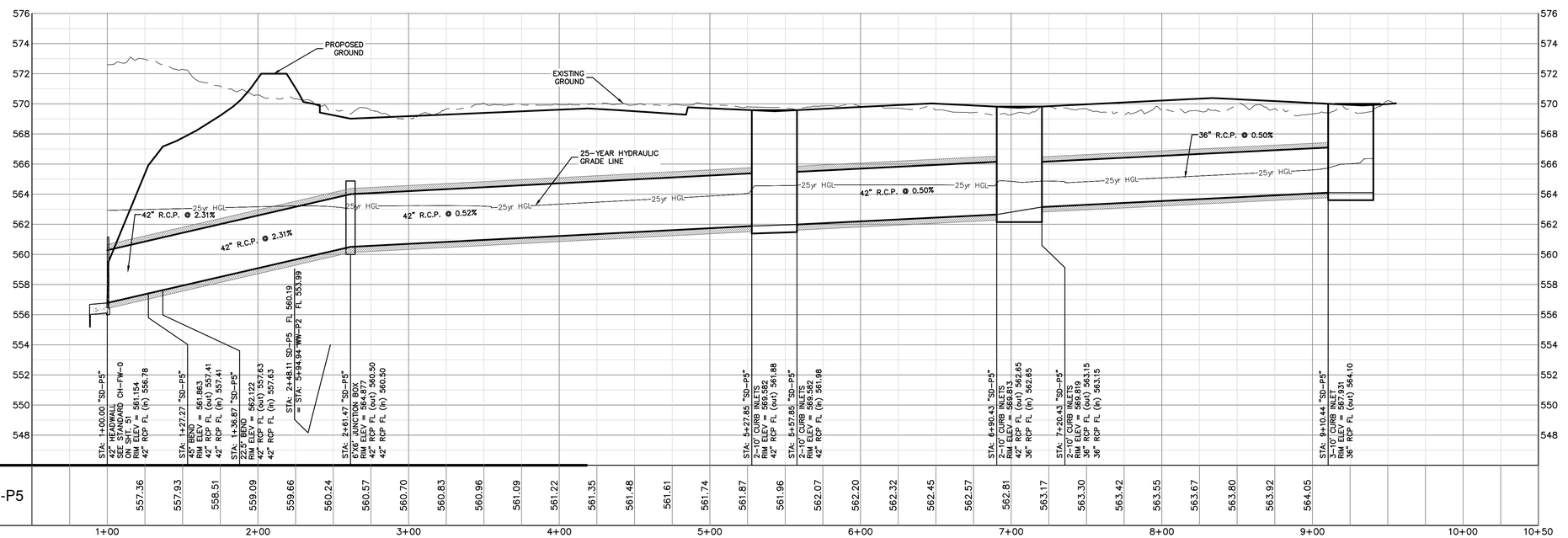
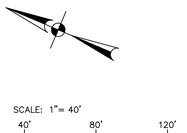
PZ-2024-2104







LEGEND

- PROPERTY BOUNDARY
- W — WATER LINE
- WW — WASTEWATER LINE & MH
- SD — STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX
- FIRE HYDRANT
- HEADWALL
- 786 — EXISTING CONTOUR LINE
- 786 — PROPOSED CONTOUR LINE
- W — W — EXISTING WATER LINE
- OHE — OHE — EXISTING OVERHEAD ELECTRIC

NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. ALL RCP IS CLASS III UNLESS OTHERWISE NOTED.
3. ALL PROPOSED PUBLIC TO PUBLIC WYE STORM CONNECTIONS ARE TO CONNECT MATCHING CENTERLINES.
4. EXISTING CONTOUR INFORMATION SHOWN IS AT 1 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING LIDAR DATA GENERATED MAY 2023.
5. ALL FILL AREAS SHALL BE COMPACTED TO 95% PRIOR TO UTILITY INSTALLATION.

PROFILE SCALES:

1" = 40' HORIZONTAL
1" = 4' VERTICAL

PROFILE LEGEND:

NATURAL GROUND

FINISHED GRADE

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

STORM DRAIN PLAN & PROFILE (9 OF 9)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 46 of 60

Date: May 17, 2024, 3:29pm User ID: jwolf
File: H:\Projects\514\23\01\391 Public Infrastructure\Civil\SDP\51429-00-391.dwg

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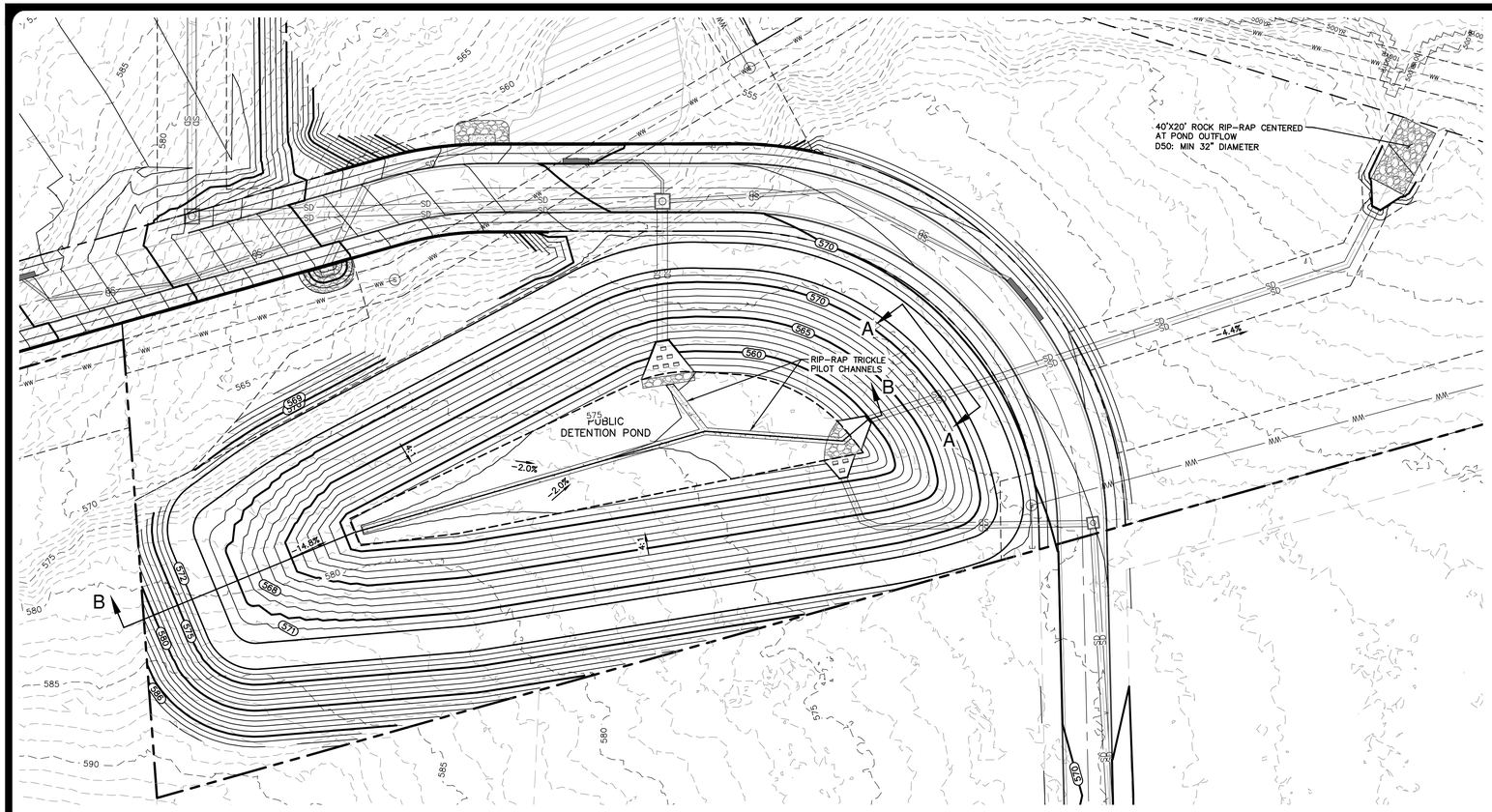
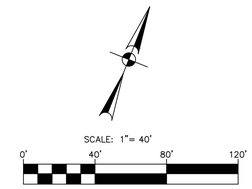


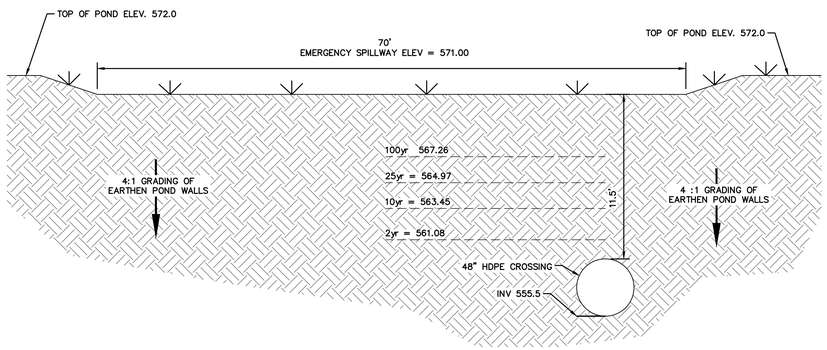


LEGEND

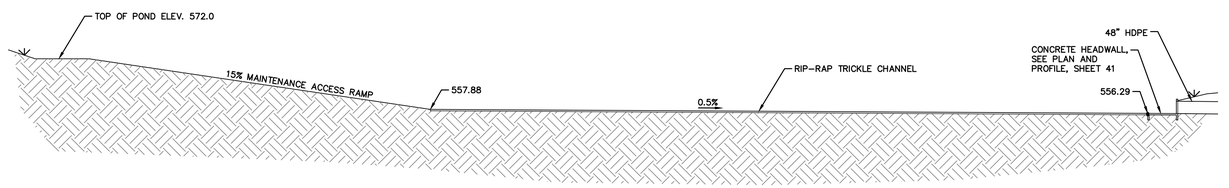
- PROPERTY BOUNDARY
- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX
- FIRE HYDRANT
- HEADWALL
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SURFACE WATER

DETENTION POND

Elev. (ft)	Depth (ft)	Pr. Area (ft²)	Area (ac)	Incremental Volume (ft³)	Cumulative Volume (ft³)
556.0	0.00	0	0.0000	0	0
557.0	1.00	3,953	0.0907	1,318	1,318
558.0	1.00	11,315	0.2598	7,319	8,636
559.0	1.00	17,090	0.3923	14,104	22,740
560.0	1.00	20,206	0.4639	18,626	41,366
561.0	1.00	23,203	0.5327	21,687	63,053
562.0	1.00	26,348	0.6049	24,759	87,812
563.0	1.00	29,640	0.6804	27,978	115,790
564.0	1.00	33,081	0.7594	31,345	147,135
565.0	1.00	36,669	0.8418	34,860	181,995
566.0	1.00	40,405	0.9276	38,522	220,516
567.0	1.00	44,288	1.0167	42,332	262,848
568.0	1.00	48,320	1.1093	46,289	309,137
569.0	1.00	52,499	1.2052	50,395	359,532
570.0	1.00	56,827	1.3046	54,649	414,181
571.0	1.00	61,302	1.4073	59,050	473,232
572.0	1.00	65,953	1.5141	63,613	536,845



SECTION A-A
SCALE: NTS



SECTION B-B
SCALE: NTS

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
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TAYLOR TRACT - 14501 HWY 79 -
PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

POND PLAN

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 47 of 60

Date: May 17, 2024, 2:08pm User ID: jwolf
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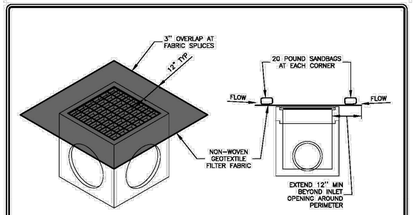


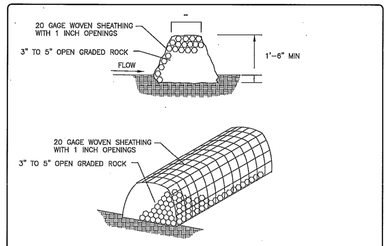
ISOMETRIC

CROSS SECTION

NOTES:

1. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
2. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
3. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

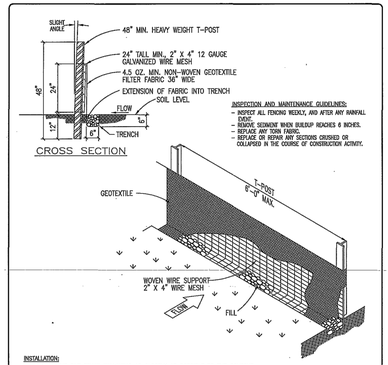
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: EC-15
APPROVED 03-25-11	AREA INLET PROTECTION DETAIL	
DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THIS APPROVAL ONLY FOR USE OF THIS DETAIL. (NOT TO SCALE)		



INSTALLATION:
- LAYOUT OF ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE THE FINISHED SIZE OF THE BERM.
- PLACE THE ROCK ALONG THE CENTER OF THE WIRE TO THE DESIGNATED HEIGHT.
- WRAP THE STRUCTURE WITH THE PREVIOUSLY PLACED WIRE MESH SECURE ENOUGH SO THAT WHEN WALKED ACROSS THE STRUCTURE RETAINS ITS SHAPE.
- SECURE WITH TIE WIRE.
- THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROX. 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.
- THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT IS REMOVED.

INSPECTIONS AND MAINTENANCE GUIDELINES:
- INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL EVENT BY THE RESPONSIBLE PARTY. FOR INSTALLATION IN STREAM BEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.
- REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER.
- REPAIR ANY LOOSE WIRE SHEATHING.
- THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
- THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

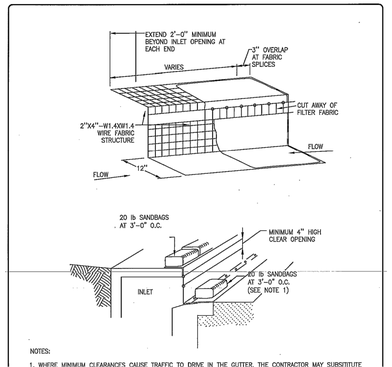
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	ROCK BERM DETAIL	EN 004



INSPECTION AND MAINTENANCE GUIDELINES:
- INSPECT ALL FENCING WEEKLY AND AFTER ANY RAINFALL EVENT.
- REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.
- REPLACE ANY TORN FABRIC.
- REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY.

INSTALLATION:
- LAYOUT THE SILT FENCE FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS, PLANTS (INCLUDING GRASSES TALLER THAN 2") TO ENSURE A SMOOTH FLAT ANCHOR SURFACE. EXCAVATE 6" DEEP X 8" WIDE TRENCH OR GROOVE A SMOOTH FLAT ANCHOR.
- DRIVE THE HEAVY DUTY T-POST AT LEAST 12 INCHES INTO THE GROUND AND AT A SLIGHT ANGLE TOWARDS THE FLOW.
- ATTACH 24" TALL 2" X 4" 12½ GAUGE WELDED WIRE MESH TO THE T-POST WITH 11 1/2 GAUGE GALVANIZED T-POST CLIPS. ATTACH THE 2" X 4" WIRE TO BE 2" ABOVE GROUND LEVEL. THE WELDED WIRE MESH SHALL TO BE OVERLAPPED 6" AND TIED AT LEAST 6 TIMES WITH HOG RINGS.
- THE SILT FENCE TO BE INSTALLED WITH A SLOPE A MINIMUM OF 1:1. WIDE PLACED ON THE UPHILL SIDE OF THE FENCE INSIDE EXCAVATED TRENCH. THE FABRIC TO OVERLAP THE TOP OF THE WIRE BY 1".
- ANCHOR THE SILT FENCE BY BACKFILLING WITH EXCAVATED DIRT AND ROCKS (NOT LARGER THAN 2").
- GEOTEXTILE SPLICES SHOULD BE A MINIMUM OF 18" WIDE ATTACHED IN AT LEAST 6 PLACES. SPLICES IN CONCENTRATED FLOW AREAS WILL NOT BE ACCEPTED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

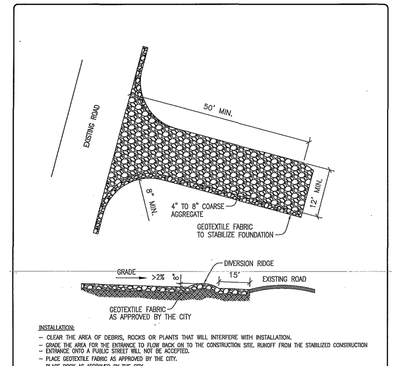
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	SILT FENCE DETAIL	EN 003



NOTES:

1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1" X 4" BOARD SECURED WITH CONCRETE NAILS 3' O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, CLEAN ANY DIRT/DEBRIS FROM NAILING LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON-SHRINK GROUT FLUSH WITH SURFACE OF GUTTER.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
4. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM WATER BEGINS TO OVERTOP THE CURB.
5. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	FILTER DIKE CURB INLET PROTECTION	EN 002



INSTALLATION:
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE STABILIZED CONSTRUCTION
- ENTRANCE ONTO A PUBLIC STREET WILL NOT BE ACCEPTED.
- PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

INSPECTIONS AND MAINTENANCE GUIDELINES:
- THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
- WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	STABILIZED CONSTRUCTION ENTRANCE	EN 001

GENERAL NOTES

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.
4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.
5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

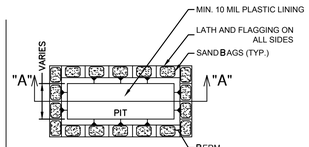
MATERIALS

PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

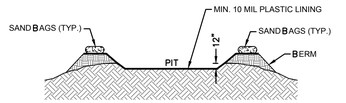
MAINTENANCE

1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.
2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.
3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

VEHICULAR ACCESS FOR CONSTRUCTION



PLAN VIEW



SECTION "A-A"

CONCRETE TRUCK WASHOUT PIT DETAIL

NOT-TO-SCALE

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

TAYLOR TRACT - 14501 HWY 79 -
PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

EROSION & SEDIMENT CONTROL DETAILS

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
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SHEET 48 of 60

Date: May 17, 2024, 2:08pm User ID: jwolf
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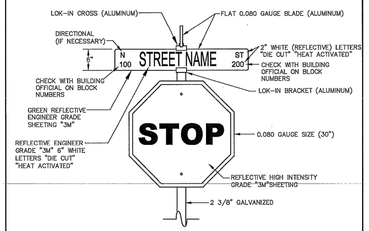
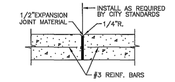


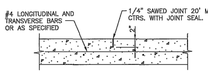
NOTE:
1. 7'-FOOT MIN. HEIGHT FROM GROUND TO BOTTOM OF LOWEST SIGN

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	STANDARD STREET SIGN DETAIL	PV 015



CURB & GUTTER EXPANSION JOINT DETAIL

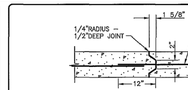
NOT TO SCALE



CONTRACTION JOINT DETAIL

NOT TO SCALE

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	JOINT DETAILS (2 OF 2)	PV 011

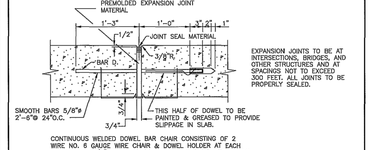


NOTE:
CONTRACTOR SHALL PROVIDE TRANSVERSE CONSTRUCTION JOINT SIMILAR IN DETAIL TO LONGITUDINAL CONSTRUCTION JT. OR EXPANSION JT. AT THE END OF EACH DAYS POUR OR WHEN DIRECTED BY ENGINEERS.

GENERAL NOTES:
1. CONCRETE OR BRICK CHAIRS APPROVED BY THE ENGINEER SHALL BE USED TO SUPPORT REINFORCING STEEL AND SHALL BE PLACED AT THE INTERSECTION OF LONGITUDINAL AND TRANSVERSE BARS AT SPACING AT 3'-8" LONGITUDINALLY AND 4'-0" TRANSVERSELY.
2. PAVEMENT LAYOUT WILL NECESSITATE THAT ALL CONSTRUCTION AND WARPING JOINTS COINCIDE WITH LANE LINES – THRU LANE CONSTRUCTION WILL BE CONTINUOUS WITH ALL LEFT TURN LANES AND TRANSITIONS TO BE POURED AS FILL-INS SUBJECT TO APPROVAL BY THE ENGINEER.
3. ALL TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS SHALL BE SPACED NOT TO EXCEED 20 FEET AND SHALL BE SAWED WITHIN 24 HOURS FOLLOWING CONCRETE PLACEMENT.

LONGITUDINAL CONSTRUCTION JOINT

NOT TO SCALE



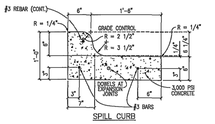
EXPANSION JOINTS TO BE AT INTERSECTIONS, BRIDGES, AND OTHER STRUCTURES AND AT SPACINGS NOT TO EXCEED 300 FEET. ALL JOINTS TO BE PROPERLY SEALED.

CONTINUOUS WELDED DOWEL BAR CHAIR CONSISTING OF 2 WIRE NO. 6 GAUGE WIRE CHAIR & DOWEL HOLDER AT EACH DOWEL & 2 3/8"ø STEEL BARS WELDED AT EACH INTERSECTION.

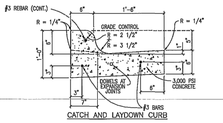
EXPANSION JOINT

NOT TO SCALE

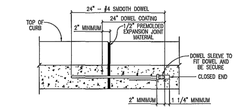
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	JOINT DETAILS (1 OF 2)	PV 010



SPILL CURB



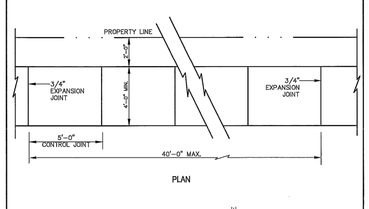
CATCH AND LAYDOWN CURB



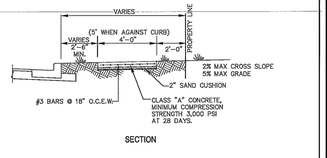
CURB DOWEL DETAIL

NOTES:
1. EXPANSION JOINT INTERVALS NOT TO EXCEED 40'-0".
2. 4" MINIMUM FLEX BASE UNDER CURB AND GUTTER.

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	STANDARD CURB AND GUTTER DETAIL	PV 007

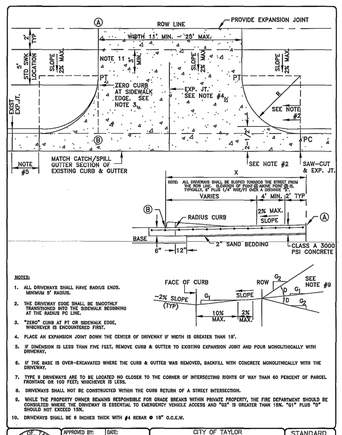


PLAN



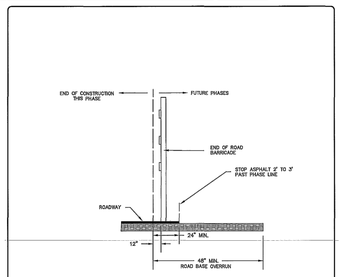
SECTION

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	SIDEWALK DETAILS	PV 006

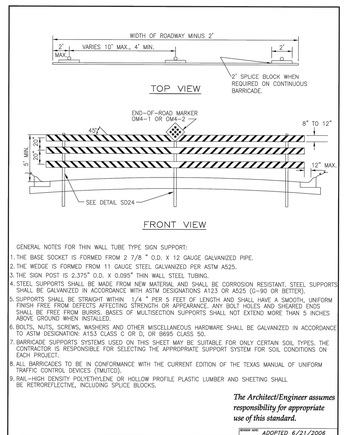


NOTES:
1. ALL DRIVEWAYS SHALL HAVE RADIUS ENDS. MINIMUM 5' RADIUS.
2. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK BEGINNING AT THE RADIUS PC LINE.
3. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
4. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY IF WIDTH IS GREATER THAN 18'.
5. IF DIMENSION IS LESS THAN FIVE FEET, REMOVE CURB & GUTTER TO EXISTING EXPANSION JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
6. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB & GUTTER WAS REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
7. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF PARCEL FRONTAGE OR 100 FEET, WHICHEVER IS LESS.
8. DRIVEWAYS SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
9. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHOULD BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "S2" IS GREATER THAN 15%. "S1" PLUS "S" SHOULD NOT EXCEED 18%.
10. DRIVEWAYS SHALL BE 8 INCHES THICK WITH #4 REBAR @ 18" O.C.E.W.

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	DRIVEWAY DETAIL	PV 005



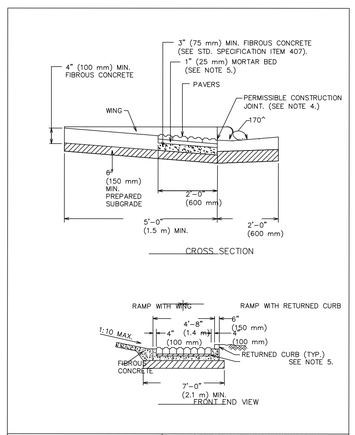
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	CONSTRUCTION LIMITS AT STREET HEADER WITH BARRICADE	PV 012



GENERAL NOTES FOR THIN WALL TUBE TYPE SIGN SUPPORT:
1. THE BASE SOCKET IS FORMED FROM 2 7/8 " O.D. X 12 GAUGE GALVANIZED PIPE.
2. THE WEDGE IS FORMED FROM 11 GAUGE STEEL GALVANIZED PER ASTM A525.
3. THE SIGN POST IS 2.375" O.D. X 0.095" THIN WALL STEEL TUBING.
4. STEEL SUPPORTS SHALL BE MADE FROM NEW MATERIAL AND SHALL BE CORROSION RESISTANT. STEEL SUPPORTS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM DESIGNATIONS A123 OR A525 (G-90 OR BETTER).
5. SUPPORTS SHALL BE STRAIGHT WITHIN 1/4 " PER 5 FEET OF LENGTH AND SHALL HAVE A SMOOTH, UNIFORM FINISH FREE FROM DEFECTS AFFECTING STRENGTH OR APPEARANCE. ANY BOLT HOLES AND SHEARED ENDS SHALL BE FREE FROM BURRS. BASES OF MULTISECTION SUPPORTS SHALL NOT EXTEND MORE THAN 5 INCHES ABOVE GROUND WHEN INSTALLED.
6. BOLTS, NUTS, SCREWS, WASHERS AND OTHER MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE TO ASTM DESIGNATION A153 CLASS C OR D, OR B695 CLASS 50.
7. BARRICADE SUPPORTS SYSTEMS USED ON THIS SHEET MAY BE SUITABLE FOR ONLY CERTAIN SOIL TYPES. THE CONTRACTOR IS RESPONSIBLE FOR SELECTING THE APPROPRIATE SUPPORT SYSTEM FOR SOIL CONDITIONS ON EACH PROJECT.
8. ALL BARRICADES TO BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).
9. RAIL–HIGH DENSITY POLYETHYLENE OR HOLLOW PROFILE PLASTIC LUMBER AND SHEETING SHALL BE RETROREFLECTIVE, INCLUDING SPLICE BLOCKS.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

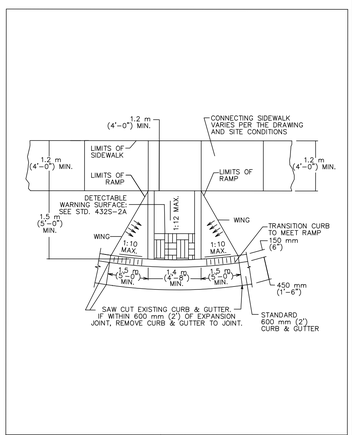
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	ADOPTED 6/21/2006
PERMANENT END–OF–ROAD BARRICADE	SD21
SCALE: NTS	DATE: 1/2003
DRAWN BY: MRS	CHECKED BY: TRB



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING–PAVER (CITY PROPERTY/EASEMENTS)
RECORD COPY SIGNED BY BILL GARDNER 06/21/07	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
ADOPTED	STANDARD NO. 432S–2A 1 OF 2

GENERAL NOTES:
1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION ON CITY PROPERTY AND EASEMENT AREAS ONLY.
2. PAVERS ARE REQUIRED FOR ALL CURB RAMP INSTALLATIONS.
3. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9" (23 mm), A NOMINAL HEIGHT OF 0.2" (5 mm) AND A NOMINAL CENTER TO CENTER SPACING OF 2.35" (60 mm) AND SHALL CONSTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT (Re: ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. PAVER PATTERN SHALL BE BASKET WEAVE UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB RAMPS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO ¼" (6mm) JOINT SIZE. GAPS LARGER THAN ¼" (6mm) MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACES SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM SECTION 403S.3.5, MORTAR AND GROUT. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH RETURNED CURB MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING–PAVER (CITY PROPERTY/EASEMENTS)
RECORD COPY SIGNED BY BILL GARDNER 06/21/07	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
ADOPTED	STANDARD NO. 432S–2A 2 OF 2



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1 SIDEWALK CURB RAMP
RECORD COPY SIGNED BY BILL GARDNER 9/14/05	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
ADOPTED	STANDARD NO. 432S–5

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

SITE DETAILS (1 OF 2)

JOB NO. 51429–00–391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 49 of 60

Date: May 17, 2024, 2:08pm User ID: jwolf
File: H:\Projects\51429.391\01 Public Infrastructure\Civil\0751429-00.dwg

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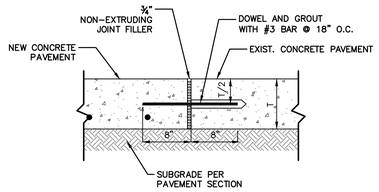
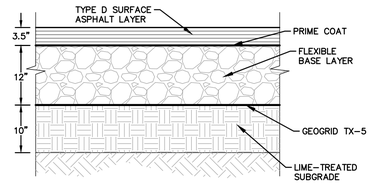
PZ-2024-2104



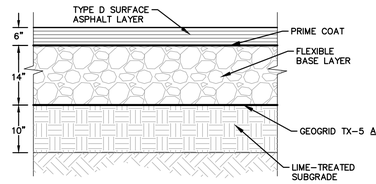
CONCRETE TO CONCRETE JUNCTION DETAIL

NOT-TO-SCALE



WING STREET

FLEXIBLE PAVEMENT SECTION FOR YIELD STREET - URBAN LOCAL		
	PAVEMENT SECTION	
	MATERIAL	THICKNESS (IN.)
	TYPE C SURFACE ASPHALT LAYER	3.5
	FLEXIBLE BASE LAYER	12
	LIME-TREATED SUBGRADE	10



CR401

FLEXIBLE PAVEMENT SECTION FOR COMMUNITY BLVD (4-LANE) - URBAN LOCAL		
	PAVEMENT SECTION	
	MATERIAL	THICKNESS (IN.)
	TYPE C SURFACE ASPHALT LAYER	6
	FLEXIBLE BASE LAYER	14
	LIME-TREATED SUBGRADE	10

ASPHALT PAVEMENT SECTION NOTES:

1. APPLICATION RATE IS 27 LBS/SY.
2. ASPHALT LAYERS TYPE C SHOULD MEET TXDOT STANDARD SPECIFICATIONS FOR "DENSE-GRADED HOT-MIX ASPHALT"
3. THE FLEXIBLE BASE COURSE SHOULD COMPLY WITH TXDOT STANDARD SPECIFICATIONS, ITEM 247, GRADE 2, TYPE A, FLEXIBLE BASE', OR EQUIVALENT.
4. PRIME COAT IS NEEDED BETWEEN FLEXIBLE BASE AND ASPHALT LAYERS.
5. STABILIZED SUBGRADE SOIL SHOULD MEET TXDOT STANDARD SPECIFICATIONS, ITEMS 260.

ASPHALT PAVEMENT SECTIONS

NOT TO SCALE

GEOTECH NOTE:

REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY RINER ENGINEERING INC. PROJECT NO. 23-0472 DATED SEPTEMBER, 2023, WITH ADDENDUM REPORT DATED FOR APRIL, 2024 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS

TAYLOR, TEXAS 76574

SITE DETAILS (2 OF 2)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
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SHEET 50 of 60

Date: May 17, 2024, 2:08pm User ID: jwolf
File: H:\Projects\514\23\00\391 Public Infrastructure\Civil\D751429-00.dwg

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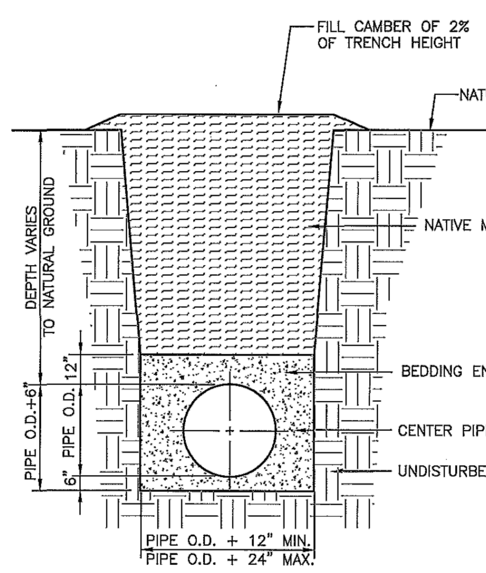
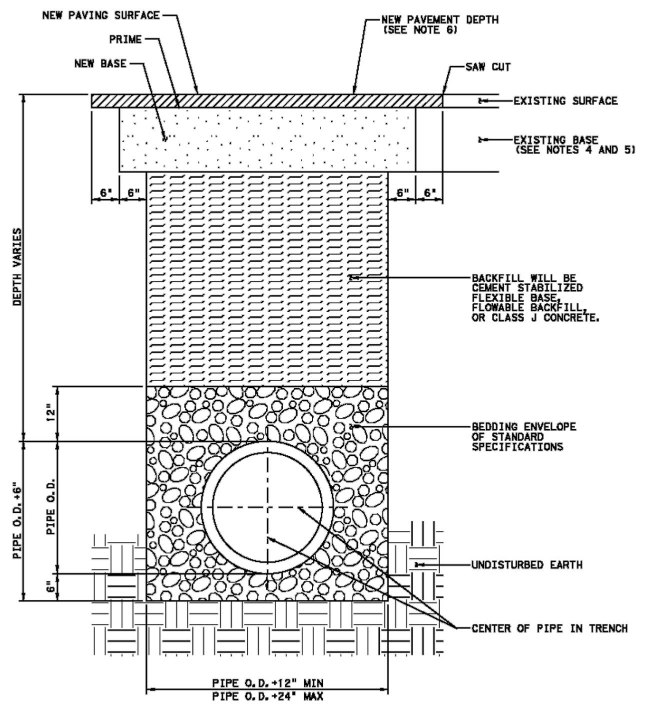
PZ-2024-2104



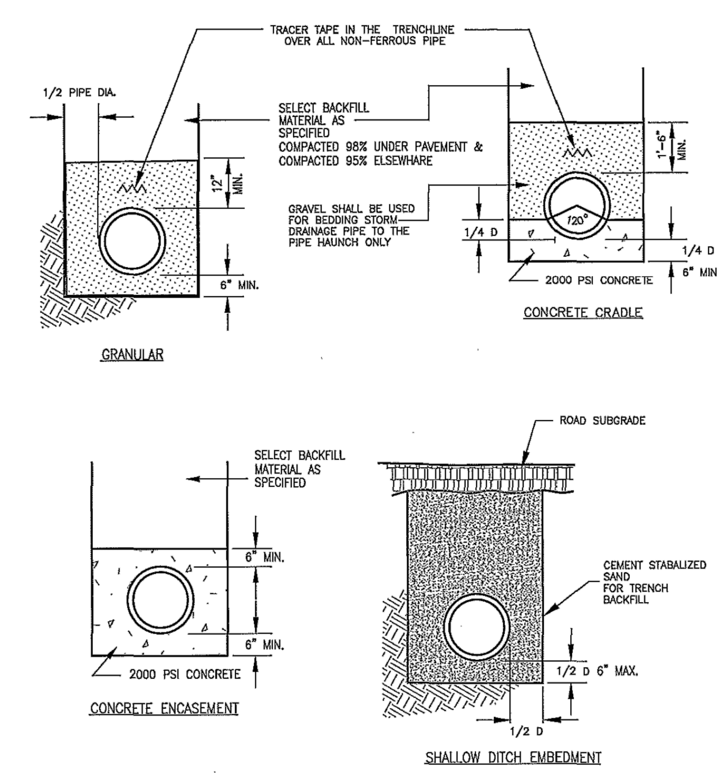
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	TYPICAL TRENCH WITH UNFINISHED SURFACE	UT 003



NOTES:

1. THE EXISTING PAVING SURFACE WILL BE SAW CUT IN A STRAIGHT LINE A MINIMUM OF 12" WIDER THAN THE UNDISTURBED SIDES OF THE TRENCH, SYMMETRICAL ABOUT THE CENTERLINE OF THE EXCAVATION.
2. ANY CONCRETE PAVING WILL BE SAW CUT 6" WIDER THAN THE UNDISTURBED SIDES OF THE EXCAVATION.
3. IF THE EXCAVATION AREA IS OPEN FOR TEMPORARY PUBLIC USE, THE SURFACE WILL BE MAINTAINED LEVEL WITH THE ADJACENT RIDING SURFACE WITH COLD MIX OR TEMPORARY HOT MIX.
4. ROAD BASE AND SURFACE MATERIALS IN THE TRENCH CUT WILL BE REPLACED IN KIND OF EQUAL THICKNESS, OR A MINIMUM BASE THICKNESS OF 10 INCHES, WHICHEVER IS GREATER.
5. ALL DAMAGED AREAS OF PAVEMENT OUTSIDE THE TRENCH CUT WILL BE REMOVED AND REPLACED WITH A MINIMUM OF 8 INCHES OF BASE OR MATCH EXISTING, WHICHEVER IS GREATER.
6. SURFACE PAVEMENT WILL BE OF THE KIND AND THICKNESS AS EXISTING, OR A MINIMUM OF 2 INCHES, WHICHEVER IS GREATER.
7. ALL PRESSURE PIPE WILL BE PROVIDED WITH THRUST BLOCKS WHERE CHANGES IN DIRECTION OCCUR AT TEES, BENDS, CROSSES, CHANGES IS SLOPE, STOPS (DEAD ENDS), VALVES, AND OR AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE ENGINEER.

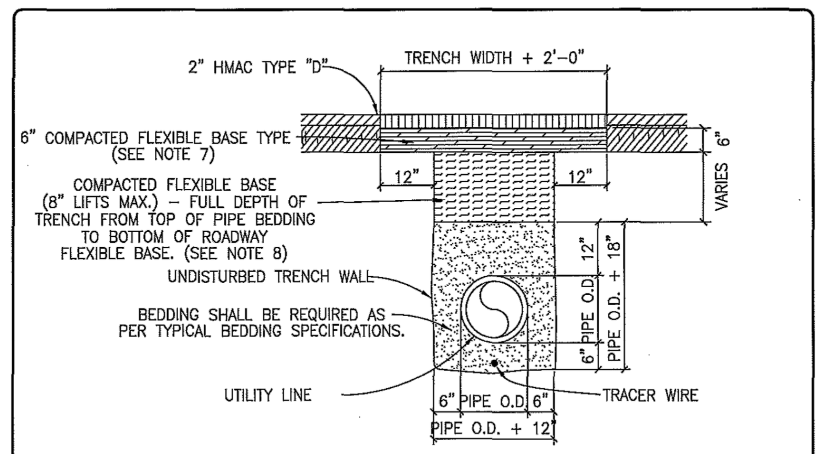
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
	DECEMBER 2020	TYPICAL TRENCH WITH PAVED SURFACE	UT004



** TYPICAL BEDDING SPECIFICATIONS:

SIEVE SIZE	3/8" F % RETAINED	1/2" D % RETAINED	WASHED GRAVEL % RETAINED
1/2"	0	0	0
3/8"	0-2	5-25	-
4m	40-85	80-100	-
10m	95-100	96-100	-
3/4"	-	-	100

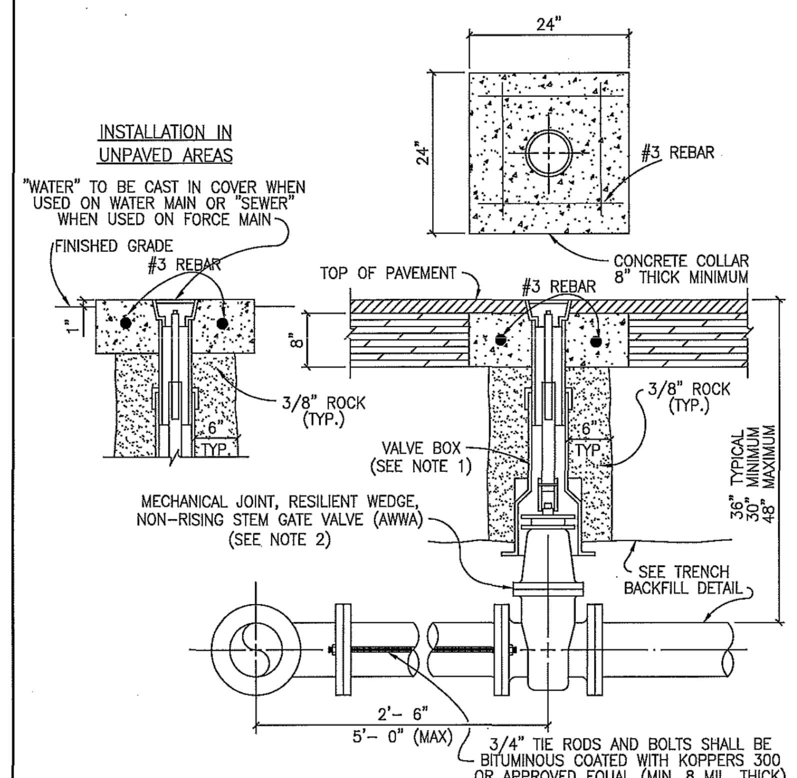
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	STANDARD EMBEDMENT AND ENCASEMENT	UT 005



NOTES:

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE.
2. BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO SPECIFIED MAXIMUM DENSITY.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE.
5. A MINIMUM OF ONE DENSITY TEST SHALL BE TAKEN EVERY FIVE HUNDRED (500) FEET FOR EACH SIX (6) INCH LIFT OF SUBGRADE AND EACH OPEN CUT CROSSING. PROCTORS FOR MATERIALS USED IN BACKFILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY OR THE PERMITTEE'S CONSULTANTS. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "THE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AT THE TIME THE PERMIT WAS ISSUED. ALL DENSITY TESTS SHALL BE COMPLETED AND ACCEPTED ON EACH LAYER PRIOR TO ADDITIONAL BACKFILLING. A COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO CITY.
6. THESE SPECIFICATIONS MAY BE SUPERSEDED BY THE GOVERNING AGENCY.
7. FLEXIBLE BASE: (ROADWAY BASE) TxDOT TYPE A - GRADE 2 OR BETTER CRUSHED LIMESTONE BASE COMPACTED TO 100% OF TxDOT 113E AT OPTIMUM MOISTURE. PROCTOR TO BE PROVIDED BY THE CONTRACTOR TO THE CITY INSPECTOR.
8. FLEXIBLE BASE: (TRENCH BACKFILL) TxDOT TYPE A - GRADE 2 OR BETTER CRUSHED LIMESTONE BASE COMPACTED TO 98% OF TxDOT 113E AT OPTIMUM MOISTURE. PROCTOR TO BE PROVIDED BY THE CONTRACTOR TO THE CITY INSPECTOR.
9. CONTRACTOR OR ENGINEER MAY REQUEST FOR USE OF ALTERNATE BACKFILL MATERIAL. ALTERNATE MATERIALS AND TESTING PROTOCOL MUST BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER PRIOR TO USE.

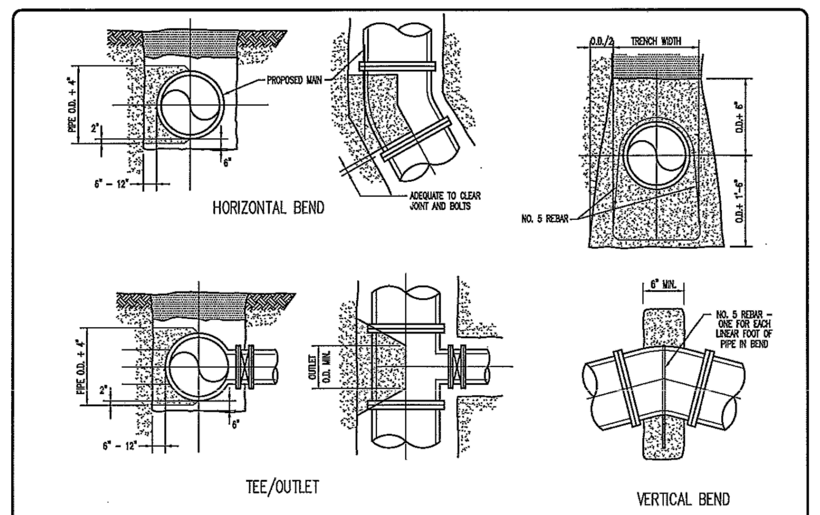
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	TRENCH DETAIL WITH PAVEMENT REPLACEMENT UNDER EXISTING ROADWAY	UT 006



NOTES:

1. VALVE BOX SHALL BE AMERICAN FLOW CONTROL TRENCH ADAPTER OR APPROVED EQUAL HAVING AN ADJUSTABLE RANGE OF + OR - 6 INCHES FROM INSTALLED FINISH GRADE.
2. ACCEPTABLE GATE VALVES ARE:
   A. AMERICAN FLOW CONTROL - SERIES 2500
   B. MUELLER - 2360 SERIES
   C. CLOW

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	TYPICAL VALVE SETTING	UT 009



THRUST BLOCK DESIGN AS FOLLOWS:

A. PRESSURE OF 150 P.S.I. (ACTUAL IF HIGHER) + 50% SURGE ALLOWANCE

B. MAXIMUM SOIL BEARING:

SOIL TYPE	PRESSURE
LIMESTONE	4000 LBS./SQ. FT.
UNDISTURBED SOIL, CALICHE	2000 LBS./SQ. FT.
LOOSE OR SPONGY SOIL	1500 LBS./SQ. FT.

CONCRETE THRUST BLOCKING SCHEDULE **

PIPE SIZE (INCHES)	THRUST (POUNDS)	TEES AND PLUGS	BENDS 90°	45°	22-1/2°	11-1/4°	5°	1°
4	2.513	1.00	1.00	0.50	0.50	N/A	N/A	N/A
6	5.655	1.41	2.00	1.08	1.00	0.50	N/A	N/A
8	10.053	2.51	3.55	1.92	1.00	0.50	0.50	N/A
12	22.619	5.65	8.00	4.33	2.21	1.11	0.50	N/A
16	40.212	10.05	14.22	7.69	3.92	1.97	1.00	N/A
24	90.478	22.62	31.99	17.31	8.83	4.43	1.97	0.50
30	141.372	35.34	49.98	27.05	13.79	6.93	3.08	1.00
36	203.575	50.89	71.97	38.95	19.86	9.98	4.44	1.00
42	277.088	69.27	97.97	53.02	27.03	13.58	6.04	1.21
48	361.911	90.48	127.95	69.29	35.30	17,74	7.89	1.58
54	458.044	114.51	161.94	87.64	44.68	22.45	9.99	2.00

(AREA REQUIRED (SQUARE FEET) BEARING AGAINST TRENCH WALL FOR PRESSURE PIPE)

** BASED ON A 4,000 P.S.F. SOIL BEARING CAPACITY AND A 200 P.S.I. MAX. LINE PRESSURE INCREASE AND DECREASE BEARING AREA IN ACCORDANCE WITH THE BEARING STRENGTH OF SOIL AS DESCRIBED IN SCHEDULE.

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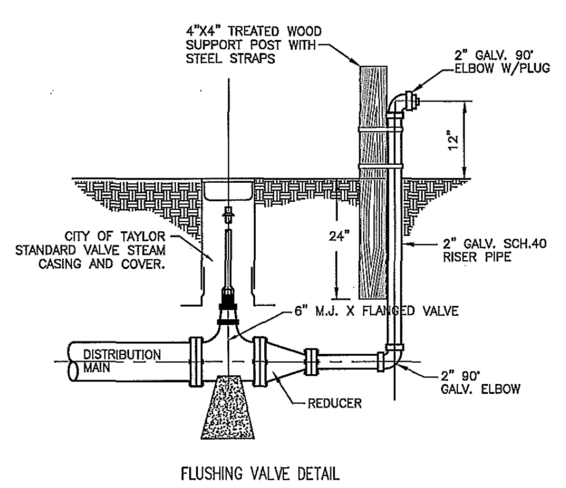
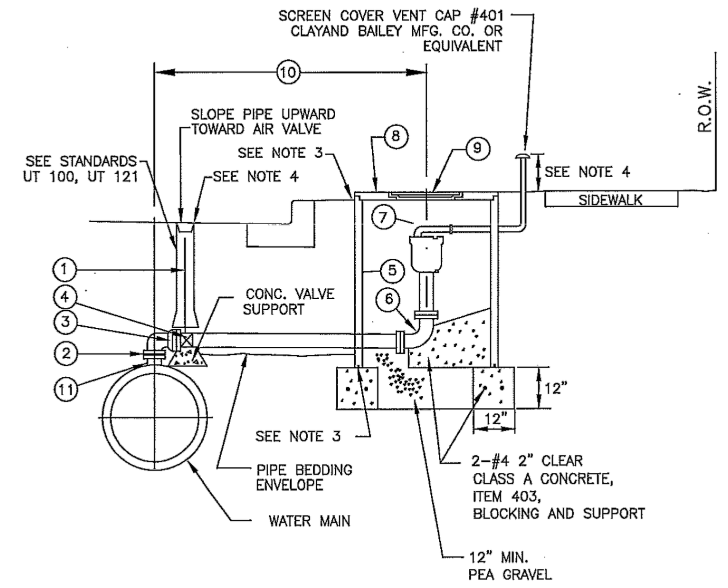
CS	JULY 2009	CONCRETE THRUST BLOCKING	UT 015



FLUSHING VALVE DETAIL

(FOR PERMANENT DEAD END LINES, USE 2" BALL VALVE - FORD OR EQUAL)

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	FLUSHING VALVE DETAIL	UT 016



1. STEM EXTENSION
2. INSULATED FLANGE CONNECTION
3. 90° BEND (FLG X FLG)
4. GATE VALVE FLG X MJ
5. CLASS III R.C.P. MANHOLE 60" MIN. I.D.
6. 90° BEND (FLG. X FLG.)
7. COMBINATION AIR RELEASE VALVE WITH GOOSNECK
8. REINFORCED PRECAST CONCRETE LID (AASHTO H-20 LOADING)
9. RING AND 32" COVER
10. PER PLAN DIMENSION OR AS DETERMINED BY ENGINEER OR DESIGNATED REPRESENTATIVE
11. FLANGED OUTLET PER ANSI B16.1

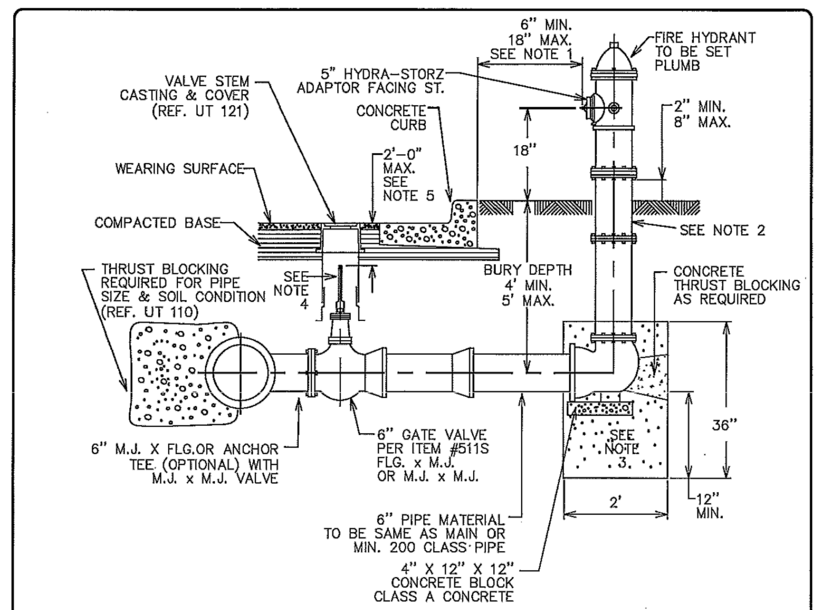
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	3" OR LARGER VENTED AIR / VACUUM VALVE INSTALLATION	UT 017 1 of 2

NOTES:

1. ON 10" AND LARGER TWO PIECE COMBINATION AIR VALVES, THE OUTLET PIPING OF THE SMALL VALVE SHALL BE VENTED WITHIN THE MANHOLE INTO THE SIDE OF THE LARGER VENT PIPE THAT GOES ABOVE GROUND.
2. AIR VENT PIPE 6" AND LARGER SHALL BE D.I. (CLASS 350 MIN.) PIPE FLANGE FITTINGS ORDERED SPECIAL WITH SHOP APPLIED KOPPER INERTOL RUST INHIBITIVE PRIMER 621, OR EQUAL, IN LIEU OF COAL TAR. EXTERIOR SURFACES OF ALL EXPOSED PIPE SHALL BE PAINTED WITH RUST-OLEUM ACRYLIC 5225 (SAFETY BLUE), OR EQUAL, PER COATING MANUFACTURER'S INSTRUCTIONS PRIOR TO INSTALLATION.
3. SEALANT SHALL BE 1½" FLEXIBLE BUTYL RESIN SEALANT CS-102 AS MANUFACTURED BY CONCRETE SEALANTS, INC. OR EQUAL.
4. INSTALLATION OF VALVE CASING RING SHALL BE PER CITY OF TAYLOR STANDARD NO. UT 100 AND OR UT 121.
5. AIR VENT PIPE INSTALLATION SHALL BE AS NEAR AS PRACTICAL TO THE RIGHT-OF-WAY LINE.
6. CONCRETE MANHOLE PENETRATIONS SHALL BE CORE BIT DRILLED. VOID SHALL BE FILLED BY PRESSING SEAL GASKET COPR. PSX RESILIENT CONNECTOR MEETING ASTM C923 OR APPROVED EQUAL.
7. CROSS SECTIONAL AREA OF OPENING TO BE EQUAL TO OR GREATER THAN CROSS SECTIONAL AREA OF AIR VENT PIPE.
8. AIR/VACUUM VALVE SHALL BE INSTALLED IN A MANNER WHICH WILL ALLOW REMOVAL OF ASSEMBLY WITHOUT REMOVAL OF PRECAST CONCRETE LID.

AIR VALVE	GATE VALVE	VENT PIPE (MIN.)	M.H. DIA. (MIN.)
3"	3"	3"	5'
4"	4"	4"	6'
6"	6"	6"	6'
8"	8"	8"	6'
10"	10"	10"	7'
12"	12"	12"	7'

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	3" OR LARGER VENTED AIR / VACUUM VALVE INSTALLATION	UT 017 2 of 2



NOTES:

1. DIMENSIONS ARE APPLICABLE IN SPACE BETWEEN CURB AND SIDEWALK. WHERE WALK ABUTS CURB, AND IN PUBLIC OR COMMERCIAL AREAS, DIMENSION FROM BACK OF CURB SHALL BE 3' TO 6'. HYDRANTS ARE NOT TO BE PLACED IN SIDEWALK OR RAMP AREAS. SEE CITY OF TAYLOR STANDARD SPECIFICATIONS FOR LOCATION OF HYDRANT.
2. FOR BURY DEPTHS GREATER THAN 5', ONE BARREL EXTENSION NOT EXCEEDING 2' LENGTH SHALL BE INSTALLED DIRECTLY BELOW THE FIRE HYDRANT.
3. CRUSHED STONE OR GRAVEL SHALL BE PLACED AROUND THE BOTTOM OF THE HYDRANT FOR A RADIUS OF AT LEAST 12" AND EXTEND AT LEAST 12" ABOVE THE OUTLET. DO NOT BLOCK DRAIN HOLES.
4. WELD SOCKET 2½" X 2" DEEP TO 1" SCH. 40 ROUND STEM EXTENSION, FITTED ON OPERATING NUT, SCH. 80 FOR LENGTHS OVER 10'.
5. VALVE EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 18" & 24" FROM FINISHED GRADE.
6. HYDRANTS ARE TO BE PAINTED BY MANUFACTURER WITH "KEM-LUSTER" VERMILLION RED.
7. HYDRANTS ARE TO BE MUELLER "CENTURION" OR EQUIVALENT, CAPS AND CHAINS ARE NOT TO BE SUPPLIED WITH HYDRANTS.

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	STANDARD FIRE HYDRANT	UT 018

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

WATER DETAILS

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 51 of 60

Date: May 17, 2024, 2:08pm User ID: jwolf
File: H:\Projects\514\29\00\391 Public Infrastructure\Civil\DT51429-00.dwg

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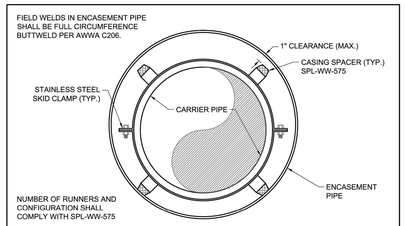
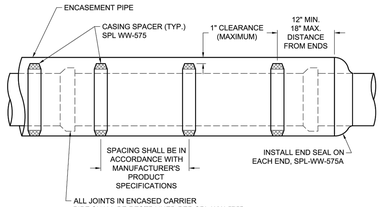
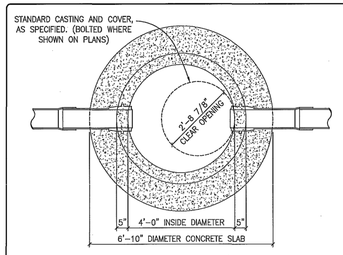




APPLICABLE REFERENCES:
STANDARD SPECIFICATION: ITEM 505.4 & 510.3 (19)

CITY OF AUSTIN AUSTIN WATER	ENCASEMENT PIPE DETAIL WITH CASING SPACERS	
JEFF A. KYLE 02/22/2021 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 501-AW-01 1 OF 1



MANHOLE PLAN

CITY OF TAYLOR NOTES:

MANHOLE DETAILS SHALL REFLECT THE CITY'S MINIMUM SPECIFICATIONS, AS STATED BELOW:

A. ALL MANHOLES SHALL BE 48" I.D., R.C.P., CLASS III, WITH RUBBER O-RING GASKET JOINTS CONFORMING TO ASTM C478, C433 AND C76.

B. ALL MANHOLES SHALL HAVE WATER-TIGHT FRAME AND COVER, WITH A MINIMUM 36" CLEAR OPENING, AS MANUFACTURED BY EAST JORDAN IRON WORKS (AS PER DETAIL # WW-07) OR APPROVED EQUAL.

C. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON FRAME AND COVER.

D. ALL MANHOLES SHALL HAVE AN ECCENTRIC CONE.

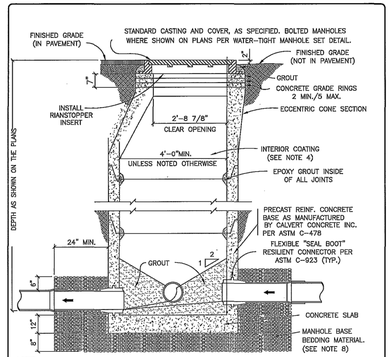
E. MANHOLES MAY HAVE A FLAT LID, IF APPROVED BY CITY OF TAYLOR, BEING 12" THICK WITH A MINIMUM 30" OPENING, AS MANUFACTURED BY CALVERT CONCRETE OR APPROVED EQUAL M.F.G. CONFORMING TO ASTM C478, 5000 P.S.I. CONCRETE, TRAFFIC BEARING, AND O-RING JOINT CONFORMING TO ASTM C443.

F. INVERTS AND FLEXIBLE SEAL BOOTS, PER ASTM C-923, SHALL BE CAST INTO BASE SECTION.

G. MINIMUM DROP BETWEEN INVERTS SHALL BE ONE-TENTH OF A FOOT (0.1').

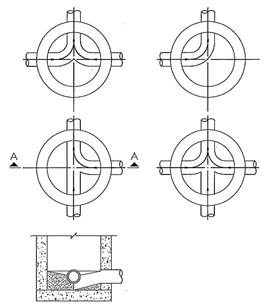
H. TWO (2") INCH GRADE RINGS WITH AN I.D. TO MATCH FRAMES CLEAR OPENING, MINIMUM OF TWO (2), MAXIMUM OF FIVE (5) GRADE RINGS REQUIRED.

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	STANDARD MANHOLE - PLAN	UT 200



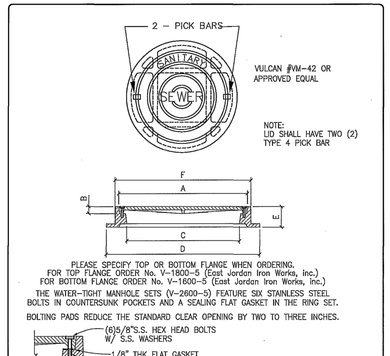
NOTES:
1. MANHOLES SHALL BE PRECAST ASTM C-478 BELL AND SPIGOT WITH "O" RING JOINTS.
2. SEE PLANS AND MANHOLE SCHEDULE, FOR MANHOLE SIZE, LOCATION, CONFIGURATION, TYPE OF TOP SECTION, VENTING REQUIREMENTS, PIPE SIZE AND TYPES.
3. SEE SPECIFICATIONS ON MATERIALS AND CONSTRUCTION.
4. AN 80 MIL COAT OF RAVEN LINING SYSTEMS, RAVEN 405 ULTRA HIGH BUILD EPOXY COATING, OR APPROVED EQUAL, TO BE APPLIED TO ENTIRE INTERIOR OF EACH WASTEWATER MANHOLE AND UNDERSIDE OF FLAT TOPS.
5. ALL MANHOLE COVERS SHALL BE BOLTED AND GASKETED WHEN MANHOLES ARE LOCATED OUT FROM PAVEMENT.
6. MANHOLES TO BE VENTED ARE IDENTIFIED ON MANHOLE SCHEDULE. REFERENCE MANHOLE VENT DETAIL.
7. MANHOLES ARE TO BE DESIGNED TO RESIST LATERAL AND VERTICAL SOIL FORCES RESULTING FROM MANHOLE DEPTH. ADDITIONALLY, MANHOLES LOCATED IN PAVEMENT TO BE DESIGNED FOR HS-20 TRAFFIC LOADS.
8. MANHOLE BASE BEDDING MATERIAL SPECS. FOR 3/4" WASHED GRAVEL: SIEVE SIZE 2", PERCENT (%) RETAINED 0 SIEVE SIZE 1 1/2", % RETAINED 0-10 SIEVE SIZE 1", % RETAINED 45-80 SIEVE SIZE 3/4", % RETAINED 85-100 SIEVE SIZE 3/8", % RETAINED 95-100

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	STANDARD MANHOLE - SECTION	UT 201



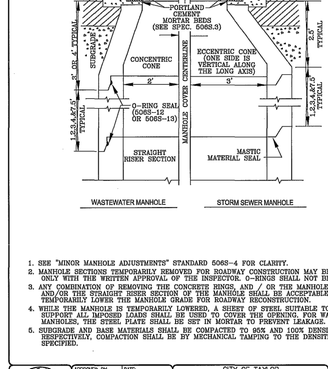
NOTES:
1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOW.
3. CHANNELS FOR FUTURE CONSTRUCTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND, AND COVERED WITH 1" OF MORTAR.
4. SLOPE MANHOLE ITSELF WITH A 1:2 SLOPE FROM MANHOLE WALL TO CHANNEL.
5. INVERT SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR 4" DEEP.

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	FLOW PATTERNS FOR INVERT CHANNELS	UT 204



	DIMENSIONS						COVER		RING		SET
	A	B	C	D	E	F	CASTING	WEIGHT	CASTING	WEIGHT	WEIGHT
V-1600-5	38	2	36	46	6	40	41600523	365 LBS	41600510	320 LBS	685 LBS
V-1800-5	38	2	36	46	6	40	41600523	365 LBS	41600510	320 LBS	685 LBS
V-2600-5	38	2	36	46	6	40	42600523	365 LBS	41600511	320 LBS	685 LBS

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	STANDARD WASTEWATER MANHOLE SET	UT 205



1. SEE "MINOR MANHOLE ADJUSTMENTS" STANDARD 506S-4 FOR CLARITY.
2. MANHOLE SECTIONS TEMPORARILY REMOVED FOR ROADWAY CONSTRUCTION MAY BE REUSED ONLY WITH THE WRITTEN APPROVAL OF THE INSPECTOR. O-RINGS SHALL NOT BE REUSED.
3. ANY COMBINATION OF REMOVING THE CONCRETE RINGS, AND / OR THE MANHOLE CONE, AND/OR THE STRAIGHT RISER SECTION OF THE MANHOLE SHALL BE ACCEPTABLE TO TEMPORARILY LOWER THE MANHOLE GRADE FOR ROADWAY RECONSTRUCTION.
4. WHILE THE MANHOLE IS TEMPORARILY LOWERED, A SHEET OF STEEL SUITABLE TO SUPPORT ALL IMPOSED LOADS SHALL BE USED TO COVER THE OPENING. FOR WASTEWATER MANHOLES, THE STEEL PLATE SHALL BE SET IN MORTAR TO PREVENT LEAKAGE.
5. SUBGRADE AND BASE MATERIALS SHALL BE COMPACTED TO 95% AND 100% DENSITIES, RESPECTIVELY. COMPACTION SHALL BE BY MECHANICAL TAMPING TO THE DENSITIES SPECIFIED.

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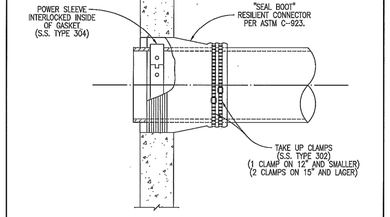
CS	JULY 2009	MAJOR MANHOLE ADJUSTMENT	UT 209



APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	FLEXIBLE "SEAL BOOT" CONNECTOR	UT 211

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 -
PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

WASTEWATER DETAILS

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 52 of 60

Date: May 17, 2024, 2:08pm User ID: jwolf
File: I:\Projects\514\28\00\391 Public Infrastructure\Civil\D751429-00.dwg

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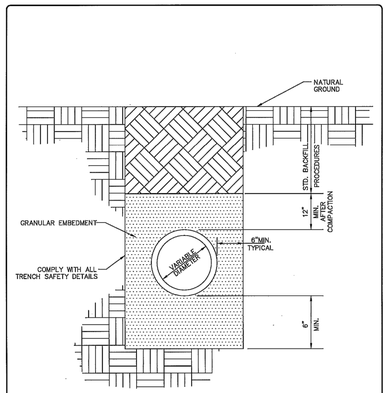
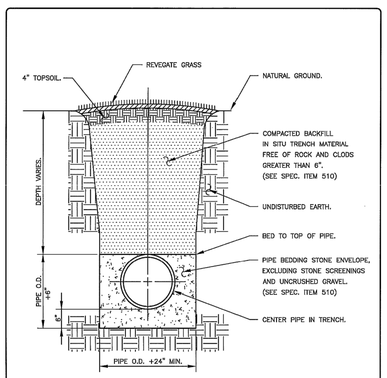


NOTE:
COST OF GRANULAR EMBEDMENT IS INCLUDED IN PRICE BID PER LINEAR FOOT OF SEWER PIPE.

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	STORM DRAIN PIPE EMBEDMENT DETAIL	UT 300



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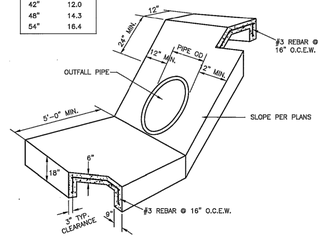
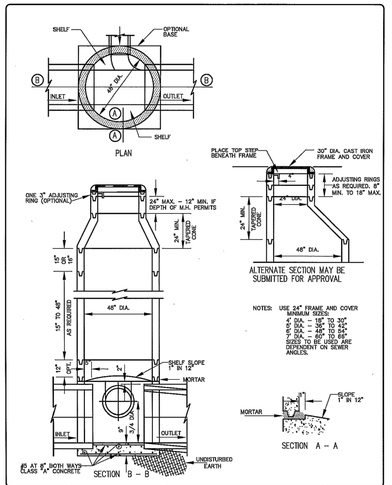
CS	JULY 2009	STORM SEWER LINE BEDDING DETAIL (NON-PAVED SURFACE)	UT 307

MINIMUM RIP-RAP QUANTITIES	
PIPE	SQ. YDS.
18"	6.2
24"	6.9
27"	7.8
30"	9.5
36"	10.4
42"	12.0
48"	14.3
54"	16.4

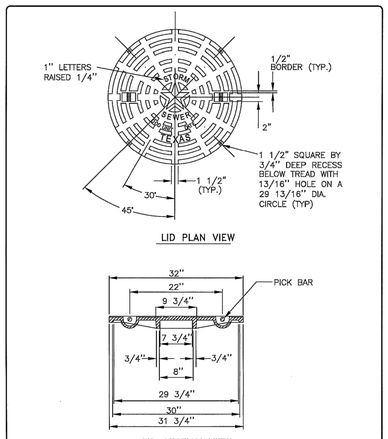


NOTES:
1. WHEN HEADWALLS AND WINGWALLS ARE REQUIRED, THEY SHALL CONFORM TO THE TEXAS HIGHWAY DEPARTMENT STANDARDS, OR AS DIRECTED BY THE CITY.
2. ENERGY DISSIPATERS SHALL BE INSTALLED IF PIPE VELOCITY EXCEEDS 5.0 F.P.S., OR AS DIRECTED BY THE CITY.

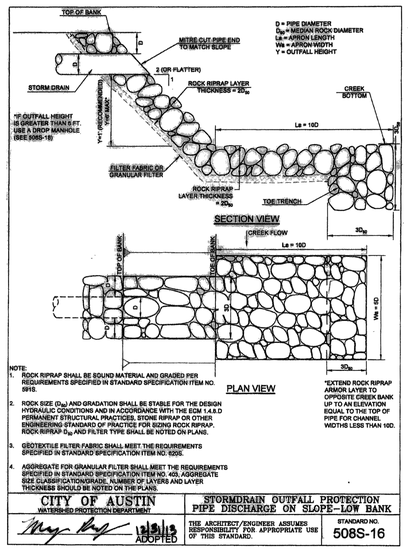
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	RIP-RAP AT PIPE OUTFALL	UT 304



APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	STORM SEWER MANHOLE - PRECAST	UT 305



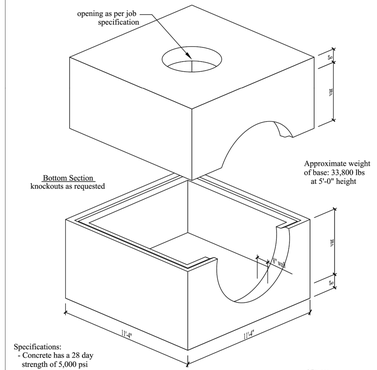
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	STANDARD STORM SEWER MANHOLE COVER (32")	UT 306



NOTE:
1. ROCK RIPRAP SHALL BE SOUND MATERIAL AND GRADED PER REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 5918.
2. ROCK SIZE (D_m) AND GRADATION SHALL BE STABLE FOR THE DESIGN HYDRAULIC CONDITIONS AND IN ACCORDANCE WITH THE ECM 1.4.6.D PERMANENT STRUCTURAL PRACTICES, STONE RIPRAP OR OTHER ENGINEERING STANDARD OF PRACTICE FOR SIZING ROCK RIPRAP. ROCK RIPRAP D_m AND FILTER TYPE SHALL BE NOTED ON PLANS.
3. GEOTEXTILE FILTER FABRIC SHALL MEET THE REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 6205.
4. AGGREGATE FOR GRANULAR FILTER SHALL MEET THE REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 403, AGGREGATE SIZE CLASSIFICATION/GRADE, NUMBER OF LAYERS AND LAYER THICKNESS SHOULD BE NOTED ON THE PLANS.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STORMDRAIN OUTFALL PROTECTION PIPE DISCHARGE ON SLOPE-LOW BANK
10/15 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
	STANDARD NO. 508S-16

10' x 10' x var Junction Box

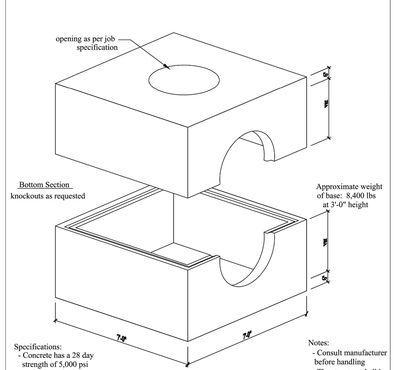


Specifications:
- Concrete has a 28 day strength of 5,000 psi
- Steel reinforcement is ASTM A615 grade 60
- Load design is H-20

Notes:
- Consult manufacturer before handling

CAPITAL PRECAST, INC. 6905 SOUTH OLD BASTROP HWY SAN MARCOS, TEXAS 78666 PH. (830) 606-6200	FOR 10' x 10' x var Junction Box			
	JOB			
	DRAWN RW	DATE 12/1/2015	Rev. No.	SHEET 1 OF 1
	FILE catalog/junction boxes/10x10JB			

6' x 6' x var Junction Box

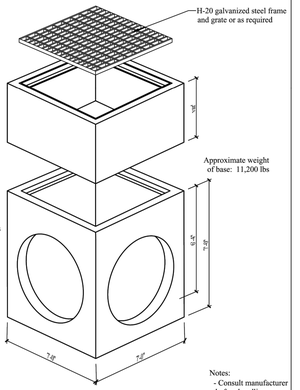


Specifications:
- Concrete has a 28 day strength of 5,000 psi
- Steel reinforcement is ASTM A615 grade 60
- Load design is H-20

Notes:
- Consult manufacturer before handling
- The structure shall be placed on a compacted granular base

CAPITAL PRECAST, INC. 6905 SOUTH OLD BASTROP HWY SAN MARCOS, TEXAS 78666 PH. (830) 606-6200	FOR 6' x 6' x var' Junction Box			
	JOB			
	DRAWN RW	DATE 8/1/2013	Rev. No.	SHEET 1 OF 1
	FILE catalog/junction boxes/6x6-2piece			

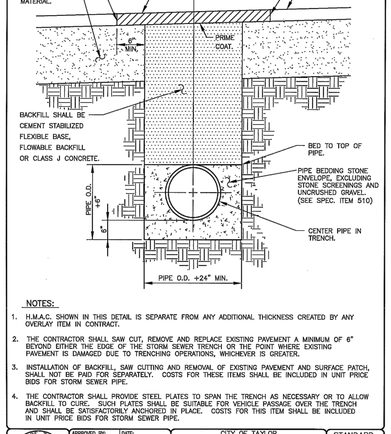
6' x 6' x var Grate Inlet



Specifications:
- Concrete has a 28 day strength of 5,000 psi
- Steel reinforcement is ASTM A615 grade 60
- Load design is H-20

Notes:
- Consult manufacturer before handling

CAPITAL PRECAST, INC. 6905 SOUTH OLD BASTROP HWY SAN MARCOS, TEXAS 78666 PH. (830) 606-6200	FOR 6' x 6' x var Grate Inlet			
	JOB			
	DRAWN RW	DATE 12/1/2015	Rev. No.	SHEET 1 OF 1
	FILE catalog/grate inlets/6x6 Grate Inlet			



NOTES:
1. H.M.A.C. SHOWN IN THIS DETAIL IS SEPARATE FROM ANY ADDITIONAL THICKNESS CREATED BY ANY OVERLAY ITEM IN CONTRACT.
2. THE CONTRACTOR SHALL SAW CUT, REMOVE AND REPLACE EXISTING PAVEMENT A MINIMUM OF 6" BEYOND EITHER THE EDGE OF THE STORM SEWER TRENCH OR THE POINT WHERE EXISTING PAVEMENT IS DAMAGED DUE TO TRENCHING OPERATIONS, WHICHEVER IS GREATER.
3. INSTALLATION OF BACKFILL, SAW CUTTING AND REMOVAL OF EXISTING PAVEMENT AND SURFACE PATCH, SHALL NOT BE PAID FOR SEPARATELY. COSTS FOR THESE ITEMS SHALL BE INCLUDED IN UNIT PRICE BIDS FOR STORM SEWER PIPE.
4. THE CONTRACTOR SHALL PROVIDE STEEL PLATES TO SPAN THE TRENCH AS NECESSARY OR TO ALLOW BACKFILL TO CURE. SUCH PLATES SHALL BE SUITABLE FOR VEHICLE PASSAGE OVER THE TRENCH AND SHALL BE SATISFACTORILY ANCHORED IN PLACE. COSTS FOR THIS ITEM SHALL BE INCLUDED IN UNIT PRICE BIDS FOR STORM SEWER PIPE.

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	STORM SEWER LINE BEDDING DETAIL (PAVED SURFACE)	UT 308

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

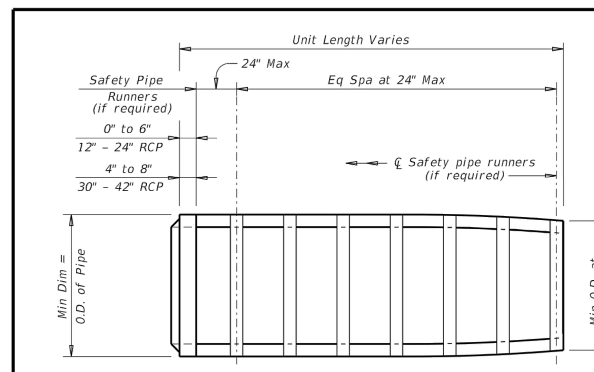
STORM DRAIN DETAILS (1 OF 6)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 53 of 60

Date: May 17, 2024, 2:09pm User ID: jwolf
File: H:\Projects\5143\23\01\391 Public Infrastructure\Civil\TS1429-00.dwg

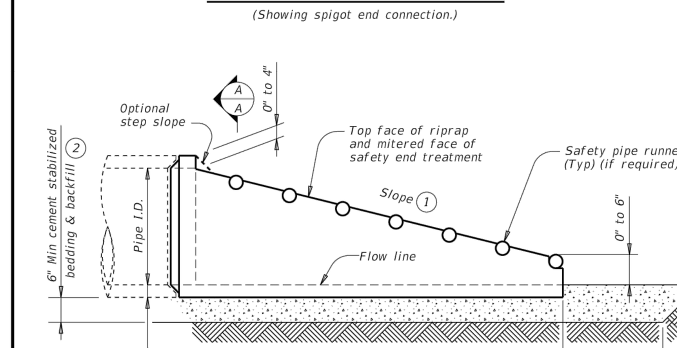
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

PZ-2024-2104



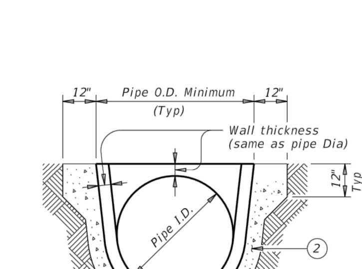
PLAN VIEW - 12" THRU 24"

(Showing spigot end connection.)

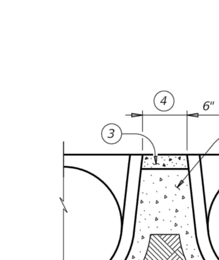


LONGITUDINAL ELEVATION - 12" THRU 24"

(Showing spigot end connection.)

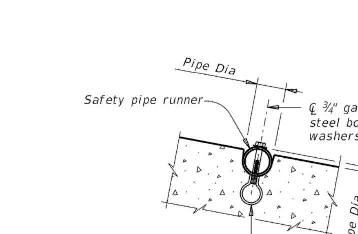


SECTION A-A



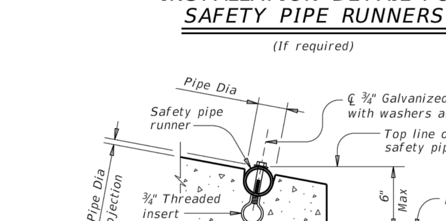
MULTIPLE PIPE INSTALLATION

1. Slope as shown elsewhere in the plans. Slope of 6:1 or flatter is required for vehicle safety.
2. Provide cement stabilized bedding and backfill in accordance with the Item, "Excavation and Backfill for Structures." Bedding and backfill is considered subsidiary to the Item 467, "Safety End Treatment." When concrete riprap is specified around the safety end treatment, backfill as directed by Engineer.
3. Fill the top 4" of void between precast end treatments with concrete riprap. Concrete riprap is considered subsidiary to the Item 467, "Safety End Treatment."
4. Adjust clear distance between pipes to provide for the minimum distance between safety end treatments.
5. Safety pipe runners are required for multiple pipe culverts with more than two pipes.

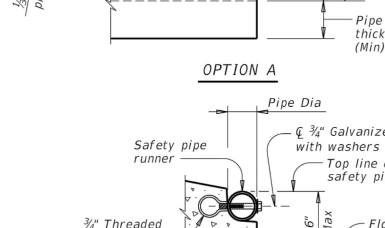


INSTALLATION DETAIL FOR SAFETY PIPE RUNNERS

(If required)



OPTION A



OPTION B

END DETAILS FOR INSTALLATION OF SAFETY PIPE RUNNERS

(If required)

REQUIREMENTS FOR CULVERT PIPES AND SAFETY PIPE RUNNERS

Pipe I.D.	Min Wall Thickness	Min O.D.	Min O.D. at Tapered End	Min Reinf Requirements (sq. in. per ft. of Pipe)	Max Slope	Min Length of Unit	Pipe Runner Requirements: Single Pipe	Pipe Runner Requirements: Multiple Pipe	Required Pipe Runner Sizes: Nominal Dia	O.D.	I.D.
12"	2"	16"	16"	0.07 Circ.	6:1	4'-0"	No	(5)	3" STD	3.500"	3.068"
15"	2 ¼"	19 ½"	19"	0.07 Circ.	6:1	5'-8"	No	(5)	3" STD	3.500"	3.068"
18"	2 ½"	23"	21 ½"	0.07 Circ.	6:1	7'-3"	No	(5)	3" STD	3.500"	3.068"
24"	3"	30"	27"	0.07 Circ.	6:1	10'-6"	No	(5)	3" STD	3.500"	3.068"
30"	3 ½"	37"	31"	0.18 Circ.	6:1	12'-1"	No	Yes	4" STD	4.500"	4.026"
36"	4"	44"	36"	0.19 Ellip.	6:1	15'-4"	Yes	Yes	4" STD	4.500"	4.026"
42"	4 ½"	51"	41 ½"	0.23 Ellip.	6:1	18'-7"	Yes	Yes	4" STD	4.500"	4.026"

MATERIAL NOTES:
Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.
Provide pipe runners meeting the requirements of ASTM A53 (Type E or S, Gr B), ASTM A500 Gr B, or API 5LX52.
Galvanize steel components except reinforcing steel after fabrication. Repair galvanizing damaged during transport or construction in accordance with the specifications.

GENERAL NOTES:
Precast safety end treatment for reinforced concrete pipe (RCP) may be used for TYPE II end treatment as specified in Item 467, "Safety End Treatment."
When precast safety end treatment is used as a Contractor's alternate to mitered RCP, riprap will not be required unless noted otherwise on the plans.
Manufacture precast concrete end sections in accordance with Item 464, "Reinforced Concrete Pipe" and in accordance with ASTM Specification C-76, Class III, Wall B for circular pipe.
Provide precast concrete end sections with a spigot or bell end for compatibility to upstream or downstream end conditions with sufficient annular space to allow for grout, mortar, cold applied asphalt joint compound or pre-formed plastic gasket material.
Methods of lifting shall be provided by the manufacturer for ease of loading, unloading and installation.
Pipe runners are designed for a traversing load of 10,000 Lbs at yield as recommended by Research Report 280-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.

Texas Department of Transportation — Bridge Division Standard

PRECAST SAFETY END TREATMENT
TYPE II ~ PARALLEL DRAINAGE
PSET-RP

FILE: CD-PSET-RP-20.dgn | DN: RLW | CK: KLR | DW: JTR | CK: GAF
©TxDOT February 2020 | CONT | SECT | JOB | HIGHWAY
REVISIONS | DIST | COUNTY | SHEET NO.

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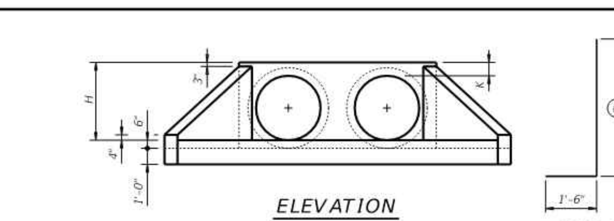
DATE: FILE:

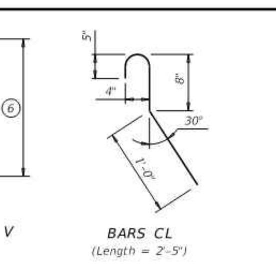
TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL (5)

Slope	Dia of Pipe (D)	W	X	Y	L	Reinf (Lbs)	Conc (CY) (1)	Added per Addt'l Pipe: X and W	Reinf (Lbs)	Conc (CY) (1)
2:1	12"	4'-7 ½"	2'-6"	2'-10"	3'-3 ¼"	88	0.6	1'-9"	20	0.2
2:1	15"	5'-5 ¾"	2'-9 ½"	3'-4"	3'-10 ⅛"	103	0.7	2'-2"	24	0.3
2:1	18"	6'-4 ¼"	3'-1"	3'-10"	4'-5"	124	0.9	2'-8"	32	0.3
2:1	21"	7'-2 ¾"	3'-4 ½"	4'-4"	5'-0"	143	1.1	3'-1"	43	0.4
2:1	24"	8'-2 ½"	3'-9 ½"	4'-10"	5'-7"	164	1.3	3'-7"	50	0.5
2:1	27"	9'-1"	4'-1"	5'-4"	6'-2"	179	1.5	3'-11"	56	0.6
2:1	30"	9'-11 ½"	4'-4 ½"	5'-10"	6'-8 ¾"	203	1.7	4'-4"	65	0.8
2:1	33"	10'-10"	4'-8"	6'-4"	7'-3 ¾"	224	2.0	4'-8"	71	0.9
2:1	36"	11'-8 ¼"	4'-11 ½"	6'-10"	7'-10 ¾"	249	2.2	5'-1"	81	1.0
2:1	42"	13'-5 ¼"	5'-6 ½"	7'-10"	9'-0 ½"	298	2.8	5'-10"	97	1.3
2:1	48"	15'-9"	6'-1 ½"	9'-4"	10'-9 ¼"	360	3.8	6'-7"	117	1.7
2:1	54"	17'-5 ¾"	6'-8 ½"	10'-4"	11'-11 ¼"	427	4.5	7'-6"	151	2.1
2:1	60"	19'-2 ¾"	7'-3 ½"	11'-4"	13'-1"	481	5.3	8'-3"	174	2.5
2:1	66"	20'-11 ½"	7'-10 ½"	12'-4"	14'-3"	544	6.2	8'-9"	194	2.9
2:1	72"	22'-8 ½"	8'-5 ½"	13'-4"	15'-4 ¾"	601	7.1	9'-4"	213	3.3
3:1	12"	6'-3"	2'-6"	4'-3"	4'-11"	118	0.8	1'-9"	22	0.2
3:1	15"	7'-5"	2'-9 ½"	5'-0"	5'-9 ¼"	137	1.1	2'-2"	28	0.3
3:1	18"	8'-6 ¾"	3'-1"	5'-9"	6'-7 ¾"	170	1.3	2'-8"	37	0.5
3:1	21"	9'-8 ¾"	3'-4 ½"	6'-6"	7'-6"	195	1.6	3'-1"	48	0.6
3:1	24"	11'-0"	3'-9 ½"	7'-3"	8'-4 ½"	227	2.0	3'-7"	58	0.7
3:1	27"	12'-2"	4'-1"	8'-0"	9'-2 ¾"	251	2.3	3'-11"	67	0.8
3:1	30"	13'-4"	4'-4 ½"	8'-9"	10'-1 ¼"	293	2.7	4'-4"	77	1.0
3:1	33"	14'-5 ¾"	4'-8"	9'-6"	10'-11 ¾"	318	3.1	4'-8"	84	1.2
3:1	36"	15'-7 ¾"	4'-11 ½"	10'-3"	11'-10"	351	3.5	5'-1"	96	1.4
3:1	42"	17'-11 ½"	5'-6 ½"	11'-9"	13'-6 ¾"	432	4.5	5'-10"	119	1.7
3:1	48"	21'-1 ¾"	6'-1 ½"	14'-0"	16'-2"	537	6.1	6'-7"	146	2.3
3:1	54"	23'-5 ½"	6'-8 ½"	15'-6"	17'-10 ¾"	630	7.3	7'-6"	186	2.9
3:1	60"	25'-9 ¼"	7'-3 ½"	17'-0"	19'-7 ½"	719	8.7	8'-3"	219	3.4
3:1	66"	28'-1"	7'-10 ½"	18'-6"	21'-4 ¼"	811	10.1	8'-9"	242	3.9
3:1	72"	30'-4 ¾"	8'-5 ½"	20'-0"	23'-1 ¼"	924	11.7	9'-4"	272	4.4
4:1	12"	7'-10 ¾"	2'-6"	5'-8"	6'-6 ½"	148	1.1	1'-9"	24	0.3
4:1	15"	9'-4"	2'-9 ½"	6'-8"	7'-8 ½"	181	1.5	2'-2"	32	0.4
4:1	18"	10'-9 ½"	3'-1"	7'-8"	8'-10 ¼"	221	1.9	2'-8"	42	0.5
4:1	21"	12'-2 ¾"	3'-4 ½"	8'-8"	10'-0"	260	2.3	3'-1"	57	0.7
4:1	24"	13'-9 ½"	3'-9 ½"	9'-8"	11'-2"	301	2.8	3'-7"	67	0.9
4:1	27"	15'-3"	4'-1"	10'-8"	12'-3 ¾"	334	3.3	3'-11"	77	1.0
4:1	30"	16'-8 ¾"	4'-4 ½"	11'-8"	13'-5 ¾"	385	3.8	4'-4"	89	1.3
4:1	33"	18'-1 ¾"	4'-8"	12'-8"	14'-7 ½"	425	4.5	4'-8"	101	1.4
4:1	36"	19'-7"	4'-11 ½"	13'-8"	15'-9 ¼"	472	5.1	5'-1"	115	1.7
4:1	42"	22'-5 ¾"	5'-6 ½"	15'-8"	18'-1"	583	6.5	5'-10"	141	2.1
4:1	48"	26'-6 ¼"	6'-1 ½"	18'-8"	21'-6 ¾"	730	8.9	6'-7"	175	2.8
4:1	54"	29'-5"	6'-8 ½"	20'-8"	23'-10 ¼"	875	10.7	7'-6"	226	3.6
4:1	60"	32'-3 ¾"	7'-3 ½"	22'-8"	26'-2"	996	12.7	8'-3"	264	4.3
4:1	66"	35'-2 ½"	7'-10 ½"	24'-8"	28'-5 ¾"	1,140	14.9	8'-9"	300	4.9
4:1	72"	38'-1 ¼"	8'-5 ½"	26'-8"	30'-9 ½"	1,297	17.3	9'-4"	334	5.6
6:1	12"	11'-2"	2'-6"	8'-6"	9'-9 ¾"	224	1.9	1'-9"	28	0.4
6:1	15"	13'-2 ¼"	2'-9 ½"	10'-0"	11'-6 ½"	268	2.5	2'-2"	37	0.5
6:1	18"	15'-2 ½"	3'-1"	11'-6"	13'-3 ¼"	330	3.2	2'-8"	50	0.7
6:1	21"	17'-2 ¾"	3'-4 ½"	13'-0"	15'-0 ¼"	387	3.9	3'-1"	69	0.9
6:1	24"	19'-4 ½"	3'-9 ½"	14'-6"	16'-9"	453	4.8	3'-7"	80	1.2
6:1	27"	21'-4 ¾"	4'-1"	16'-0"	18'-5 ¾"	512	5.7	3'-11"	96	1.4
6:1	30"	23'-5 ¼"	4'-4 ½"	17'-6"	20'-2 ½"	593	6.7	4'-4"	110	1.7
6:1	33"	25'-5 ½"	4'-8"	19'-0"	21'-11 ¾"	675	7.8	4'-8"	127	2.0
6:1	36"	27'-5 ¾"	4'-11 ½"	20'-6"	23'-8"	735	9.0	5'-1"	144	2.3
6:1	42"	31'-6 ¼"	5'-6 ½"	23'-6"	27'-1 ½"	922	11.5	5'-10"	179	3.0
6:1	48"	37'-3 ½"	6'-1 ½"	28'-0"	32'-4"	1,191	15.9	6'-7"	231	4.0
6:1	54"	41'-4 ¼"	6'-8 ½"	31'-0"	35'-9 ½"	1,424	19.2	7'-6"	300	5.0
6:1	60"	45'-4 ¾"	7'-3 ½"	34'-0"	39'-3"	1,631	22.9	8'-3"	353	6.0



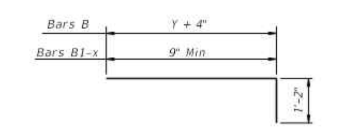
ELEVATION

(Showing dimensions.)

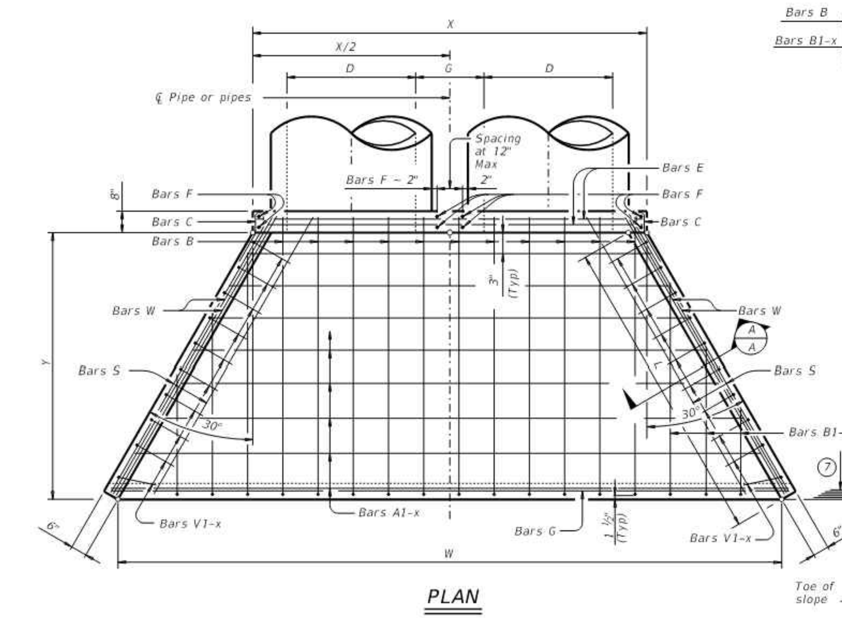


BARS V

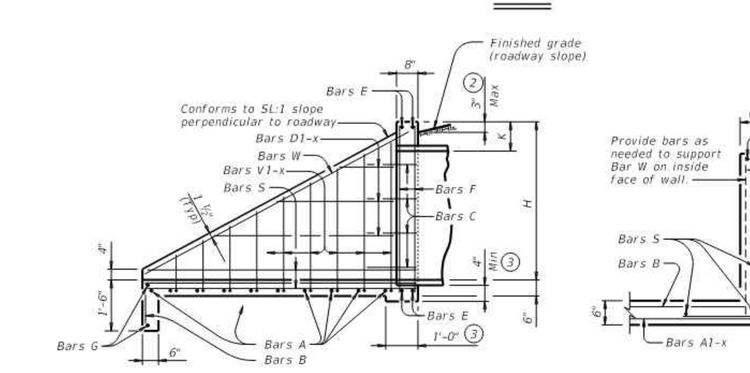
BARS CL (Length = 2'-5")



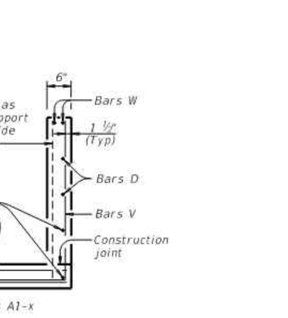
BARS B and B1-x



PLAN



TYPICAL WING ELEVATION



SECTION A-A

TABLE OF (5) REINFORCING STEEL

Bar	Size	Spa	No.
A	#4	1'-0"	~
B	#3	1'-6"	~
C	#4	1'-0"	~
D	#3	1'-0"	~
E	#5	~	4
F	#5	~	~
G	#3	~	2
S	#4	~	6
V	#4	1'-0"	~
W	#5	~	4

TABLE OF CONSTANT DIMENSIONS

Dia of Pipe (D)	G	K (4)	H
12"	0'-9"	1'-0"	2'-0"
15"	0'-11"	1'-0"	2'-3"
18"	1'-2"	1'-0"	2'-6"
21"	1'-4"	1'-0"	2'-9"
24"	1'-7"	1'-0"	3'-0"
27"	1'-8"	1'-0"	3'-3"
30"	1'-10"	1'-0"	3'-6"
33"	1'-11"	1'-0"	3'-9"
36"	2'-1"	1'-0"	4'-0"
42"	2'-4"	1'-0"	4'-6"
48"	2'-7"	1'-3"	5'-3"
54"	3'-0"	1'-3"	5'-9"
60"	3'-3"	1'-3"	6'-3"
66"	3'-3"	1'-3"	6'-9"
72"	3'-4"	1'-3"	7'-3"

1. Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.
2. For vehicle safety, construct curbs no more than 3" above finished grade. Reduce curb heights, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
3. Provide a 1'-0" footing as shown where required to maintain 4" minimum cover for pipes.
4. Dimensions shown are usual and maximum.
5. Quantities shown are for one structure end only (one headwall).
6. Min Length = $6" + 3" \times \left(\frac{12 \times H - 7}{12 \times L}\right)$
   Max Length = $12 \times H - 3" \times \left(\frac{12 \times H - 7}{12 \times L}\right) - 1"$
7. Lengths of wings based on SL:1 slope along this line.

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide Class C concrete (f'c = 3,600 psi).

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
Do not mount bridge rails of any type directly to these culvert headwalls.
This standard may not be used for wall heights, H, exceeding the values shown.

Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing dimensions are out-to-out of bars.

Texas Department of Transportation — Bridge Division Standard

CONCRETE HEADWALLS WITH FLARED WINGS FOR 0° SKEW PIPE CULVERTS
CH-FW-0

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TABLE OF DIMENSIONS AND REINFORCING STEEL
(Wings for one structure end)

Maximum Wingwall Height Hw	W	X	Y	Z	Bars J1 Size	Bars J1 Spa	Bars J2 Size	Bars J2 Spa	Est. Qty per ft of wing length (2~wings) (3): Reinf (Lb/Ft)	Conc (CY/Ft)
2'-6"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	33.73	0.248
3'-0"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	37.07	0.261
3'-6"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	37.74	0.273
4'-0"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	38.41	0.285
4'-6"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	41.75	0.330
5'-0"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	45.09	0.343
5'-6"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	45.75	0.355
6'-0"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	46.42	0.367
7'-0"	3'-8"	1'-9"	1'-3"	7"	#4	1'-0"	#4	1'-0"	52.77	0.414
8'-0"	4'-2"	2'-0"	1'-6"	8"	#5	1'-0"	#4	1'-0"	60.19	0.486
9'-0"	4'-8"	2'-3"	1'-9"	8"	#4	6"	#4	6"	81.49	0.535
10'-0"	5'-2"	2'-6"	2'-0"	8"	#5	6"	#4	6"	97.25	0.584
11'-0"	5'-8"	2'-9"	2'-3"	8"	#6	6"	#5	6"	133.65	0.634
12'-0"	6'-2"	3'-0"	2'-6"	9"	#7	6"	#5	6"	162.29	0.721
13'-0"	6'-8"	3'-3"	2'-9"	11"	#7	6"	#5	6"	178.80	0.856
14'-0"	7'-2"	3'-6"	3'-0"	1'-0"	#8	6"	#5	6"	216.78	0.959
15'-0"	7'-8"	4'-0"	3'-0"	1'-1"	#9	6"	#6	6"	283.06	1.068
16'-0"	8'-2"	4'-6"	3'-0"	1'-3"	#9	6"	#6	6"	297.02	1.234

TABLE OF WINGWALL REINFORCING
(2~wings)

Bar	Size	No.	Spa
DL	#5	~	1'-0"
DS	#5	~	1'-0"
E	#4	~	1'-0"
F	#4	~	1'-0"
G	#6	4	~
M	#4	4	~
P	#4	~	1'-0"
RS	#5	3	~
RL	#5	3	~
V	#4	~	1'-0"

TABLE OF ESTIMATED CULVERT TOEWALL QUANTITIES

Bar	Size	No.	Spa
L	#4	~	1'-6"
Q	#4	1	~
Reinf (Lb/Ft)			2.45
Conc (CY/Ft)			0.037

WING DIMENSION FORMULAS:
(All values are in feet.)

Hw = H + T + C - 0.250'
A = (Hw - 0.333')(SL)
B = (A) [tangent (θ + 15°)]
Lw = (A) ÷ [cosine (θ + 15°)]

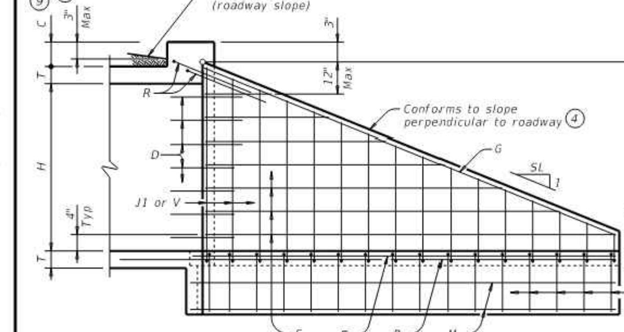
For cast-in-place culverts:
Ltw = [(N) (S) + (N + 1) (U)] ÷ cosine θ

For precast culverts:
Ltw = [(N) (2U + S) + (N - 1) (0.5')] ÷ cosine θ

Total wingwall area (two wings - SF) = 0.5 (Hw + 0.333') (Lw + A)

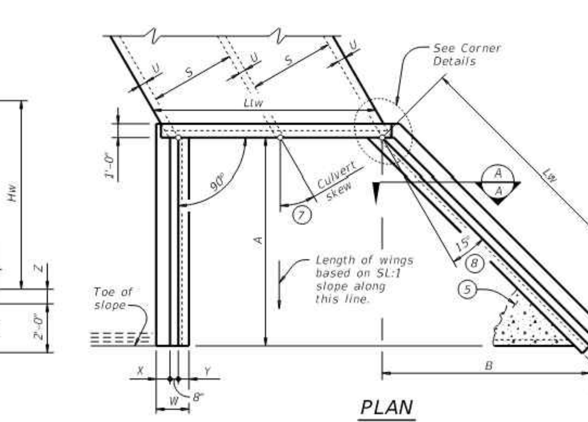
Hw = Height of wingwall
SL:1 = Side slope ratio (horizontal:1 vertical)
A = Length of short wingwalls
Lw = Length of long wingwall
Ltw = Culvert toewall length
N = Number of culvert spans
θ = Culvert skew

See applicable box culvert standard sheet for H, S, T, and U values.



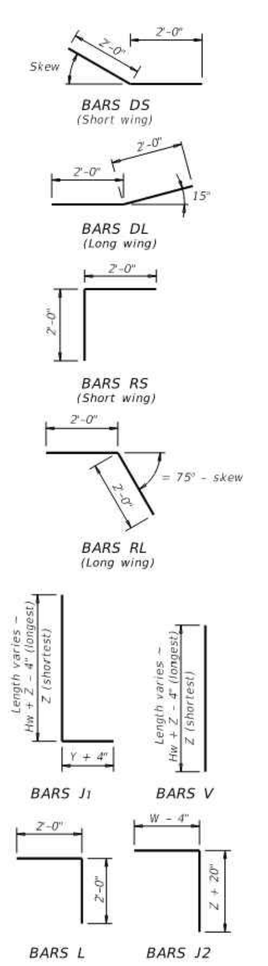
INSIDE ELEVATION

(Showing reinforcing. Culvert and culvert toewall reinforcing not shown for clarity.)



PLAN

(Showing dimensions and 30° skew.)



BARS DS (Short wing)

BARS DL (Long wing)

BARS RS (Short wing)

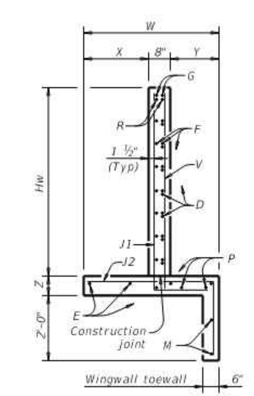
BARS RL (Long wing)

BARS J1

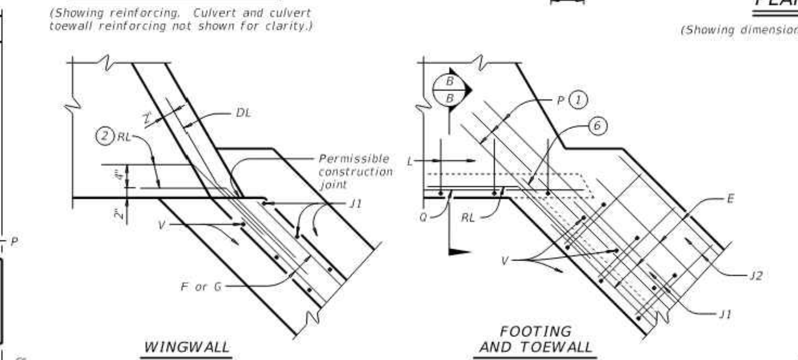
BARS V

BARS L

BARS J2

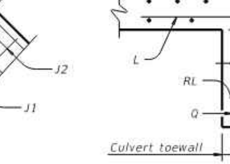


SECTION A-A



CORNER DETAILS

(Culvert and culvert toewall reinforcing not shown for clarity.)



SECTION B-B (5)

1. Extend Bars P 3'-0" minimum into bottom slab of box culvert.
2. Adjust as necessary to maintain 1 1#2" clear cover and 4" minimum between bars.
3. Quantities shown are based on an average wing height for two wings (one structure end). To determine total quantities for two wings, multiply the tabulated values by 0.5 x (A + Lw).
4. Recommended values of side slope are: 2:1, 3:1, 4:1, and 6:1.
5. When shown elsewhere on the plans, construct 5" deep concrete riprap. Payment for riprap is as required by Item 432, "Riprap." Unless otherwise shown on the plans or directed by the Engineer, provide a 6" wide by 1'-6" deep reinforced concrete toewall along all edges of the riprap adjacent to natural ground; reinforce the toewall by extending typical riprap reinforcing into the toewall; and extend construction joints or grooved joints oriented in the direction of flow across the full distance of the riprap at intervals of approximately 20'. When such riprap is provided, the culvert toewall shown in SECTION B-B will not be required.
6. At Contractor's option, culvert toewall may be ended flush with wingwall toewall. Adjust reinforcing as needed.
7. Applicable values of skew are: 15°, 30°, and 45°.
8. Typical wingwall angle for all skews.
9. 0" Min to 5'-0" Max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail or curbs taller than 1'-0, refer to the Extended Curb Details (ECD) standard sheet. For structures with T631 or T631LS bridge rail, refer to the Mounting Details for T631 & T631LS Rails (T631-CM) standard sheet. Refer to the Box Culvert Rail Mounting Details (RAC) standard sheet for structures with bridge rail other than T631 or T631LS.
10. For vehicle safety, the following requirements must be met:
    - For structures without bridge rail, construct curbs no more than 3" above finished grade.
    - For structures with bridge rail, construct curbs flush with finished grade.

    Reduce curb heights, if necessary, to meet the above requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.

MATERIAL NOTES:
Provide Class C concrete (f'c=3,600 psi).
Provide Grade 60 reinforcing steel.
Provide galvanized reinforcing steel if required elsewhere in the plans.
In riprap concrete, synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
When structure is founded on solid rock, depth of toewalls for culverts and wingwalls may be reduced or eliminated as directed by the Engineer.
See Box Culvert Supplement (BCS) standard sheet for additional dimensions and information.
The quantities for concrete and reinforcing steel resulting from the formulas given on this sheet are for Contractor's information only.

Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing dimensions are out-to-out of bars.

Texas Department of Transportation — Bridge Division Standard

CONCRETE WINGWALLS WITH FLARED WINGS FOR SKEWED BOX CULVERTS
FW-S

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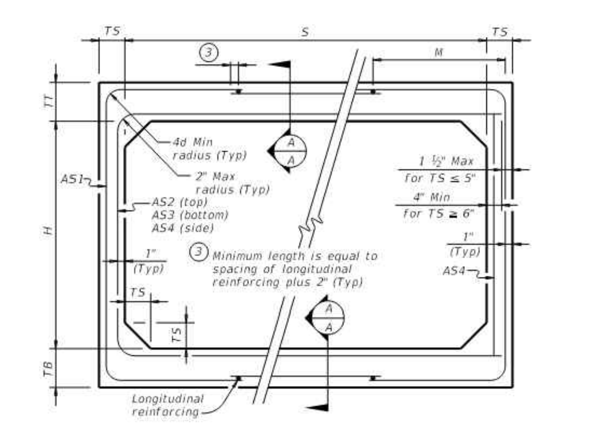
BOX DATA

S (ft.)	H (ft.)	TT (in.)	TB (in.)	TS (in.)	Fill Height (ft.)	M (Min) (in.)	AS1	AS2	AS3	AS4	AS5	AS7	AS8	Lift Weight (tons) (1)
4	2	7.5	6	5	< 2	-	0.18	0.27	0.15	0.12	0.18	0.18	0.14	4.5
4	2	5	5	5	2 < 3	38	0.18	0.19	0.17	0.12	-	-	-	3.6
4	2	5	5	5	3 - 5	38	0.13	0.13	0.13	0.12	-	-	-	3.6
4	2	5	5	5	10	38	0.12	0.12	0.12	0.12	-	-	-	3.6
4	2	5	5	5	15	38	0.14	0.16	0.16	0.12	-	-	-	3.6
4	2	5	5	5	20	38	0.18	0.20	0.21	0.12	-	-	-	3.6
4	2	5	5	5	25	38	0.23	0.25	0.25	0.12	-	-	-	3.6
4	2	5	5	5	30	38	0.28	0.30	0.30	0.12	-	-	-	3.6
4	3	7.5	6	5	< 2	-	0.18	0.31	0.18	0.12	0.18	0.18	0.14	5.0
4	3	5	5	5	2 < 3	38	0.15	0.23	0.20	0.12	-	-	-	4.1
4	3	5	5	5	3 - 5	38	0.12	0.16	0.16	0.12	-	-	-	4.1
4	3	5	5	5	10	38	0.12	0.14	0.14	0.12	-	-	-	4.1
4	3	5	5	5	15	38	0.12	0.18	0.18	0.12	-	-	-	4.1
4	3	5	5	5	20	38	0.14	0.23	0.24	0.12	-	-	-	4.1
4	3	5	5	5	25	38	0.17	0.29	0.29	0.12	-	-	-	4.1
4	3	5	5	5	30	38	0.21	0.35	0.35	0.12	-	-	-	4.1
4	4	7.5	6	5	< 2	-	0.18	0.33	0.20	0.12	0.18	0.18	0.14	5.5
4	4	5	5	5	2 < 3	38	0.12	0.26	0.23	0.12	-	-	-	4.6
4	4	5	5	5	3 - 5	38	0.12	0.18	0.18	0.12	-	-	-	4.6
4	4	5	5	5	10	38	0.12	0.15	0.15	0.12	-	-	-	4.6
4	4	5	5	5	15	38	0.12	0.19	0.20	0.12	-	-	-	4.6
4	4	5	5	5	20	38	0.12	0.25	0.25	0.12	-	-	-	4.6
4	4	5	5	5	25	38	0.14	0.31	0.31	0.12	-	-	-	4.6
4	4	5	5	5	30	38	0.17	0.37	0.37	0.12	-	-	-	4.6

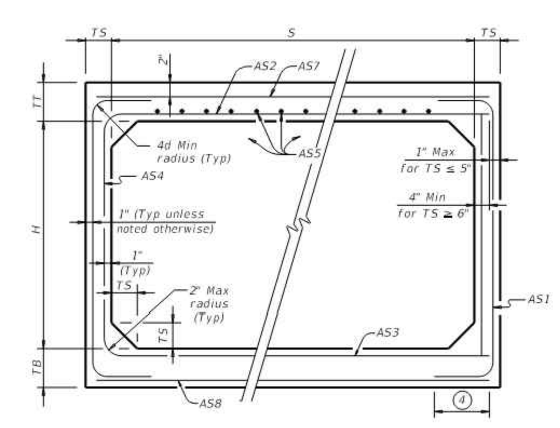
(Section dimensions: S, H, TT, TB, TS. Reinforcing (sq. in. / ft.) (2): AS1–AS8.)

1. For box length = 8'-0"
2. AS1 thru AS4, AS7 and AS8 are minimum required areas of reinforcement per linear foot of box length. AS5 is minimum required area of reinforcement per linear foot of box width.



CORNER OPTION "A" — CORNER OPTION "B"

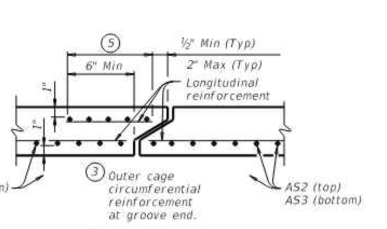
FILL HEIGHT 2 FT AND GREATER



CORNER OPTION "A" — CORNER OPTION "B"

FILL HEIGHT LESS THAN 2 FT

4. Length is equal to spacing of longitudinal reinforcing plus 2". (10" Min) (Typ)



SECTION A-A

(Showing top and bottom slab joint reinforcement.)

MATERIAL NOTES:
Provide 0.03 sq. in./ft. minimum longitudinal reinforcement at each face in slabs and walls. This minimum requirement may be met by the transverse wires when wire mesh reinforcement is used.
Provide Class H concrete (f'c = 5,000 psi).

GENERAL NOTES:
Designs shown conform to ASTM C1577. Refer to ASTM C1577 for information or details not shown.
See Box Culverts Precast Miscellaneous Details (SCP-MD) standard sheet for details and notes not shown.
In lieu of furnishing the designs shown on this sheet, the contractor may furnish an alternate design that is equal to or exceeds the box design for the design fill height in the table. Submit shop plans for alternate designs in accordance with Item "Precast Concrete Structural Members (Fabrication)."

HL93 LOADING

Texas Department of Transportation — Bridge Division Standard

SINGLE BOX CULVERTS PRECAST 4'-0" SPAN
SCP-4

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STATE OF TEXAS — MARK A. RAMSEUR — 88748 — LICENSED PROFESSIONAL ENGINEER — 05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574
STORM DRAIN DETAILS (2 OF 6)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 54 of 60

Date: May 17, 2024, 2:09pm User ID: jwolf
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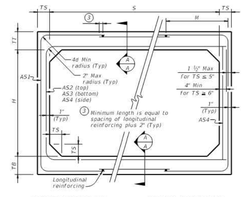
BOX DATA

SECTION DIMENSIONS							REINFORCING (sq. in. / ft.) ②							③
S (ft.)	H (ft.)	TT (in.)	TB (in.)	TS (in.)	Fill Height (ft.)	M (Min) (in.)	AS1	AS2	AS3	AS4	AS5	AS7	AS8	Lift Weight (tons)
6	2	8	7	7	< 2	-	0.23	0.27	0.19	0.17	0.19	0.19	0.17	7.2
6	2	7	7	7	2 < 3	43	0.21	0.21	0.17	0.17	-	-	-	6.8
6	2	7	7	7	3 - 5	43	0.20	0.17	0.17	0.17	-	-	-	6.8
6	2	7	7	7	10	39	0.20	0.17	0.17	0.17	-	-	-	6.8
6	2	7	7	7	15	39	0.26	0.20	0.20	0.17	-	-	-	6.8
6	2	7	7	7	20	39	0.34	0.26	0.26	0.17	-	-	-	6.8
6	2	7	7	7	25	39	0.43	0.32	0.32	0.17	-	-	-	6.8
6	2	7	7	7	30	38	0.52	0.38	0.39	0.17	-	-	-	6.8
6	3	8	7	7	< 2	-	0.20	0.31	0.22	0.17	0.19	0.19	0.17	7.9
6	3	7	7	7	2 < 3	43	0.21	0.24	0.19	0.17	-	-	-	7.5
6	3	7	7	7	3 - 5	39	0.17	0.18	0.17	0.17	-	-	-	7.5
6	3	7	7	7	10	39	0.17	0.18	0.19	0.17	-	-	-	7.5
6	3	7	7	7	15	38	0.22	0.24	0.24	0.17	-	-	-	7.5
6	3	7	7	7	20	38	0.28	0.31	0.31	0.17	-	-	-	7.5
6	3	7	7	7	25	38	0.35	0.38	0.39	0.17	-	-	-	7.5
6	3	7	7	7	30	38	0.42	0.46	0.46	0.17	-	-	-	7.5
6	4	8	7	7	< 2	-	0.19	0.34	0.25	0.17	0.19	0.19	0.17	8.6
6	4	7	7	7	2 < 3	43	0.19	0.27	0.21	0.17	-	-	-	8.2
6	4	7	7	7	3 - 5	39	0.17	0.21	0.19	0.17	-	-	-	8.2
6	4	7	7	7	10	39	0.17	0.20	0.21	0.17	-	-	-	8.2
6	4	7	7	7	15	38	0.18	0.27	0.27	0.17	-	-	-	8.2
6	4	7	7	7	20	38	0.24	0.34	0.35	0.17	-	-	-	8.2
6	4	7	7	7	25	38	0.29	0.43	0.42	0.17	-	-	-	8.2
6	4	7	7	7	30	38	0.35	0.51	0.52	0.17	-	-	-	8.2
6	5	8	7	7	< 2	-	0.19	0.37	0.28	0.17	0.19	0.19	0.17	9.3
6	5	7	7	7	2 < 3	43	0.17	0.30	0.24	0.17	-	-	-	8.9
6	5	7	7	7	3 - 5	43	0.17	0.23	0.21	0.17	-	-	-	8.9
6	5	7	7	7	10	39	0.17	0.22	0.23	0.17	-	-	-	8.9
6	5	7	7	7	15	38	0.17	0.28	0.29	0.17	-	-	-	8.9
6	5	7	7	7	20	38	0.20	0.37	0.38	0.17	-	-	-	8.9
6	5	7	7	7	25	38	0.25	0.45	0.46	0.17	-	-	-	8.9
6	5	7	7	7	30	38	0.30	0.54	0.55	0.17	-	-	-	8.9
6	6	8	7	7	< 2	-	0.19	0.38	0.30	0.17	0.19	0.19	0.17	10
6	6	7	7	7	2 < 3	52	0.17	0.32	0.26	0.17	-	-	-	9.6
6	6	7	7	7	3 - 5	52	0.17	0.24	0.22	0.17	-	-	-	9.6
6	6	7	7	7	10	43	0.17	0.23	0.24	0.17	-	-	-	9.6
6	6	7	7	7	15	39	0.17	0.29	0.31	0.17	-	-	-	9.6
6	6	7	7	7	20	39	0.18	0.38	0.39	0.17	-	-	-	9.6
6	6	7	7	7	25	38	0.23	0.46	0.48	0.17	-	-	-	9.6
6	6	7	7	7	30	38	0.27	0.55	0.57	0.17	-	-	-	9.6

③ For box length = 8'-0"

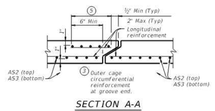
② AS1 thru AS4, AS7 and AS8 are minimum required areas of reinforcement per linear foot of box length. AS5 is minimum required area of reinforcement per linear foot of box width.



FILL HEIGHT 2 FT AND GREATER

FILL HEIGHT LESS THAN 2 FT

④ Length is equal to spacing of longitudinal reinforcing plus 2". (10" Min) (Typ)



SECTION A-A
(Showing top and bottom slab joint reinforcement.)

MATERIAL NOTES:
Provide 0.03 sq. in./ft. minimum longitudinal reinforcement at each face in slabs and walls. This minimum requirement may be met by the transverse wires when wire mesh reinforcement is used.
Provide Class H concrete (f'c = 5,000 psi).

GENERAL NOTES:
Designs shown conform to ASTM C1577. Refer to ASTM C1577 for information or details not shown.
See Box Culverts Precast Miscellaneous Details (SCP-MD) standard sheet for details and notes not shown.
In lieu of furnishing the designs shown on this sheet, the contractor may furnish an alternate design that is equal to or exceeds the box design for the design fill height in the table. Submit shop plans for alternate designs in accordance with Item "Precast Concrete Structural Members (Fabrication)."

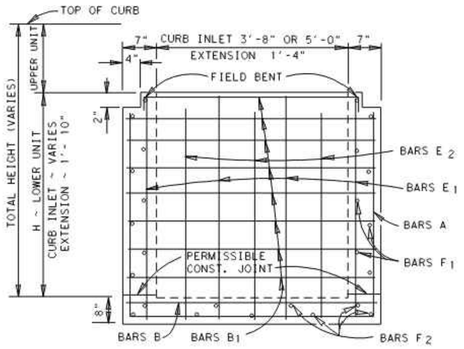
HL93 LOADING

Texas Department of Transportation | Bridge Division Standard

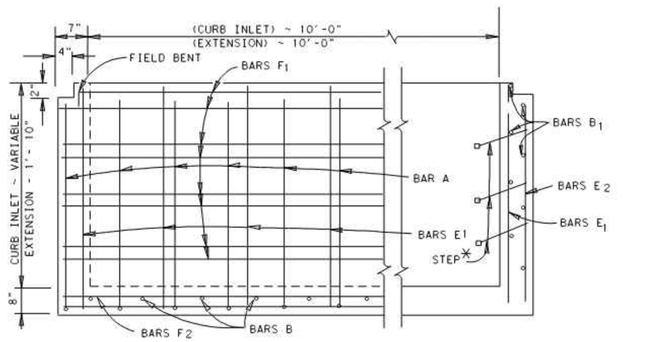
SINGLE BOX CULVERTS PRECAST
6'-0" SPAN

SCP-6

| Prnt: CD-SCP(6-2)-20.dgn | | | | | | | | | | | | | |



SECTION A-A



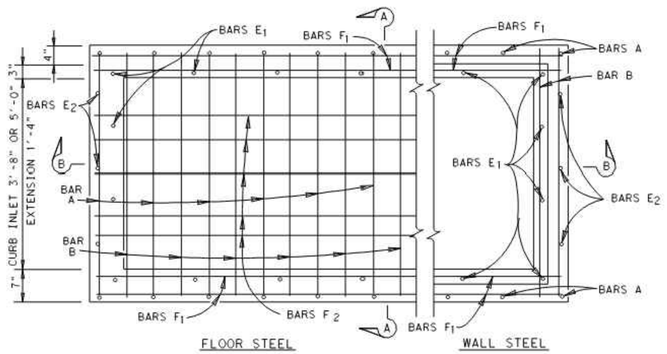
SECTION B-B

*LOCATION OF STEPS IN CURB INLET (LOWER UNIT) ONLY, WILL BE DETERMINED BY THE LOCATION OF RING COVER PLACEMENT. STEPS @ 15" O.C.

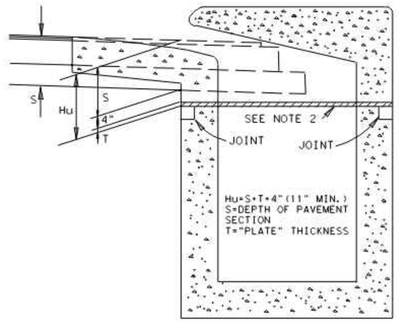
REINFORCING STEEL

LOWER UNIT 10' X 3'-8" (TY. I)				
BAR	NO.	SIZE	SPAC.	LENGTH
A	12	#4	12"	VARIES
B	11	#4	12"	4'-6"
B_1	VARIES	#4	12"	4'-6"
E_1	20	#4	18"±	VARIES
E_2	6	#4	18"±	VARIES
F_1	VARIES	#4	12"±	10'-10"
F_2	9	#4	—	10'-10"

LOWER UNIT 10' X 5'-0" (TY. II)				
BAR	NO.	SIZE	SPAC.	LENGTH
A	12	#4	12"	VARIES
B	11	#4	12"	5'-10"
B_1	VARIES	#4	12"	5'-10"
E_1	22	#4	18"±	VARIES
E_2	8	#4	18"±	VARIES
F_1	VARIES	#4	12"±	10'-10"
F_2	11	#4	—	10'-10"



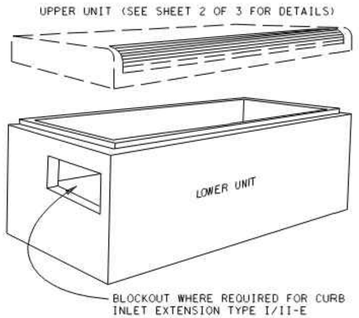
PLAN

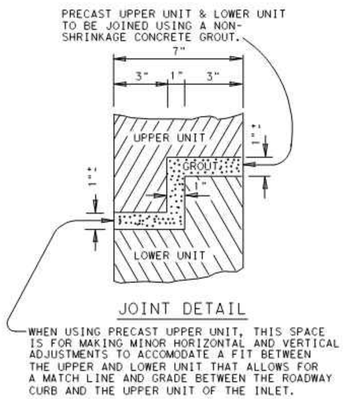


PHASE CONSTRUCTION

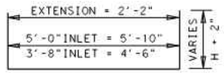
NOTES FOR PHASE CONSTRUCTION: (WHEN DIRECTED BY THE ENGINEER)

1. THE CURB INLET AND EXTENSION SHALL BE CONSTRUCTED TO A DEPTH "Hu" BELOW THE INLET AND EXTENSION GUTTER LINE ELEVATION.
2. CAP THE CURB INLET AND EXTENSION WITH A STEEL PLATE APPROVED BY THE ENGINEER AND CONSTRUCT THE ROADWAY OVER THE PLATE.
3. AFTER THE ROADWAY IS COMPLETED BUT PRIOR TO THE FINAL ACP, SAW CUT THE PAVEMENT, REMOVE THE PLATE AND COMPLETE THE UPPER PORTION OF THE CURB INLET AND/OR EXTENSION.





JOINT DETAIL



BARS A
(LOWER UNIT)

GENERAL NOTES:

QUANTITIES SHOWN ARE FOR CONTRACTORS INFORMATION ONLY.
ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 1½".
ALL EXPOSED CORNERS SHALL BE CHAMFERED ¾".
DEPRESSION SLAB SHALL RECEIVE A WOOD FLOAT FINISH.
FACE OF INLET TO CONFORM TO FACE OF CURB LINE.
ALL BARS INTERCEPTING MANHOLE RING & COVER SHALL BE CUT OR BENT.
PAYMENT FOR CONC., REINF. STEEL, M H RING & COVER, CURB ARMOR AND STEPS SHALL BE INCLUDED IN UNIT COST OF ITEM 465 "MANHOLE & INLETS".
RING & COVER LOCATION WILL BE AS DIRECTED/APPROVED BY THE ENGINEER.
GALVANIZED BOLTS, NUTS, WASHERS, PLATES AND GASKETS ARE SUBSIDIARY TO INLETS.
THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MEANS TO LIFT AND PLACE THE INLETS, WHEN USING PRECAST UNITS.
ALL BARS AT PIPE BLOCKOUT LOCATIONS SHALL BE CUT OR BEND.
ALL LOWER UNITS SHALL RECEIVE INVERT MORTAR SHAPING.
PIPE BLOCKOUTS IN INLET WALLS SHOULD NOT EXCEED 3" BEYOND THE OUTER SHELL OF THE PIPE, TAKING INTO ACCOUNT THE SKEW OF THE PIPE AS NECESSARY.
CONSTRUCTION JOINT MAY BE RAISED A MAXIMUM OF 6"

SAN ANTONIO DISTRICT STANDARD

CURB INLET
TYPE I & II WITH
INLET EXTENSION I/II-E

3/01

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SHEET 1 OF 3

FED.RD. DIV.NO.	PROJECT NO.			SHEET NO.
6				530
STATE	STATE DISTRICT	COUNTY		
TEXAS	SAT	BEXAR		
CONT.	SECT.	JOB	HIGHWAY NO.	
2104	02	027	FM 1957	

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

STORM DRAIN DETAILS (4 OF 6)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 56 of 60

Date: May 17, 2024, 2:09pm User ID: jwolf
File: H:\Projects\514\291\00\391 Public Infrastructure\Civil\D751429-00.dwg

\STRUCTURE DESIGN /BRIDGE/STDS/CURBINEXT.DGN

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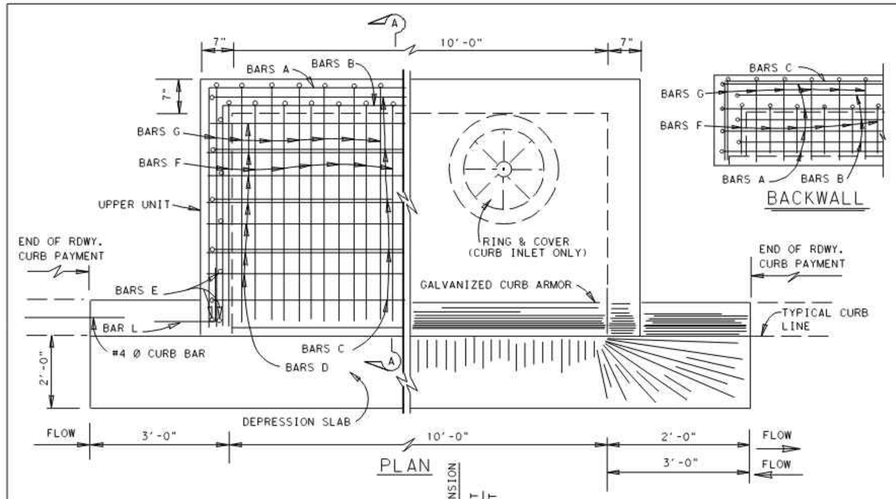
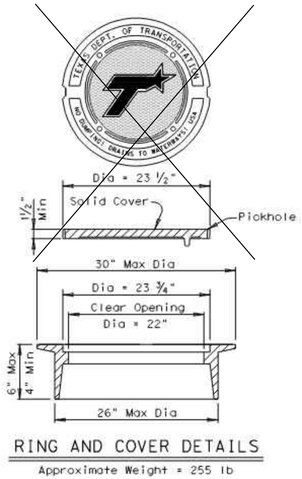




RING AND COVER DETAILS

Approximate Weight = 255 lb

REINFORCING STEEL (FOR Hu = 11")

UPPER UNIT 10' X 3'-8' (TY. I)

BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	4	#4	—	19'-10"	53
B	3	#4	—	18'-10"	38
C	5	#4	11"	13'-2"	44
D	7	#4	6"	10'-10"	51
E	12	#4	11"	1'-2"	9
F	21	#6	6"	4'-8"	147
G	22	#6	6"	5'-8"	187
H	4	#4	—	10'-10"	29
J	12	#4	12"	3'-6"	28
L	4	#4	—	2'-0"	5
M	3	#4	—	14'-8"	29
TOTAL WEIGHT				LBS.	620

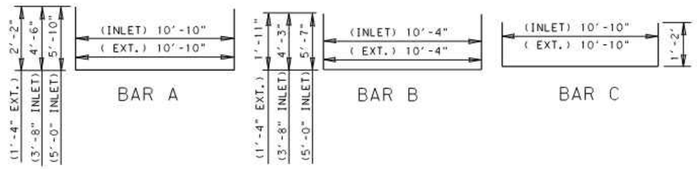
UPPER UNIT 10' X 5' (TY. II)

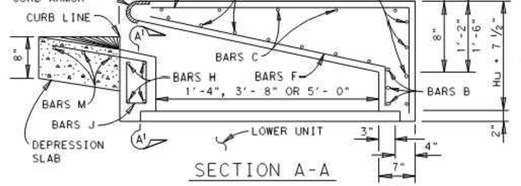
BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	4	#4	—	22'-6"	60
B	3	#4	—	21'-6"	43
C	7	#4	11"	13'-2"	62
D	11	#4	6"	10'-10"	80
E	16	#4	11"	1'-2"	13
F	21	#6	6"	5'-8"	179
G	22	#6	6"	7'-0"	231
H	4	#4	—	10'-10"	29
J	12	#4	12"	3'-6"	28
L	4	#4	—	2'-0"	5
M	3	#4	—	14'-8"	29
TOTAL WEIGHT				LBS.	759

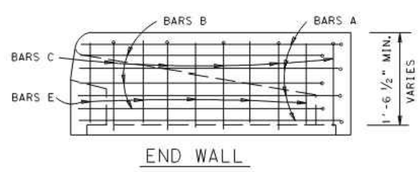
CL "A" CONCRETE QUANTITIES (FOR Hu = 11")

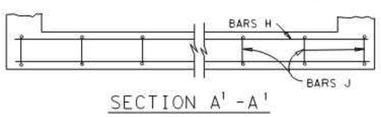
DEPRESSION SLAB	C.Y.
10' INLET	0.7
10' EXTENSION	0.7

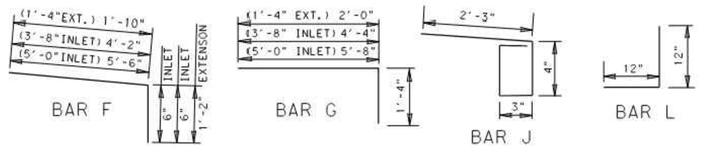
UPPER UNIT (ONLY)	C.Y.
10' X 3'-8" CURB INLET	1.9
10' X 5'-0" CURB INLET	2.7
10' EXTENSION	1.0

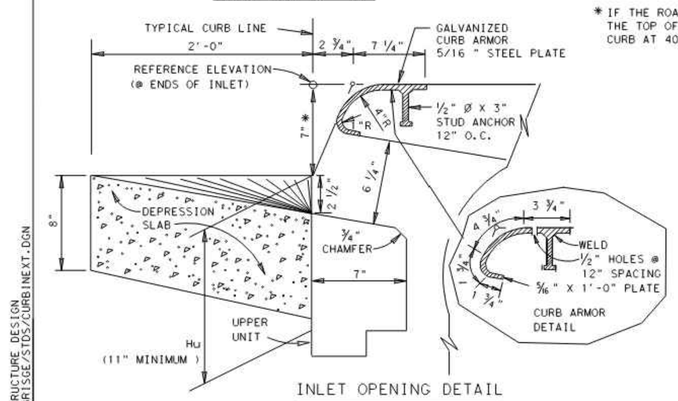




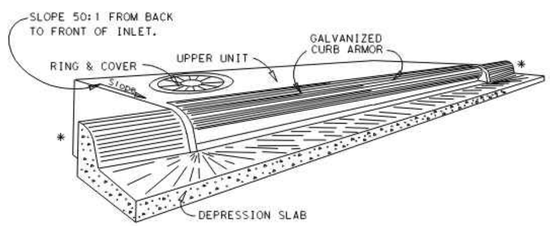








* IF THE ROADWAY CURB HEIGHT DOES NOT MATCH THE TOP OF THE INLET, TRANSITION THE ROADWAY CURB AT 40:1.



SEE SHEET 1 OF 3 FOR GENERAL NOTES.

SAN ANTONIO DISTRICT STANDARD

CURB INLET

TYPE I & II WITH INLET EXTENSION I/II-E

3/01

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SHEET 2 OF 3

FED.RD. DIV.NO.	PROJECT NO.	SHEET NO.
6		531

STATE	STATE DISTRICT	COUNTY
TEXAS	SAT	BEXAR

CONT.	SECT.	JOB	HIGHWAY NO.
2104	02	027	FM 1957

NO.	REVISION	DATE

STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

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AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
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TAYLOR TRACT - 14501 HWY 79 -
PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

STORM DRAIN DETAILS (5 OF 6)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 57 of 60

STRUCTURE DESIGN
/BRISE/STDS/CURBINEXT.DGN

Date: May 17, 2024, 2:09pm User ID: jwolf
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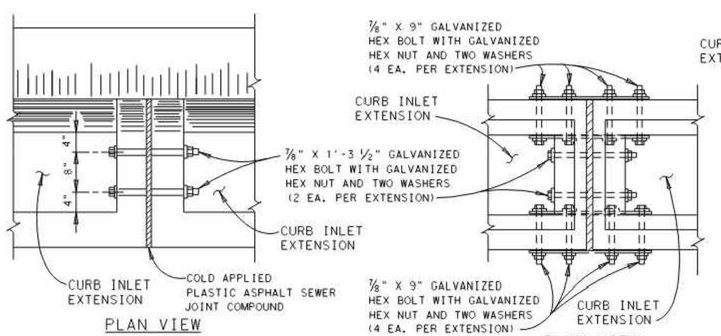
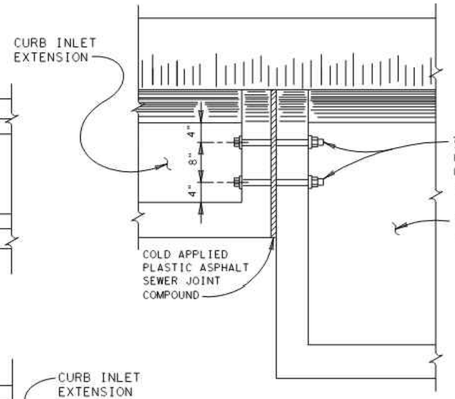
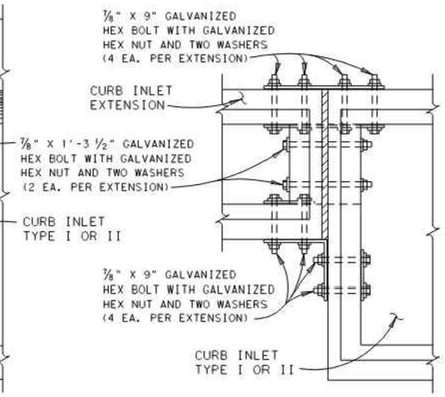


PLAN VIEW

PLAN VIEW



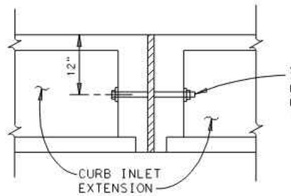
PLAN VIEW



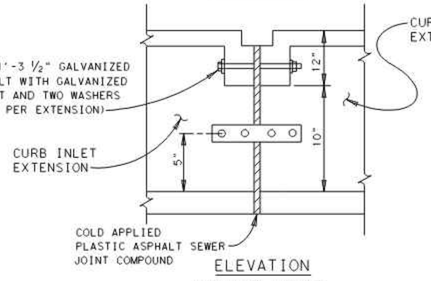
PLAN VIEW

UPPER UNIT EXTENSION (FOR Hu = 11")					
BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	4	#4	—	15'-2"	41
B	3	#4	—	14'-2"	28
C	3	#4	11"	13'-2"	26
D	3	#4	6"	10'-10"	22
E	8	#4	11"	1'-2"	6
F	21	#6	6"	2'-0"	63
G	22	#6	6"	3'-4"	110
H	4	#4	—	10'-10"	29
J	12	#4	12"	3'-6"	28
L	4	#4	—	2'-0"	5
M	3	#4	—	14'-8"	29
REINFORCING STEEL				LBS.	387
CL. "A" CONC.				C.Y.	1.0

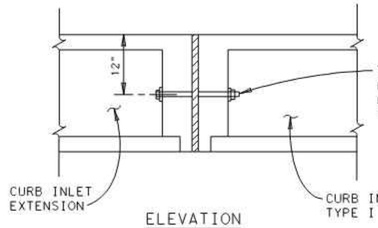
LOWER UNIT EXTENSION					
BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	12	#4	12"	6'-2"	49
B	11	#4	12"	2'-2"	16
B_1	3	#4	12"	2'-2"	4
E_1	18	#4	18"±	2'-3"	27
E_2	4	#4	18"±	2'-1"	6
F_1	16	#4	12"±	10'-10"	116
F_2	5	#4	—	10'-10"	36
REINFORCING STEEL				LBS.	254
CL. "A" CONC.				C.Y.	1.4



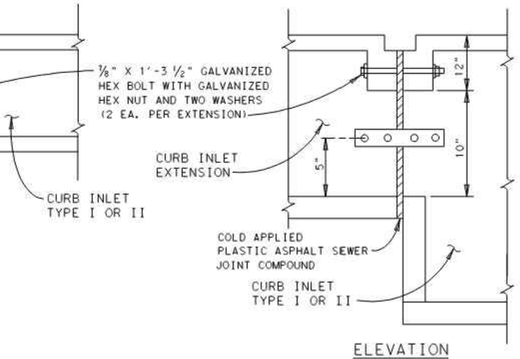
ELEVATION
UPPER UNIT



ELEVATION
LOWER UNIT



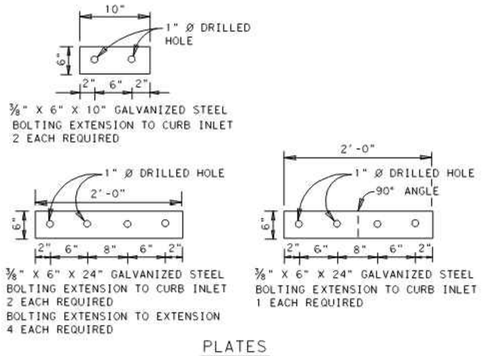
ELEVATION
UPPER UNIT



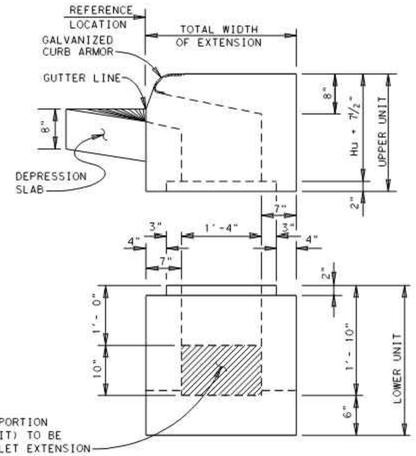
ELEVATION
LOWER UNIT

INLET BOLTING DETAILS
(SHOWING EXTENSION TO EXTENSION)

INLET BOLTING DETAILS
(SHOWING CURB INLET TO EXTENSION)



PLATES



SECTION A-A CURB INLET
EXTENSION TYPE E

NOTES:
WHEN INLET EXTENSIONS ARE REQUIRED FOR ON GRADE INLETS THE EXTENSION(S) SHALL BE PLACED ON THE UPSTREAM END OF THE INLET.
FOR CURB INLET EXTENSION REINFORCING STEEL, NOTES & VARIOUS OTHER APPLICABLE DETAILS NOT FOUND ON THIS SHEET, REFER TO SHEETS 1 & 2.

SAN ANTONIO DISTRICT STANDARD

CURB INLET EXTENSION
TYPE I/II-E

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SHEET 3 OF 3

FED.RD. DIV.NO.	PROJECT NO.		SHEET NO.
6			532
STATE	STATE DISTRICT	COUNTY	
TEXAS	SAT	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
2104	02	027	FM 1957

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STATE OF TEXAS
MARK A. RAMSEUR
88748
LICENSED
PROFESSIONAL ENGINEER
05/17/24

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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574
STORM DRAIN DETAILS (6 OF 6)

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 58 of 60

Date: May 17, 2024, 2:09pm User ID: jwf
File: H:\Projects\514\293\00\391 Public Infrastructure\Civil\D751429-00.dwg

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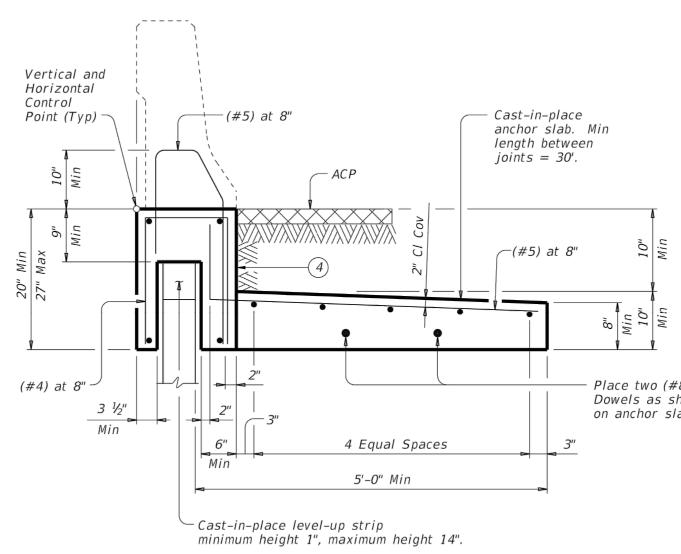
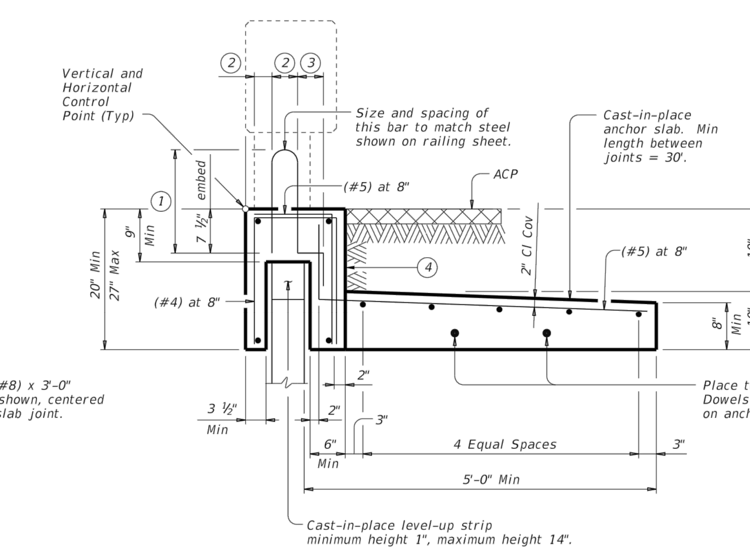
PZ-2024-2104



"WIDE BASED"
ADJACENT TO ACP
(Showing T551 Rail, other rails listed similar)



"NARROW BASED"
ADJACENT TO ACP
(Showing T223 Rail, other rails listed similar)

Rail Type (5)	Detail	Precasting Rail with Coping Allowed
T1F/T1W/C1W/T2P/C2P	NARROW	NO
T221/C221/T222	NARROW	YES
T223/C223	NARROW	NO
T401/T402/C402	NARROW	NO
T411/C411	NARROW	NO
T551/T552	WIDE	YES
T66	NARROW	NO
SSTR	WIDE	YES

(1) Reinforcement length equal to length shown on the appropriate Rail standard plus 1".

(2) Match dimension on the appropriate Rail standard.

(3) Match dimension on the appropriate Rail standard. Bend end of rail anchorage reinforcing as shown as required to maintain clear cover.

(4) See "Coping Joint Sealer Details".

(5) Use of these rails will result in a railing acceptable for MASH Test Level 3 (TL-3) regardless of the higher ratings that may be indicated on the rail standard.

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

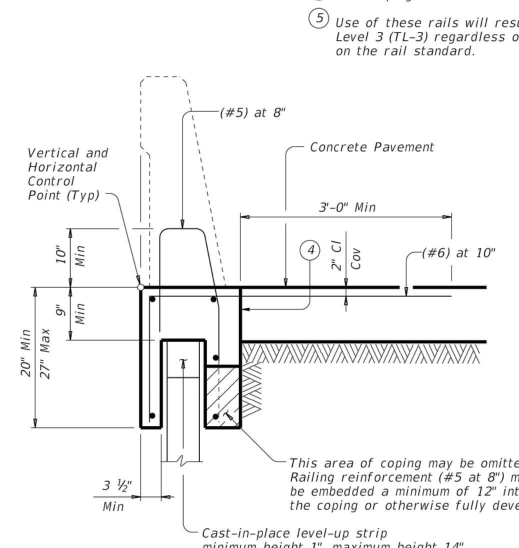
CAST-IN-PLACE COPINGS:
Provide compressible material to isolate precast panel from cast-in-place coping to prevent cracking. Attach compressible material to both sides of precast panel prior to casting concrete for coping.
When cast-in-place coping is anchored to reinforced concrete pavement, a smooth level-up strip must be provided on the top of the precast panels. The purpose of the level-up is to allow the pavement and coping to move longitudinally relative to the wall without causing damage.
Align coping and railing joints with precast panel joints. Optional rail joints are allowed as approved by Engineer. Provide railing construction joints or expansion joints at no greater than 100' spacing.

PRECAST COPINGS:
Provide a smooth level-up strip on top of the precast panels prior to installation of the coping. Shims may be used on top of the level-up strip to facilitate alignment. Total shim thickness not to exceed 1".
Provide precast coping in 10' minimum lengths.

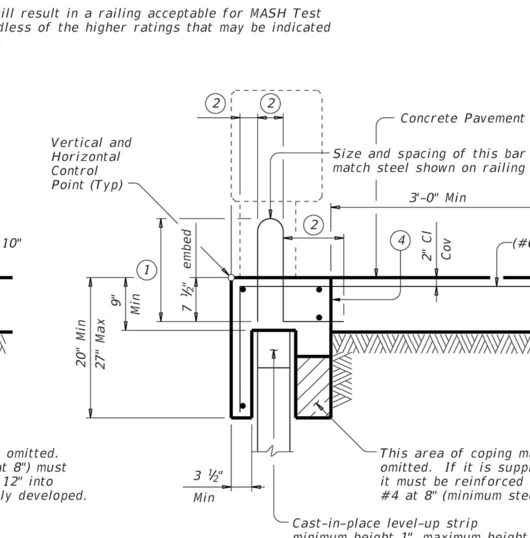
JOINTED CONCRETE PAVEMENT:
When coping is adjacent to and anchored into jointed concrete pavement, the coping joints must coincide with the pavement joints.

JOINT SEALER:
Seal joints between coping segments in accordance with Item 438, "Cleaning and Sealing Joints". Provide Class 4 joint seal. Place sealant flush with coping surface. The purpose of the joint sealing is to reduce surface drainage infiltration into the retaining wall backfill. Sealing coping joint is considered subsidiary to other items.

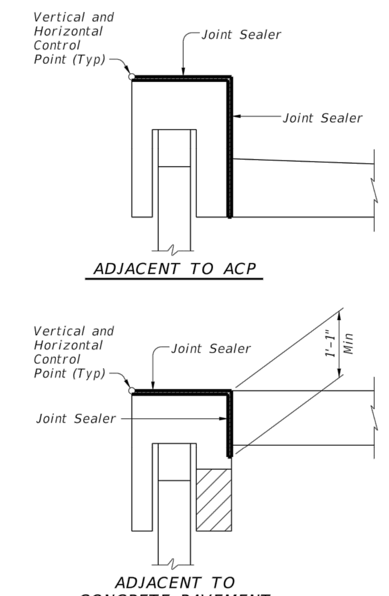
GENERAL NOTES:
Details on this sheet are to be used in development of specific details for mounting traffic railing on mechanically stabilized earth (MSE) walls.
The specific details proposed must have strengths equivalent to those shown on this sheet. Areas of particular importance are the connection of the coping to the railing, the strength of the vertical coping leg connecting the railing to the anchor slab, and the connection of the coping to the anchor slab or concrete pavement.
Submit shop drawings for the traffic railing foundations to the Engineer in accordance with Item 423 "Retaining Wall". The shop drawings must include bar bending details.
Precasting of railing with the coping will be allowed as noted in the table on this sheet.
The Contractor's attention is directed to the fact that various configurations of precast coping/railing combinations are covered by patent. The contractor must provide for use of these systems in accordance with Article 7.3.
Provide Class C concrete (f'c=3,600 psi).
Provide Grade 60 reinforcing steel.
Provide (#4) longitudinal bars, unless otherwise shown.
Coping and anchor slabs are considered subsidiary to Item 423 "Retaining Wall". Payment for traffic railing is per the linear foot for the appropriate railing type.



"WIDE BASED"
ADJACENT TO CONCRETE PAVEMENT
(Showing SSTR Rail, other rails listed similar)



"NARROW BASED"
ADJACENT TO CONCRETE PAVEMENT
(Showing T223 Rail, other rails listed similar)



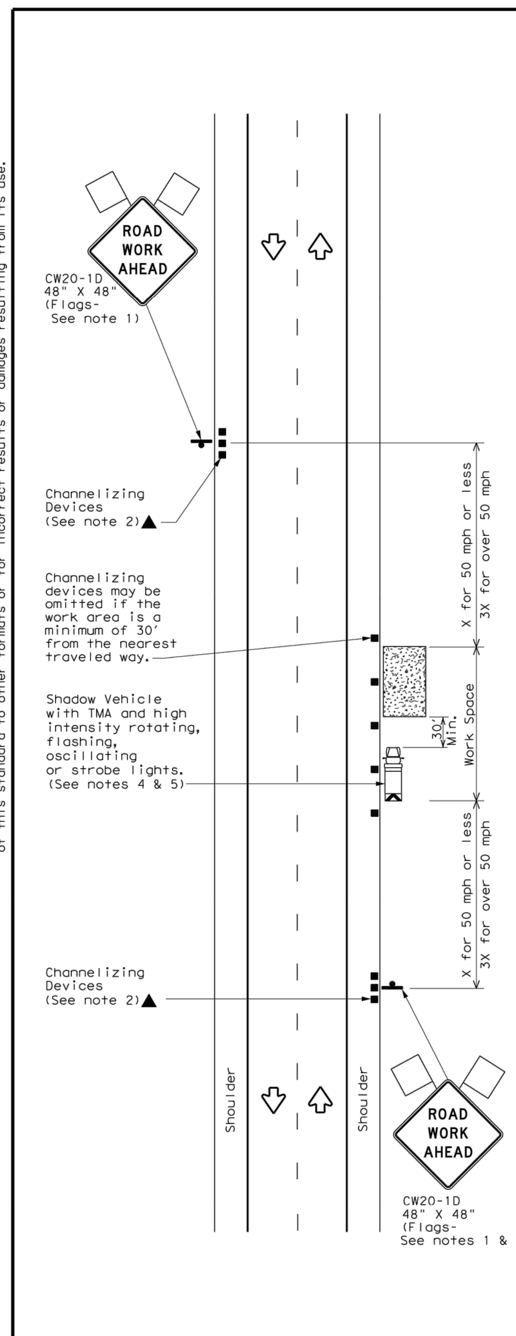
COPING
JOINT SEALER DETAILS
(Reinforcing steel not shown for clarity)

Texas Department of Transportation — Bridge Division Standard

RETAINING WALL TRAFFIC RAILING FOUNDATIONS

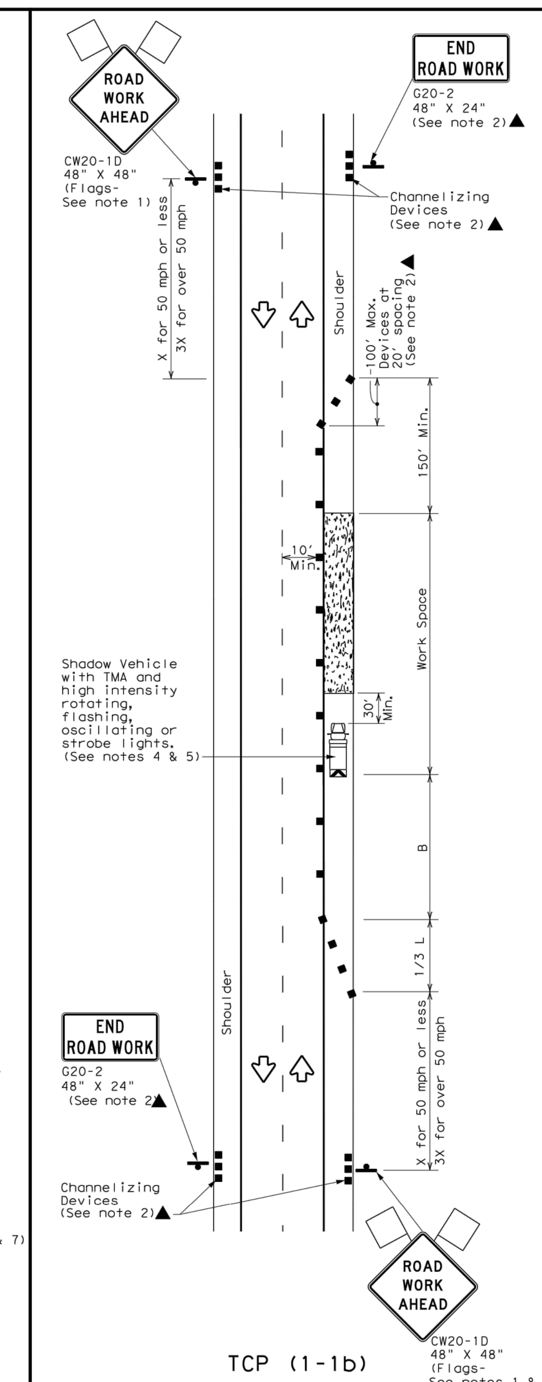
RW(TRF)

FILE: rwstde03-20.dgn | DN: TxDOT | CK: TxDOT | DW: JTR | CK: MPM
©TxDOT March 2010
REVISIONS: 01-13: Precast option with Rails. 03-18: Cast-In-Place Copings, railing construction and expansion joints. 02-20: Note 5 added for precast rail option.



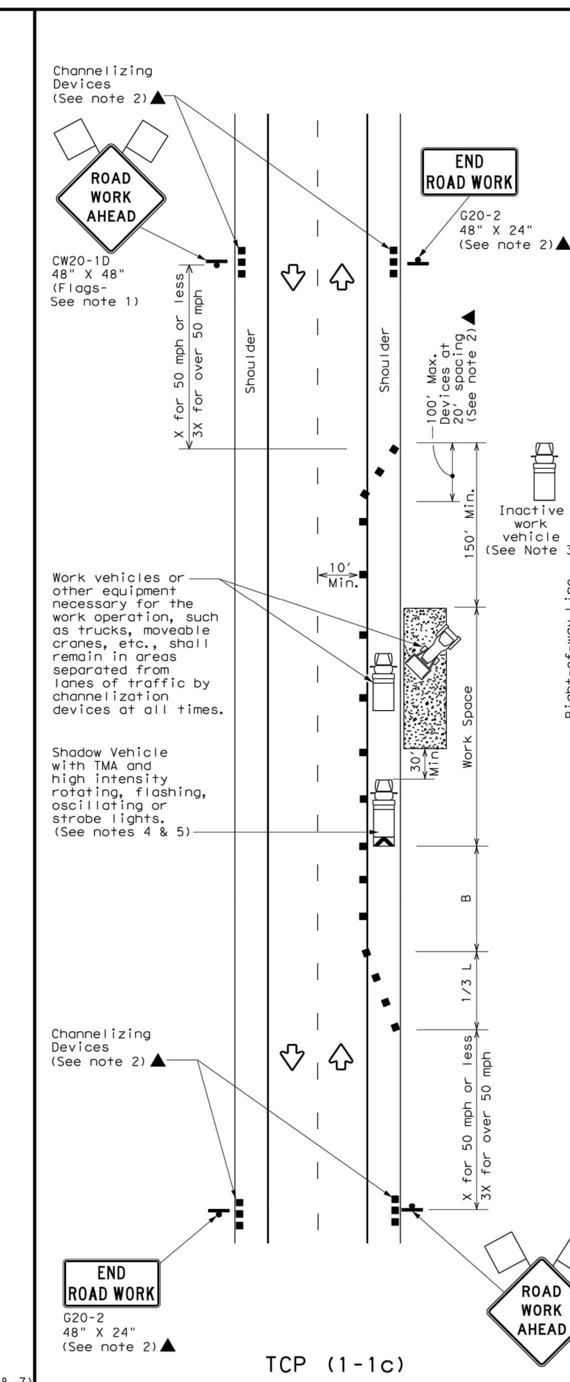
TCP (1-1a)

WORK SPACE NEAR SHOULDER
Conventional Roads



TCP (1-1b)

WORK SPACE ON SHOULDER
Conventional Roads



TCP (1-1c)

WORK VEHICLES ON SHOULDER
Conventional Roads

LEGEND

Type 3 Barricade		Channelizing Devices	
Heavy Work Vehicle		Truck Mounted Attenuator (TMA)	
Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)	
Sign		Traffic Flow	
Flag		Flagger	

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L = WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
4. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
6. See TCP(5-1)for shoulder work on divided highways, expressways and freeways.
7. CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

Texas Department of Transportation — Traffic Operations Division Standard

TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK

TCP(1-1)-18

FILE: tcp1-1-18.dgn
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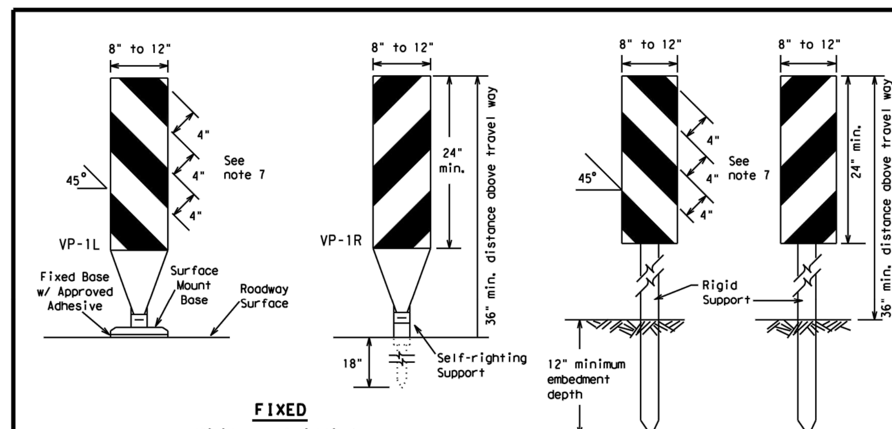
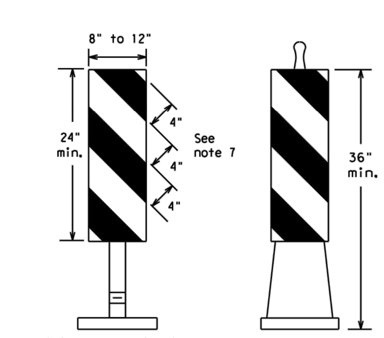
REVISIONS: 2-94 4-98 8-95 2-12 1-97 2-18
151



FIXED
(Rigid or self-righting)

DRIVEABLE

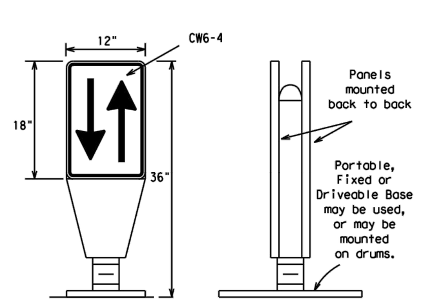


(Rigid or self-righting)

PORTABLE

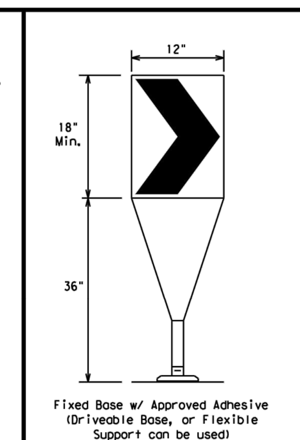
1. Vertical Panels (VP's) are normally used to channelize traffic or divide opposing lanes of traffic.
2. VP's may be used in daytime or nighttime situations. They may be used at the edge of shoulder drop-offs and other areas such as lane transitions where positive daytime and nighttime delineation is required. The Engineer/Inspector shall refer to the Roadway Design Manual for additional requirements on the use VP's for drop-offs.
3. VP's should be mounted back to back if used at the edge of cuts adjacent to two-way two lane roadways. Stripes are to be reflective orange and reflective white and should always slope downward toward the travel lane.
4. VP's used on expressways and freeways or other high speed roadways, may have more than 270 square inches of retroreflective area facing traffic.
5. Self-righting supports are available with portable base. See "Compliant Work Zone Traffic Control Devices List" (CWZTCD).
6. Sheeting for the VP's shall be retroreflective Type A or Type B conforming to Departmental Material Specification DMS-8300, unless noted otherwise.
7. Where the height of reflective material on the vertical panel is 36 inches or greater, a panel stripe of 6 inches shall be used.

VERTICAL PANELS (VPs)



1. Opposing Traffic Lane Dividers (OTLD) are delineation devices designed to convert a normal one-way roadway section to two-way operation. OTLD's are used on temporary centerlines. The upward and downward arrows on the sign's face indicate the direction of traffic on either side of the divider. The base is secured to the pavement with an adhesive or rubber weight to minimize movement caused by a vehicle impact or wind gust.
2. The OTLD may be used in combination with 42" cones or VPs.
3. Spacing between the OTLD shall not exceed 500 feet. 42" cones or VPs placed between the OTLD's should not exceed 100 foot spacing.
4. The OTLD shall be orange with a black non-reflective legend. Sheeting for the OTLD shall be retroreflective Type B_{FL} or Type C_{FL} conforming to Departmental Material Specification DMS-8300, unless noted otherwise. The legend shall meet the requirements of DMS-8300.

OPPOSING TRAFFIC LANE DIVIDERS (OTLD)

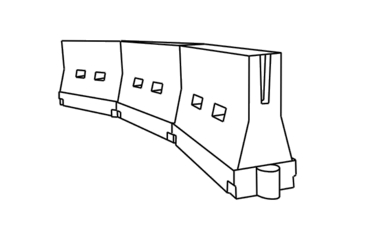


1. The chevron shall be a vertical rectangle with a minimum size of 12 by 18 inches.
2. Chevrons are intended to give notice of a sharp change of alignment with the direction of travel and provide additional emphasis and guidance for vehicle operators with regard to changes in horizontal alignment of the roadway.
3. Chevrons, when used, shall be erected on the out-side of a sharp curve or turn, or on the far side of an intersection. They shall be in line with and at right angles to approaching traffic. Spacing should be such that the motorist always has three in view, until the change in alignment eliminates its need.
4. To be effective, the chevron should be visible for at least 500 feet.
5. Chevrons shall be orange with a black nonreflective legend. Sheeting for the chevron shall be retroreflective Type B_{FL} or Type C_{FL} conforming to Departmental Material Specification DMS-8300, unless noted otherwise. The legend shall meet the requirements of DMS-8300.
6. For Long Term Stationary use on tapers or transitions on freeways and divided highways, self-righting chevrons may be used to supplement plastic drums but not to replace plastic drums.

CHEVRONS

GENERAL NOTES

1. Work Zone channelizing devices illustrated on this sheet may be installed in close proximity to traffic and are suitable for use on high or low speed roadways. The Engineer/Inspector shall ensure that spacing and placement is uniform and in accordance with the "Texas Manual on Uniform Traffic Control Devices" (TMUTCD).
2. Channelizing devices shown on this sheet may have a driveable, fixed or portable base. The requirement for self-righting channelizing devices must be specified in the General Notes or other plan sheets.
3. Channelizing devices on self-righting supports should be used in work zone areas where channelizing devices are frequently impacted by errant vehicles or vehicle related wind gusts making alignment of the channelizing devices difficult to maintain. Locations of these devices shall be detailed elsewhere in the plans. These devices shall conform to the TMUTCD and the "Compliant Work Zone Traffic Control Devices List" (CWZTCD).
4. The Contractor shall maintain devices in a clean condition and replace damaged, nonreflective, faded, or broken devices and bases as required by the Engineer/Inspector. The Contractor shall be required to maintain proper device spacing and alignment.
5. Portable bases shall be fabricated from virgin and/or recycled rubber. The portable bases shall weigh a minimum of 30 lbs.
6. Pavement surfaces shall be prepared in a manner that ensures proper bonding between the adhesives, the fixed mount bases and the pavement surface. Adhesives shall be prepared and applied according to the manufacturer's recommendations.
7. The installation and removal of channelizing devices shall not cause detrimental effects to the final pavement surfaces, including pavement surface discoloration or surface integrity. Driveable bases shall not be permitted on final pavement surfaces. The Engineer/Inspector shall approve all application and removal procedures of fixed bases.



LONGITUDINAL CHANNELIZING DEVICES (LCD)

1. LCDs are crashworthy, lightweight, deformable devices that are highly visible, have good target value and can be connected together. They are not designed to contain or redirect a vehicle on impact.
2. LCDs may be used instead of a line of cones or drums.
3. LCDs shall be placed in accordance to application and installation requirements specific to the device, and used only when shown on the CWZTCD list.
4. LCDs should not be used to provide positive protection for obstacles, pedestrians or workers.
5. LCDs shall be supplemented with retroreflective delineation as required for temporary barriers on BC(7) when placed roughly parallel to the travel lanes.
6. LCDs used as barricades placed perpendicular to traffic should have at least one row of reflective sheeting meeting the requirements for barricade rails as shown on BC(10). Place reflective sheeting near the top of the LCD along the full length of the device.

WATER BALLASTED SYSTEMS USED AS BARRIERS

1. Water ballasted systems used as barriers shall not be used solely to channelize road users, but also to protect the work space per the appropriate Manual for Assessing Safety Hardware (MASH) crashworthiness requirements based on roadway speed and barrier application.
2. Water ballasted systems used to channelize vehicular traffic shall be supplemented with retroreflective delineation or channelizing devices to improve daytime/nighttime visibility. They may also be supplemented with pavement markings.
3. Water ballasted systems used as barriers shall be placed in accordance to application and installation requirements specific to the device, and used only when shown on the CWZTCD list.
4. Water ballasted systems used as barriers should not be used for a merging taper except in low speed (less than 45 MPH) urban areas. When used on a taper in a low speed urban area, the taper shall be delineated and the taper length should be designed to optimize road user operations considering the available geometric conditions.
5. When water ballasted systems used as barriers have blunt ends exposed to traffic, they should be attenuated as per manufacturer recommendations or flared to a point outside the clear zone.

If used to channelize pedestrians, longitudinal channelizing devices or water ballasted systems must have a continuous detectable bottom for users of long canes and the top of the unit shall not be less than 32 inches in height.

HOLLOW OR WATER BALLASTED SYSTEMS USED AS LONGITUDINAL CHANNELIZING DEVICES OR BARRIERS

Posted Speed	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'
35		205'	225'	245'	35'	70'
40		265'	295'	320'	40'	80'
45	L = WS	450'	495'	540'	45'	90'
50		500'	550'	600'	50'	100'
55		550'	605'	660'	55'	110'
60		600'	660'	720'	60'	120'
65		650'	715'	780'	65'	130'
70		700'	770'	840'	70'	140'
75		750'	825'	900'	75'	150'
80		800'	880'	960'	80'	160'

** Taper lengths have been rounded off.
L=Length of Taper (FT.) W=Width of Offset (FT.)
S=Posted Speed (MPH)

SUGGESTED MAXIMUM SPACING OF CHANNELIZING DEVICES AND MINIMUM DESIRABLE TAPER LENGTHS

SHEET 9 OF 12

Texas Department of Transportation — Traffic Safety Division Standard

BARRICADE AND CONSTRUCTION CHANNELIZING DEVICES

BC(9)-21

FILE: bc-21.dgn | DN: TxDOT | CK: TxDOT | DW: TxDOT | CK: TxDOT
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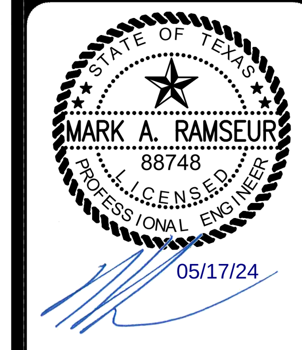
REVISIONS: 9-07 8-14 7-13 5-21
103

DATE	REVISION	NO.



PAPE-DAWSON ENGINEERS
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

TRAFFIC CONTROL DETAILS

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 59 of 60

Date: May 17, 2024, 2:09pm User ID: jwolf
File: H:\Projects\514\29\00\391 Public Infrastructure\Civil\DT51429-00.dwg

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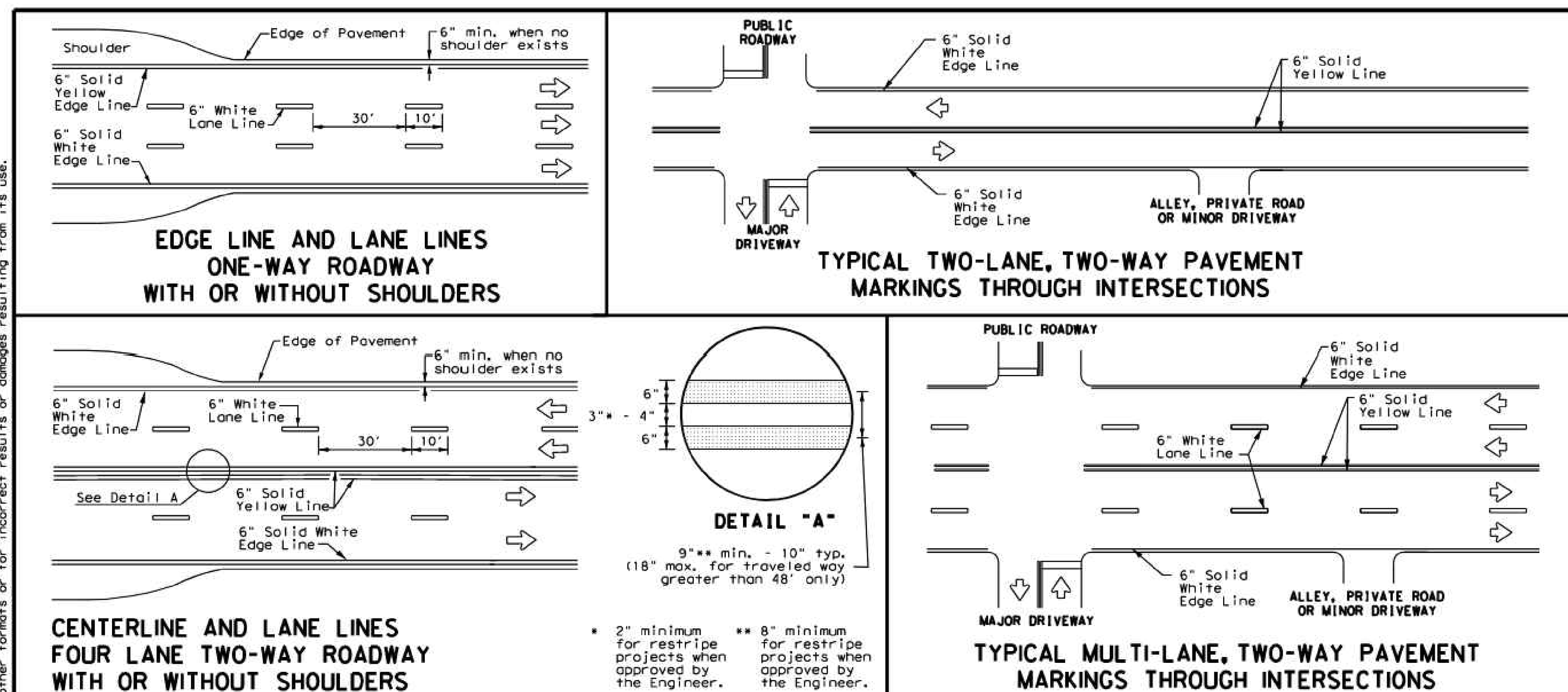
PZ-2024-2104



EDGE LINE AND LANE LINES ONE-WAY ROADWAY WITH OR WITHOUT SHOULDERS

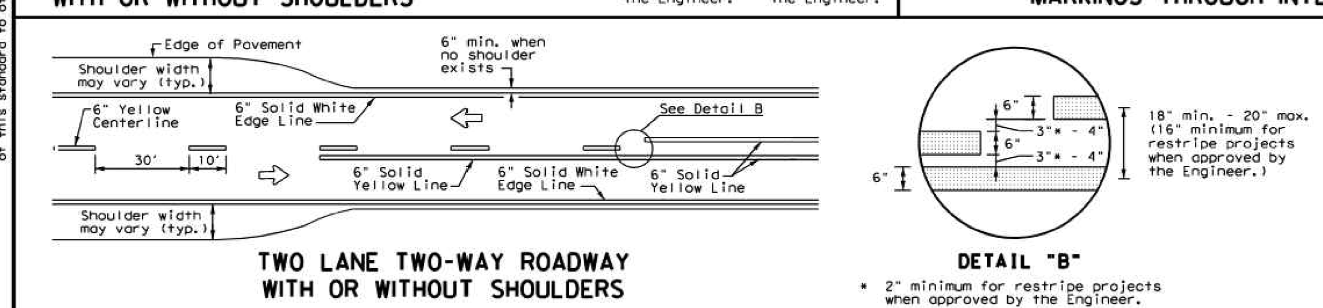
TYPICAL TWO-LANE, TWO-WAY PAVEMENT MARKINGS THROUGH INTERSECTIONS

CENTERLINE AND LANE LINES FOUR LANE TWO-WAY ROADWAY WITH OR WITHOUT SHOULDERS

* 2" minimum for restripe projects when approved by the Engineer.

** 8" minimum for restripe projects when approved by the Engineer.

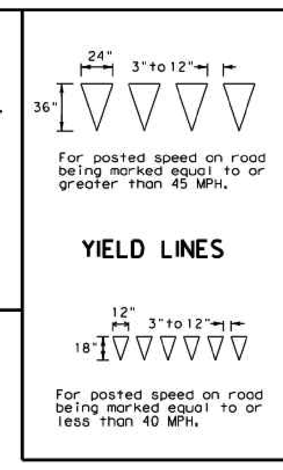
TYPICAL MULTI-LANE, TWO-WAY PAVEMENT MARKINGS THROUGH INTERSECTIONS



TWO LANE TWO-WAY ROADWAY WITH OR WITHOUT SHOULDERS

DETAIL "B"

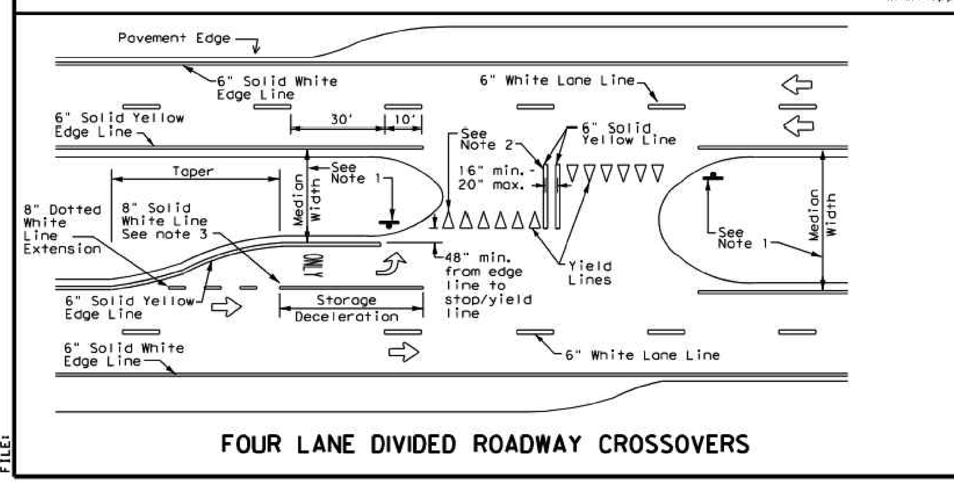
* 2" minimum for restripe projects when approved by the Engineer.



For posted speed on road being marked equal to or greater than 45 MPH.

YIELD LINES

For posted speed on road being marked equal to or less than 40 MPH.



FOUR LANE DIVIDED ROADWAY CROSSOVERS

NOTES

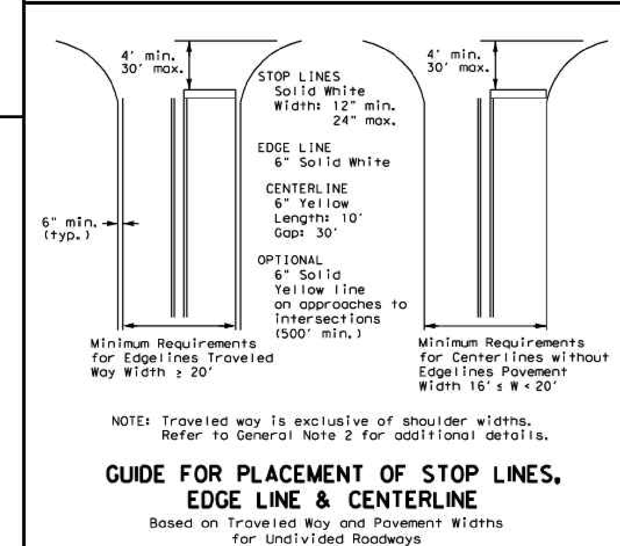
1. Where divided highways are separated by median widths at the median opening itself of 30 feet or more, median openings shall be signed as two separate intersections. Each median opening has two width measurements, with one measurement for each approach. The narrow median width will be the controlling width to determine if signs are required. Yield signs are the typical intersection control. Stop signs and stop bars are optional as determined by the Engineer.
2. Install median striping (double yellow centerlines and stop lines/yield lines) when a 50' or greater median centerline can be placed. Stop lines shall only be used with stop signs. Yield lines shall only be used with yield signs.
3. Length of turn bays, including taper, deceleration, and storage lengths shall be as shown on the plans or as directed by the Engineer.

GENERAL NOTES

1. Edge line striping shall be as shown in the plans or as directed by the Engineer. The edge line should not be placed less than 6 inches from the edge of pavement. This distance may vary due to pavement raveling or other conditions. Edge lines are not required in curb and gutter sections of roadways.
2. The traveled way includes only that portion of the roadway used for vehicular travel. It does not include the parking lanes, sidewalks, berms and shoulders. The traveled ways shall be measured from the center of edge line to the center of edge line of a two lane roadway.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



NOTE: Traveled way is exclusive of shoulder widths. Refer to General Note 2 for additional details.

GUIDE FOR PLACEMENT OF STOP LINES, EDGE LINE & CENTERLINE

Based on Traveled Way and Pavement Widths for Undivided Roadways

Texas Department of Transportation — Traffic Safety Division Standard

TYPICAL STANDARD PAVEMENT MARKINGS

PM(1)-22

FILE: pm1-22.dgn	DN:	CK:	DW:	CK:
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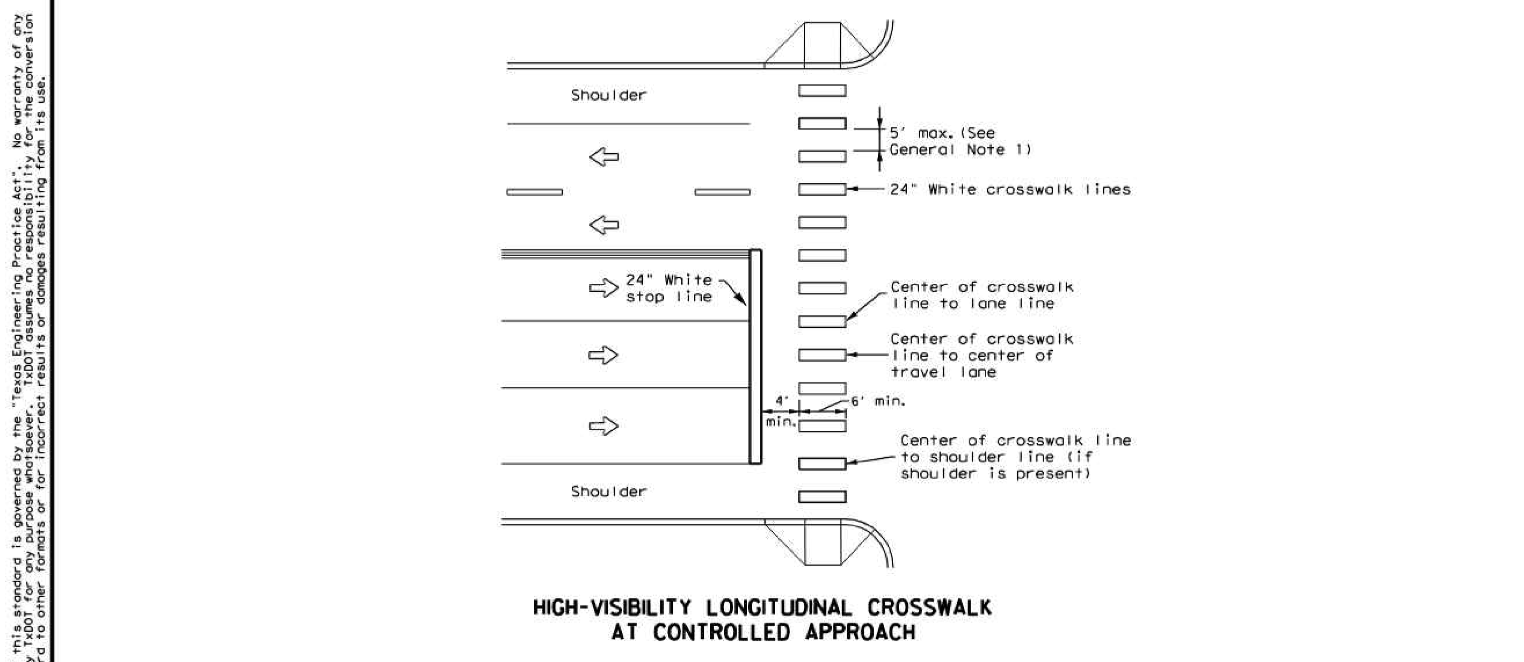
REVISIONS 11-78 8-00 6-20 8-95 3-03 12-22 5-00 2-12	DIST	COUNTY		SHEET NO.

22A



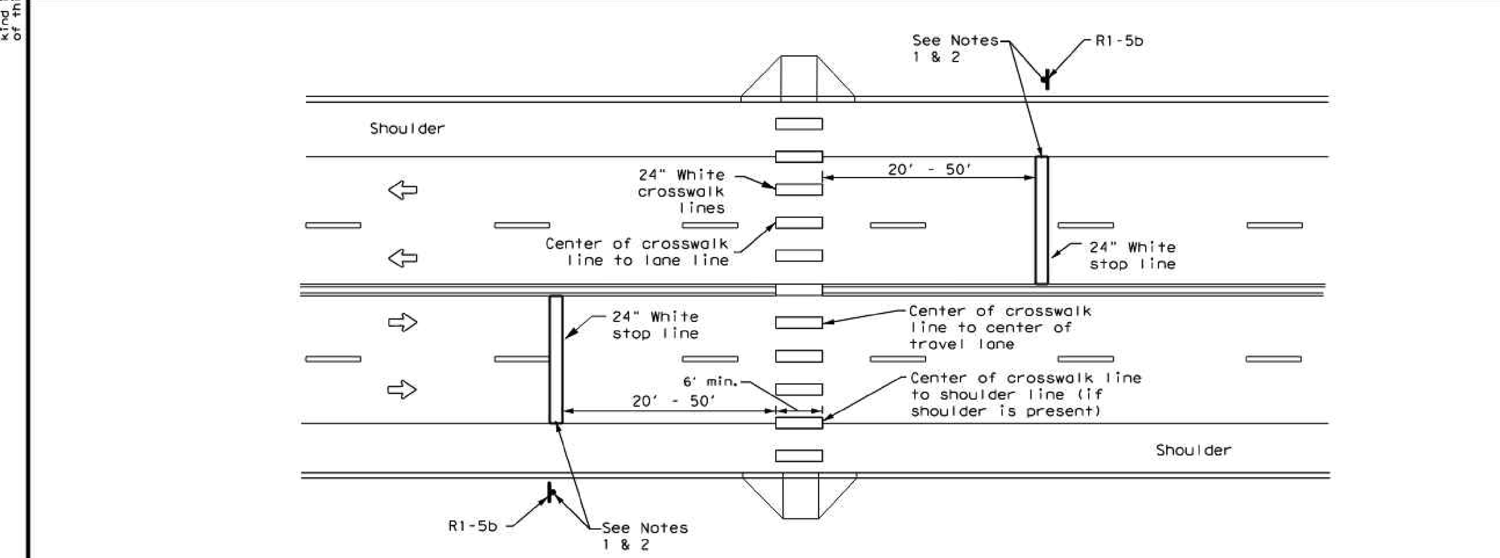
HIGH-VISIBILITY LONGITUDINAL CROSSWALK AT CONTROLLED APPROACH

GENERAL NOTES

1. Longitudinal crosswalk lines should not be placed in the wheel path of vehicles. Center the crosswalk lines on travel lanes, lane lines, and shoulder lines (if present).
2. A minimum 6" clear distance shall be provided to the curb face. If the last crosswalk line falls into this distance it must be omitted.
3. For divided roadways, adjustments in spacing of the crosswalk lines should be made in the median so that the crosswalk lines are maintained in their proper location across the travel portion of the roadway.
4. At skewed crosswalks, the crosswalk lines are to remain parallel to the lane lines.
5. Each crosswalk shall be a minimum of 6' wide.
6. The High-Visibility Longitudinal Crosswalk is the preferred crosswalk pattern on State Highways. Other crosswalk patterns as shown in the "Texas Manual on Uniform Traffic Control Devices" may be used. All crosswalk designs and dimension shall comply with the "Texas Manual on Uniform Traffic Control Devices."
7. Final placement of Stop Bar and Crosswalk shall be approved by the Engineer in the field.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



UNSIGNALIZED MIDBLOCK HIGH-VISIBILITY LONGITUDINAL CROSSWALK

NOTES:

1. Use stop bars with Stop Here For Pedestrians (R1-5b) signs at unsignalized midblock cross walks.
2. Use stop bars with STOP HERE ON RED (R10-6 or R10-6a) signs at mid block crosswalks controlled by traffic signals or pedestrian hybrid beacons.

Texas Department of Transportation — Traffic Safety Division Standard

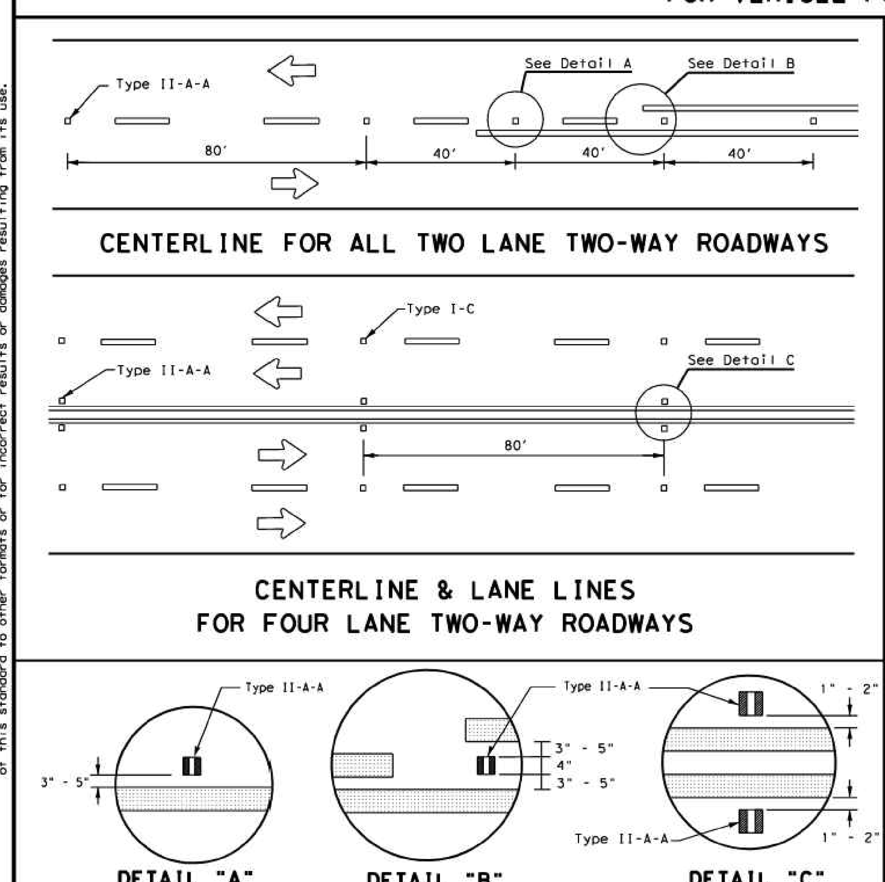
CROSSWALK PAVEMENT MARKINGS

PM(4)-22A

FILE: pm4-22a.dgn	DN:	CK:	DW:	CK:
©TxDOT December 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS 6-20 6-22 12-22	DIST	COUNTY		SHEET NO.

22D

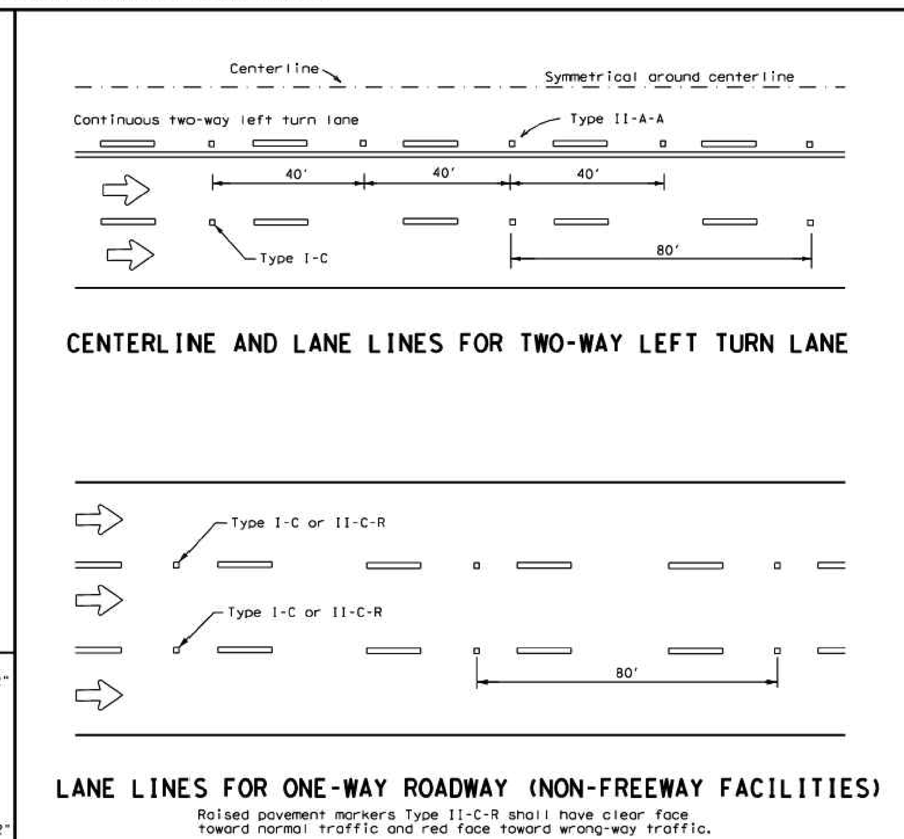
REFLECTIVE RAISED PAVEMENT MARKERS FOR VEHICLE POSITIONING GUIDANCE



CENTERLINE FOR ALL TWO LANE TWO-WAY ROADWAYS

CENTERLINE & LANE LINES FOR FOUR LANE TWO-WAY ROADWAYS

DETAIL "A" DETAIL "B" DETAIL "C"

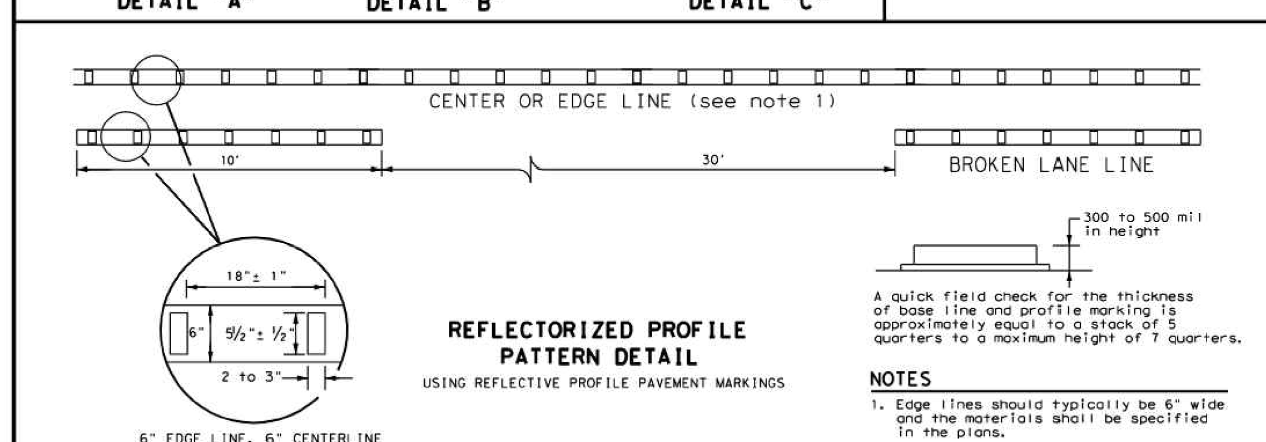


CENTERLINE AND LANE LINES FOR TWO-WAY LEFT TURN LANE

LANE LINES FOR ONE-WAY ROADWAY (NON-FREEWAY FACILITIES)

Raised pavement markers Type II-C-R shall have clear face toward normal traffic and red face toward wrong-way traffic.

See Note 3.



6" EDGE LINE, 6" CENTERLINE OR 6" LANE LINE

REFLECTORIZED PROFILE PATTERN DETAIL

USING REFLECTIVE PROFILE PAVEMENT MARKINGS

A quick field check for the thickness of base line and profile marking is approximately equal to a stack of 5 quarters to a maximum height of 7 quarters.

NOTES

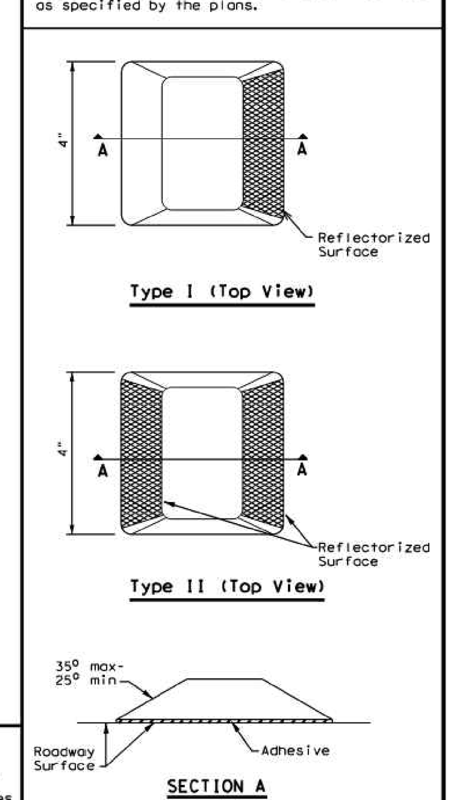
1. Edge lines should typically be 6" wide and the materials shall be specified in the plans.
2. Profile markings shall not be placed on roadways with a posted speed limit of 45 MPH or less.

GENERAL NOTES

1. All raised pavement markers placed along broken lines shall be placed in line with and midway between the stripes.
2. On concrete pavements, the raised pavement markers should be placed to one side of the longitudinal joints.
3. Use raised pavement marker Type I-C with undivided roadways, flush medians, and two way left turn lanes. Use raised pavement marker Type II-C-R with divided highways and raised medians.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



RAISED PAVEMENT MARKERS

Texas Department of Transportation — Traffic Safety Division Standard

POSITION GUIDANCE USING RAISED MARKERS REFLECTORIZED PROFILE MARKINGS

PM(2)-22

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©TxDOT December 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS 4-77 8-00 6-20 4-92 2-10 12-22 5-00 2-12	DIST	COUNTY		SHEET NO.

22B

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NO.	REVISION	DATE

MARK A. RAMSEUR 88748 LICENSED PROFESSIONAL ENGINEER — STATE OF TEXAS — 05/17/24

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT - 14501 HWY 79 - PUBLIC IMPROVEMENTS
TAYLOR, TEXAS 76574

STREET STRIPING DETAILS

JOB NO. 51429-00-391
DATE FEBRUARY 2024
DESIGNER JR
CHECKED TR DRAWN JR
SHEET 60 of 60

Date: May 17, 2024, 2:09pm User ID: jwolf
File: H:\Projects\514\29\00\391 Public Infrastructure\Civil\DT51429-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

PZ-2024-2104

City of Taylor
PZ-2024-2143
The Retreat at Mallard Final Plat
Staff Report

Item Details

Agenda No.	4
Requested Action:	Consider Disapproval of The Retreat at Mallard Final Plat
Address/Location:	Generally located along Mallard Lane
Legal Description:	19.617-acre tract of land part of and out of the William J. Baker Survey, Abstract No 65, more particularly described by Williamson Central Appraisal District Parcel R018622, Taylor, Williamson County, Texas.
Current Zoning:	P2.5 – Large Lot
Current Use:	Vacant Acreage
Applicant:	Trevor Tast, TX2 Engineering
Case History:	This is the first submission of the final plat.
Staff Recommendation:	The submitted Final Plat does not meet the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Disapproval of the proposed Final Plat.

Attachments

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

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

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

Date: Monday, June 3, 2024

Address: Mallard Lane, Taylor 76574

Permit Number PZ-2024-2143

Dear Trevor Tast,

Staff has completed a review of The Retreat at Mallard Final Plat that is to be generally located along Mallard Lane, Taylor, TX 76574. Staff's recommendation is for Denial at the June 11, 2024, Planning and Zoning Commission Meeting. There are corrections that need to be made prior to acceptance of the Final Plat. Comments from this review follow.

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. Remove the dark shading/hatching on the right of way. This will not transfer well in recordation and is not needed.
2. Remove contours.
3. Identify adjacent properties with dashed line work.
4. Bring Location Map to 1:2,000 or 1:3,000 scale and ensure immediate adjacent intersections are labeled.
5. Page 1 – Revise legal description to remove the "Being a Preliminary Plat".
6. Page 1 – Sidewalk location unclear please revise. Refer to Approved Preliminary Plat.
7. Page 1 – ONCOR easement is the right-of-way? Is this correct? Refer to Approved Preliminary Plat.
8. Page 1 – Remove any additional line work/arrows that are not boundary lines or easements. Specifically, east of the subject property where there appears to be a utility line shown in the adjacent subdivision.
9. Page 1 – Confirm the drainage easements shown on Block 5, Lots 3, 4, and 5, and Block 4, Lots 1-7.
10. Page 2 – Revise Title and legal description.
11. Page 2 - Revise plat note #12 to more accurately reflect what the Subdivision Improvement Plans were drawn and ultimately constructed to. References to sidewalk on one side of the street appears to be inaccurate.
12. Page 2 - Revise plat note #13 that speaks to the previous Subdivision Ordinance.
13. Since the beginning of the platting process the City of Taylor has amended its Zoning and Subdivision ordinance. Certain elements of the residential lots will be required to comply with current code.

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 Documents section for a PDF containing the following engineering comments:

Final Plat - Engineering Review 01

Sheet 1 of 2

1. This Oncor easement hatched on the plat an be removed and if needed, provided in the plat notes to be designated within the 10-ft PUE
2. Provide a 1-ft street buffer per Taylor LDC 3.8.1.11 STREET BUFFERS.
3. Use Classification found in the engineering manual in Section 2
4. Recommend Grouping this information together side by side with curve table below

5. Remove contour lines from final plat
6. Remove ancillary information shown on the plat drawing. Plat drawing to depict only items relative to the plat requirements such as lots, right of way, easements, reserves, etc.
7. Rotate text for owner information for First Baptist Church
8. Verify and update sidewalk dimension on Mallard Lane
9. Update and label as 20-ft D.E.
10. Update description to read "Final Plat"
11. Outfall requirements to be coordinated with adjacent Subdivision lot owner (The Grove).
12. Show Subdivision Label "Northlawn".

Sheet 2 of 2

1. Coordination to be made for the description provided in Notes 12 & 13.
2. Engineer's Certificate - Update to "Licensed"
3. Surveyor's Certificate - Remove line shown
4. Owner's Certificate - Place a "," in the "To Certify.." portion where noted.
5. Planning and Zoning Certificate - Update to "has been accepted and approved..."
6. County Clerk's Certification - Update to "this the..."
7. County Clerk's Certification - Update to "___o'clock__.M"
8. County Clerk's Certification - Provide a space before the "To Certify.." portion.
9. Need to include the Development Services Director Certification Block on the plat

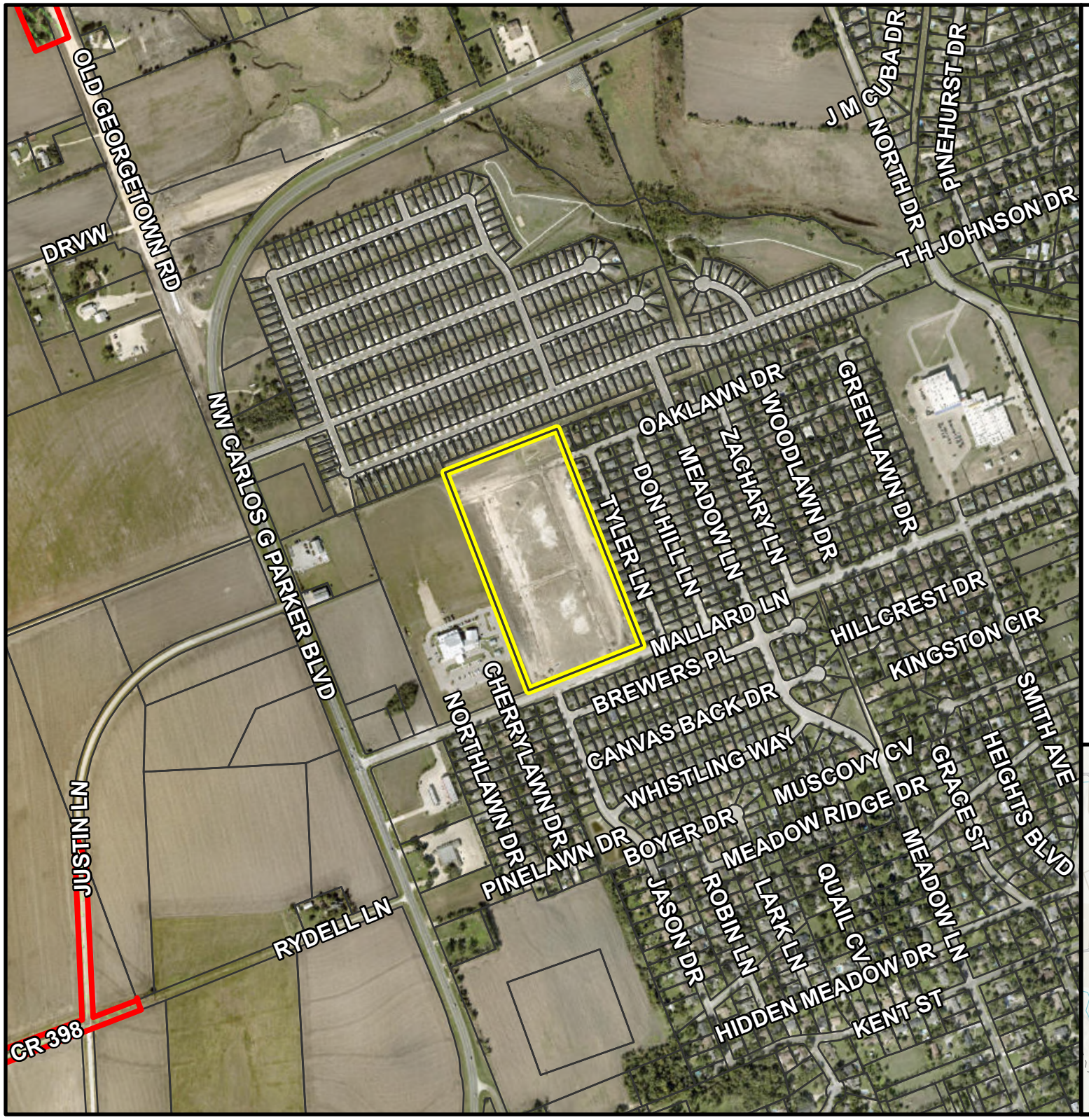
Fire Department Comments
The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylortx.gov

1. Reviewed the final plat with no comments, the fire flow wording is added.

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@taylortx.gov.

Thank you,

Courtney Peres, CNU-A
Planning Manager
City of Taylor

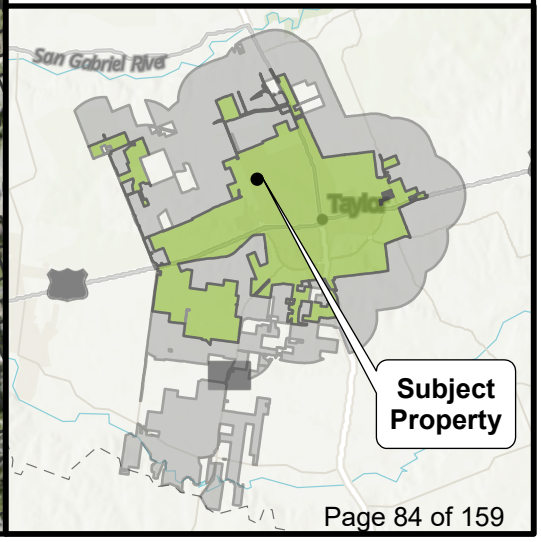


PZ-2024-2143

Mallard Ln.
Final Plat
Location Map
Approximately 19.6 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 750 1,500
Feet



THE RETREAT AT MALLARD FINAL PLAT

BEING A PRELIMINARY PLAT CONSISTING OF APPROXIMATELY 19.62 ACRES, PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, MORE CLEARLY DESCRIBED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOCUMENT NUMBER 2021110292, TAYLOR, WILLIAMSON COUNTY, TEXAS.

STREET TYPE	STREET NAME	STREET LENGTH (FT)	PAVEMENT AREA (BC-BC)(SQ FT)
RESIDENTIAL	OAKLAWN DRIVE	670.69	19449.98
RESIDENTIAL	JASON DRIVE	1151.45	33392.18
RESIDENTIAL	CAYUGA DRIVE	1150.66	33369.16
RESIDENTIAL	PEKIN WAY	350.61	10167.62
TOTAL		3323.41	96378.94

ROW	STREET LENGTH (FT)	AREA (SQ. FT.)
TOTAL	3323.41	157765.72

BLOCK 1	
LOT	SQ. FT.
1	9970.47
2	8609.54
3	8674.18
4	8896.57
5	8838.52
6	9152.87
7	9449.87
8	9449.77
9	9449.67
10	9449.57
11	9449.47
12	9449.37
13	9449.27
14	9449.17
15	9391.32

BLOCK 2	
LOT	SQ. FT.
1	12745.15
2	10530.00
3	10527.12
4	10524.24
5	10521.36
6	10653.00
7	12723.37
8	12739.04
9	10660.34
10	10523.76
11	10521.72
12	10519.68
13	10517.64
14	12723.55

BLOCK 3	
LOT	SQ. FT.
1	11966.07
2	10511.53
3	10678.75
4	11071.82
5	11475.76
6	11710.65
7	14244.70
8	12803.71
9	10539.14
10	10540.25
11	10538.21
12	10532.41
13	10530.37
14	11991.39

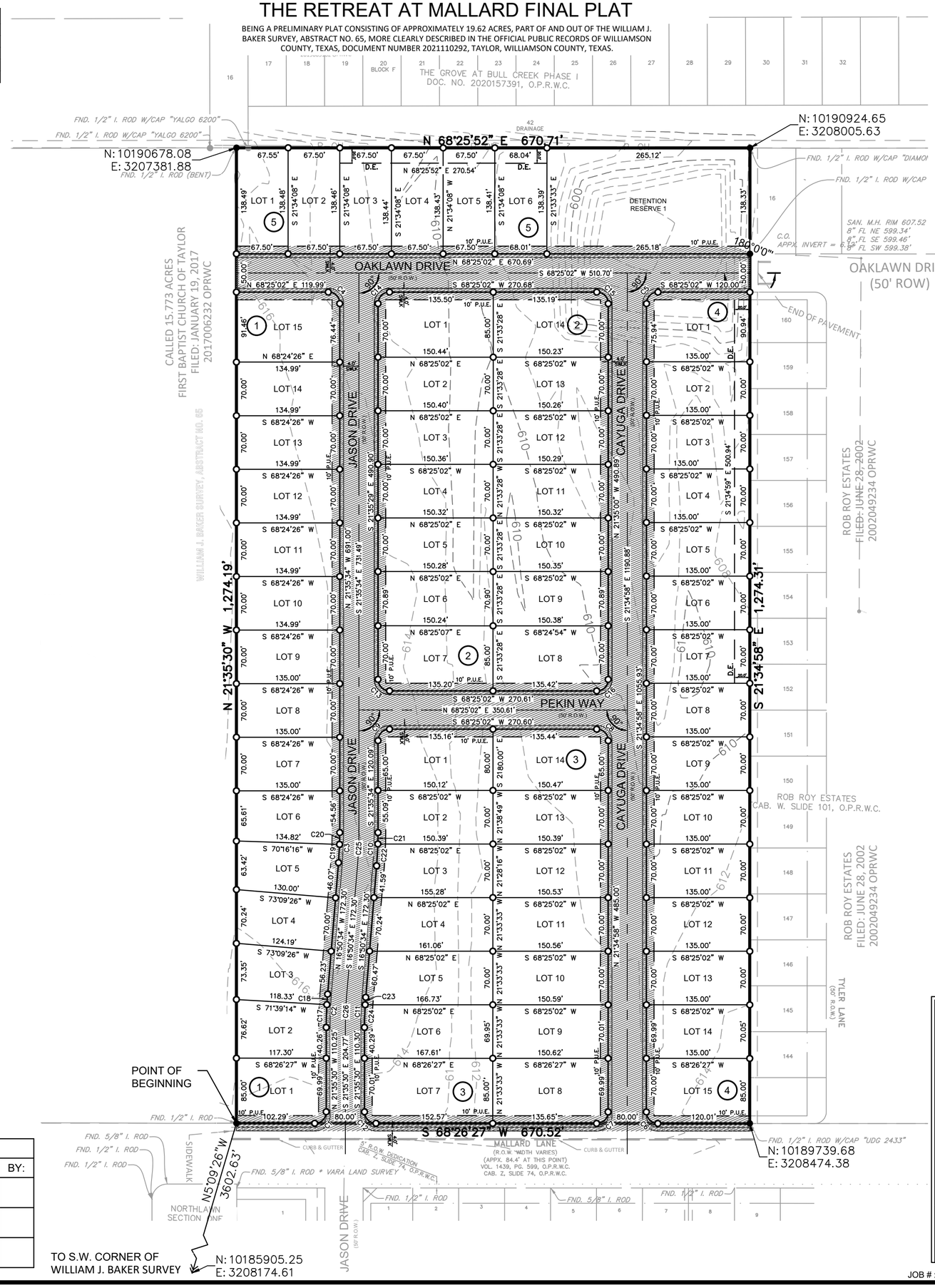
BLOCK 4	
LOT	SQ. FT.
1	12231.22
2	9449.91
3	9449.91
4	9449.91
5	9449.91
6	9449.91
7	9449.91
8	9449.91
9	9449.91
10	9449.91
11	9449.91
12	9449.91
13	9449.91
14	9452.29
15	11474.01

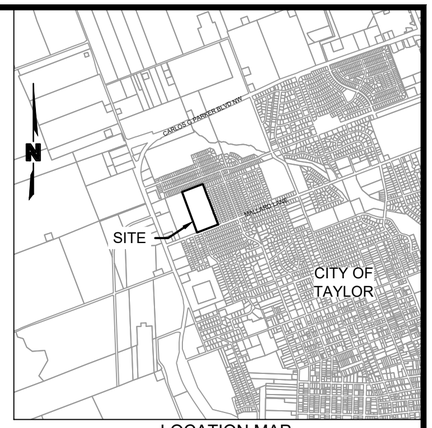
BLOCK 5	
LOT	SQ. FT.
1	9351.48
2	9346.56
3	9345.45
4	9344.33
5	9343.22
6	9414.73

LOT AND BLOCK TABLE		
BLOCK #	SQ. FT.	LENGTH (FT)
1	139129.60	1085.70
2	156429.96	520.90
3	159134.74	515.01
4	146556.40	1085.98
5	56145.77	670.71

CURVE TABLE				
CURVE #	RADIUS	DIRECTION	LENGTH	CHORD
C1	15.00'	N23°25'29"E	23.57'	21.22'
C2	525.00'	N19°13'02"W	43.51'	43.50'
C3	475.00'	N19°13'02"W	39.37'	39.36'
C4	15.00'	N66°35'16"W	23.56'	21.21'
C5	15.00'	S23°25'02"W	23.56'	21.21'
C6	15.00'	S66°34'16"E	23.56'	21.21'
C7	15.00'	N23°25'44"E	23.57'	21.22'
C8	15.00'	N66°34'58"W	23.56'	21.21'
C9	15.00'	S23°24'44"W	23.56'	21.22'
C10	525.00'	S19°13'02"E	43.51'	43.50'
C11	475.00'	S19°13'02"E	39.37'	39.36'
C12	15.00'	S66°34'31"E	23.55'	21.21'
C13	15.00'	S66°35'14"E	23.56'	21.21'
C14	15.00'	S23°24'46"W	23.56'	21.21'
C15	15.00'	N66°34'58"W	23.56'	21.21'
C16	15.00'	N23°25'01"E	23.56'	21.21'
C17	525.00'	S19°58'08"E	29.74'	29.73'
C18	525.00'	S17°35'40"E	13.77'	13.77'
C19	475.00'	S18°17'09"E	23.93'	23.92'
C20	475.00'	S20°39'37"E	15.44'	15.44'
C21	525.00'	N20°46'40"W	14.91'	14.91'
C22	525.00'	N18°24'13"W	28.60'	28.60'
C23	475.00'	N17°25'53"W	9.76'	9.76'
C24	475.00'	N19°48'21"W	29.61'	29.60'
C25	500.00'	S19°13'02"E	41.44'	41.43'
C26	500.00'	S19°13'02"E	42.48'	42.46'

DETENTION RESERVE	SQ. FT.
1	36686.47





LOCATION MAP
NOT TO SCALE

N

0' 50' 100' 200'
SCALE IN FEET
1" = 100'

LEGEND

- ● ½" DIAMETER IRON PINS FOUND
- ■ SPINDLE FOUND
- ◘ 60D NAIL FOUND
- ◎ 4" FENCE POST FOUND
- ○ ½" DIAMETER IRON PINS SET
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ADJACENT PROPERTY LINES
- —1140— EXISTING CONTOURS
- SURVEY LINES
- RIGHT-OF-WAY
- OPRWC OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- PEDESTRIAN SIDEWALK
- (X) BLOCK NUMBER
- ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT

SUMMIT GEOMATICS

REVISION TABLE			
REV. NO.	DATE	DESCRIPTION	BY:

DEVELOPMENT TEAM CONTACT INFORMATION		
OWNER		
	CASTLEROCK COMMUNITIES, LLC CONTACT: LANCE WRIGHT	2401 FOUNTAIN VIEW DR #215, HOUSTON, TX 77057 LWRIGHT@C-ROCK.COM
CIVIL ENGINEER		
	TREVOR TAST, P.E. TX2 ENGINEERING	645 FLORAL AVE, STE. C NEW BRAUNFELS, TX 78130 (816) 510-9151 TREVOR@TX2ENGINEERING.COM
SURVEYOR		
	ROBERT A. HARPER, RPLS, PLS SUMMIT GEOMATICS	3138 SAMAR DR. SAN ANTONIO, TX 78217 (713) 591-7586 RHARPER@SUMMIT-GEOMATICS.COM

JOB # : 021-001 MAY 20, 2022 SHEET 1 OF 2

DWG: Z:\021-0001 TAYLOR SF\40-Design\AutoCAD\Final Plans\Final Plat\C_PLAT_BASE_COMBINED.dwg USER: TrevorTast
DATE: May 03, 2024 2:12pm XREFS: C_XBASE_210001 C_PBASE_210001 MallardSurveyBase2(S)

THE RETREAT AT MALLARD PRELIMINARY PLAT

BEING A PRELIMINARY PLAT CONSISTING OF APPROXIMATELY 19.62 ACRES, PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, MORE CLEARLY DESCRIBED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOCUMENT NUMBER 2021110292, TAYLOR, WILLIAMSON COUNTY, TEXAS.

NOTES:

1. REFERENCE SHEET 1 FOR LINE TABLE & CURVE TABLE INFORMATION.
2. UTILITY PROVIDERS -- WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR ELECTRIC DELIVERY COMPANY
3. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
4. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO.48491C0533F AND NO. 48491C0530F, EFFECTIVE DATE DECEMBER 20, 2019, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
6. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
7. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
8. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 (2011), CENTRAL ZONE 4203, DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR IS 0.9998800. DISTANCES AND COORDINATES SHOWN HEREON ARE U.S. SURVEY FEET.
9. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS SET WITH 1/2" IRON PIN PLASTIC CAP LABELED SUMMIT GEOMATICS.
10. PROJECT NOTE: 64 LOTS, 5 BLOCKS BEING 19.617 ACRES.
11. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
12. THE SUBDIVIDER IS RESPONSIBLE TO NOTE THE LOCATION OF SIDEWALKS ON THE PLAT. PUBLIC SIDEWALKS THAT ARE NOT IN FRONT OF INDIVIDUAL, RESIDENTIAL LOTS MUST BE SHOWN ON THE PLAT/SUBDIVISION IMPROVEMENT PLANS & BUILD DURING SUBDIVISION IMPROVEMENT CONSTRUCTION. THE HOMEBUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTING SIDEWALKS ADJACENT TO INDIVIDUAL HOUSE LOTS IN ALL RESIDENTIAL DISTRICTS AND THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL OTHER SIDEWALKS INCLUDING ALL REQUIRED ADA RAMPS. SIDEWALKS SHALL BE INSTALLED ON AT LEAST ONE (1) SIDE OF THE STREET, BE A MINIMUM OF FOUR (4) FEET IN WIDTH AND BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), ALL SIDEWALKS MUST BE IN COMPLIANCE WITH SPECIFICATIONS PROVIDED BY THE CITY ENGINEER.
13. ALL DRAINAGE AND DETENTION RESERVES SHOWN HEREIN ARE PRIVATE FACILITIES AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE REQUIRED TO MEET THE STANDARDS SPECIFIED BY THE CITY OF TAYLOR FOR DETENTION FACILITIES IN ACCORDANCE WITH CITY OF TAYLOR SUBDIVISION ORDINANCE CHAPTER 2, SECTION 2.10. THE CITY OF TAYLOR, TEXAS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE ACTIVITIES FOR DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN.
14. ALL STREET NAMES SHOWN HEREIN (OAKLAWN DRIVE, JASON DRIVE, PEKIN PLACE, AND CAYUGA COVE) HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY 9-1-1 ADDRESSING DEPARTMENT.

LEGAL DESCRIPTION:

BEING A 19.617 ACRE (854,535 SQUARE FOOT) TRACT OF LAND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 19.617 ACRE TRACT BEING ALL OF A CALLED 19.603 ACRE TRACT AS CONVEYED IN A CASH WARRANT DEED FROM RUTH IRENE NICKEL, ETALTO TODD ROUTH, FILED JULY 15, 2002 AND RECORDED IN DOCUMENT NO. 2002053531 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC) AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE SOUTHWEST CORNER OF THE SAID 19.603 ACRE TRACT, THE SOUTHEAST CORNER OF THE FIRST BAPTIST CHURCH OF TAYLOR, A SUBDIVISION FILED ON JANUARY 19, 2017 AND RECORDED IN DOCUMENT NO. 2017006232 OPRWC, AND IN THE NORTH LINE OF MALLARD LANE HAVING A RIGHT-OF-WAY WIDTH OF 80 FEET AND RECORDED IN VOLUME 1439, PAGE 599 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (DRWC);

THENCE, NORTH 21°35'30" WEST, WITH THE COMMON LINE OF THE SAID 19.603 ACRE TRACT AND THE SAID FIRST BAPTIST CHURCH TRACT, A DISTANCE OF 1,274.19 FEET (CALLED 1,273.72 FEET), TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE NORTHWEST CORNER OF THE SAID 19.603 ACRE TRACT, THE NORTHEAST CORNER OF THE SAID 15.733 ACRE TRACT, AND IN THE SOUTH LINE OF A CALLED 73.22 ACRE TRACT AS CONVEYED IN A SPECIAL WARRANTY DEED FROM WEINRITTER REALTY, LP, A TEXAS LIMITED PARTNERSHIP TO WBW LAND INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP, FILED JANUARY 22, 2019 AND RECORDED IN DOCUMENT NO. 2019005182 OPRWC;

THENCE, NORTH 68°25'52" EAST, WITH THE COMMON LINE OF THE SAID 19.603 ACRE TRACT AND THE SAID 73.22 ACRE TRACT, A DISTANCE OF 670.71 FEET, TO A 1/2 INCH DIAMETER IRON ROD WITH A PLASTIC CAP STAMPED "DIAMOND SURVEYING" FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE NORTHEAST CORNER OF THE SAID 19.603 ACRE TRACT, AND THE NORTHWEST CORNER OF THE ROB ROY SUBDIVISION, FILED JUNE 28, 2002 AND RECORDED IN DOCUMENT NO. 2002049234 OPRWC;

THENCE, SOUTH 21°34'58 EAST, WITH THE COMMON LINE OF THE SAID 19.603 ACRE TRACT AND THE SAID ROB ROY SUBDIVISION, A DISTANCE OF 1,274.31 FEET (CALLED 1,273.94 FEET), TO A 1/2 INCH DIAMETER IRON ROD WITH CAP STAMPED "JDG" FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE SOUTHEAST CORNER OF THE SAID 19.603 ACRE TRACT, THE SOUTHWEST CORNER OF THE SAID ROB ROY SUBDIVISION, AND IN THE AFORESAID NORTH LINE OF MALLARD LANE;

THENCE, SOUTH 68°26'27" WEST, WITH THE COMMON SOUTH LINE OF THE SAID 19.603 ACRE TRACT AND THE NORTH LINE OF THE SAID MALLARD LANE, A DISTANCE OF 670.52 FEET (CALLED 670.19 FEET), TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 19.617 ACRES (854,535 SQUARE FEET) OF LAND, MORE OR LESS.

DEVELOPMENT TEAM CONTACT INFORMATION		
OWNER		
	CASTLEROCK COMMUNITIES, LLC CONTACT: LANCE WRIGHT	2401 FOUNTAIN VIEW DR #215, HOUSTON, TX 77057 LWRIGHT@C-ROCK.COM
CIVIL ENGINEER		
	TREVOR TAST, P.E. TX2 ENGINEERING	645 FLORAL AVE, STE. C NEW BRAUNFELS, TX 78130 (816) 510-9151 TREVOR@TX2ENGINEERING.COM
SURVEYOR		
	ROBERT A. HARPER, RPLS, PLS SUMMIT GEOMATICS	3138 SAMAR DR. SAN ANTONIO, TX 78217 (713) 591-7586 RHARPER@SUMMIT-GEOMATICS.COM

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, CASTLEROCK COMMUNITIES LLC, SOLE OWNER OF THE CERTAIN 19.62 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT #2021110292, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND 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 THE RETREAT AT MALLARD.

TO CERTIFY WHICH. WITNESS BY MY HAND THIS____DAY OF_____, 20____.

_____
LANCE WRIGHT, CO-CEO
CASTLEROCK COMMUNITIES LLC
FORMERLY KNOWN AS CASTLEROCK COMMUNITITES LP

STATE OF TEXAS {
KNOW ALL MEN BY THE PRESENTS
COUNTY OF WILLIAMSON {

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS____DAY OF_____, 20____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

STATE OF TEXAS {
KNOW ALL MEN BY THE PRESENTS
COUNTY OF WILLIAMSON {

I, ROBERT A. HARPER, 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 AT _____,
COUNTY, TEXAS, THIS____DAY OF_____, 20____.

_____
_____
ROBERT A. HARPER,
REGISTERED PROFESSIONAL SURVEYOR (SEALED)
NO. 6582 STATE OF TEXAS
SUMMIT GEOMATICS
3138 SAMAR DR.
SAN ANTONIO, TX 78217

I, TREVOR TAST, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0533F & 48491C0530F, EFFECTIVE DATE OF DECEMBER 20, 2019, 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 AT
NEW BRAUNFELS, COMAL COUNTY, TEXAS, THIS ____DAY OF _____, A.D., 20____.

_____
TREVOR TAST
REGISTERED PROFESSIONAL ENGINEER (SEALED)
NO. 124101 STATE OF TEXAS

THE SUBDIVISION TO BE KNOWN AS THE RETREAT AT MALLARD HAS BEEN APPROVED, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20_____, A.D.

_____ DATE_____
_____,CHAIRMAN
_____ DATE_____
_____, SECRETARY

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, COUNTY CLERK OF SAID 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 _____M. AND DULY RECORDED THE_____DAY OF_____, 20____, A.D., AT _____.M. IN THE OFFICIAL PUBLIC RECORDS OF OF SAID COUNTY, IN DOCUMENT #_____.
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.

NANCY E. RISTER
CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____,
DEPUTY

City of Taylor
PZ-2024-2150
Taylor Tract Final Plat
Staff Report

Item Details

Agenda No.	5
Requested Action:	Consider Disapproval of Taylor Tract Final Plat
Address/Location:	Generally located at 14501 Highway 79
Legal Description:	Approximately 69.015 acres of land part of and out of the H.G. Johnson Survey, Section 6, Abstract No. 348, more particularly described by Williamson Central Appraisal District Parcels R019338 and R019992, Taylor, Williamson County, Texas.
Current Zoning:	EC – Employment Center
Current Use:	Vacant Acreage
Applicant:	Trevor Riek, Pape-Dawson Engineers
Case History:	This is the first submission of the final plat.
Staff Recommendation:	The submitted Final Plat does not meet the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Disapproval of the proposed Final Plat.

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

Trevor Riek
Pape-Dawson Engineers
10801 N Mopac Expy
Austin TX 78759
triek@pape-dawson.com

Date: Tuesday, June 4, 2024

Address: 14501 Highway 79, Taylor 76574

Permit Number PZ-2024-2150

Dear Trevor Riek,

Staff has completed its review of the final plat for the Park 79 Commerce Center Taylor Tract (expedited process) that is to be located at 14501 Highway 79, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review are attached.

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 Michelle Tremblay at michelle.tremblay@hdrinc.com. 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 (972) 415-0914, or by e-mail at shai.roos@hdrinc.com.

Thank you,

Shailaja Roos

Shai Roos

Attachment

Taylor Tract - Final Plat_240419.pdf Markup Summary

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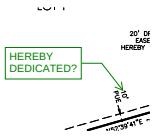

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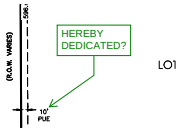

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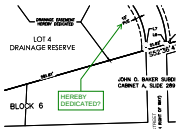

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There is a proposed private drainage easement on the public improvement plans. Please confirm this is not needed.

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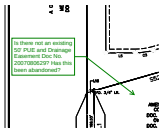

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Is there not an existing 50' PUE and Drainage Easement Doc No. 2007080629? Has this been abandoned?

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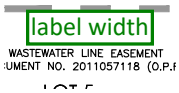

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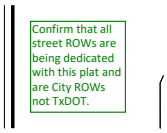

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Confirm that all street ROWs are being dedicated with this plat and are City ROWs not TxDOT.

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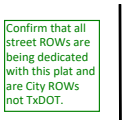

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Confirm that all street ROWs are being dedicated with this plat and are City ROWs not TxDOT.

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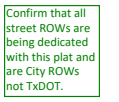

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Confirm that all street ROWs are being dedicated with this plat and are City ROWs not TxDOT.

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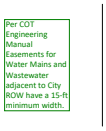

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Per COT Engineering Manual Easements for Water Mains and Wastewater adjacent to City ROW have a 15-ft minimum width.

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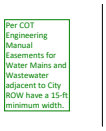

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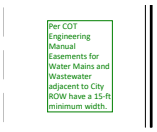

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Per COT Engineering Manual Easements for Water Mains and Wastewater adjacent to City ROW have a 15-ft minimum width.

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BASED ON PLAN AND PROFILE PROVIDED ON THE TAYLOR TRACT IMPROVEMENT PLANS THE REQUIRED WIDTH OF THIS EASEMENT IS 35-FT.

FLOW ELEVATION: 565.87
FINISHED GRADE ELEVATION: 581.20
DEPTH: 15.33'
PIPE DIAMETER: 5'
REQ'D DRANAGE EASEMENT: 30'

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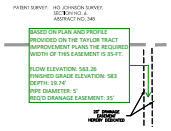

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BASED ON PLAN AND PROFILE PROVIDED ON THE TAYLOR TRACT IMPROVEMENT PLANS THE REQUIRED WIDTH OF THIS EASEMENT IS 35-FT.

FLOW ELEVATION: 563.26
FINISHED GRADE ELEVATION: 583
DEPTH: 19.74'
PIPE DIAMETER: 5'
REQ'D DRANAGE EASEMENT: 35'

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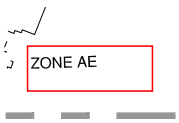

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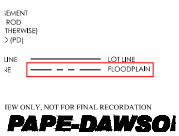

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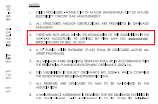

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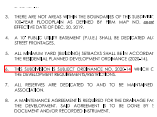

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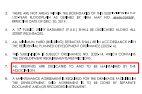

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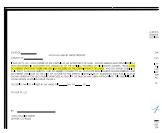

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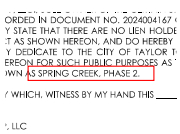
5/28/2024 6:10:32 PM (1)



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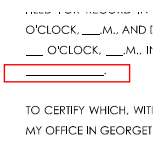
5/28/2024 6:19:04 PM (1)



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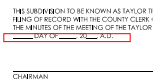
5/28/2024 6:20:45 PM (1)



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5/29/2024 9:42:56 AM (13)

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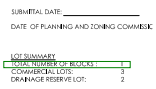

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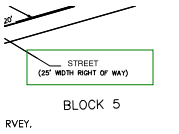

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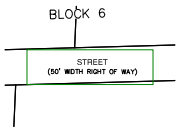

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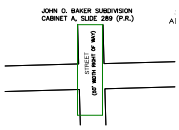

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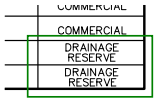

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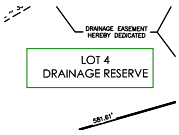

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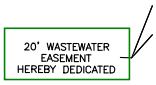

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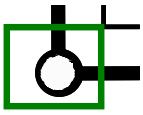

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Date: 5/29/2024 9:42:56 AM
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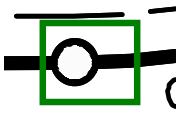

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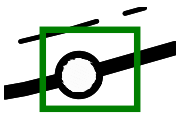

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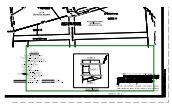

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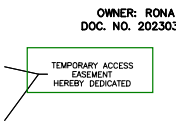

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5/29/2024 9:44:32 AM (32)

Subject: Architect call-out
Page Label: [1] SHEET 1
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
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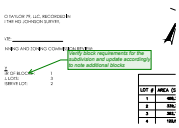
Please confirm with Development Services that this subdivision name is acceptable. Typically a unique subdivision name is provided.



Subject: Architect call-out
Page Label: [1] SHEET 1
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
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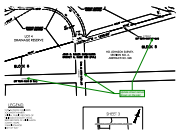
Verify block requirements for the subdivision and update accordingly to note additional blocks

---



Subject: Architect call-out
Page Label: [1] SHEET 1
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
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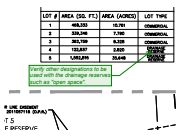
Update street names shown on the plat



Subject: Architect call-out
Page Label: [1] SHEET 1
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
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Verify other designations to be used with the drainage reserves such as "open space".

Subject: Architect call-out
Page Label: [1] SHEET 1
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
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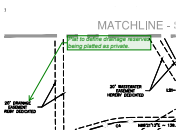
Plat to define drainage reserves being platted as private.



Subject: Architect call-out
Page Label: [1] SHEET 1
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
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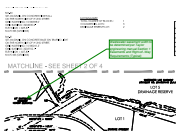
Plat to define drainage reserves being platted as private.



Subject: Architect call-out
Page Label: [1] SHEET 1
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
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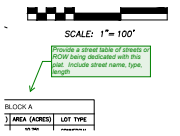
Wastewater easement width to be determined per Taylor engineering manual Section 1 Easements and Right-of- Way Requirements (Typical)



Subject: Architect call-out
Page Label: [1] SHEET 1
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
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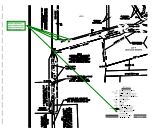
Provide a street table of streets or ROW being dedicated with this plat. Include street name, type, length

---



Subject: Architect call-out
Page Label: [1] SHEET 1
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
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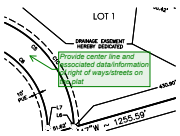
Update plat graphic for set iron rods. The current graphic is difficult to see digitally and needs to be visible on printed plat.



Subject: Architect call-out
Page Label: [1] SHEET 1
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
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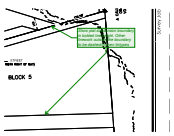
Provide center line and associated data/information of right of ways/streets on the plat



Subject: Architect call-out
Page Label: [1] SHEET 1
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
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Show plat subdivision boundary in bolded lineweight. Other linework outside the boundary to be dashed/broken lintypes

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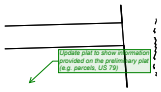

Subject: Architect call-out
Page Label: [1] SHEET 1
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
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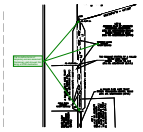
Update plat to show information provided on the preliminary plat (e.g. parcels, US 79)



Subject: Architect call-out
Page Label: [1] SHEET 1
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
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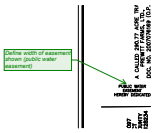
Plat to define terms of temporary access easement. Preliminary plat showed this being a ROW dedication.



Subject: Architect call-out
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Define width of easement shown (public water easement)

Subject: Architect call-out
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Author: jvasquez
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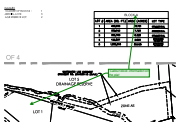
Location of detention pond to be defined on the plat



Subject: Architect call-out
Page Label: [1] SHEET 1
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
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Callout block information on the plat

Subject: Architect call-out
Page Label: [1] SHEET 1
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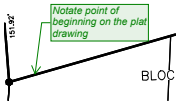
Provide acreage under lot label (typical)



Subject: Architect call-out
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Author: jvasquez
Date: 5/29/2024 9:44:32 AM
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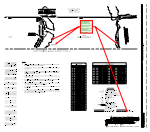
Notate point of beginning on the plat drawing



Subject: Architect call-out
Page Label: [1] SHEET 3
Author: jvasquez
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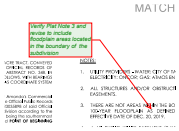
Plat to denote the applicable flood hazard areas and other zones shown on the plat. This is difficult to discern with no information provided on the line work (Typical)



Subject: Architect call-out
Page Label: [1] SHEET 3
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
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Verify Plat Note 3 and revise to include floodplain areas located in the boundary of the subdivision

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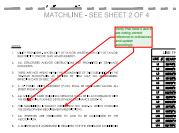

Subject: Architect call-out
Page Label: [1] SHEET 3
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
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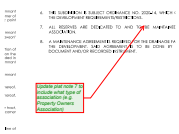
Verify Plat Note 5 and 6 are noting correct reference to ordinances and update accordingly.



Subject: Architect call-out
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Update plat note 7 to include what type of association (e.g. Property Owners Association)

Subject: Architect call-out
Page Label: [1] SHEET 3
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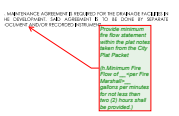
Layer:
Space:

Provide a corner tie of this plat to the original abstract survey. Show bearing and distance to the corner being tied to this plat. (Reference - Plat Application Requirements - b.The dimensions and bearings of all lot and boundary lines with a tie to a corner of the original tract and a tie to the closest platted lot.)



Subject: Architect call-out
Page Label: [1] SHEET 3
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
Status:
Color:
Layer:
Space:

Provide minimum fire flow statement within the plat notes taken from the City Plat Packet

(h.Minimum Fire Flow of __<per Fire Marshall>__ gallons per minutes for not less than two (2) hours shall be provided.)

Subject: Architect call-out
Page Label: [1] SHEET 4
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
Status:
Color:
Layer:
Space:

Owner's Certificate - If no lien holders, remove brackets and make as a statement in the certificate

---

Subject: Architect call-out
Page Label: [1] SHEET 4
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
Status:
Color:
Layer:
Space:

Owner's Certificate - Update subdivision name

Subject: Architect call-out
Page Label: [1] SHEET 4
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
Status:
Color:
Layer:
Space:

Owner's Certificate - Include printed name of Owner/Representative

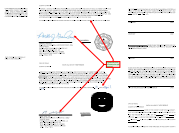
---

Subject: Architect call-out
Page Label: [1] SHEET 4
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
Status:
Color:
Layer:
Space:

Owner's Certificate - Include enough room for printed name of Owner/Representative

Subject: Architect call-out
Page Label: [1] SHEET 4
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
Status:
Color:
Layer:
Space:

Engineer's Certificate - Update Registered to "Licensed"



Subject: Architect call-out
Page Label: [1] SHEET 4
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
Status:
Color:
Layer:
Space:

Signatures to be provided after plat approval

Subject: Architect call-out
Page Label: [1] SHEET 4
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
Status:
Color:
Layer:
Space:

County Clerk's Certification - Allow enough room for information and signature

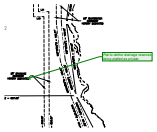
---

Subject: Architect call-out
Page Label: [1] SHEET 4
Author: jvasquez
Date: 5/29/2024 9:44:32 AM
Status:
Color:
Layer:
Space:

Planning and Zoning Commission final plat Certification - Allow enough room for information

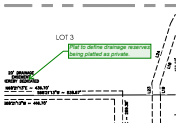
---

5/29/2024 9:45:16 AM (5)



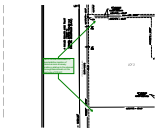
Subject: Architect call-out
Page Label: [1] SHEET 2
Author: jvasquez
Date: 5/29/2024 9:45:16 AM
Status:
Color:
Layer:
Space:

Plat to define drainage reserves being platted as private.



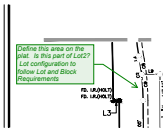
Subject: Architect call-out
Page Label: [1] SHEET 2
Author: jvasquez
Date: 5/29/2024 9:45:16 AM
Status:
Color:
Layer:
Space:

Plat to define drainage reserves being platted as private.



Subject: Architect call-out
Page Label: [1] SHEET 2
Author: jvasquez
Date: 5/29/2024 9:45:16 AM
Status:
Color:
Layer:
Space:

Plat to include information to denote/define location of shared access driveway locations relative to the planned thoroughfares/streets on the west side of CR 401



Subject: Architect call-out
Page Label: [1] SHEET 2
Author: jvasquez
Date: 5/29/2024 9:45:16 AM
Status:
Color:
Layer:
Space:

Define this area on the plat. Is this part of Lot2? Lot configuration to follow Lot and Block Requirements

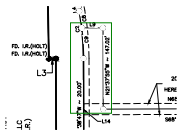
---

Subject: Architect call-out
Page Label: [1] SHEET 2
Author: jvasquez
Date: 5/29/2024 9:45:16 AM
Status:
Color:
Layer:
Space:

Verify trail requirements on plat as found in the Comprehensive Plan for the location along the existing floodplain area

---

5/29/2024 9:45:32 AM (1)

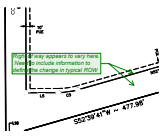


Subject: Rectangle
Page Label: [1] SHEET 2
Author: jvasquez
Date: 5/29/2024 9:45:32 AM
Status:
Color:
Layer:
Space:

5/29/2024 9:45:47 AM (1)

Subject: Polygon
Page Label: [1] SHEET 1
Author: jvasquez
Date: 5/29/2024 9:45:47 AM
Status:
Color:
Layer:
Space:

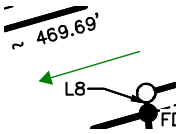
5/29/2024 9:45:56 AM (1)



Subject: Architect call-out
Page Label: [1] SHEET 1
Author: jvasquez
Date: 5/29/2024 9:45:56 AM
Status:
Color:
Layer:
Space:

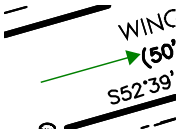
Right of way appears to vary here. Need to include information to define the change in typical ROW

5/29/2024 9:46:03 AM (1)

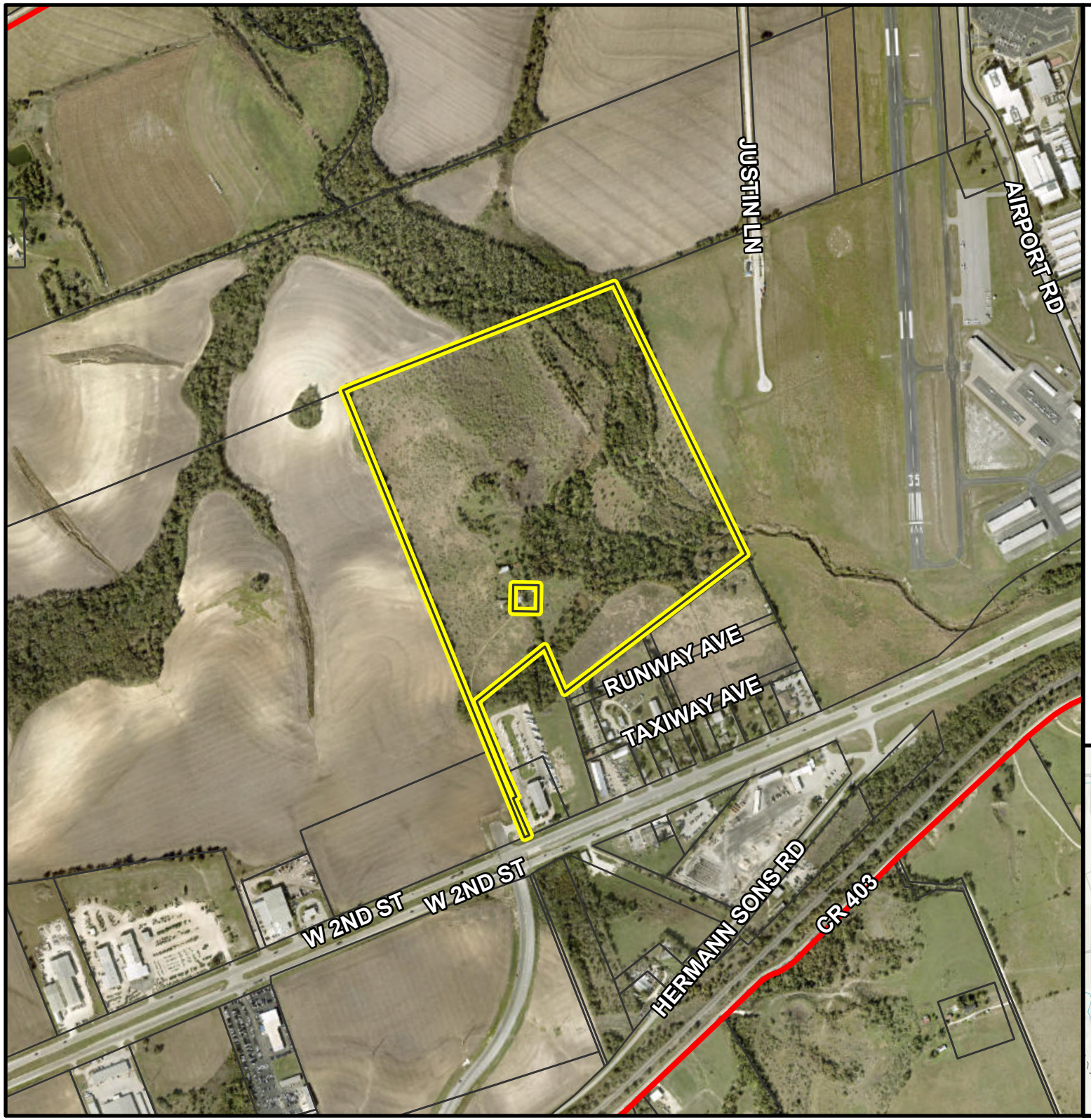


Subject: Arrow
Page Label: [1] SHEET 1
Author: jvasquez
Date: 5/29/2024 9:46:03 AM
Status:
Color:
Layer:
Space:

5/29/2024 9:46:08 AM (1)



Subject: Arrow
Page Label: [1] SHEET 1
Author: jvasquez
Date: 5/29/2024 9:46:08 AM
Status:
Color:
Layer:
Space:

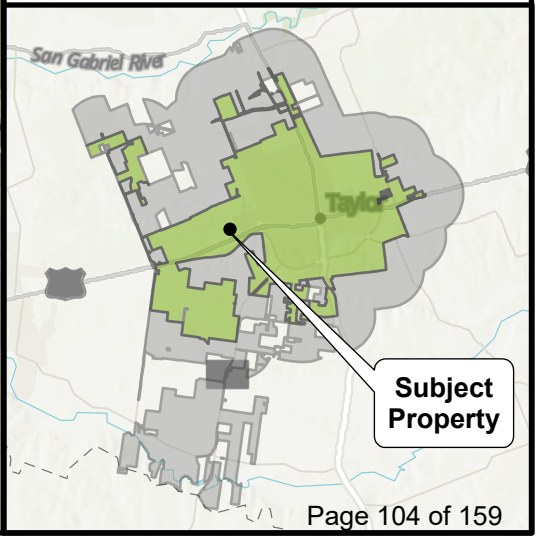


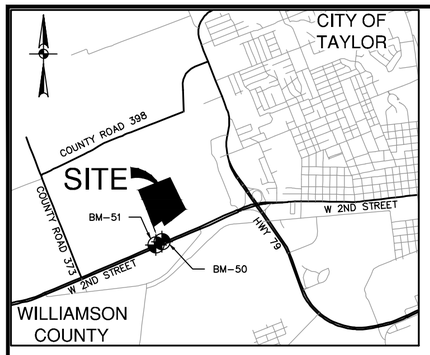
PZ-2024-2150

14511 Hwy 79
Final Plat
Location Map
Approximately 70.1 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 750 1,500
Feet





LOCATION MAP

1" = 5000'

FINAL PLAT OF TAYLOR TRACT

A 69.015 ACRE TRACT OF LAND, BEING OUT OF A CALLED 69.169 ACRE TRACT, CONVEYED TO TAYLOR 79, LLC, RECORDED IN 2024004167 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS.

OWNER: TAYLOR 79, LLC
ADDRESS: 1720 S. BELLAIRE STREET
DENVER, CO 80222

ACREAGE: 69.015 ACRES
LOTS ACREAGE: 65.337 ACRES
ROW ACREAGE: 3.678 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
10801 N MOPAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

PATENT SURVEY: HG JOHNSON SURVEY,
SECTION NO. 6,
ABSTRACT NO. 348

BENCHMARK INFORMATION:

COMBINED SCALE FACTOR: 0.99988

BM-50
SET MAGNAIL ON CONCRETE SIDEWALL
ON THE NORTH SIDE OF W 2ND STREET.
GRID NORTHING: 10180398.0'
GRID EASTING: 3204030.2'
ELEVATION = 609.87'
NAVD 88 (GEOID03)

BM-51
SET MAGNAIL ON CONCRETE BASE ON TRAFFIC LIGHT
ON THE NORTH SIDE OF W 2ND STREET.
GRID NORTHING: 10180241.5'
GRID EASTING: 3203752.1'
ELEVATION = 607.83'
NAVD 88 (GEOID03)

SUBMITTAL DATE: _____

DATE OF PLANNING AND ZONING COMMISSION REVIEW:

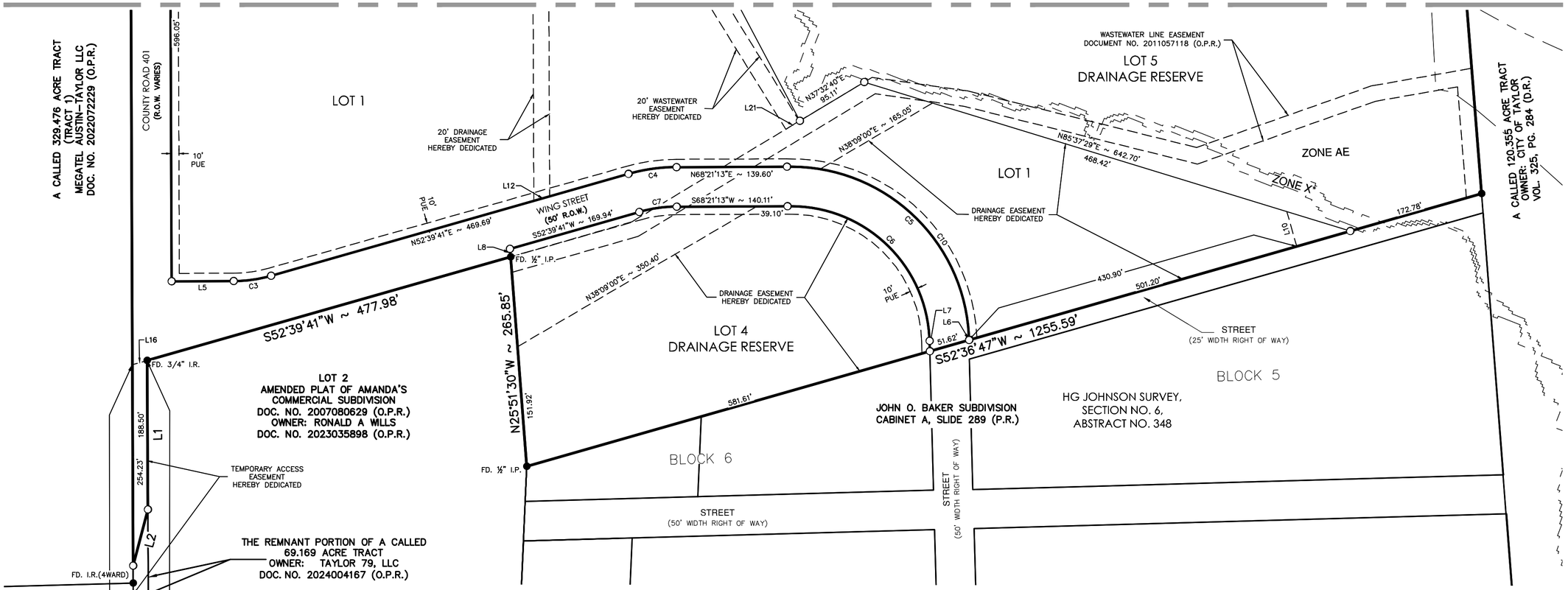
LOT SUMMARY
TOTAL NUMBER OF BLOCKS : 1
COMMERCIAL LOTS: 3
DRAINAGE RESERVE LOT: 2

0' 100' 200' 300'

SCALE: 1"= 100'

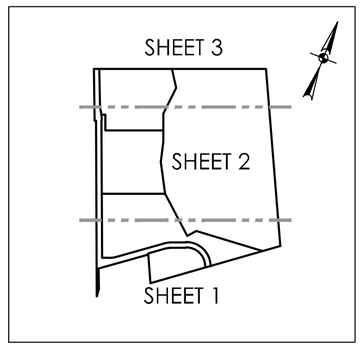
BLOCK A			
LOT #	AREA (SQ. FT.)	AREA (ACRES)	LOT TYPE
1	468,333	10.751	COMMERCIAL
2	339,346	7.790	COMMERCIAL
3	362,759	8.328	COMMERCIAL
4	122,837	2.820	DRAINAGE RESERVE
5	1,552,815	35.648	DRAINAGE RESERVE

MATCHLINE - SEE SHEET 2 OF 4



LEGEND

PD	PAPE-DAWSON ENGINEERS
DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
(SURVEYOR) ●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
	EASEMENT LINE
	PLAT BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	FLOODPLAIN



SHEET INDEX

SCALE: 1" = 1000'

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

SHEET 1 OF 4

TAYLOR TRACT

Survey Job No. 51429-00

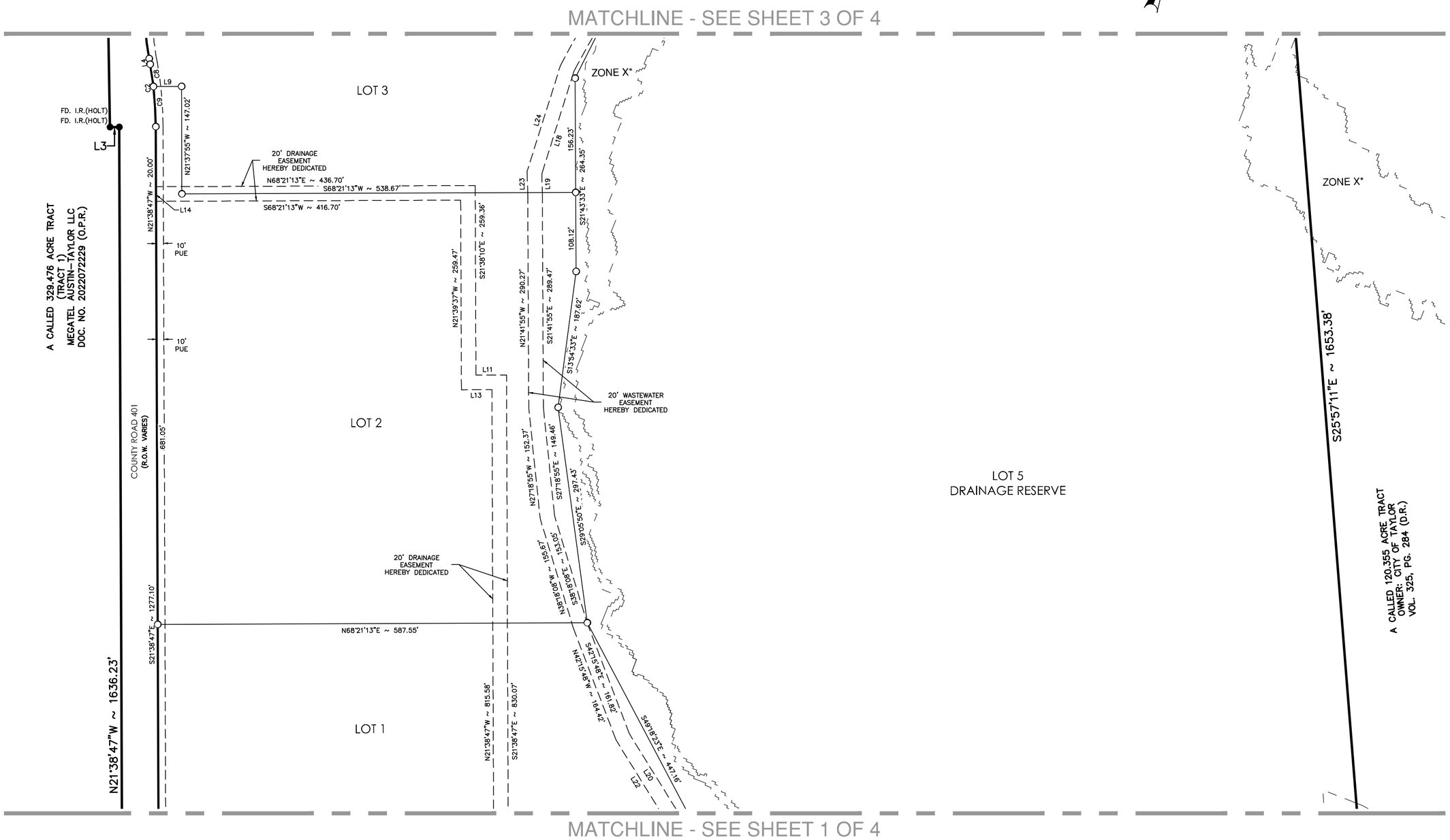
Date: Apr 17, 2024, 4:18pm User ID: DRodriguez
File: H:\Survey\Civil\51429-00\Plat\TaylorTract\PLS1429-00.dwg

FINAL PLAT
OF
TAYLOR TRACT

A 69.015 ACRE TRACT OF LAND, BEING OUT OF A CALLED 69.169 ACRE TRACT, CONVEYED TO TAYLOR 79, LLC, RECORDED IN 2024004167 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS.

0' 100' 200' 300'

SCALE: 1"= 100'



LEGEND

PD	PAPE-DAWSON ENGINEERS
DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
(SURVEYOR) ●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
	EASEMENT LINE
———	PLAT BOUNDARY LINE
———	RIGHT-OF-WAY LINE
———	LOT LINE
— — —	FLOODPLAIN

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711

TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT

Survey Job No. 51429-00

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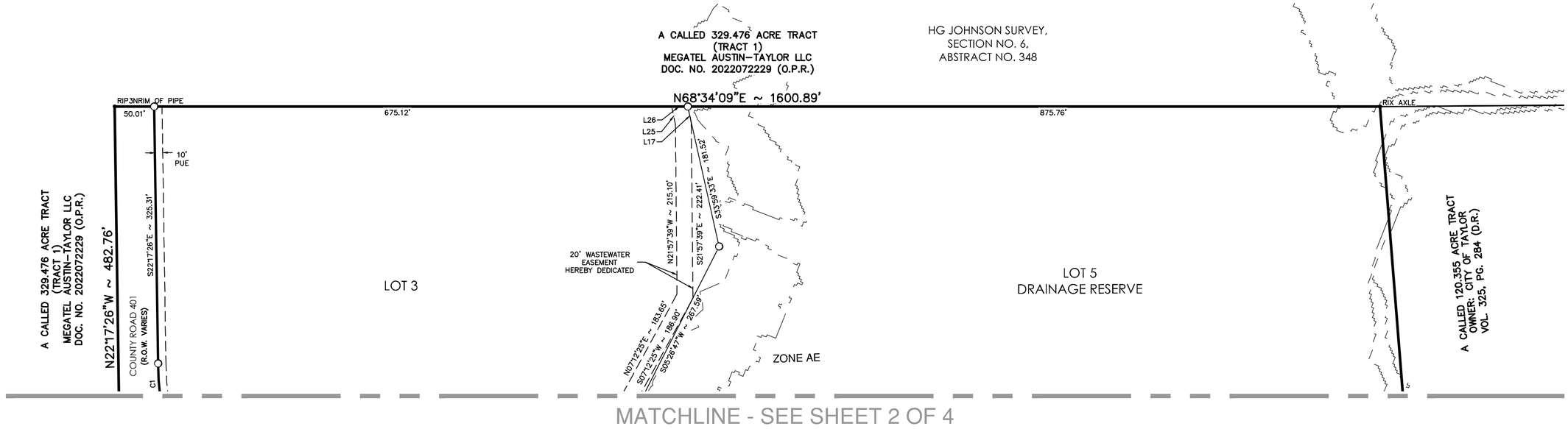
FINAL PLAT
OF
TAYLOR TRACT

A 69.015 ACRE TRACT OF LAND, BEING OUT OF A CALLED 69.169 ACRE TRACT, CONVEYED TO TAYLOR 79, LLC, RECORDED IN 2024004167 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS.



MATCHLINE - SEE SHEET 2 OF 4

FIELD NOTES
FOR

A 69.015 ACRE TRACT OF LAND, BEING OUT OF THE REMNANT PORTION OF A CALLED 69.28 ACRE TRACT, CONVEYED TO TAYLOR TEXAS HOLDINGS, INC., RECORDED IN DOCUMENT NO. 2008053881 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS. SAID 69.015 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron pipe found on the east boundary line of Lot 2, Amended Plat of Amanda's Commercial Subdivision, a subdivision according to the plat recorded in Document No. 2007080629 of the Official Public Records of Williamson County, Texas, conveyed to Ronald A Will, recorded in Document No. 2023035898 of said Official Public Records, said point being the northwest corner of John O. Baker Subdivision, a subdivision according to the plat recorded in Cabinet A, Slide 289 of the Plat Records of Williamson County, Texas, same being the southernmost southwest corner of the Remnant Portion of said 69.28-acre tract for an angle point and **POINT OF BEGINNING** hereof;

THENCE N 25°51'30" W, departing the north boundary of said John O. Baker Subdivision, with the east boundary line of said Lot 2, same being a west boundary line of the Remnant Portion of said 69.28-acre tract a distance of **265.85 feet** to a ½" iron pipe found on the northeast corner of said Lot 2, same being an interior corner of the Remnant Portion of said 69.28-acre tract for an angle point hereof;

THENCE S 52°39'41" W, with the north boundary line of said Lot 2, same being a south boundary line of the Remnant Portion of said 69.28-acre tract, distance of distance of **477.98 feet** to a ¾" iron rod found on the northwest corner of said Lot 2, same being an interior ell corner of the Remnant Portion of said 69.28-acre tract for an angle point hereof;

THENCE S 21°44'21" E, with the west boundary line of said Lot 2, same being the east boundary line of the Remnant Portion of said 69.28-acre tract, a distance of **188.50 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof;

THENCE S 06°42'06" E, departing the west boundary line of said Lot 2, through the interior of the Remnant Portion of said 69.28-acre tract, a distance of **73.45 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the east boundary line of a called 329.476 acre tract (Tract 1), conveyed to Megatel Austin-Taylor, LLC, recorded in Document No. 2022072229 of said Official Public Records, same being the west boundary line of the Remnant Portion of said 69.28-acre tract for the southwest corner hereof;

THENCE, with the east boundary line of said 329.476-acre tract, same being the west boundary line of the Remnant Portion of said 69.28-acre tract, the following three (3) courses and distances:

1. **N 21°38'47" W**, a distance of **1636.23 feet** to an iron rod with cap marked "Holt" found for an angle point hereof,
2. **S 68°24'01" W**, a distance of **12.77 feet** to an iron rod with cap marked "Holt" found for an angle point hereof, and
3. **N 22°17'26" W**, a distance of **482.76 feet** to a 3" iron found on an interior ell corner of said 329.476-acre tract, same being the northwest corner of the Remnant Portion of said 69.28-acre tract for the northwest corner hereof,

THENCE N 68°34'09" E, with a south boundary line of said 329.476-acre tract, same being the north boundary line of the Remnant Portion of said 69.28-acre tract, a distance of **1600.89 feet** to an axle found on the northwest corner of a called 120.355-acre tract, conveyed to City of Taylor, recorded in Volume 325, Page 284 of the Deed Records of Williamson County, Texas, same being the northeast corner of the Remnant Portion of said 69.28-acre tract for the northeast corner hereof;

THENCE S 25°57'11" E, departing the south boundary line of said 329.476-acre tract, with the west boundary line of said 120.355-acre tract, same being the east boundary line of the Remnant Portion of said 69.28-acre tract, a distance of **1653.38 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the northeast corner of said John O. Baker Subdivision, same being a southeast corner of the Remnant Portion of said 69.28-acre tract for the easternmost southeast corner hereof;

THENCE S 52°36'47" W, departing the west boundary line of a said 120.355-acre tract, with the north boundary line of said John O. Baker Subdivision, same being the south boundary line of the Remnant Portion of said 69.28-acre tract, a distance of **1255.59 feet** to the **POINT OF BEGINNING** and containing 69.015 acres in Williamson County, Texas.

NOTES:

1. UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR; GAS: ATMOS ENERGY.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO. 48491C0530F, EFFECTIVE DATE OF DEC. 20, 2019.
4. A 10' PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
5. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE (2020-14).
6. THIS SUBDIVISION IS SUBJECT ORDINANCE NO. 2020-14, WHICH CONTAINS THE DEVELOPMENT REQUIREMENTS/RESTRICTIONS.
7. ALL RESERVES ARE DEDICATED TO AND TO BE MAINTAINED BY THE ASSOCIATION.
8. A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITIES IN THE DEVELOPMENT. SAID AGREEMENT IS TO BE DONE BY SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S21°44'21"E	188.50'
L2	S06°42'06"E	73.45'
L3	S68°24'01"W	12.77'
L4	S31°28'02"E	8.02'
L5	N68°21'13"E	78.63'
L6	S22°59'35"E	0.32'
L7	N22°59'35"W	13.12'
L8	S25°51'30"E	10.20'
L9	S68°22'05"W	38.48'
L10	S37°23'13"E	45.67'
L11	N68°21'12"E	41.85'
L12	S52°39'41"W	20.77'
L13	S68°21'13"W	41.74'
L14	N21°38'47"W	20.00'
L15	S68°04'19"W	19.56'
L16	S52°39'41"W	19.36'
L17	S33°59'33"E	20.36'
L18	S04°01'20"E	146.74'
L19	S22°43'53"E	29.93'
L20	S53°09'24"E	287.46'
L21	S37°32'40"W	20.00'
L22	N53°09'24"W	289.12'
L23	N22°43'53"W	33.34'
L24	N03°59'12"W	151.73'
L25	N33°59'33"W	22.71'
L26	N68°34'09"E	20.49'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	400.00'	009°10'36"	S26°52'44"E	64.00'	64.07'
C2	500.00'	009°49'16"	S26°33'25"E	85.60'	85.70'
C3	175.00'	015°41'33"	N60°30'27"E	47.78'	47.93'
C4	225.00'	015°41'33"	N60°30'27"E	61.43'	61.62'
C5	225.26'	089°41'47"	S67°53'58"E	317.73'	352.65'
C6	175.26'	089°50'09"	N67°58'37"W	247.50'	274.80'
C7	175.00'	015°41'33"	S60°30'27"W	47.78'	47.93'
C8	500.00'	003°30'50"	S29°42'38"E	30.66'	30.66'
C9	500.00'	006°18'26"	S24°48'00"E	55.01'	55.04'
C10	225.26'	078°59'01"	N62°32'35"W	286.52'	310.53'

LEGEND

PD	PAPE-DAWSON ENGINEERS
DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
(SURVEYOR) ●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
	EASEMENT LINE
	PLAT BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	FLOODPLAIN

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT
Survey Job No. 51429-00

Date: Apr 17, 2024, 4:19pm User ID: DRodriguez
File: H:\Survey\CIVIL\51429-00\Plat\TaylorTract\PLS1429-00.dwg

FINAL PLAT
OF
TAYLOR TRACT

A 69.015 ACRE TRACT OF LAND, BEING OUT OF A CALLED 69.169 ACRE TRACT, CONVEYED TO TAYLOR 79, LLC, RECORDED IN 2024004167 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE HG JOHNSON SURVEY, SECTION NO. 6, ABSTRACT NO. 348, IN WILLIAMSON COUNTY, TEXAS.

STATE OF _____

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF _____

I, TAYLOR 79, LLC., SOLE OWNER OF THE CERTAIN 69.169 ACRE TRACT OF LAND , SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2024004167 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, [AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND], AND 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 TO THE STREETS, 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 SPRING CREEK, PHASE 2.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20 ___.

TAYLOR 79, LLC

BY: _____

1720 S. BELLAIRE STREET
DENVER, CO 80222

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

I, PARKER J. GRAHAM, 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 AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 19th DAY OF APRIL, 2024.

Parker J. Graham

_____
PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
STATE OF TEXAS
PAPE-DAWSON CONSULTING ENGINEERS, LLC
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

04/19/2024
DATE

STATE OF TEXAS
REGISTERED
PARKER GRAHAM
5556
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

I, BRENT TULEY, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS, COMMUNITY PANEL NUMBERS, **48491C0530F**, EFFECTIVE DATE DECEMBER 20, 2019, 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. THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH ALL ORDINANCES ADOPTED BY THE CITY OF TAYLOR.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 19 DAY OF April, 20 24.

STATE OF TEXAS
BRENT TULEY
130827
LICENSED
PROFESSIONAL ENGINEER

_____
BRENT TULEY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 130827
STATE OF TEXAS
PAPE-DAWSON CONSULTING ENGINEERS, LLC
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

04/19/2024
DATE

THIS SUBDIVISION TO BE KNOWN AS TAYLOR TRACT HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, 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

I _____ DEVELOPMENT SERVICES DIRECTOR FOR THE CITY OF TAYLOR TEXAS DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____
DIRECTOR DATE

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS FIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE CITY OF TAYLOR FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF TAYLOR DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

_____
CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR DATE

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I,_____, CLERK OF THE COUNTY COURT OF SAID 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 THE ___ DAY OF _____ , 20____, A.D., AT ___ O'CLOCK, ___.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN 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.

_____, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY:_____, DEPUTY

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

TAYLOR TRACT

Survey Job No. 51429-00

Date: Apr 19, 2024, 9:15am User ID: DRodriguez
File: H:\Survey\CIVIL\51429-00\Plat\TaylorTract\PL51429-00.dwg

City of Taylor
PZ-2023-1831
Employment Center & Neighborhood Plan
Staff Report

Item Details

Subject Property:	Acreage North of US 79 between Lorax Lane and Justin Lane
Total Acreage:	Approximately 329.476 acres
Legal Description:	Approximately 329.476 acres of land situated in the William Kincaid Survey No. 5, Abstract No. 373, the Samuel Pharrass Survey No. 1, Abstract No. 496, and the H.G. Johnson Survey No. 6, Abstract No. 348, more particularly described by the Williamson Central Appraisal District Parcels R019625, R635748, and R406314, Taylor, Williamson County, Texas.
Applicant:	Ryan Quinn, Quiddity Engineering, LLC
Property Owner(s):	Megatel Austin Taylor, LLC
Request:	A request for an Employment Center and Neighborhood Plan
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant is requesting an Employment Center and a Neighborhood Plan to allow for Employment Center Place Type south and east of the FEMA floodplain, and Place Types: CS – Civic Space, P1 – Nature (Floodplain Overlay) P3 – Neighborhood, P4 – Mix, and P5 – Urban Center in the developable area north-northwest of the FEMA Floodplain. The Regulating Plan (Megatel Plan page B.3) identifies these areas that will collectively support residential, retail, commercial and industrial developments in their respective locations.

The applicant and the City's urban design consultant, Michael Watkins Architect, created an Employment Center and a Neighborhood Plan to address the combined Industrial and Residential/Commercial structure and scale, civic spaces, and frontage types. The plan (see attached) contains:

- a master plan with development program and annotations,
- a regulating plan with both general and design-specific standards to allow flexibility and is based on Primary and Secondary frontages,
- a thoroughfare plan with applicable front types or cross sections,
- a civic space plan,
- a fire apparatus access diagram, and an addressing plan.

The applicant, city staff, and Michael Watkins and his team of urban designers met to collaboratively conduct an in person design charette the week of November 13, 2023. The

proposed community closely aligns with the City's long-term goals and will help the City meet the growing demand for walkable communities.

Location:

The subject property is located North of US 79 between Lorax Lane and Justin Lane.

Physical and Natural Features:

The subject property is vacant land that is not entirely flat with inundation of the FEMA 100-year floodplain across the center of the property.

Growth Sector Designations:

The subject property is located within the Controlled Growth Sector Tier I (G-2.1) and Controlled Growth Sector Tier II (G-2.2). Extension of utilities to serve the property will be required.

The Controlled Growth Sector Tier I consists of areas with incomplete infrastructure. As development occurs in the Controlled Growth Sector Tier II, infrastructure systems will be extended and may allow for development to occur in Tier I. Controlled Growth Sector Tier II consists of areas where infrastructure is planned but not yet installed or areas where existing infrastructure lacks capacity and needs to be upgraded prior to expansion. (Envision Taylor Comprehensive Plan Page 50).

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designations as Employment Center: Special Zone and Employment Center: Regional.

The Special Employment District was created to provide a location for other, large-scale employment land uses that are associated with Samsung or other regional high-tech businesses. These areas should be preserved for large-scale industrial users and low-density, single-family development is not recommended in these areas. Complimentary land uses such as commercial and retail services and high-density residential may be appropriate in the Special Employment District and should be part of a master plan associated with industrial and employment development. (Envision Taylor Comprehensive Plan Page 81).

The current zoning is EC – Employment Center. Employment Centers are mixed use areas centered around office or industrial uses that can support significant employment. The office and industrial uses help support local retail and restaurants. Neighborhood, Community, and Regional Employment Centers differ by the scale of the development and the employment area they draw from but not in the types of uses or the walkable nature. Special Employment Zones provide a location for other, large-scale employment land uses that are associated with Samsung or other regional high-tech businesses.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	EC – Employment Center	Controlled Growth Sector Tier I	Employment: Special Zone	Vacant and one single-family home
South	EC	Controlled Growth Sector Tier II	Employment: Regional	Vacant & Commercial
East	EC	Controlled Growth Sector Tier II	Employment: Regional	Vacant
West	EC	Controlled Growth Sector Tier I	Employment: Special Zone	Vacant and single-family home

Transportation

The subject property gains access from US 79 to the south and Lorax Lane to the west.

Utilities

The subject property is located within the City of Taylor Water and Sewer CCN. The property has a 12-inch wastewater line at the southeast corner of the property and has a 24-inch water line along Lorax Lane to the east of the property. Extension of utilities will be required. Proceeding steps in the development process will identify any off-site improvements.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the employment center plan request. Nineteen (19) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, May 26, 2024.

Staff Analysis

Upon analyzing the request for an Employment Center and a Neighborhood Plan the EC – Employment Center Place Type is consistent with the surrounding zoning of the properties along all sides, immediately adjacent to the subject property. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
    - Developing in an area with planned infrastructure allows the subject property to connect to utilities and the mix of uses provide a denser development while keeping with the desires of the Comprehensive Plan.

- **H4** – Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single family development.
    - The applicant has proposed a variety of Place Types which accommodate a range of residential building types and serves to provide missing middle housing.

During design it was determined that the following warrants are recommended:

The proposed Employment Center Plan and Neighborhood Plan seeks warrants (page B.3) for the following:

i. To allow higher ratio of P5 – Urban Center Place Type zoning than specified in the Traditional Neighborhood Development (in Table 3.6.1 (A) of the Land Development Code), in order to achieve the higher density for residential uses that is specified in the description of the Special Employment District in the Comprehensive Plan.

ii. For larger block size in P5 – Urban Center Place Type than specified in Table 3.8.2 (J) of the Land Development Code. The parking area to exceed 1.5 times the building footprint as specified in section 5.4.7 of the Land Development Code. Both (ii) and (iii) are requested by the applicant to accommodate the multifamily buildings and associated parking.

iii. For larger blocks in P3 – Neighborhood and P4 – Mix Place Types than specified in Table 3.8.2 (J) of the Land Development Code. The applicant's request is to accommodate their single-family program requirements and to take account of site constraints and thoroughfare connections.

iv. A warrant is recommended to allow parking in the Second Lot Layer in the identified locations on page B.5 only if it is enclosed in a building and screened from view at Frontages.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested Employment Center and Neighborhood Plan.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for rezonings and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

Is the Employment Center and Neighborhood Plan consistent with the Comprehensive Plan?

- The Plan is consistent with the Comprehensive Plan. The applicant would like to use the property to develop the site with an appropriate mixture of Industrial (south and southeast, adjacent US 79 and Justin Lane) and Building Types that are identified in P3, P4, and P5 Place Types to accommodate residential, retail, commercial etc.

Is the Plan compatible with the surrounding area?

- The Plan is compatible with other zoning to the north, east, west, and to the south of the subject property.

Does the Plan promote the public health, safety, or general welfare?

- Staff analysis determined that the proposed Plan for the subject property will promote public health, safety, and the general welfare. In addition, the Planning Principles and

Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

Is adequate infrastructure available or planned to meet the needs of the proposed land use?

- The property has a 12" wastewater line at the southeast corner of the property and has a 24" water line along Lorax Lane to the east of the property. Utility extensions will be required to and through the site to accommodate further development westward.

Do current conditions indicate that an Employment Center and a Neighborhood Plan is necessary?

- The Employment Center and Neighborhood Plan allows the subject property to consist of a combination of building types in proximity to existing and proposed residential, commercial, and industrial uses while still allowing for a walkable community.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Growth Sectors Map
4. Future Land Use Map
5. Current Zoning Map
6. Floodplain Map
7. Notification Map
8. Draft Ordinance 2024-XX
    a. Survey – Exhibit A
    b. Proposed Employment Center & Neighborhood Plan – Exhibit B

QUIDDITY

MEMO

TO: Mr. Tom Yantis, A.I.C.P.

FROM: Mr. Ryan P. Quinn, P.E.

DATE: August 3, 2023

RE: Letter of Intent - Taylor Mixed-Use Park

Mr. Yantis,

Megatel Homes, LLC (Megatel) is a developer and homebuilder based in Dallas-Fort Worth with developments across Texas and parts of Oklahoma. As they seek to grow, they have recently identified, and purchased a tract of land within the City of Taylor's corporate city limits. This tract is located on the east side of City of Taylor (City), west of Carlos G. Parker Boulevard and north of Highway 79 in Williamson County (County), Texas. The tract is comprised of three (3) parcels totaling roughly 329-acres.

It is Megatel's intent to develop this tract as a Mixed-Use Park that will feature three (3) distinct development uses: Industrial, Multi-Family, and Single-Family. The locations of these uses as well as sizing can be seen in the attached Concept Site Plan.

The development will also support natural amenities by providing a substantial trail network and linear park. The property is bisected by roughly 74-acres of floodplain and adjacent natural areas that are not desirable for industrial or residential use but ideal for walking and biking trails.

Current Zoning for the tracts is a combination of Rural Agriculture (R/A) and Single Family 1 (R-1). Current Future Land Uses for the tracts are Employment Special Zone and Employment Regional.

The requested zoning for the tracts will be a combination of Light Industrial (M-1), Multi-Family 2 – Residential Planned Development (MF-2/RPD), and Residential Planned Development (R-1/RPD). It is our current understanding that the Future Land Use will not need to be modified to meet these requested zoning categories.

It is the Developer's understanding that to confirm and finalize the Zoning and RPD documents needed to move forward with the project, a design charrette with the City of Taylor's preferred design/planning consultant will be required.

This development will require significant infrastructure improvements, particularly related to roadways and utilities. After an initial review of the water and wastewater GIS found on the City website, it appears that the primary water connection point will be off Lorax Lane and will require very little offsite

improvements. For wastewater service substantial offsite improvements will be required to extend the gravity lines from the Airport Lift Station to Mustang Creek.

For roadways, the development will align with the planned roadways currently shown in the City's GIS database. This includes a north/south extension of County Road 401 and an east/west Community Boulevard. There will also be local roads within the development to serve end users.

Megatel's desire is to visit with City Council and staff regarding all the above items with the hopes of building a long-term partnership. We believe that this development will provide a benefit to current and future residents of Taylor by creating a unique community and opportunity for an increased tax base. We welcome any immediate feedback and look forward to discussing these items soon. Thank you for your time and consideration.

Sincerely,

Ryan P. Quinn, P.E.
Vice President | Central Texas
Quiddity Engineering, LLC

Attachments: Concept Site Plan

LAND USE TABLE	
Industrial	136.0 Acres
Residential	94.6 Acres
Drainage/Open Space	73.8 Acres
Row/Other	**23.7 Acres**
TOTAL	328.1 Acres

± 2.3 AC.

± 27.9 AC.

JUSTIN LANE

± 10.0 AC.

FUTURE ARTERIAL

± 50 AC.
Single Family

± 23.6 AC.
Multi-Family

± 33.2 AC.

LORAX LANE

PHASE 1

± 21.0 AC.

LOCAL RD.

COMMUNITY BLVD.

± 15.7 AC.

± 15.7 AC.

PHASE 1

± 31.2 AC.

WEST 2ND STREET

NORTH

0' 400' 800'

SCALE: 1"=800'

DATE: 04.06.2023

A Schematic Plan of ± 328.1 Acres | Taylor, Texas

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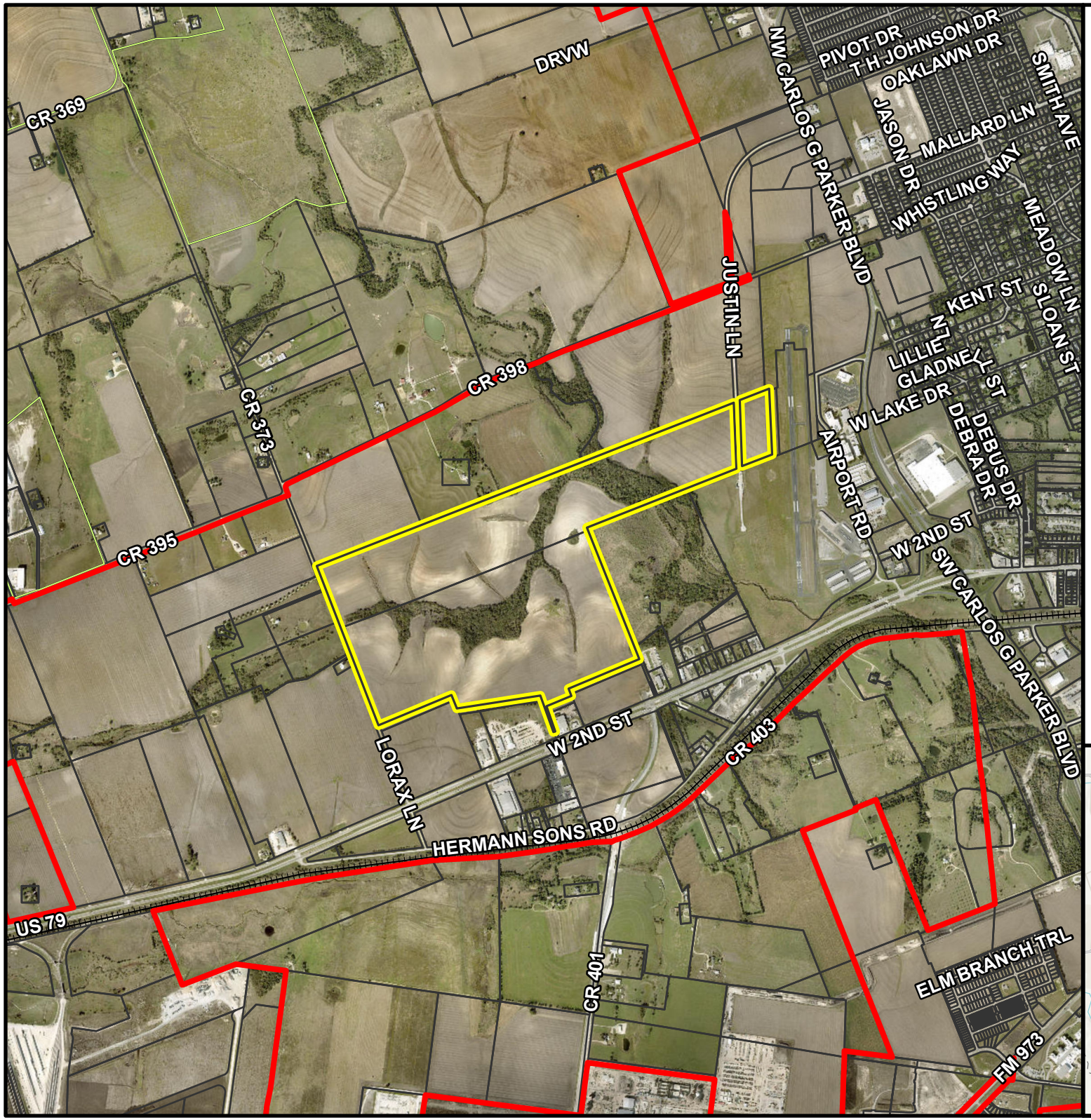
stgdesign.com

FOR REFERENCE ONLY

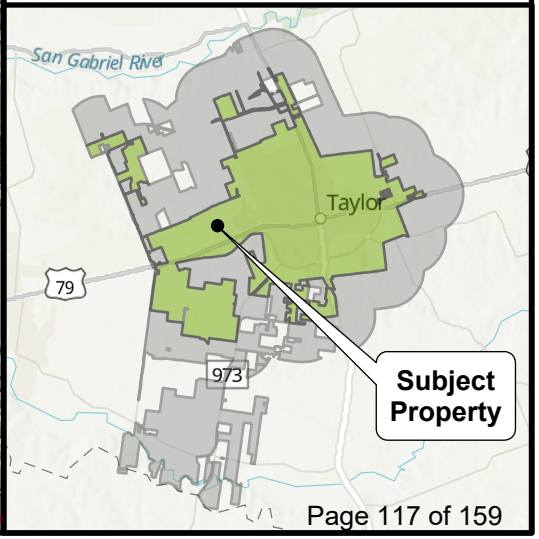


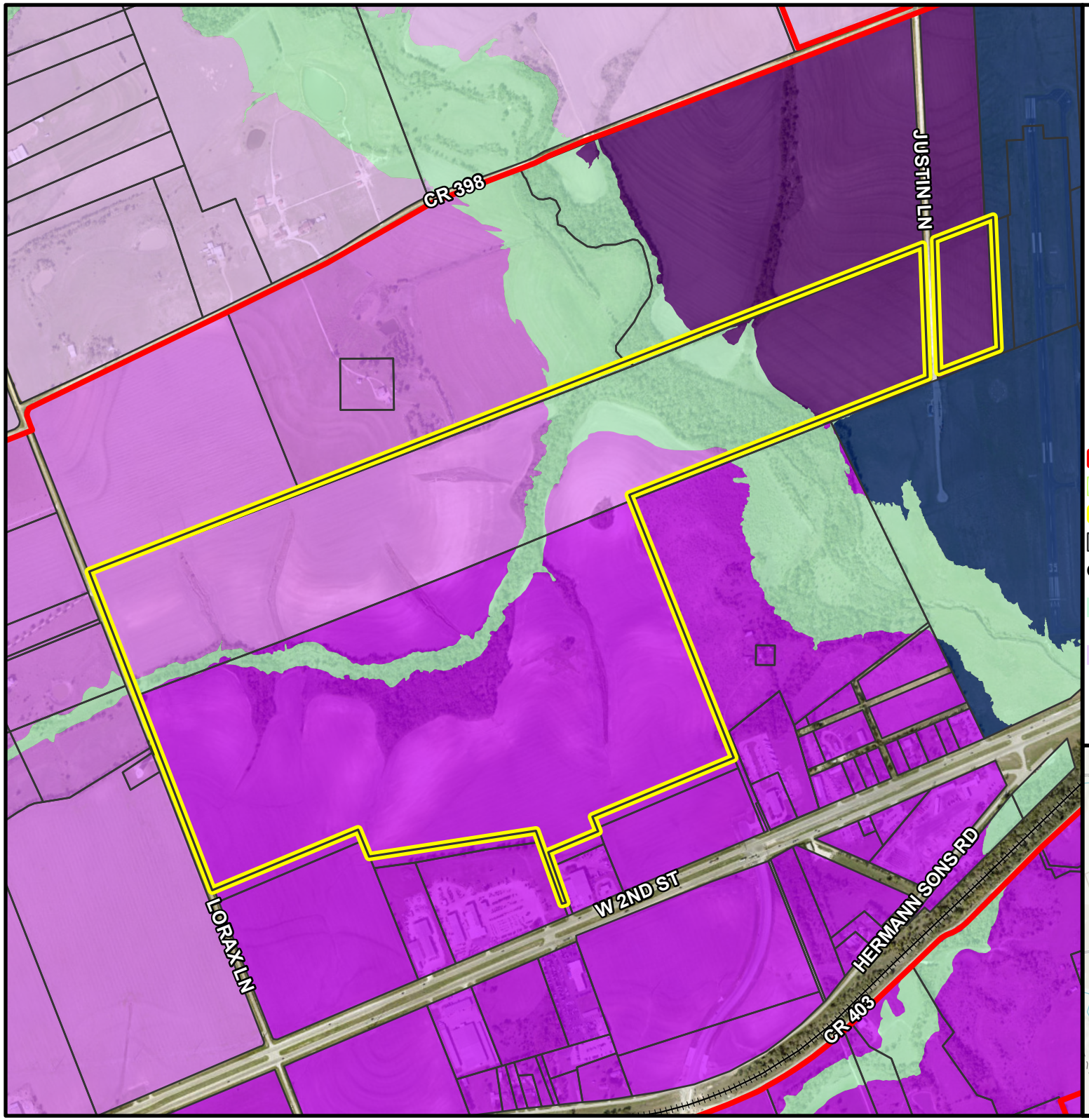
PZ-2023-1831

Generally located between US 79, Lorax Ln. & Justin Ln. Employment Center & Neighborhood Plan Location Map Approximately 300 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 2,000 4,000 Feet





PZ-2023-1831

Generally located between US 79, Lorax Ln. & Justin Ln.
Employment Center & Neighborhood Plan
Growth Sector Map
Approximately 300 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Growth Sector

- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Controlled Growth Sector Tier I (G-2.1)
- Controlled Growth Sector Tier II (G-2.2)
- Intended Growth Sector (G-3)
- Infill Growth Sector (G-5)

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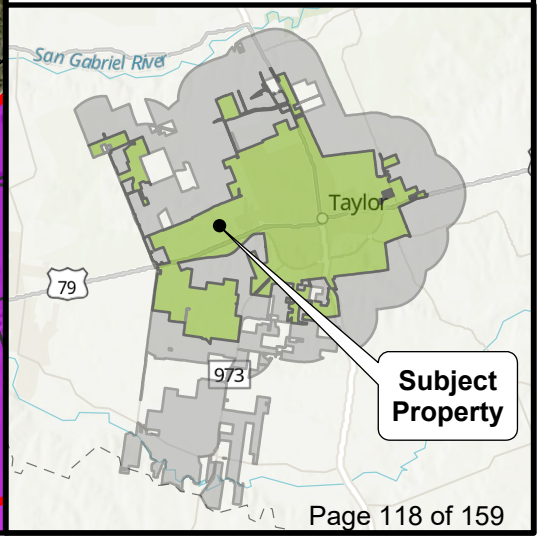
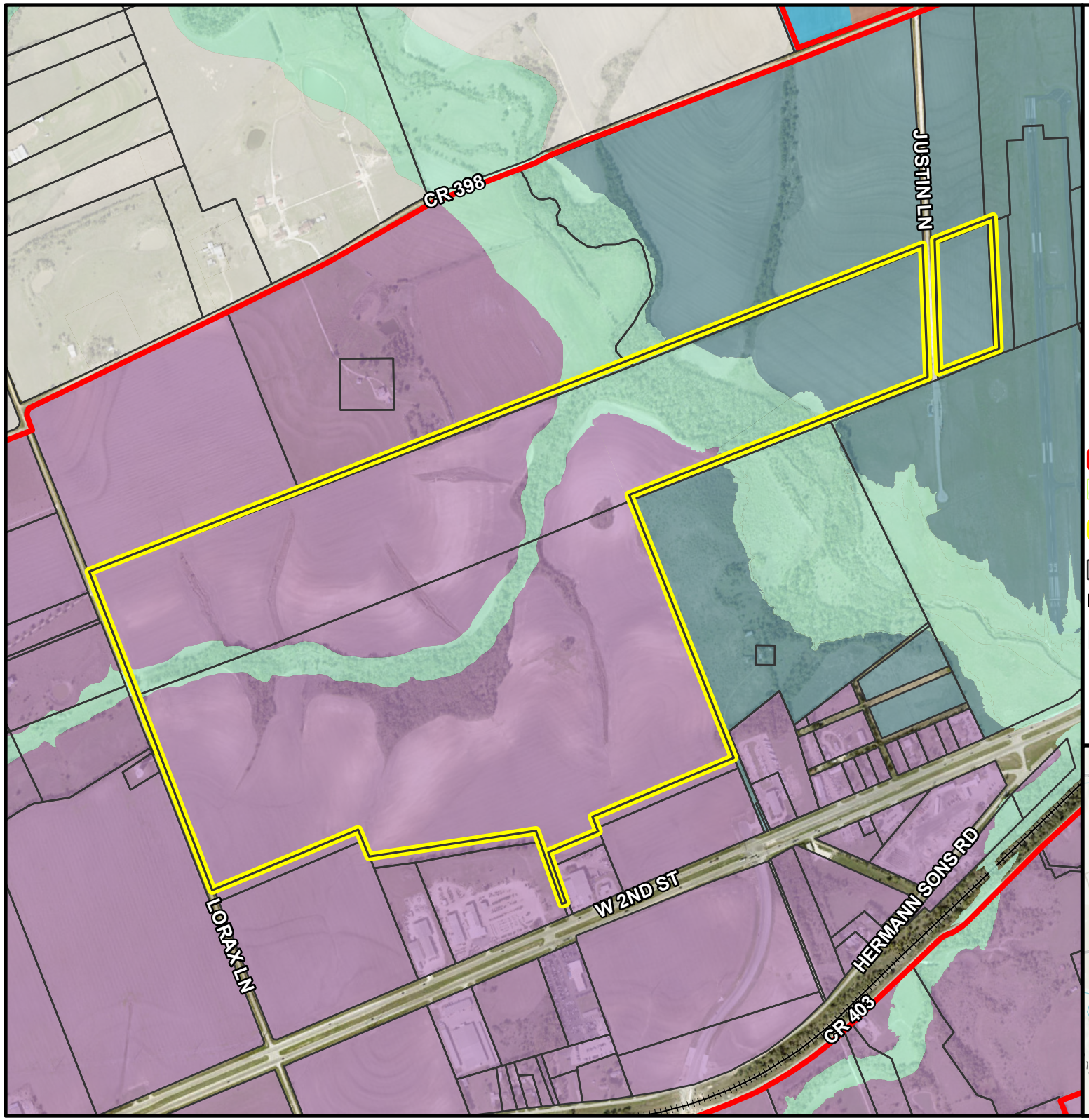




PZ-2023-1831

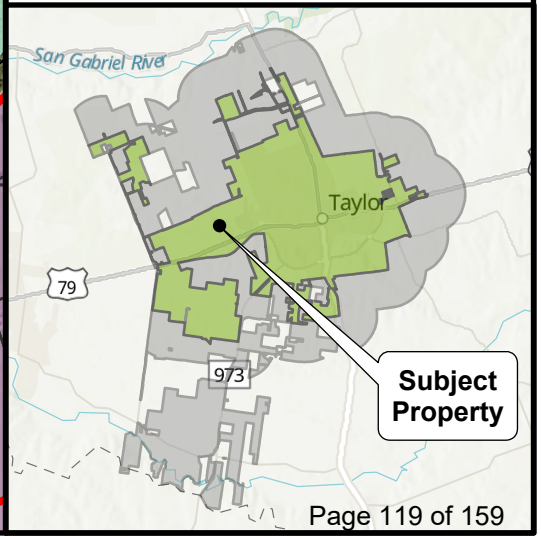
Generally located between US 79, Lorax Ln. & Justin Ln.
Employment Center & Neighborhood Plan
Future Land Use Map
Approximately 300 acres

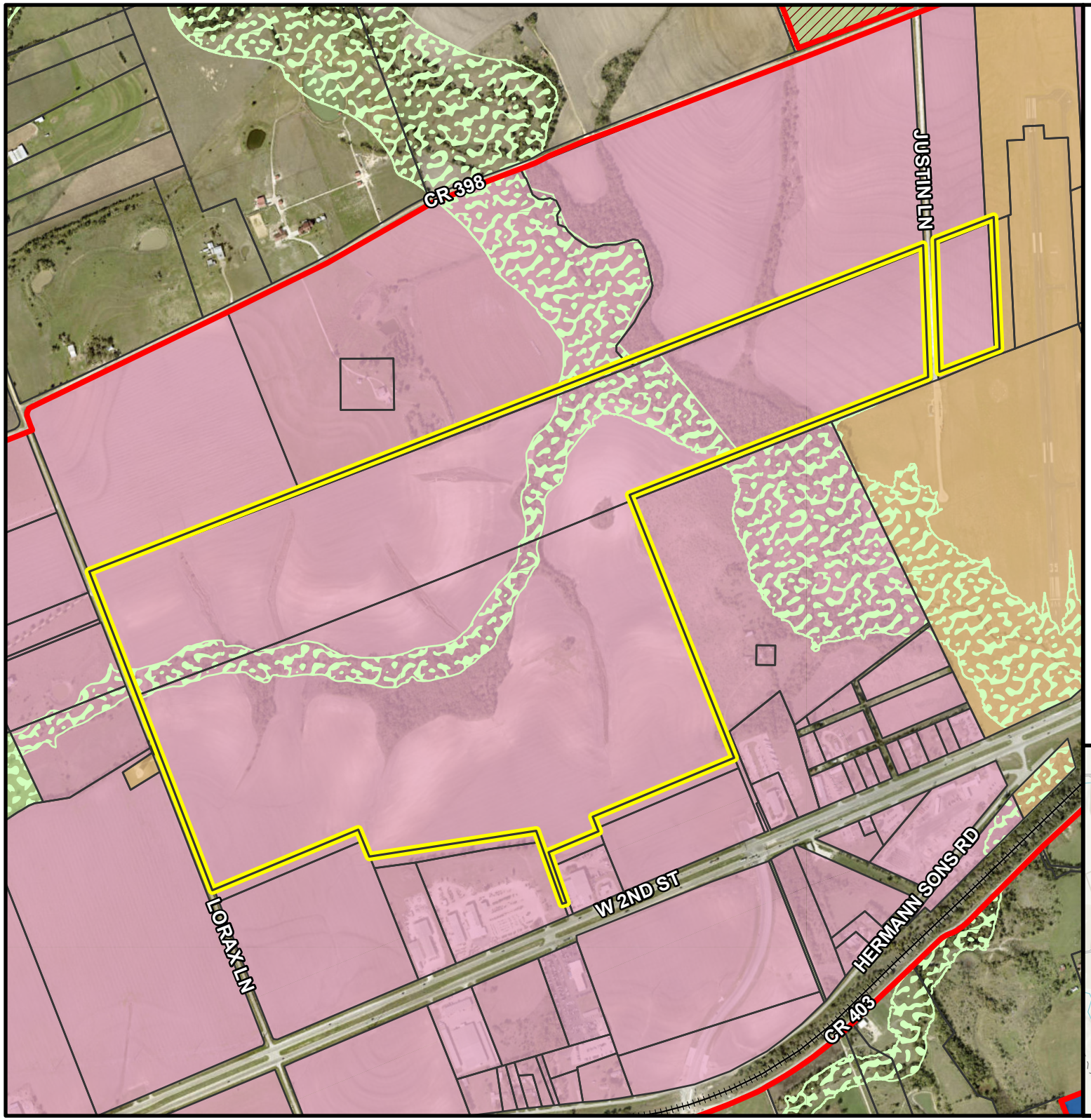
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Future Land Use

- Area of Minimal Change
- Employment: Community
- Employment: Regional
- Employment: Special Zone
- Market: Community
- Open Space

N 0 1,000 2,000 Feet





PZ-2023-1831

Generally located between US 79, Lorax Ln. & Justin Ln.
Employment Center & Neighborhood Plan
Current Zoning Map
Approximately 300 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Overlay Zoning

- Planned Development Overlay

- P1: Nature

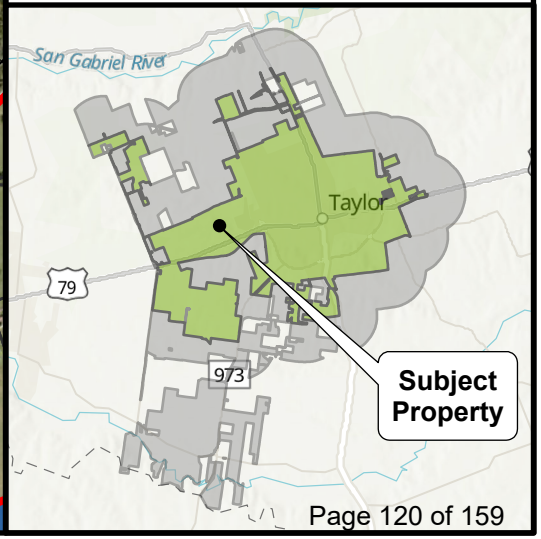
Place Type Zoning

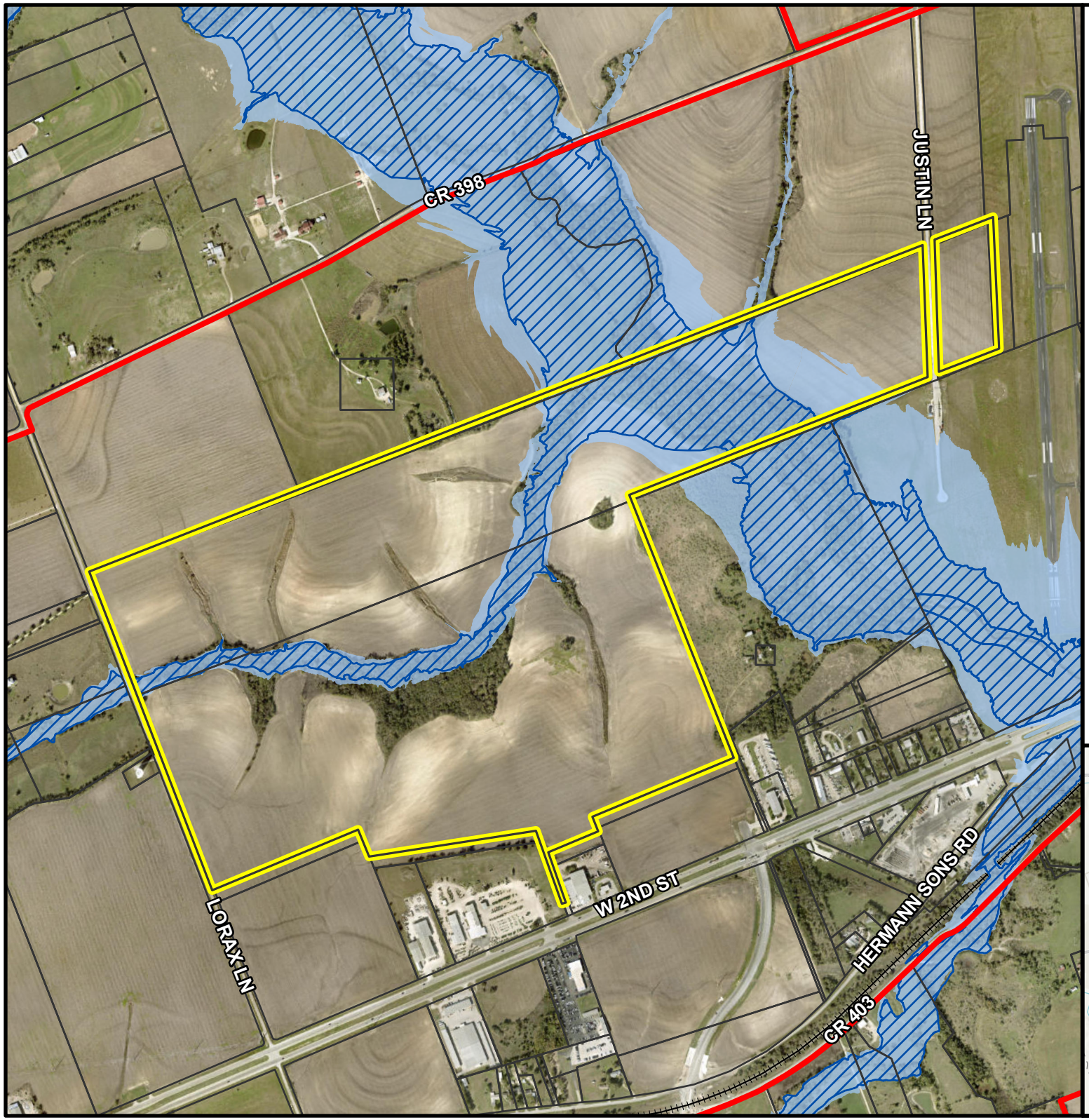
- P2: Rural
- P5: Urban Center
- EC: Employment Center
- CS: Civic Space

N

0 1,000 2,000

Feet





PZ-2023-1831

Generally located between US 79, Lorax Ln. & Justin Ln.
Employment Center & Neighborhood Plan
Location Map
Approximately 300 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels
- FEMA 100-year Floodplain
- Taylor 100-year Floodplain

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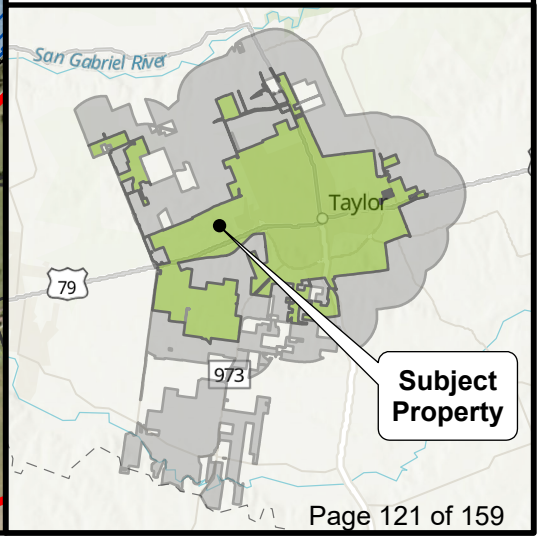
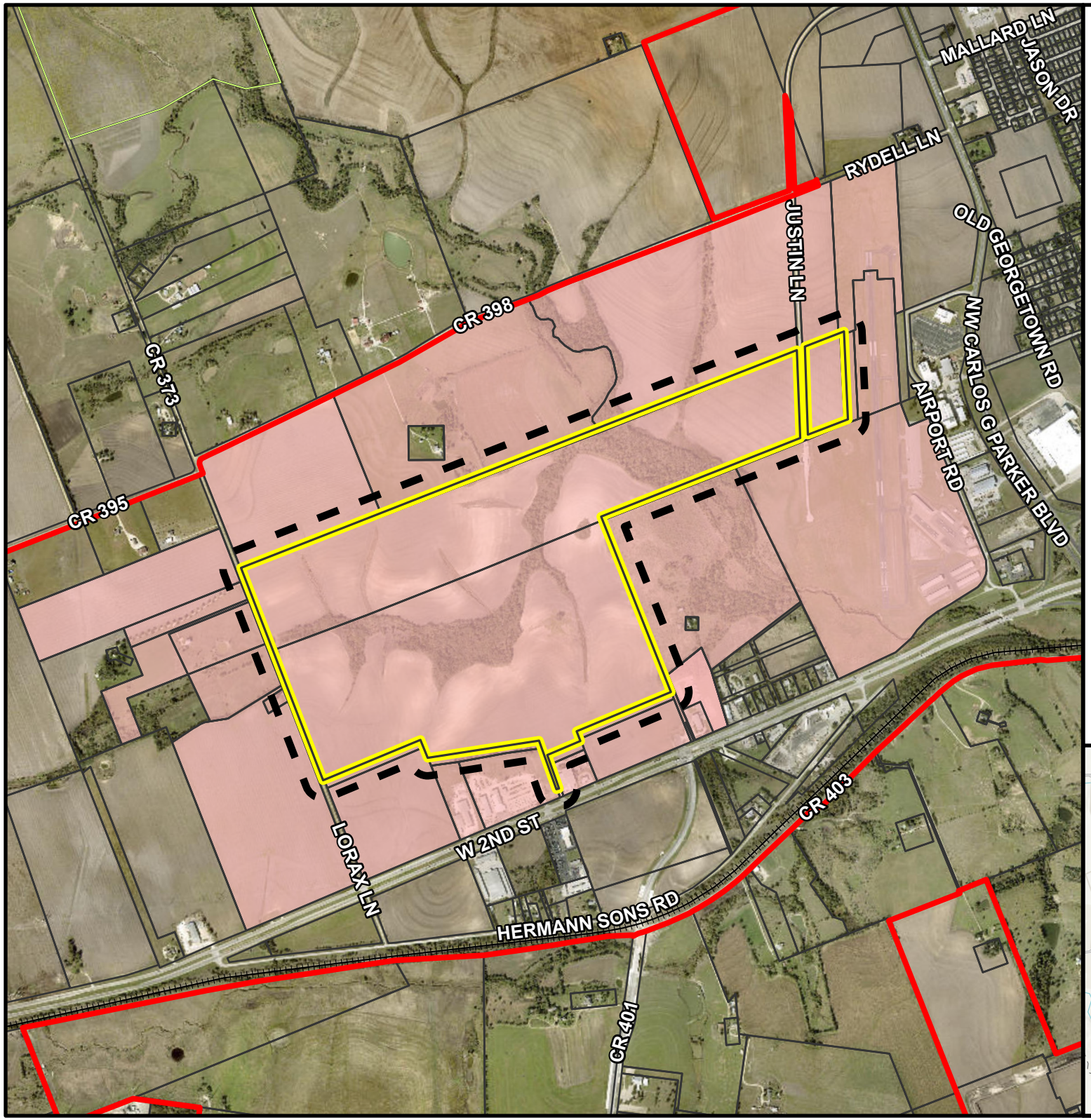
Feet





Taylor Texas
CITY OF TAYLOR TX

PZ-2023-1831

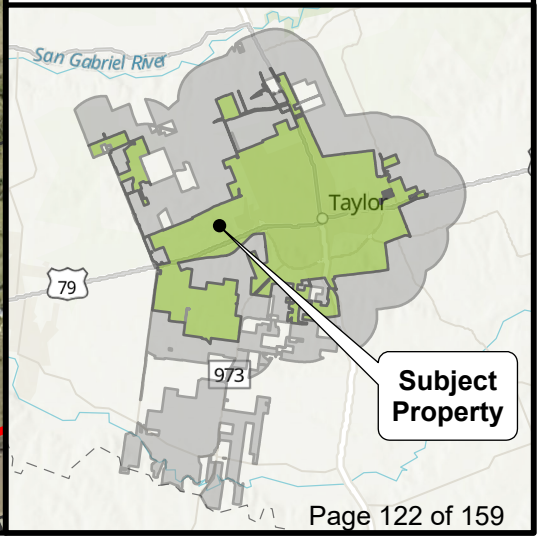
Generally located between US 79, Lorax Ln. & Justin Ln. Employment Center & Neighborhood Plan Notification Map Approximately 300 acres

- City Limits
- ETJ Boundary
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N

0 1,000 2,000

Feet



ORDINANCE NO. 2024-29

AN ORDINANCE REQUESTING A COMBINED EMPLOYMENT CENTER AND NEIGHBORHOOD PLAN FOR PROPERTY GENERALLY LOCATED BETWEEN US 79, LORAX LANE, AND JUSTIN LANE, LEGALLY DESCRIBED AS APPROXIMATELY 329.476 ACRES OF LAND SITUATED IN THE WILLIAM KINCAID SURVEY NO. 5, ABSTRACT NO. 373, THE SAMUEL PHARRASS SURVEY NO. 1, ABSTRACT NO. 496, AND THE H.G. JOHNSON SURVEY NO. 6, ABSTRACT NO. 348, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R019625, R635748, AND R406314, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on June 27, 2024, to consider the request made by the applicant, whose property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to approve an Employment Center and Neighborhood Plan referred to as Megatel; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on June 11, 2024, to consider the zoning request, and recommended approval of the Employment Center and Neighborhood Plan to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Employment Center and Neighborhood Plan and Property zoning change.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, that:

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The Official Zoning map of the City of Taylor, Texas, is changed to indicate that an Employment Center and Neighborhood Plan has been approved for the Property and to show the allocation and location of Place Types on the Property as depicted in the Employment Center and Neighborhood Plan attached hereto for all purposes as Exhibit "B".

SECTION 3. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 4. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

DRAFT

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2024-29 was introduced before the Taylor City Council on the 27th day of June 2024.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2024.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2024-29, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2024, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2024.

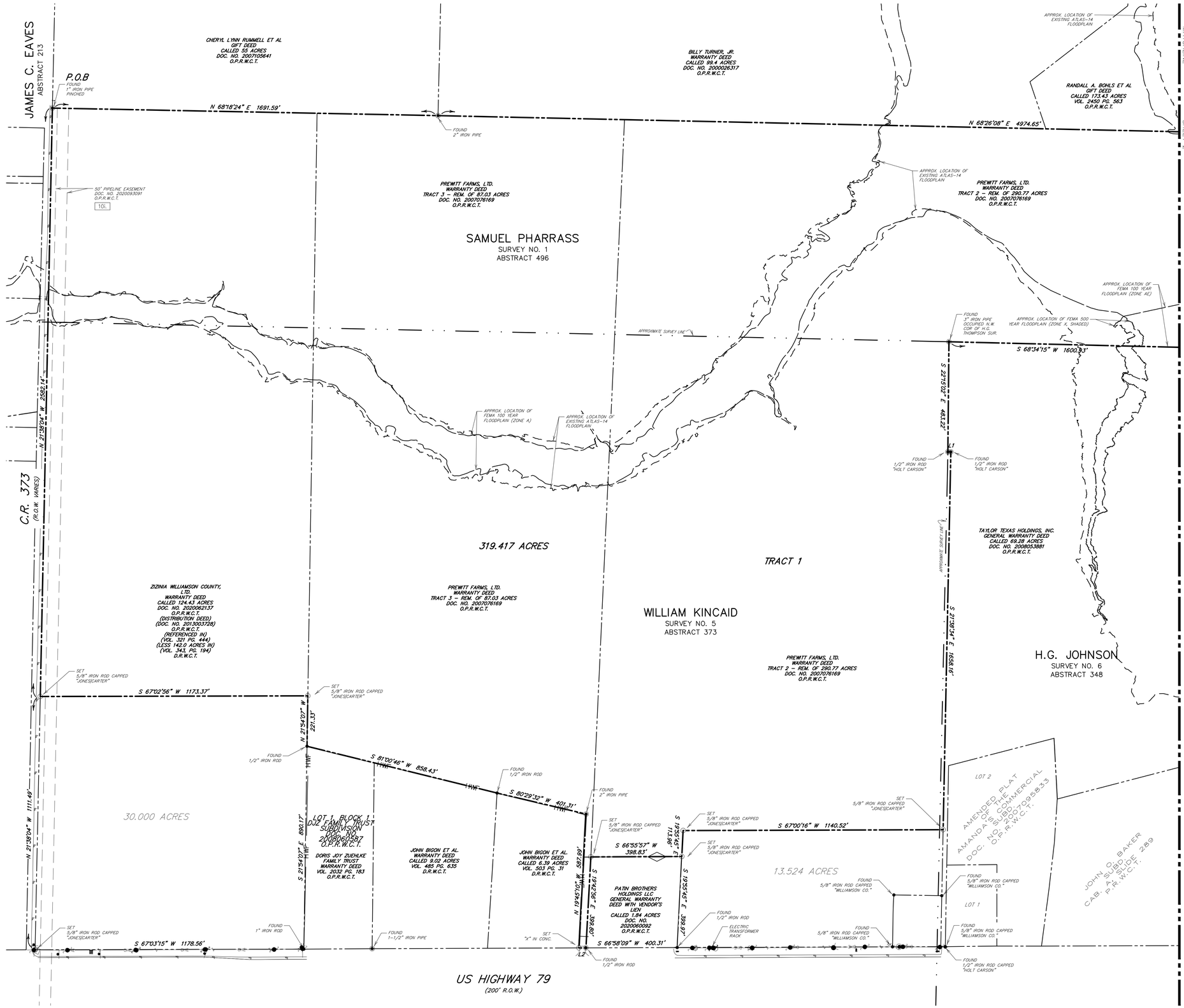
_____
Dianna McLean
City Clerk

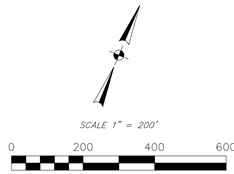
DRAFT

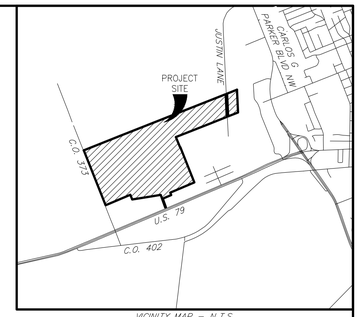
EXHIBIT A

(Legal Description/Survey)

DRAFT







VICINITY MAP – N.T.S.

LEGEND

●	IRON ROD FOUND
◉	IRON PIPE FOUND
■	MONUMENT FOUND AS NOTED
○	5/8" IRON ROD SET W/CAP STAMPED "JONES|CARTER"
△	CALCULATED POINT
	FIRE HYDRANT
	WATER VALVE
	UTILITY POLE
	GUY ANCHOR
	SIGN
MH	WATER MANHOLE
	TELEPHONE CABLE MARKER
T	ELECTRIC TRANSFORMER
	OVERHEAD UTILITIES
	CHAIN LINK FENCE
	EDGE OF ASPHALT
10xx.	SCHEDULE B ITEM NO.
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
R.P.R.W.C.T.	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

SCHEDULE B ITEMS:

10e. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: electric transmission and distribution lines and appurtenances
Recording Date: April 6, 1950
Recording No: Volume 360, Page 329, Deed Records of Williamson County, Texas.
MAY AFFECT Tracts, location cannot be determined from document.

10f. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: electric transmission and distribution lines and appurtenances
Recording Date: September 23, 1957
Recording No: Volume 419, Page 484, Deed Records of Williamson County, Texas.
Affects: Tract 1
MAY AFFECT Tracts, location cannot be determined from document.

10g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Jonah Water Supply Corp.
Purpose: water lines
Recording Date: March 5, 1973
Recording No: Volume 564, Page 45, Deed Records of Williamson County, Texas.
Affects: Tracts 1
MAY AFFECT Tracts, location cannot be determined from document.

10h. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Noack Water Supply Corporation
Purpose: water lines and all related facilities
Recording Date: July 17, 2015
Recording No: 2015061237, Official Public Records of Williamson County, Texas.
Affects: Tracts 1
MAY AFFECT Tracts, location cannot be determined from document.

10i. Terms, conditions and provisions contained in that certain unrecorded Agreement as disclosed by Recording Memorandum, by and among Zizinia Williamson County, Ltd., and Prewitt Farms, Ltd., as "Grantors", and M2E3 LLC, as "Grantee", in instrument recorded on August 12, 2020 in Document No. 2020093091, Official Public Records of Williamson County, Texas.
Affects: Tracts 1
AFFECTS Tracts 1 as shown hereon.

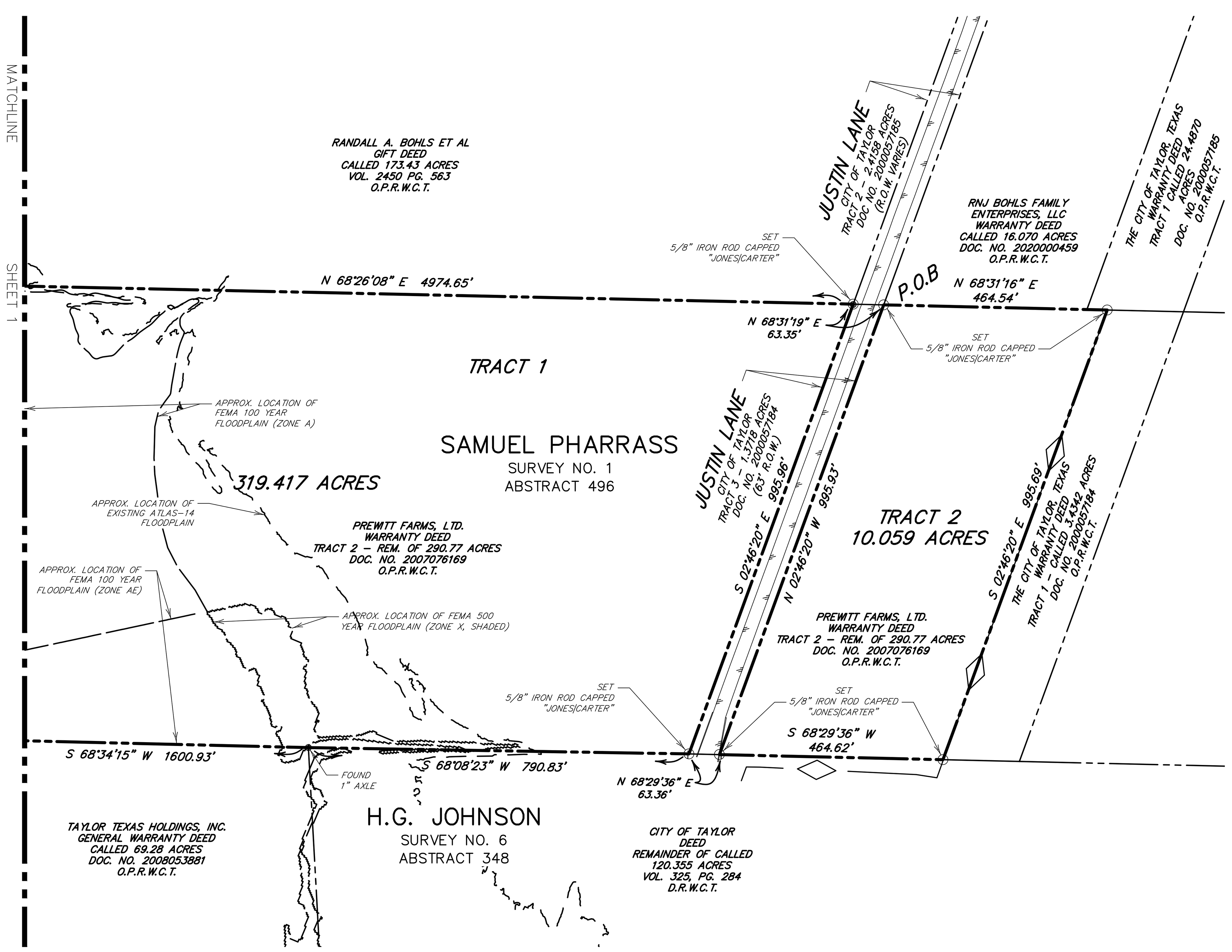
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 68°48'09" E	13.10'
L2	S 67°04'21" W	30.61'

ALTA/NSPS LAND TITLE SURVEY
OF
329.476 ACRES
OUT OF THE
W. KINCAID SURVEY, A-373, S. PHARRASS SURVEY, A-496 & THE H.G. JOHNSON SURVEY, A-348
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
MAY 2022

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-23290
Texas Board of Professional Land Surveying Registration No. 10046100
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SHEET 1 OF 2



LEGAL DESCRIPTION

BEING 329.476–acres of land situated in the William Kincaid Survey No. 5, Abstract No. 373, the Samuel Pharrass Survey No. 1, Abstract No. 496 and the H.G. Johnson Survey No. 6, Abstract No. 348, Williamson County, Texas; being a portion of a called 124.43 acres to Zizinia Williamson County, Ltd. as described in Document No. 2020062137 of the Official Public Records of Williamson County, Texas, further described in Volume 321, Page 444, less a called 142.0 acres in Volume 343, Page 194 of the Deed Records of Williamson County, Texas; a remainder portion of Tract 2 – called to contain 290.77 acres and Tract 3 – called to contain 87.03 acres to Prewitt Farms Ltd. as described in a Warranty Deed in Document No. 2007076169 of the Official Public Records of Williamson County, Texas; said 329.476–acres being more particularly described by metes and bounds as 2 (two) tracts as follows with bearings referenced to the Texas Coordinate System of 1983, Central Zone:

TRACT 1 – 319.417 ACRES

BEGINNING: at a 1–inch iron pipe with pinched top found on the Eastern line of County Road 373 (R.O.W. Varies), on the northwestern line of the said called 124.43–acre tract, for the southwestern corner of that certain tract of land called to contain 55 acres to Cheryl Lynn Rummell et al in a Gift Deed in Document No. 2007105641 of the Official Public Records of Williamson County, Texas, for the northwestern corner of this herein described tract;

THENCE: North 68°18'24" East a distance of 1691.59 feet along the southeastern line of the said 55–acre tract, the northwestern line of the remainder of the said called 124.43 acres, the northwestern line of said Tract 3 called 87.03 acres to a 2–inch iron pipe found for the southeastern corner of the said 55–acre tract, the southwestern corner of a that certain tract of land called to contain 99.4 acres to Billy Turner, Jr. in Document No. 2000026317 of the Official Public Records of Williamson County, Texas, for a corner of this herein described tract;

THENCE: North 68°26'08" East a distance of 4974.65 feet along the southeastern line of the said 99.4 acres, the southeastern line of that certain tract of land called to contain 173.43 acres to Randall A. Bohls et al as described in a Gift Deed in Volume 2450, Page 563 of the Official Records of Williamson County, Texas to a 5/8–inch iron rod with cap stamped "Jones|Carter" set for the Northwestern corner of Justin Lane (63 foot R.O.W.) called Tract 3 – 1.3718 acres to the City of Taylor as described in a Warranty Deed in Document No. 2000057184 of the Official Public Records of Williamson County, Texas, the same being the southwestern corner of that certain tract of land called Tract 2 – 2.4158 acres (Justin Lane – R.O.W. Varies) as described in a Warranty Deed to the City of Taylor in Document No. 2000057185 of the Official Public Records of Williamson County, Texas, for the Northeastern corner of this herein described tract, from which a 5/8–inch iron rod with cap stamped "Jones|Carter" set for the northeastern corner of said Tract 3 – 1.3718 acres, the southeastern corner of said Tract 2 – 2.4158 acres, for the Northwestern corner of a 10.059 acre tract (Tract 2), this day further described below, bears North 68°31'19"East a distance of 63.35 feet;

THENCE: South 02°46'20"East a distance of 995.96 feet along the southwestern line of said Tract 3 – 1.3718 acres to a 5/8–inch iron rod with cap stamped "Jones|Carter" set for the southwestern corner of said Tract 3 – 1.3718 acres on the northern line of that certain tract of land called to contain 120.355 acres to the City of Taylor as described in a Deed in Volume 325, Page 284 of the Deed Records of Williamson County, Texas, a southeastern line of the said Tract 2 – 290.77 acres, for the easternmost southeastern corner of this herein described tract, from which a 5/8–inch iron rod with cap stamped "Jones|Carter" set for the southeastern corner of said Tract 3 – 1.3718 acres, the southwestern corner of the said 10.059 acre tract (Tract 2), this day further described below, bears North 68°29'36"East a distance of 63.36 feet;

THENCE: South 68°08'23" West a distance of 790.83 feet along the northwestern line of the said 120.355–acre tract, a southeastern line of the said Tract 2 – 290.77 acres to a 1–inch Axle found for the Northwestern corner of the said 120.355 acre tract, the northeastern corner of that certain tract of land called to contain 69.28 acres of land to Taylor Texas Holdings, Inc. as described in a General Warranty Deed in Document No. 2008053881 of the Official Public Records of Williamson County, Texas, for a corner of this herein described tract;

THENCE: South 68°34'15" West a distance of 1600.93 feet continuing along a southeastern line of the said Tract 2 – 290.77–acres, the northwestern line of the said 69.28–acre tract to a 3–inch iron pipe found for the northwestern corner of the said 69.28 acre tract, the occupied northwestern corner of the said H.G. Thompson Survey, Abstract No. 348, an interior corner of the said Tract 2 – 290.77 acres, for a corner of this herein described tract;

THENCE: South 22°15'02" East a distance of 483.22 feet along the southwestern line of the said 69.28–acre tract to a 1/2–inch iron rod with cap stamped "Holt Carson" found for a corner of the said 69.28–acre tract, for a corner of this herein described tract;

THENCE: North 66°48'09" East a distance of 13.10 feet continuing along a line of the said 69.28–acre tract to a 1/2–inch iron rod with cap stamped "Holt Carson" found for a corner of the said 69.28–acre tract, for a corner of this herein described tract;

THENCE: South 21°38'34" East a distance of 1658.16 feet along a southwestern line of the said 69.28–acre tract, the northeastern line of said Tract 2–290.77 acres, to a 5/8–inch iron rod with cap stamped "Jones|Carter" set for a corner of this herein described tract;

THENCE: South 67°00'16" West a distance of 1140.52 feet across said Tract 2 – 290.77 acres to a 5/8–inch iron rod with cap stamped "Jones|Carter" set for a corner of this herein described tract;

THENCE: South 19°55'45" East a distance of 113.96 feet continuing across said Tract 2 – 290.77 acres to a 5/8–inch iron rod with cap stamped "Jones|Carter" set for the northeastern corner of that certain tract of land called to contain 1.84 acres to Patin Brothers Holdings, LLC in a General Warranty Deed with Vendor's Lien in Document No. 2020060092 of the Official Public Records of Williamson County, Texas, for a corner of this herein described tract;

THENCE: South 66°55'57" West a distance of 398.83 feet along the northwestern line of the said 1.84–acre tract to a 5/8–inch iron rod with cap stamped "Jones|Carter" set on the common line of said Tract 2 – 290.77 acres and Tract 3 – 87.03 acres for the northwestern corner of the said 1.84–acre tract, for a corner of this herein described tract;

THENCE: South 19°42'56" East a distance of 399.80 feet continuing along a common line of said Tract 2 – 290.77 acres and Tract 3 – 87.03 acres, the same being the southwestern line of the said 1.84–acre tract to a 1/2–inch iron rod found on the northwestern line of said U.S. Highway 79, for the southwestern corner of the said 1.84–acre tract, for a corner of this herein described tract;

THENCE: South 67°04'21" West a distance of 30.61 feet across said Tract 3 – 87.03 acres and along the northwestern line of said U.S. Highway 79 to a chiseled "X" in concrete set on a southwestern line of said Tract 3 – 87.03 acres, for the southeastern corner of that certain tract of land called to contain 6.39 acres to John Bigon, et al as described in a Warranty Deed in Volume 503, Page 31 of the Deed Records of Williamson County, Texas, for a corner of this herein described tract;

THENCE: North 19°45'10" West a distance of 587.99 feet along a line of the said Tract 3 – 87.03 acres, the northeastern line of the said 6.39–acre tract to a 2–inch iron pipe found for a corner of said Tract 3, the northeastern corner of the said 6.39–acre tract, for a corner of this herein described tract;

THENCE: South 80°29'32" West a distance of 401.31 feet along a line of said Tract 3 – 87.03 acres, the northwestern line of the said 6.39–acre tract to a 1/2–inch iron rod found for the northwestern corner of the said 6.39–acre tract, the northeastern corner of that certain tract of land called to contain 9.02 acres to John Bigon et al as described in a Warranty Deed in Volume 485, Page 635 of the Deed Records of Williamson County, Texas, for a corner of this herein described tract;

THENCE: South 81°00'46" West a distance of 858.43 feet continuing along a line of the said Tract 3 – 87.03 acres, the northwestern line of the said 9.02 acre tract, the northwestern line of Lot 1, Block 1 – DJZ Family Trust Subdivision as shown on a plat recorded in Document No. 2008060587 of the Official Public Records of Williamson County, Texas, being the same tract of land to Doris Joy Zuehlke Family Trust as described in a Warranty Deed in Volume 2032, Page 183 of the Official Public Records of Williamson County, Texas, to a 1/2–inch iron rod found for the northwestern corner of said DJZ Family Trust Subdivision on the northeastern line of the said Zizinia Williamson County, LTD – called 124.43 acres, for a corner of this herein described tract;

THENCE: North 21°54'07" West a distance of 221.33 feet along the northeastern line of the said called 124.43–acre tract, the southwestern line of said Tract 3 – 87.03 acres to a 5/8–inch iron rod with cap stamped "Jones|Carter" set for a corner of this herein described tract;

THENCE: South 67°02'56" West a distance of 1173.37 feet across the said 124.43–acre tract to a 5/8–inch iron rod with cap stamped "Jones|Carter" set on the northeastern line of said County Road No. 373 for the southwestern corner of this herein described tract;

THENCE: North 21°38'04" West a distance of 2582.14 feet along the northeastern line of said County Road No. 373 to the POINT OF BEGINNING and containing 319.417 acres of land.

TRACT 2 – 10.059 ACRES

BEGINNING: at a 5/8–inch iron rod with cap stamped "Jones|Carter" set for the northeastern corner Justin Lane being the said Tract 3 – 1.3718 acres to the City of Taylor in Document No. 2000057184, the southeastern corner of Justin Lane being the southeastern corner of said Tract 2 – 2.4158 acres to the City of Taylor in Document No. 2000057185, the southwestern corner of that certain tract of land called to contain 16.070 acres to RNJ Bohls Family Enterprises, LLC as described in a Warranty Deed in Document No. 2020000459 of the Official Public Records of Wiliamson County, Texas, for the northwestern corner of this herein describe tract, from which a 5/8–inch iron rod with cap stamped "Jones|Carter" set for the northwestern corner of said Tract 3 – 1.3718 acres, the southwestern corner of said Tract 2 – 2.4158 acres, the same being the Northeastern corner of the 322.452 acre tract (Tract 1), this day further described above, bears South 68°31'19" West a distance of 63.35 feet;

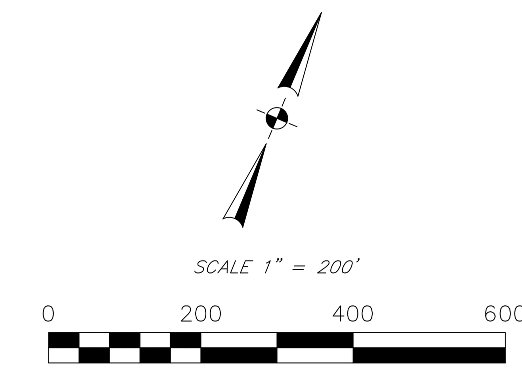
THENCE: North 68°31'16" East a distance of 464.54 feet along the southeastern line of the said 16.070–acre tract, the southeastern line of that certain tract of land called Tract 1 called to contain 24.4870 acres of land to the City of Taylor in a Warranty Deed in Document No. 2000057185 of the Official Public Records of Williamson County, Texas to a 5/8–inch iron rod with cap stamped "Jones|Carter" set for the Northwestern corner of that certain that certain Tract 1 – called to contain 3.4342 acres of land to the City of Taylor as described in a Warranty Deed in Document No. 2000057184 of the Official Public Records of Williamson County, Texas, for the northeastern corner of this herein described tract;

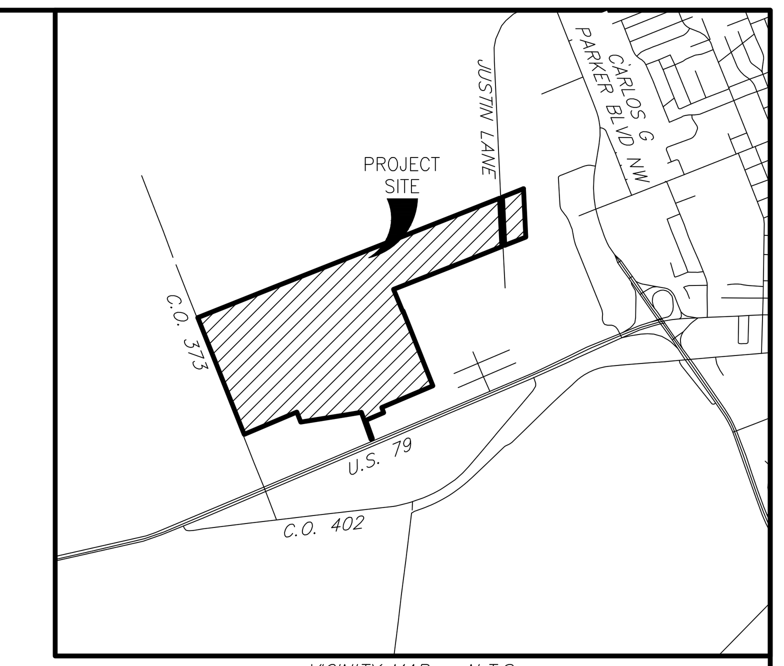
THENCE: South 02°46'20" East a distance of 995.69 feet along the southwestern line of the said Tract 1 – 3.4342 acres to a 5/8–inch iron rod with cap stamped "Jones|Carter" set for the southwestern corner of the said Tract 1, on the northwestern line of the said tract of land called to contain 120.355 acres to the City of Taylor as described in a Deed in Volume 325, Page 284 of the Deed Records of Williamson County, Texas, for the southeastern corner of this herein described tract;

THENCE: South 68°29'36" West a distance of 464.62 feet along the northwestern line of the said 120.355 acre tract to a 5/8–inch iron rod with cap stamped "Jones|Carter" set for the southeastern corner of the said Tract 3 – 1.3718 acre tract, for the southwestern corner of this herein described tract, from which a 5/8–inch iron rod with cap stamped "Jones|Carter" set for the easternmost southeastern corner of the 322.452 acre tract (Tract 1), this day further described above, bears South 68°29'36" West a distance of 63.36 feet;

THENCE: North 02°46'20" West a distance of 995.93 feet along the northeastern line of the said Tract 3 – 1.3718 acres to the POINT OF BEGINNING and containing 10.059 acres of land;

Having a combined acreage of 329.476 acres of land in both tracts.





VICINITY MAP – N.T.S.

SCHEDULE B ITEMS:

10e. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: electric transmission and distribution lines and appurtenances
Recording Date: April 6, 1950
Recording No: Volume 360, Page 329, Deed Records of Williamson County, Texas.
MAY AFFECT Tracts, location cannot be determined from document.

10f. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: electric transmission and distribution lines and appurtenances
Recording Date: September 23, 1957
Recording No: Volume 419, Page 484, Deed Records of Williamson County, Texas.
Affects: Tract 1
MAY AFFECT Tracts, location cannot be determined from document.

10g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Jonah Water Supply Corp.
Purpose: water lines
Recording Date: March 5, 1973
Recording No: Volume 564, Page 45, Deed Records of Williamson County, Texas.
Affects: Tracts 1
MAY AFFECT Tracts, location cannot be determined from document.

10h. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Noack Water Supply Corporation
Purpose: water lines and all related facilities
Recording Date: July 17, 2015
Recording No: 2015061237, Official Public Records of Williamson County, Texas.
Affects: Tracts 1
MAY AFFECT Tracts, location cannot be determined from document.

10i. Terms, conditions and provisions contained in that certain unrecorded Agreement as disclosed by Recording Memorandum, by and among Zizinia Williamson County, Ltd., and Prewitt Farms, Ltd., as "Grantors", and M2E3 LLC, as "Grantee", in instrument recorded on August 12, 2020 in Document No. 2020093091, Official Public Records of Williamson County, Texas.
Affects: Tracts 1
AFFECTS Tracts 1 as shown hereon.

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- MONUMENT FOUND AS NOTED
- 5/8" IRON ROD SET W/CAP STAMPED "JONES|CARTER"
- CALCULATED POINT
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- GUY ANCHOR
- SIGN
- MH — WATER MANHOLE
- TELEPHONE CABLE MARKER
- ELECTRIC TRANSFORMER
- OHE — OVERHEAD UTILITIES
- CHAIN LINK FENCE
- EDGE OF ASPHALT
- 10xx. — SCHEDULE B ITEM NO.
- D.R.W.C.T. — DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.T. — REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. — PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

NOTES:

1. The survey shown hereon has been prepared as the result of an on the ground survey completed on July 6, 2021.
2. The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone. Coordinates and distances shown are Surface Values. Combined Scale Factor is 1.0001141126.
3. The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by Chicago Title Insurance Company, GF No. CTMH63–8055632100332–EL, effective date February 17, 2022, issue date April 19, 2022. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
4. By scaling the surveyed tract onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 48491C0530F and 48491C0540F, revised date December 20, 2019, a portion of the subject property is in ZONE AE, defined as special flood hazard areas subject to flooding by the 1% annual chance flood with base flood elevations determined, a portion of the subject property is in ZONE A, defined as special flood hazard areas subject to flooding by the 1% annual chance flood without base flood elevations determined, a portion of the subject property is in ZONE X (shaded), defined as areas of 0.2% annual chance flood; annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood and a portion of the subject property is in ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain. The Surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.
5. The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
6. The buildings and other improvements shown hereon represent the outline at ground level. The Surveyor has not located any underground buildings, overhead protrusions or improvements not obvious and located at ground level, unless otherwise noted.
7. Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting there from.

SURVEYOR'S CERTIFICATION

To: Megatel Austin–Taylor, LLC, a Wyoming limited liability company and Trez Capital (2015) Corporation, a British Columbia corporation, its successors and assigns, Chicago Title Insurance Company, and Chicago Title of Texas, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11 (observed evidence only), 13, 14, 16 and 17 of Table A thereof. The fieldwork was completed on July 15, 2021.

Date of Plat or Map: July 15, 2021.
Revised: December 13, 2021
Revised: February 11, 2022
Revised: May 25, 2022
Revised: May 31, 2022
Revised: October 7, 2022
Revised: August 3, 2023

STATE OF TEXAS — REGISTERED — REX L. HACKETT — 5573 — PROFESSIONAL LAND SURVEYOR

Rex L. Hackett
Registered Professional Land Surveyor No. 5573

ALTA/NSPS LAND TITLE SURVEY
OF
329.476 ACRES
OUT OF THE
W. KINCAID SURVEY, A-373, S. PHARRASS SURVEY, A-496 & THE H.G. JOHNSON SURVEY, A-348
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
MAY 2022

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-23290
Texas Board of Professional Land Surveying Registration No. 10046100
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SHEET 2 OF 2

NEIGHBORHOOD AND EMPLOYMENT CENTER PLAN
FOR
MEGATEL
TAYLOR, TEXAS

A BACKGROUND

Regional Context A.2
Site in Context A.3
Comprehensive Plan Excerpts A.4
Place Types in Context A.5
Existing Conditions A.6
Elevation Analysis A.7

B REGULATIONS

Place Type Allocation Plan B.2
Regulating Plan B.3
Design-Specific Standards B.4
Employment Center Standards B.5
Thoroughfare Plan B.7
Transportation Master Plan Diagram B.8
Thoroughfare Types B.9
Civic Space Plan B.13

C SUPPLEMENTAL PLANS

Master Plan in Context C.2
Illustrative Master Plan C.3
with Program Summary C.4
Fire Apparatus Access C.5
Addressing Plan C.6
Program Acreage C.7
Detailed Program and Parking C.8

FOR
THE CITY OF TAYLOR, TEXAS
AND
MEGATEL AUSTIN TAYLOR, LLC
by
MICHAEL WATKINS ARCHITECT, LLC

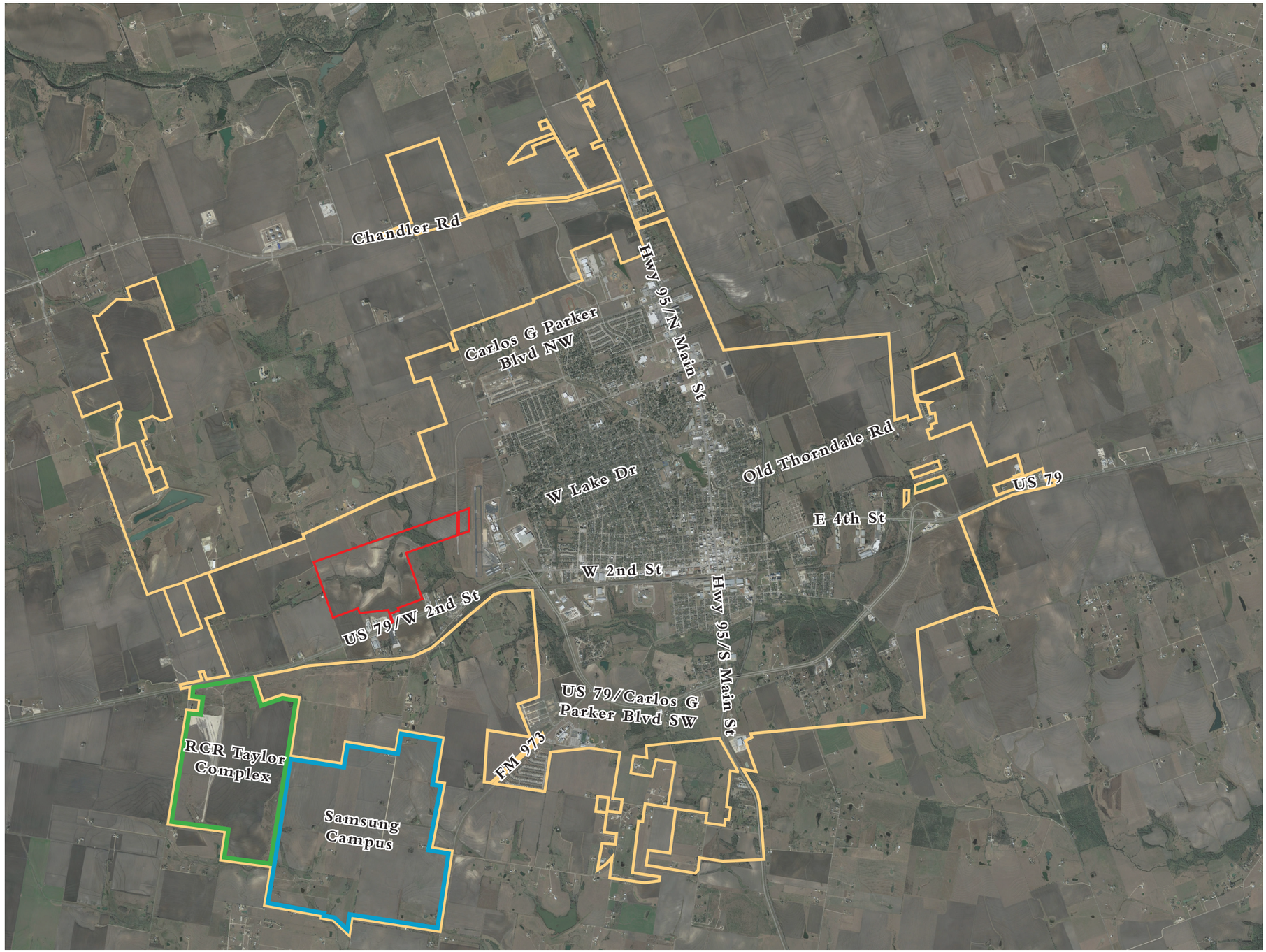
JUNE 3, 2024

A. Background

The Background chapter summarizes information about the site, program, zoning, and other relevant constraints provided by the Applicant and the City of Taylor that inform the design of the Neighborhood and Employment Center Plans.

Regional Context A.2
Site in Context A.3
Comprehensive Plan Excerpts A.4
Place Types in Context A.5
Existing Conditions A.6
Elevation Analysis A.7

REGIONAL CONTEXT



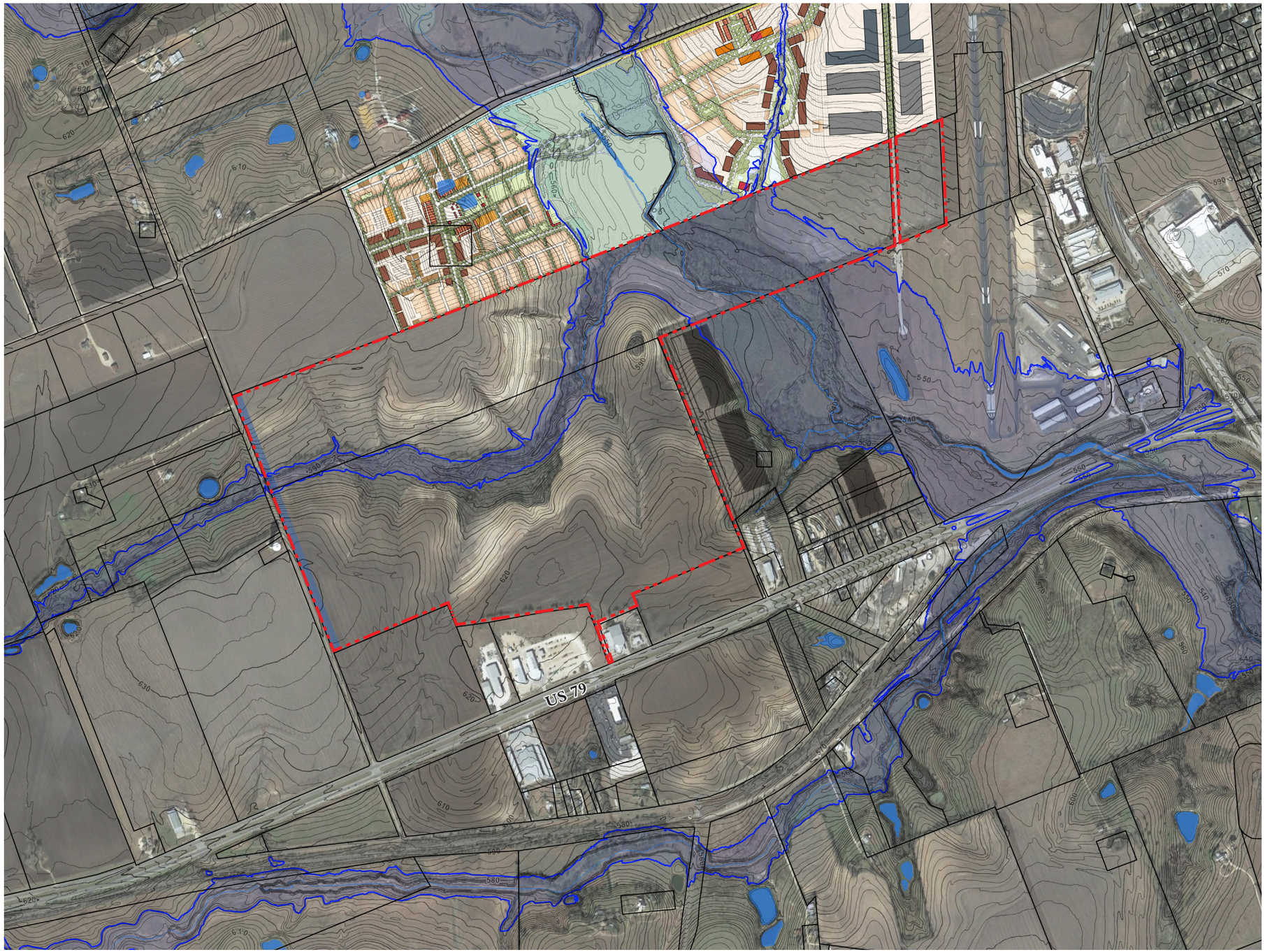
Key

- City Boundary
- Subject Property
- Samsung Campus
- RCR Taylor Complex

N

0 ft 2,250 ft 4,500 ft 9,000 ft

SITE IN CONTEXT



Key

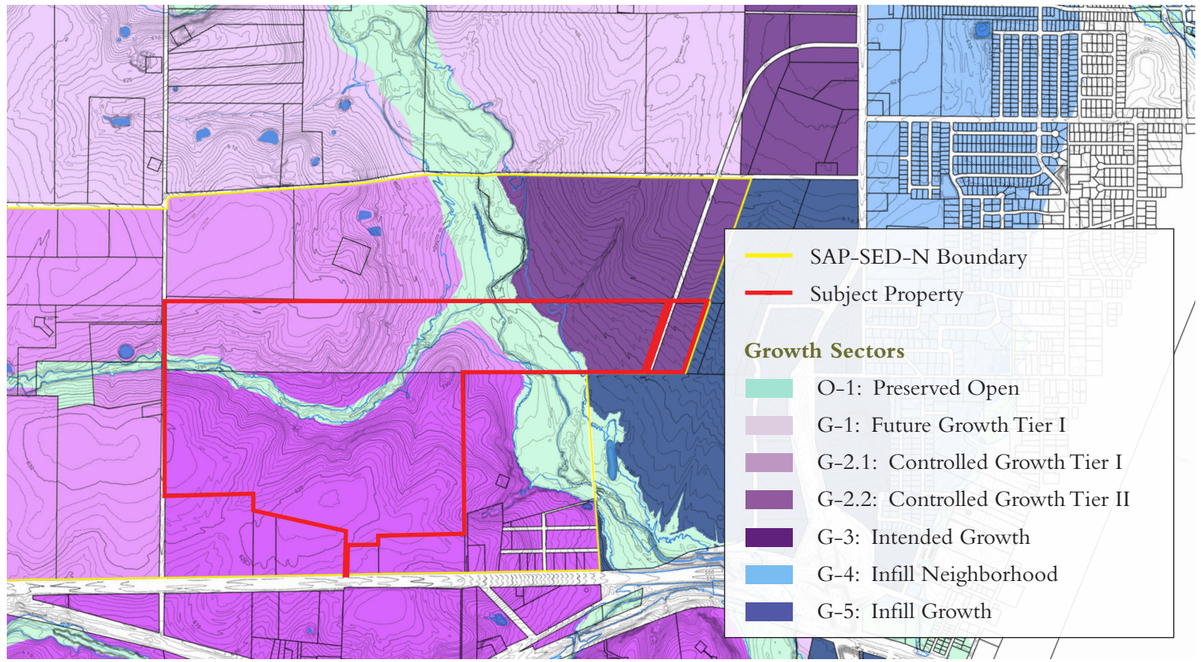
- Subject Property
- 1-foot Contours
- 5-foot Contours
- City of Taylor 100-year Floodplain
- Easement

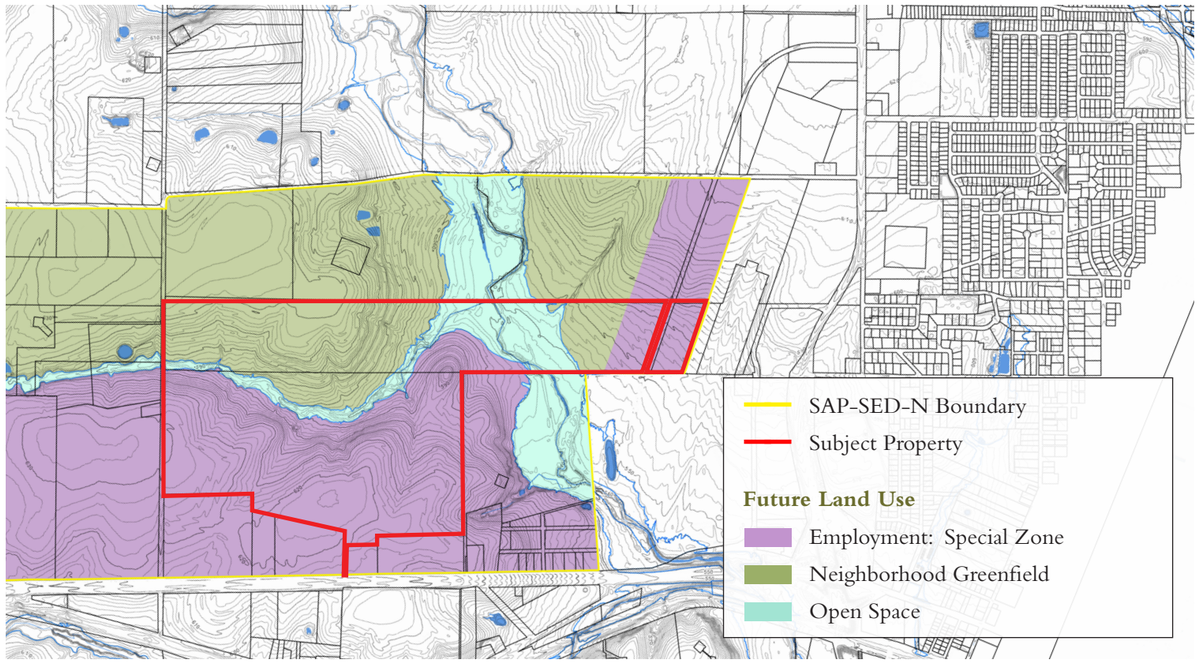
0 ft 500 ft 1,000 ft 2,000 ft

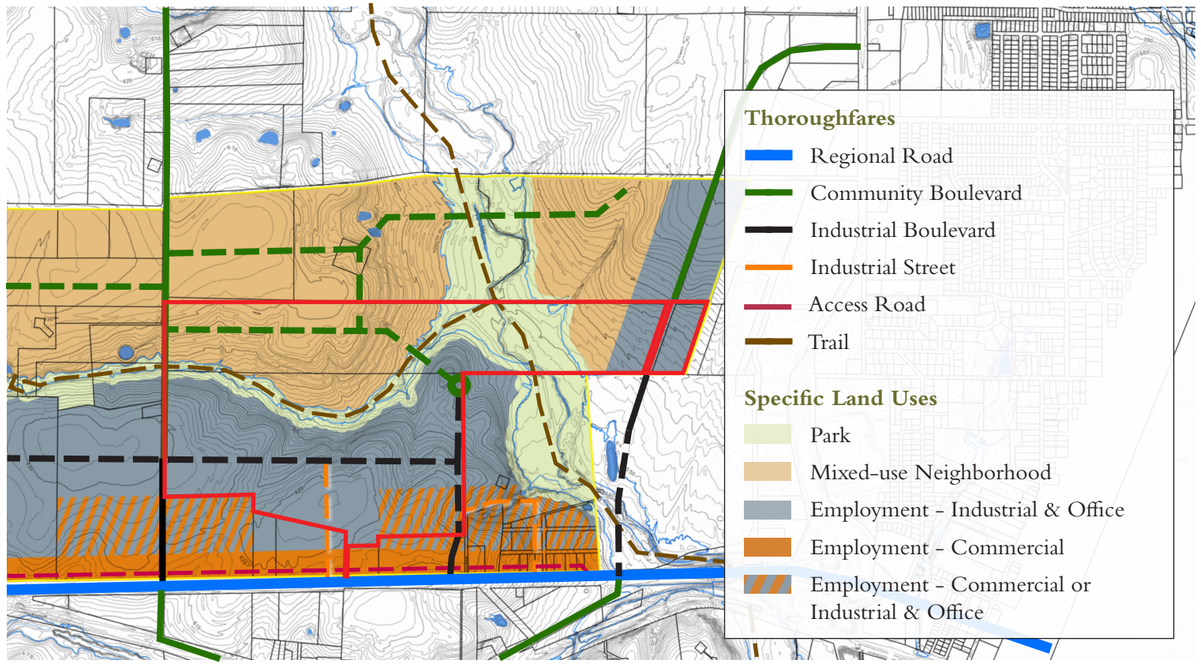
N

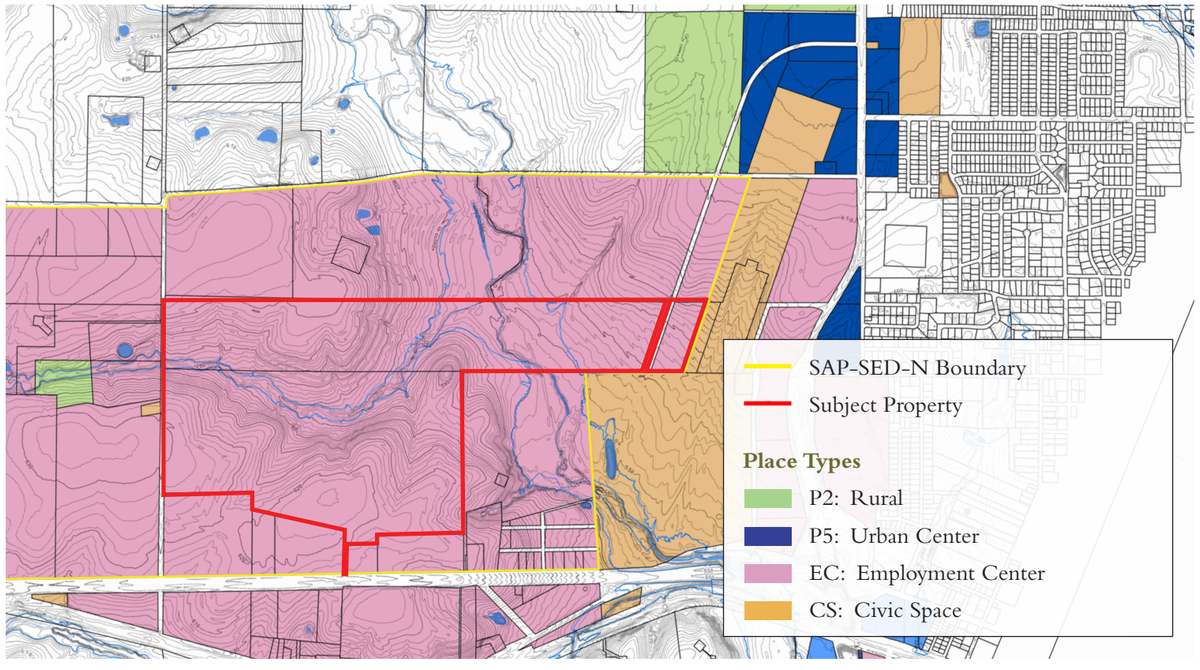
The design is subject to change. Not for construction.

COMPREHENSIVE PLAN EXCERPTS (*SAP VERSION*)



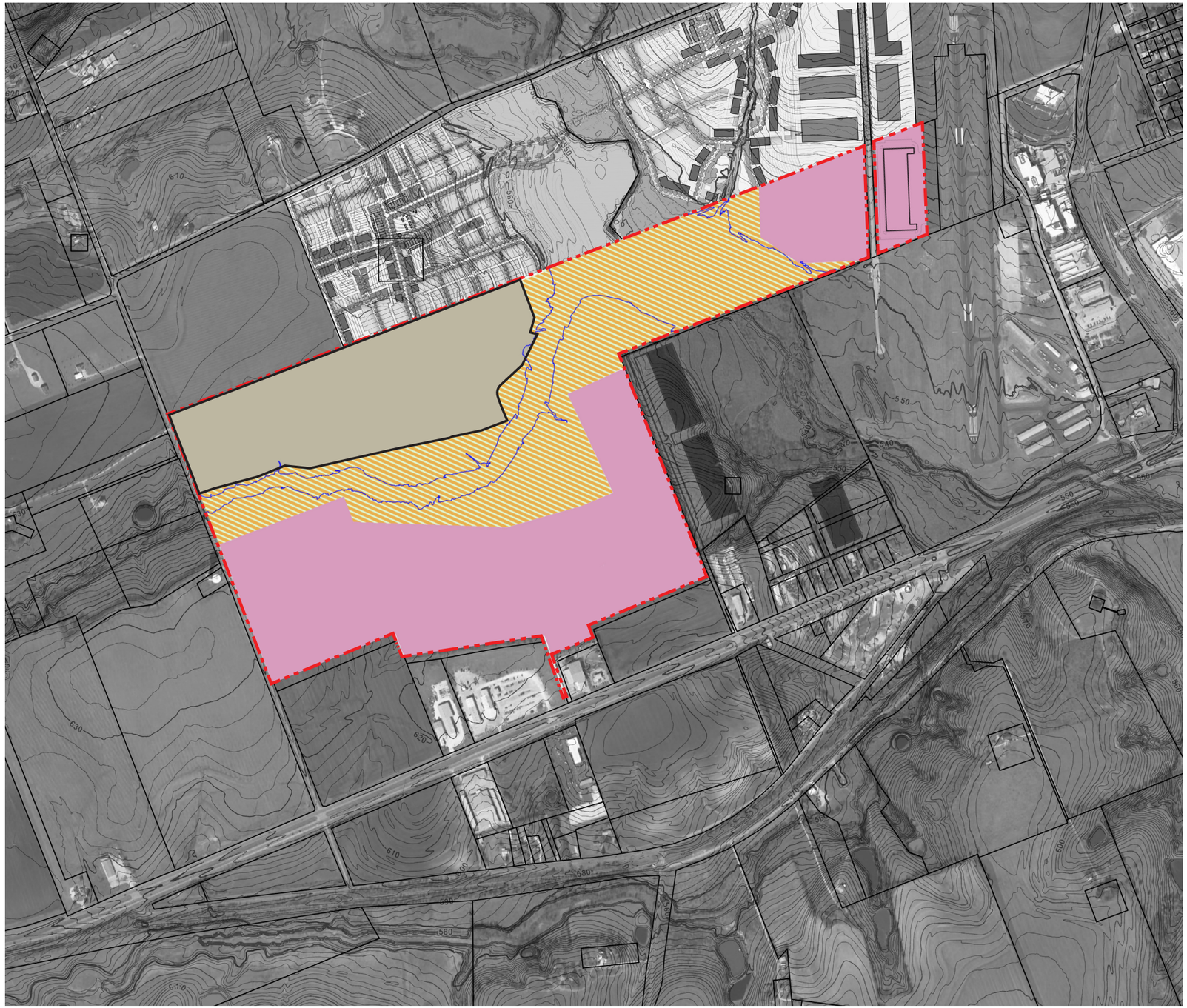






These plans are based on the Small Area Plan for the Special Employment District - North which is not yet adopted.

TARGET PLACE TYPE ALLOCATION



Key

- Subject Property
- Pedestrian Shed

Place Type	Permitted for a TND	In TND Portion of Subject Property[1, 2]	Target for TND Portion of Subject Property[1]
TBD	-	70.3 ac.	-
P1	5% min.	TBD	3.5 ac. min.
P3	10-30%	TBD	7.0-21.1 ac.
P4	40-60%	TBD	28.1-42.2 ac.
P5[4]	10-30%	TBD	7.0-21.1 ac.
CS[3]	10% min.	TBD	7.0 ac. min.
Total	**100%**	**70.3 ac.**	**-**

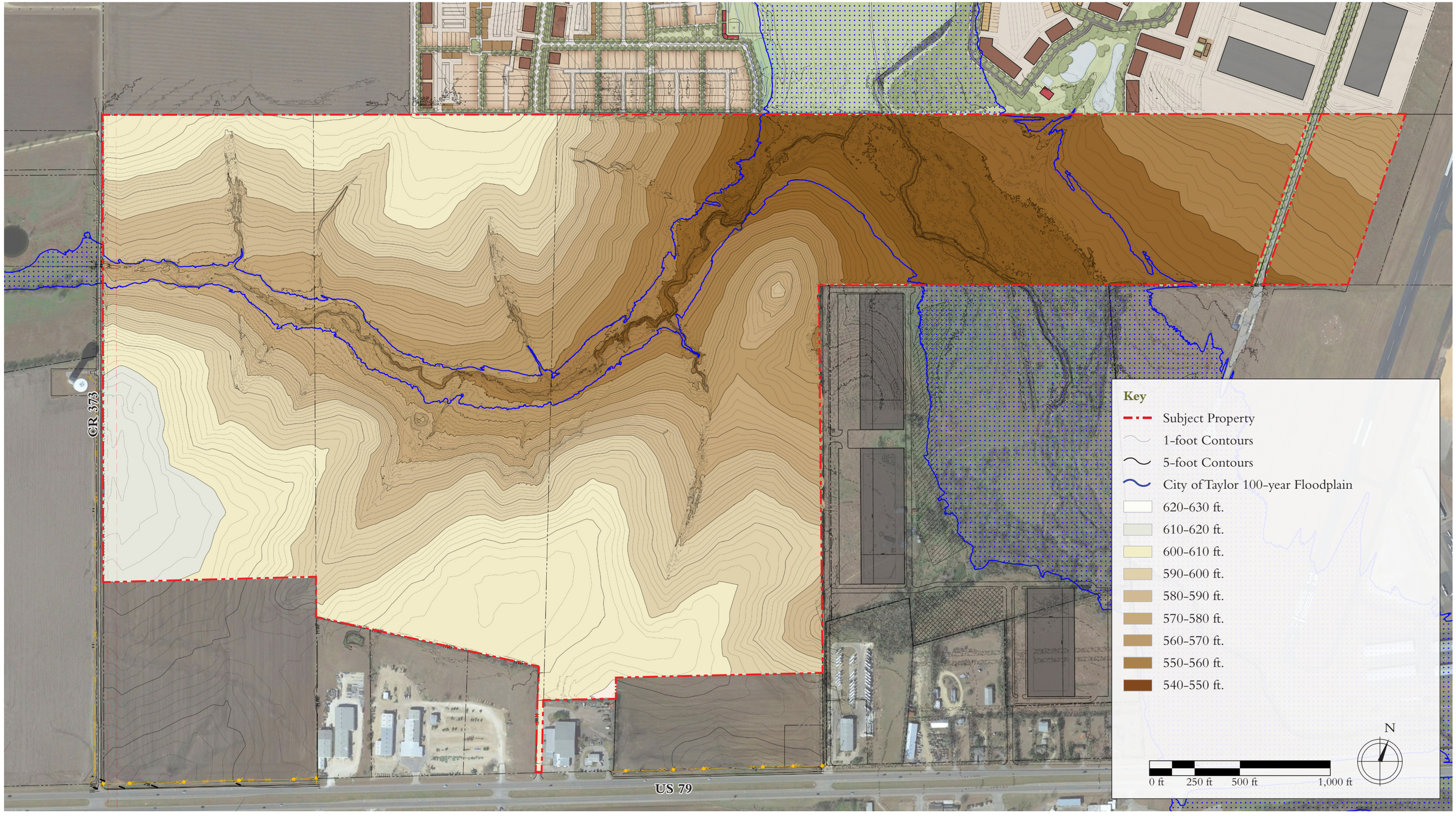
Notes

1. *The percentages listed are calculated with respect to the area of the Pedestrian Shed as shown on the accompanying plan. The Pedestrian Shed (as described in LDC § 3.6.1.7) delineates the area of the subject property and adjacent properties intended to constitute a complete TND (as described in LDC § 3.6.1.4). Areas and percentages listed are approximate.*
2. *The purpose of this page is to establish the target values for comparison to the values proposed in the Neighborhood Plan. All items listed "TBD" here are given values on the Place Type Allocation Plan on page B.2 based on the proposed design.*
3. *The area of P1 in the Pedestrian Shed is also counted towards the area of Civic Space. For the total Civic Space allocation within the Subject Property, refer to the Civic Space Plan on page B.13.*
4. *See a recommended Warrant regarding the allocation of P5 in this portion of the Subject Property in the General Standards on page B.3.*

The design is subject to change. Not for construction.

EXISTING CONDITIONS

ELEVATION ANALYSIS

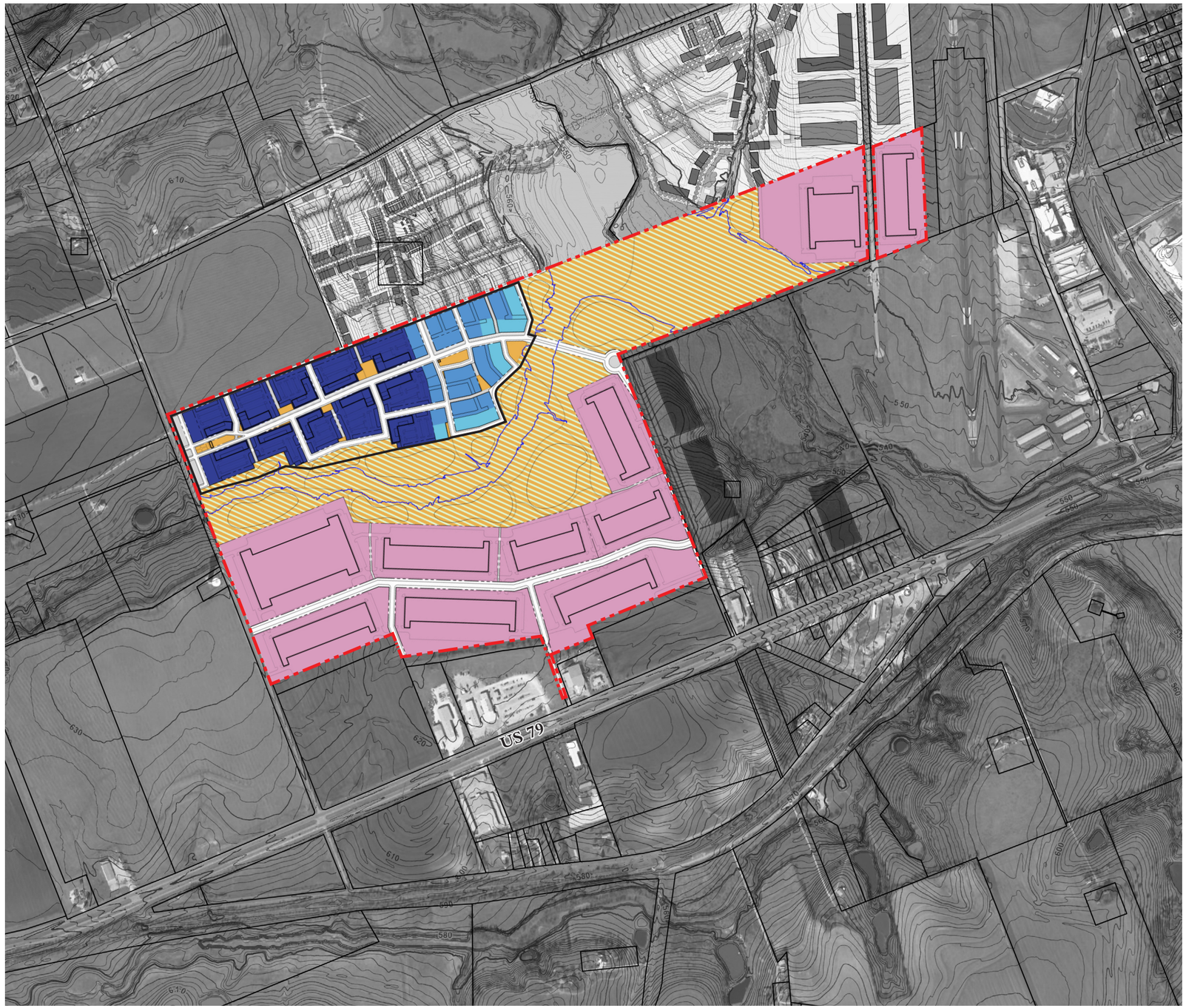


B. Regulations

The Regulations chapter includes the plans and standards that specify the requirements of the Neighborhood and Employment Center Plans and that demonstrate how these Plans fulfill the requirements of the Taylor Land Development Code.

Regulating Plan in Context B.2
Regulating Plan B.3
Design-Specific Standards B.4
Employment Center Standards B.5
Thoroughfare Plan B.7
Transportation Master Plan Diagram B.8
Thoroughfare Types B.9
Civic Space Plan B.13

PLACE TYPE ALLOCATION PLAN



Key

Subject Property

Pedestrian Shed

Place Type	Permitted for a TND	In TND Portion of Subject Property[1, 2]	Target for TND Portion of Subject Property[1]
P1	5% min.	4.3 ac. (7.5%)	3.5 ac. min.
P3	10-30%	4.1 ac. (7.1%)	7.0-21.1 ac.
P4	40-60%	10.4 ac. (18.1%)	28.1-42.2 ac.
P5[4]	10-30%	35.6 ac. (62.0%)	7.0-21.1 ac.
CS[3]	10% min.	7.3 ac. (12.8%)	7.0 ac. min.
Total	**100%**	**57.4 ac. (100.0%)**	**-**

Notes

1. *The percentages listed are calculated with respect to the area of the Pedestrian Shed as shown on the accompanying plan. The Pedestrian Shed (as described in LDC § 3.6.1.7) delineates the area of the subject property and adjacent properties intended to constitute a complete TND (as described in LDC § 3.6.1.4). Areas and percentages listed are approximate.*
2. *The areas and percentages listed are calculated excluding the following: Front Type Thoroughfares, land within the ETJ or other land outside the Taylor city limits, and TxDOT RsOW.*
3. *The area of P1 in the Pedestrian Shed is also counted towards the area of Civic Space. For the total Civic Space allocation within the Subject Property, refer to the Civic Space Plan on page B.13.*
4. *See a recommended Warrant regarding the allocation of P5 in this portion of the Subject Property in the General Standards on page B.3.*

The design is subject to change. Not for construction.

REGULATING PLAN

Key

- Subject Property
- City of Taylor 100-year Floodplain
- P1 Overlay
- P3
- P4
- P5
- EC
- CS
- Primary Frontage
- Secondary Frontage
- Block Dimensions

Notes

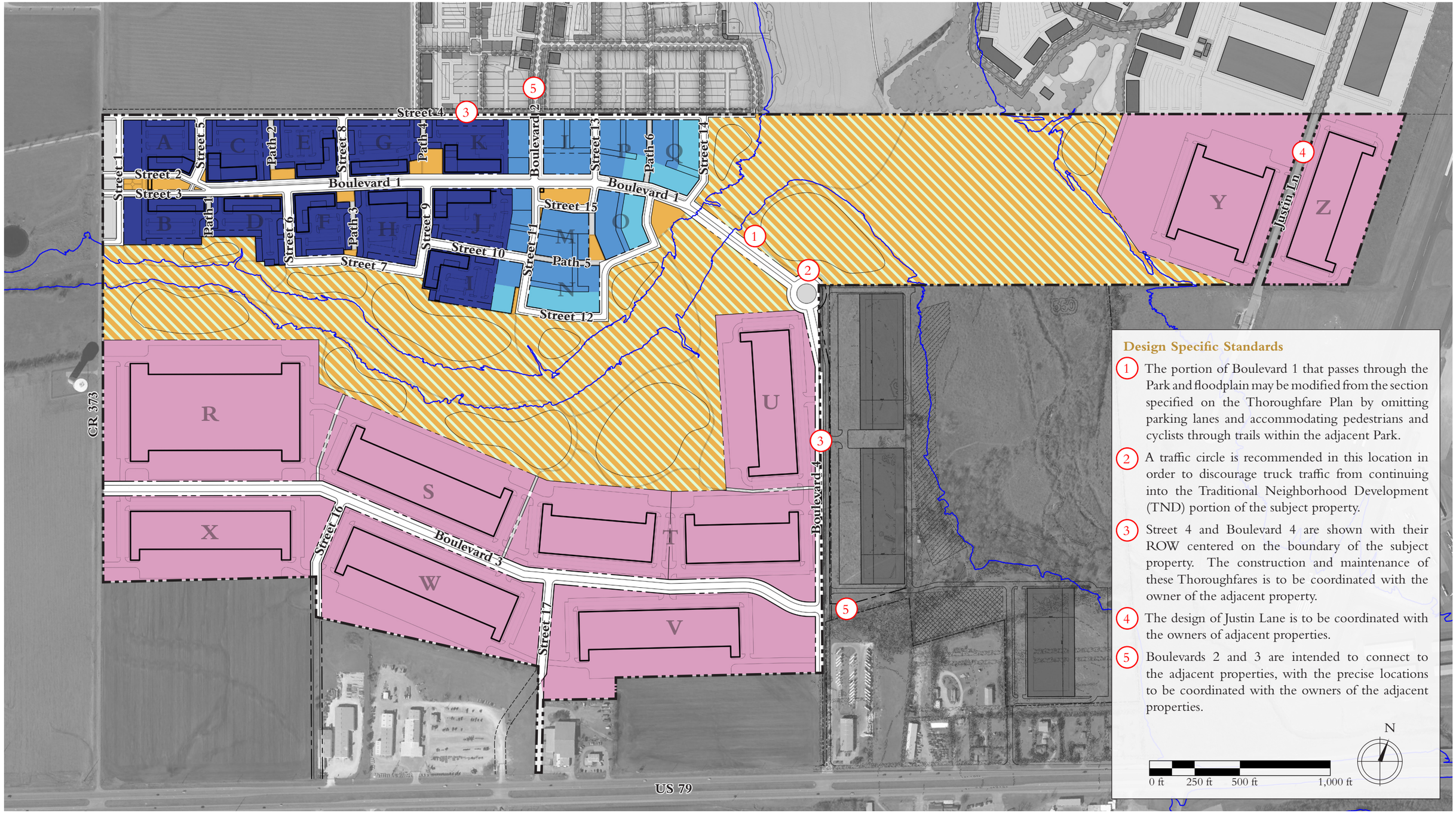
1. Block dimensions are non-binding and are intended to demonstrate compliance with City Standards for block length and perimeter.

General Standards

1. A Warrant is recommended to allow a higher ratio of P5 than is specified for a TND in order to achieve the higher density for residential uses that is specified in the description of the Special Employment District in the Comprehensive Plan.
2. A Warrant for larger block size is recommended throughout the portion of the subject property zoned P5. A Warrant is also recommended for the parking area for buildings in P5 to exceed 1.5 times the building footprint. Both of these Warrants are recommended in order to accommodate the Applicant's proposed multi-family buildings and their associated parking.
3. A Warrant for larger block size is recommended throughout the portion of the subject property zoned P3 and P4 in order to accommodate the Applicant's requested single-family program with consideration to site constraints and require Thoroughfare connections.
4. Drainage easement delineation for the 100-year City of Taylor Floodplain will be determined at the Preliminary Plat stage.

N

0 ft 250 ft 500 ft 1,000 ft

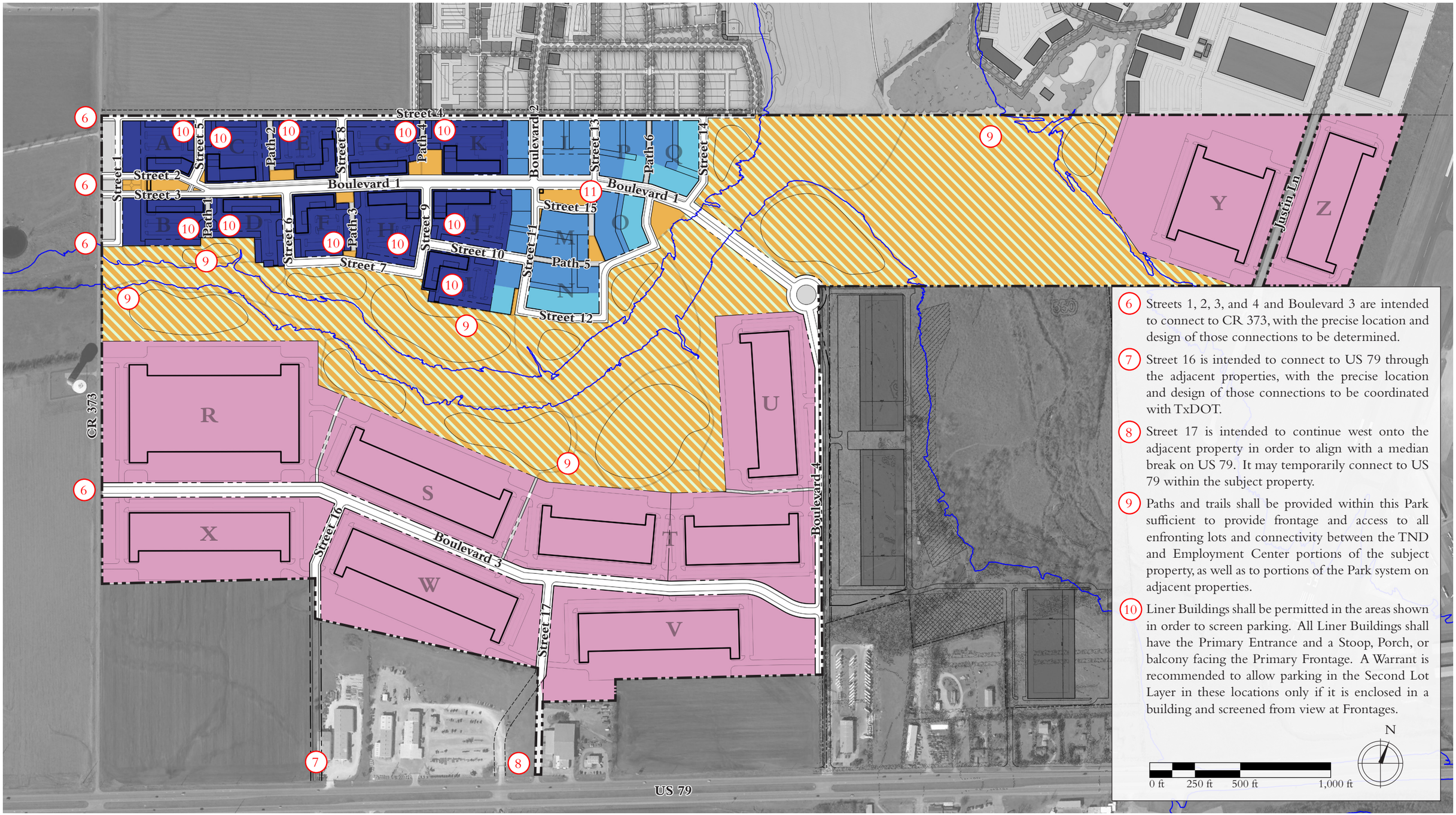


Design Specific Standards

1. The portion of Boulevard 1 that passes through the Park and floodplain may be modified from the section specified on the Thoroughfare Plan by omitting parking lanes and accommodating pedestrians and cyclists through trails within the adjacent Park.
2. A traffic circle is recommended in this location in order to discourage truck traffic from continuing into the Traditional Neighborhood Development (TND) portion of the subject property.
3. Street 4 and Boulevard 4 are shown with their ROW centered on the boundary of the subject property. The construction and maintenance of these Thoroughfares is to be coordinated with the owner of the adjacent property.
4. The design of Justin Lane is to be coordinated with the owners of adjacent properties.
5. Boulevards 2 and 3 are intended to connect to the adjacent properties, with the precise locations to be coordinated with the owners of the adjacent properties.

N

0 ft 250 ft 500 ft 1,000 ft



6 Streets 1, 2, 3, and 4 and Boulevard 3 are intended to connect to CR 373, with the precise location and design of those connections to be determined.

7 Street 16 is intended to connect to US 79 through the adjacent properties, with the precise location and design of those connections to be coordinated with TxDOT.

8 Street 17 is intended to continue west onto the adjacent property in order to align with a median break on US 79. It may temporarily connect to US 79 within the subject property.

9 Paths and trails shall be provided within this Park sufficient to provide frontage and access to all enfronting lots and connectivity between the TND and Employment Center portions of the subject property, as well as to portions of the Park system on adjacent properties.

10 Liner Buildings shall be permitted in the areas shown in order to screen parking. All Liner Buildings shall have the Primary Entrance and a Stoop, Porch, or balcony facing the Primary Frontage. A Warrant is recommended to allow parking in the Second Lot Layer in these locations only if it is enclosed in a building and screened from view at Frontages.

N

0 ft 250 ft 500 ft 1,000 ft

EMPLOYMENT CENTER STANDARDS

Blocks	
Block Length (maximum)	1,800 ft.
Block Perimeter (maximum)	7,200 ft.
Public Frontage (Right of Way)	
Sidewalk Zone Width	See *Thoroughfares (B.8-B.12)*
Landscape Zone	
Vehicular Parking Zone Width	
Vehicular Travel Zone Width	
Street Types	
Rural Street	not permitted
Residential Alley	not permitted
Commercial Alley	permitted
Yield Street	not permitted
Neighborhood Street	permitted
Neighborhood Avenue	permitted
Side Street	permitted
2-Lane Community Boulevard	permitted
4-Lane Community Boulevard	permitted
Path	permitted
Trail	permitted

Lots	
Width (minimum)	none
Area (minimum)	none
Lot coverage (maximum)	none
Build-to-Line (range)	none
Facade Buildout (minimum)	none
Stories (maximum)	5 stories
Parking Location	
First Layer	permitted[4]
Second Layer	permitted
Third Layer	permitted
On-Street	permitted
RV Storage	not permitted
Private Frontage Types	
Common Yard	not permitted
Porch with Optional Fence	not permitted
Terrace	not permitted
Forecourt	not permitted
Stoop	not permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade	not permitted
Building Disposition	
Edgeyard	permitted
Sideyard	permitted
Courtyard	permitted
Rearyard	permitted

Building Types	
Detached Dwelling	not permitted
Attached Dwelling	not permitted
Cottage Court	not permitted
Duplex	not permitted
Triplex	not permitted
Quadraplex	not permitted
Small Apartment	not permitted
Large Apartment	not permitted
Manufactured Home/Park	not permitted
Accessory Dwelling Unit	not permitted
Recreational Vehicle Park	not permitted
Residential Accessory	not permitted
Small Commercial	permitted
Live/Work	permitted
Mixed-Use Commercial	permitted
Large Commercial	permitted
Highway Commercial	permitted
Industrial	permitted
Carts, Kiosks, Food Trailers	permitted
Temporary Commercial	permitted
Commercial Accessory	permitted
Civic Buildings	permitted

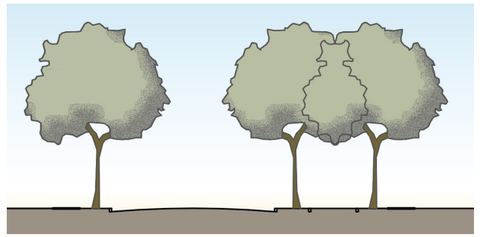
The following standards apply to all Lots within an Employment Center (EC) Place Type:

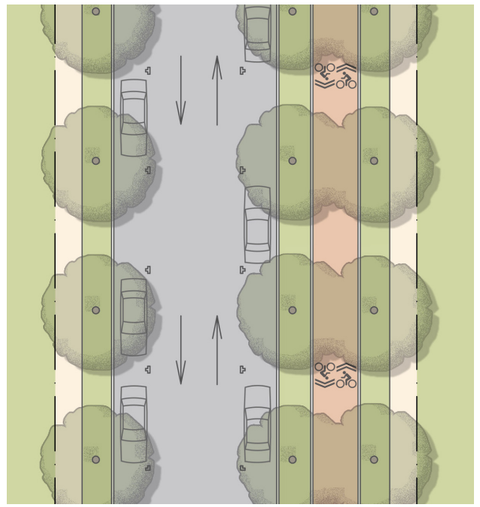
1. **Intent.** The intent of the Employment Center is to provide a place for large-footprint industrial uses (and associated loading areas and truck access) with sufficient connectivity to surrounding walkable neighborhoods, Civic Spaces, and commercial centers that pedestrian and bicycle connections between the two are feasible.
2. **Uses Permitted.** The following land uses are permitted:
   - Retail
   - Office
   - Industrial
   - Automobile/truck fueling, servicing, and washing facilities
   - Similar Uses: for a proposed use not listed herein, a Warrant or Variance may be issued.
3. **Access.** A safe, direct, and demarcated means of pedestrian and bicycle access shall be provided from the Primary Frontage Line to the Primary Entrance of each building.
4. **Parking.** Parking in the first layer shall not exceed the width of one drive aisle that is double-loaded with head-in parking.
5. **Truck Loading Docks.** Truck loading docks shall be permitted only in the Third Layer.

THOROUGHFARE PLAN

TRANSPORTATION MASTER PLAN DIAGRAM

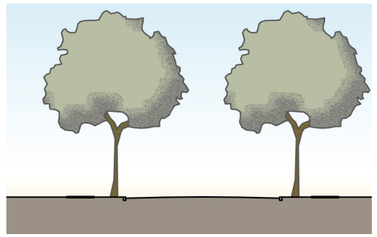
THOROUGHFARE TYPES

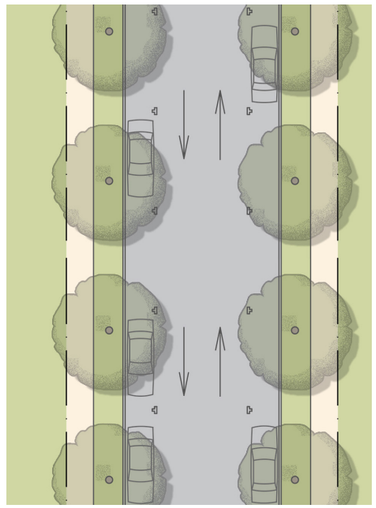




BV-80-36

Neighborhood Boulevard
80 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
8 ft. Tree Lawn
Allee, 25-30 ft. o.c.
6 ft. Sidewalk; 10 ft. Shared-use Path
20-foot clear width

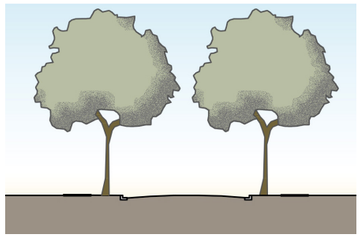


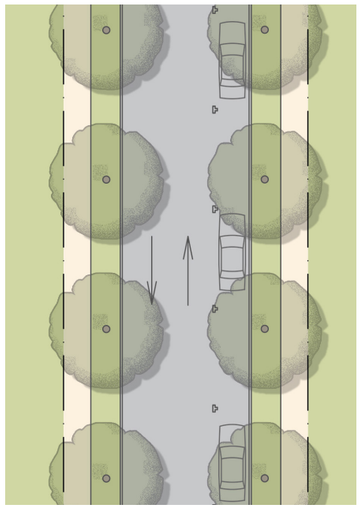


ST-60-34

Neighborhood Street
60 ft. ROW
34 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee[i], 25-30 ft. o.c.
6 ft. Sidewalk
20-foot clear width

[i](Cluster pattern permitted adjacent to civic spaces.)



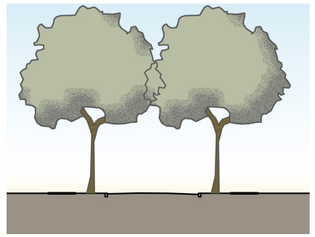


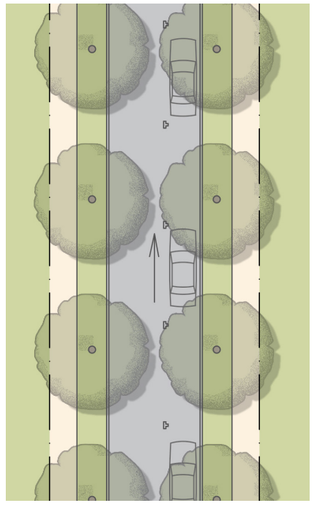
ST-50-28

Neighborhood Street
50 ft. ROW
28 ft. Pavement
Slow Movement
Two-Way Traffic
Parking One Side
12 ft. Curb Radius
Header Curbs
6 ft. Tree Lawn
Allee[i], 25-30 ft. o.c.
5 ft. Sidewalk
20-foot clear width

[i](Cluster pattern permitted adjacent to civic spaces.)

This Thoroughfare type may be converted to a Yield Street with parking on both sides.

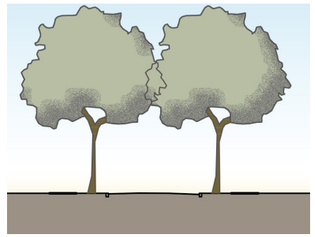


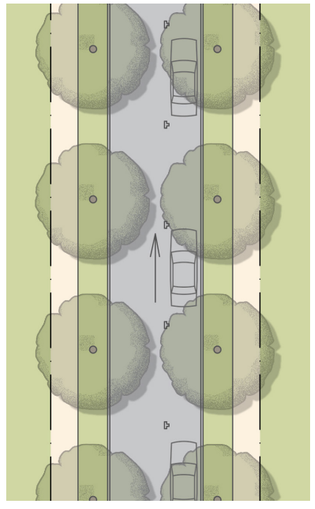


ST-46-20

Neighborhood Street[r]
46 ft. ROW
20 ft. Pavement
Slow Movement
One-Way Traffic
Parking One Side
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee, 25-30 ft. o.c.
6 ft. Sidewalk
Not provided on this Thoroughfare

[r]This Thoroughfare type may also serve as a Community Boulevard if paired with a Civic Space in between.





ST-44-20

Neighborhood Street
44 ft. ROW
20 ft. Pavement
Slow Movement
One-Way Traffic
Parking One Side
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee, 25-30 ft. o.c.
5 ft. Sidewalk
Not provided on this Thoroughfare

Thoroughfare Type
ST Street
PS Passage
BV Boulevard

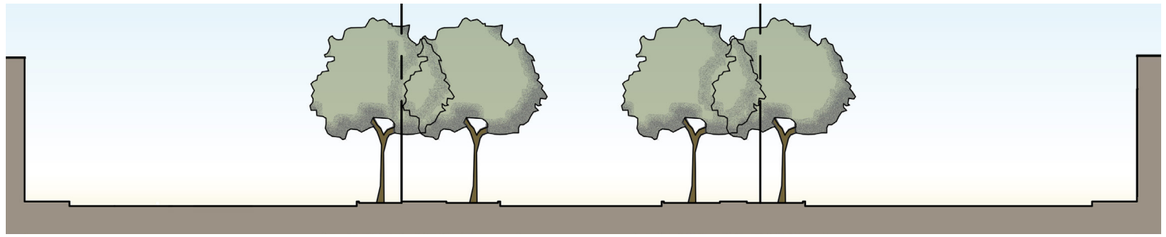
Right-of-Way Width

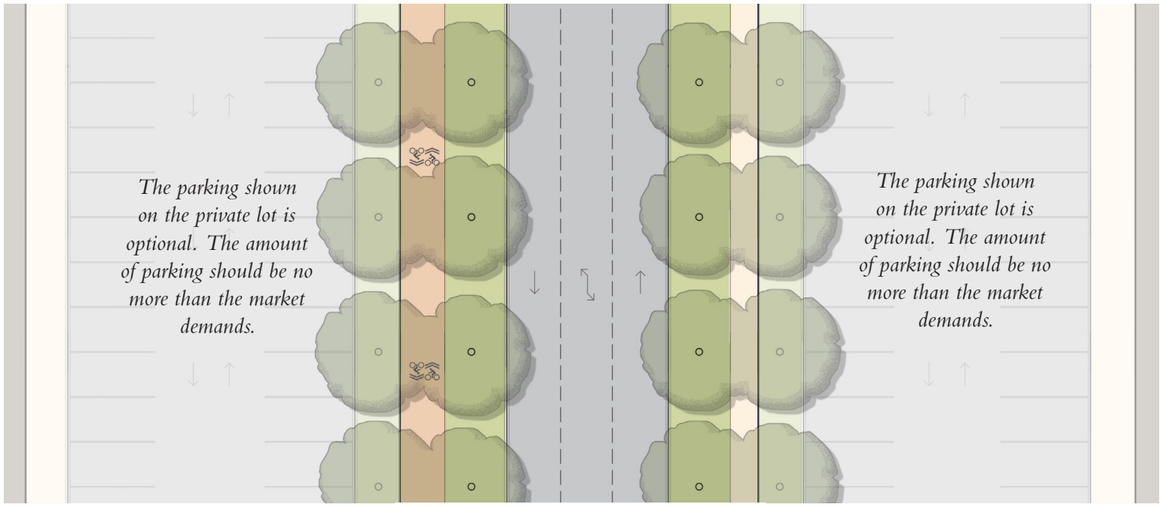
Pavement Width

XX-##-##

Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Curb Radius
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

THOROUGHFARE TYPES





IB-80-36

Industrial Boulevard
80 ft. ROW
36 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
14 ft. Tree Lawn
Allee, 25-30 ft. o.c.
6 ft. Sidewalk; 10 ft. Shared-use Path
36-foot clear width

Thoroughfare Type
- ST Street
- PS Passage
- BV Boulevard

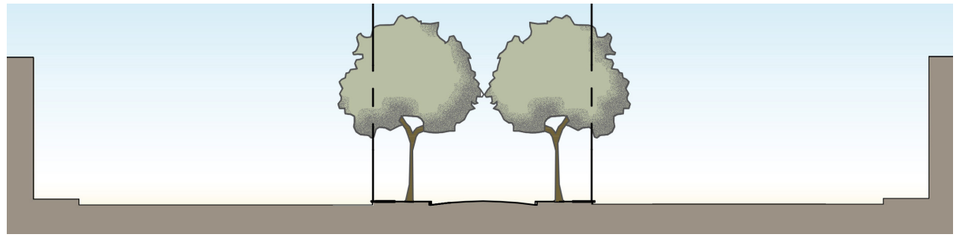
Right-of-Way Width

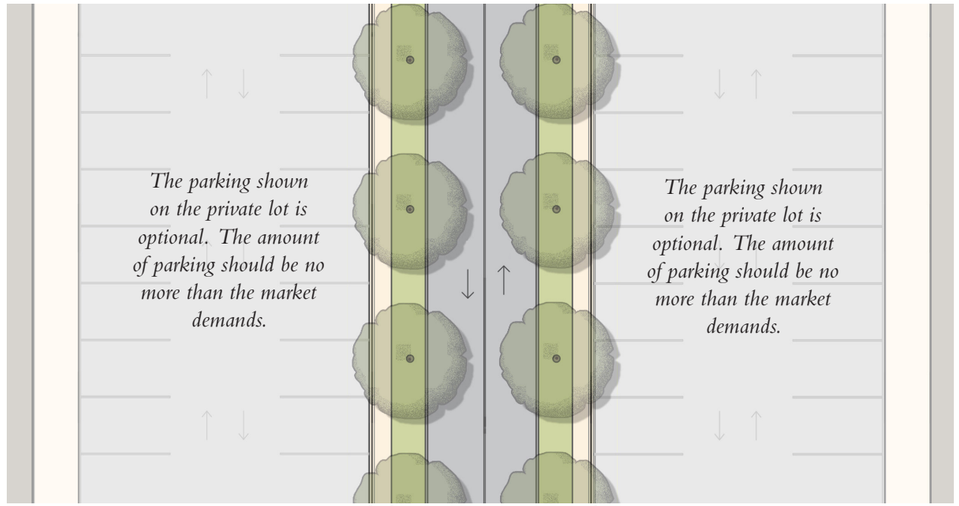
Pavement Width

XX-##-##

Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Curb Radius
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

THOROUGHFARE TYPES





IS-50-24

Industrial Street
50 ft. ROW
24 ft. Pavement
Free Movement
Two-Way Traffic
No Parking
Curb Radius TBD to Accommodate Trucks
Header Curbs
8 ft. Tree Lawn
Allee, 25-30 ft. o.c.
5 ft. Sidewalk
24-foot clear width

Thoroughfare Type
- ST Street
- PS Passage
- BV Boulevard

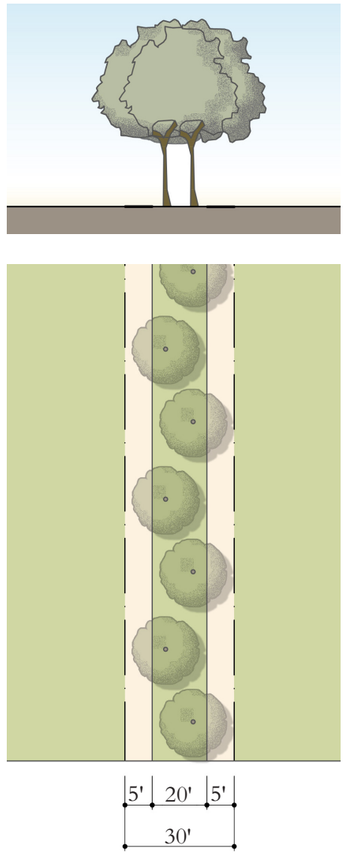
Right-of-Way Width

Pavement Width

XX-##-##

Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Curb Radius
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

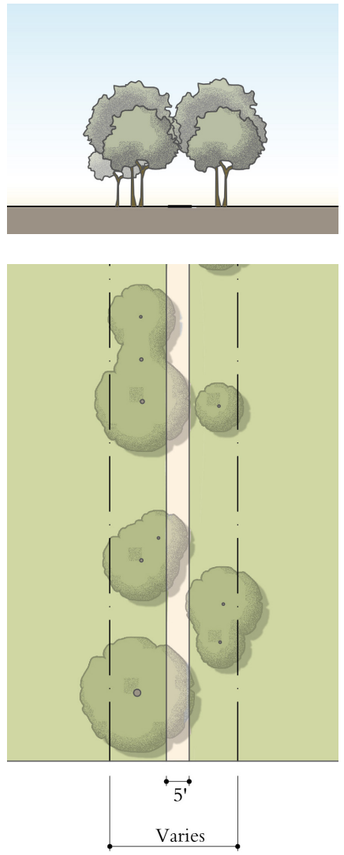
THOROUGHFARE TYPES



PS-30-5-5

Path
30 ft. ROW
N/A
N/A
N/A
N/A
N/A
N/A
20 ft. Planting Zone
Clustered
5 ft. Sidewalk each side
Not provided on this Thoroughfare

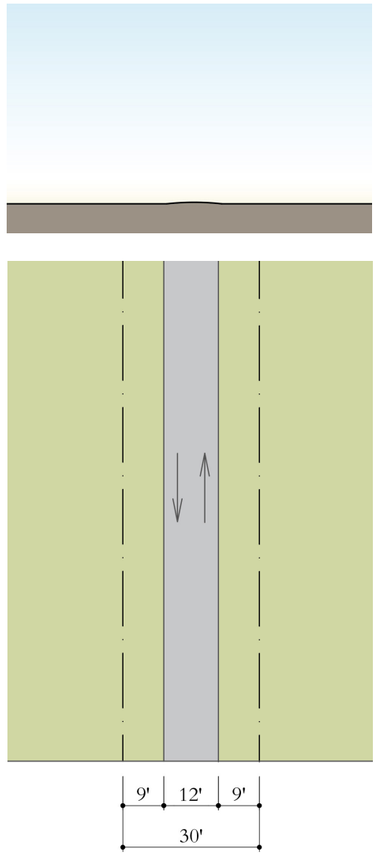
This Thoroughfare type will be privately owned and maintained.



PT-V-5

Path
ROW Width Varies
N/A
N/A
N/A
N/A
N/A
N/A
Planting zone varies
Trees, ground cover, shrubs, lawn
5-12 ft. Sidewalk
Not provided on this Thoroughfare

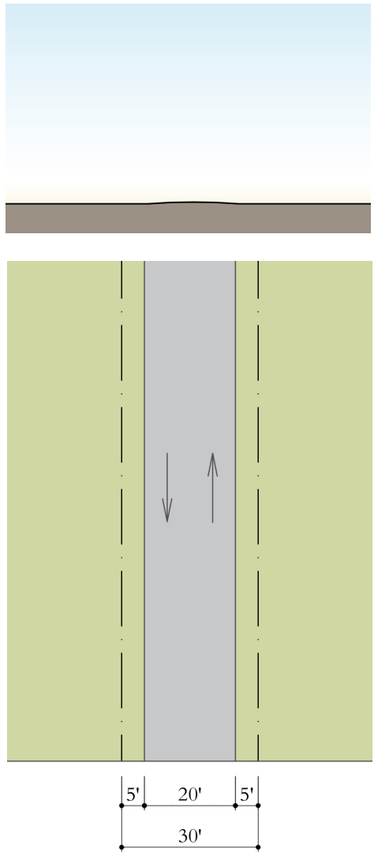
This Thoroughfare type will be privately owned and maintained.



RA-30-12

Rear Alley
30 ROW ft.
12 ft.
Slow Movement
Two-Way Traffic, Fire Access
No Parking
15 ft. Curb Radius; Apron at Street
Inverted Crown and/or Ribbon Curb
N/A
N/A
No Sidewalk
Not provided on this Thoroughfare

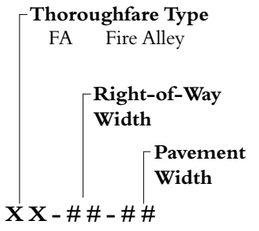
This Thoroughfare type will be privately owned and maintained. Pavement may be widened for greater clear width.



FA-30-20

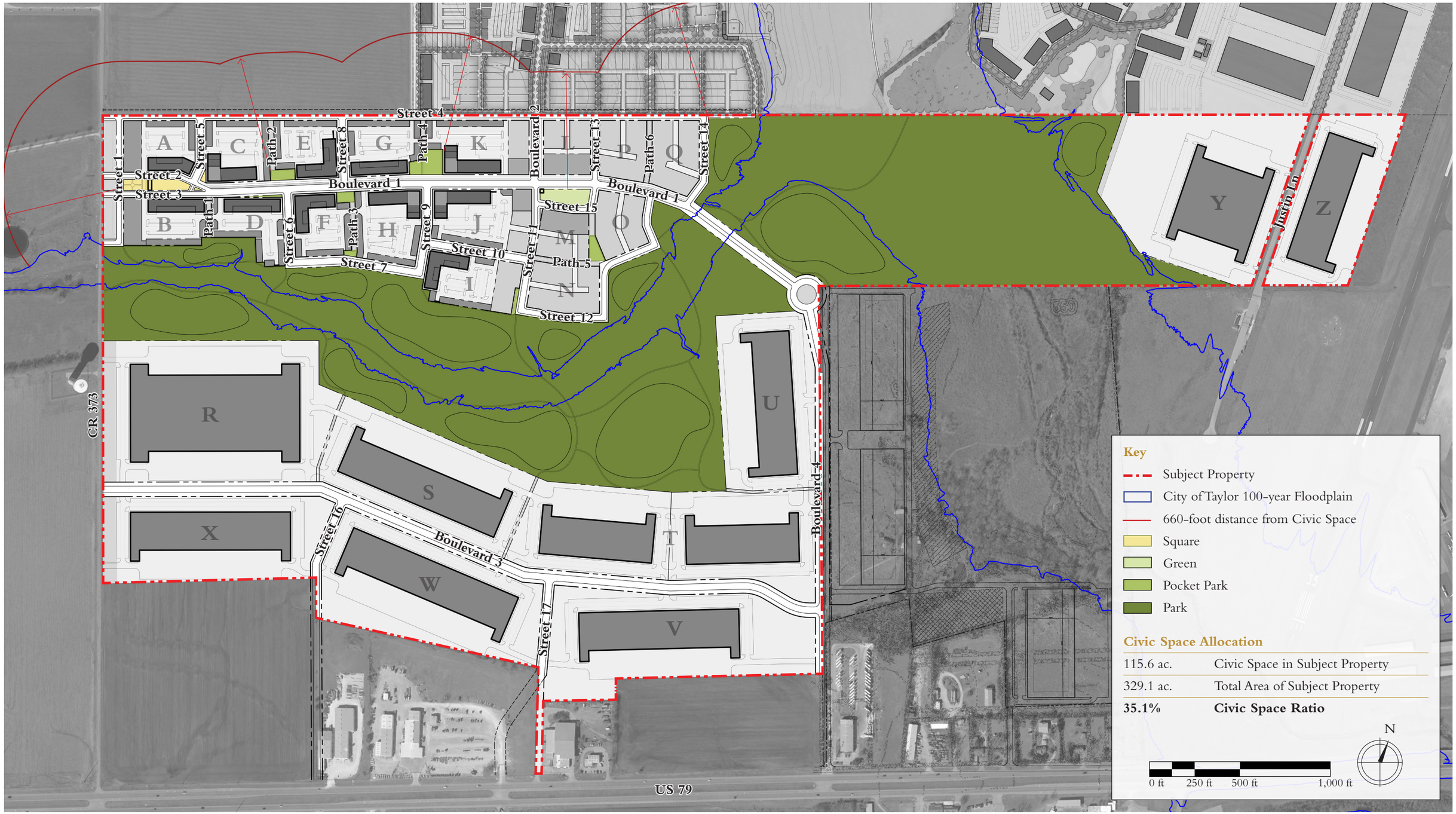
Fire Alley
30 ROW ft.
20 ft.
Slow Movement
Two-Way Traffic, Fire Access
No Parking
15 ft. Curb Radius; Apron at Street
Inverted Crown and/or Ribbon Curb
N/A
N/A
No Sidewalk
20-foot clear width

This Thoroughfare type will be privately owned and maintained. Pavement may be widened for greater clear width.



Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

CIVIC SPACE PLAN

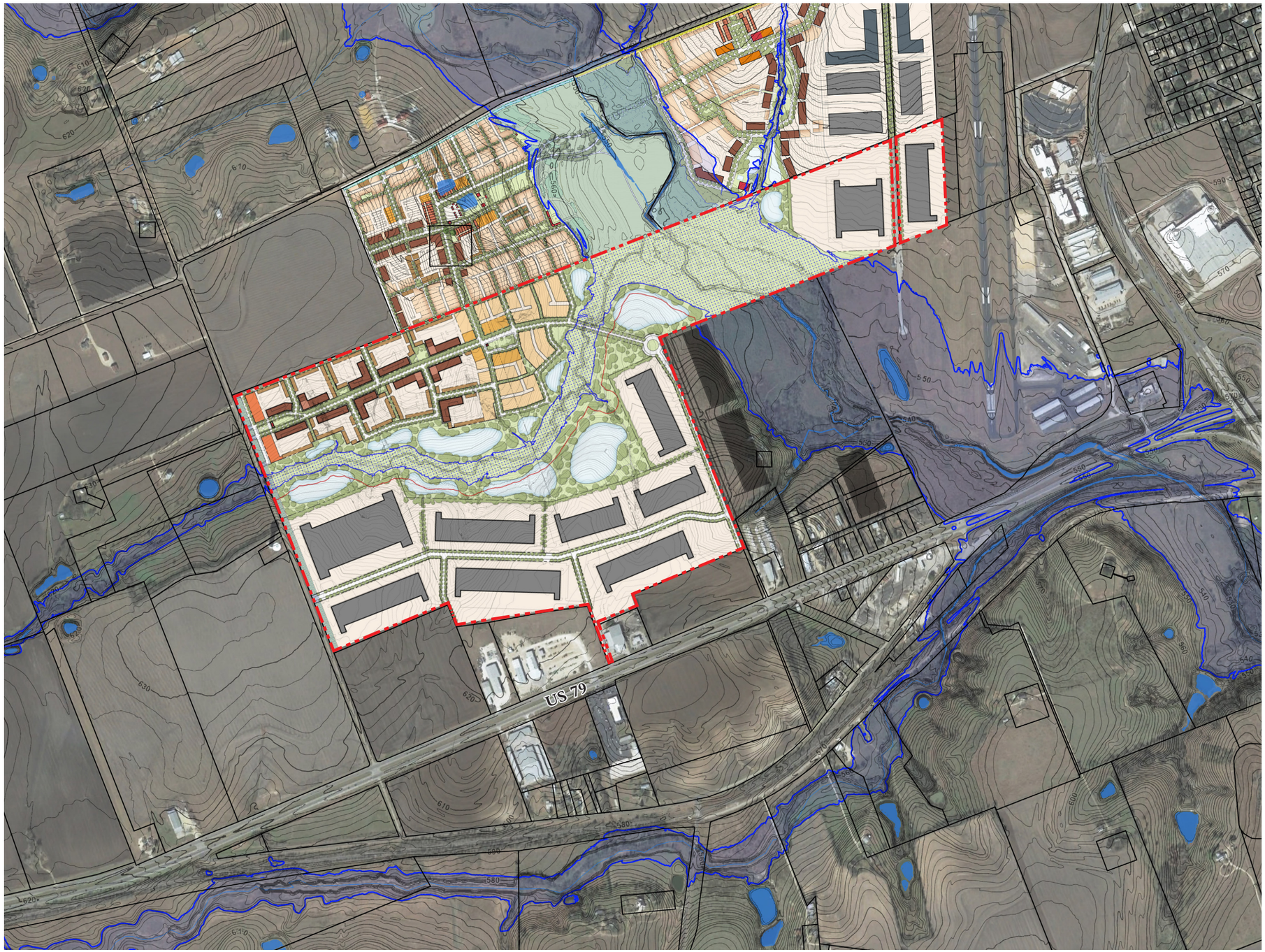


C. Supplemental Plans

The Supplemental Plans chapter includes additional plans and diagrams that elaborate on the design of the Neighborhood and Employment Center Plans and provide additional information to the Applicant and City Reviewers. This information includes the particular program incorporated into the design and how the design addresses matters such as fire apparatus access and addressing. The information presented in this chapter reflects one possible scenario for the development of this Neighborhood and Employment Center Plan, and modifications to the design are anticipated within the bounds of the requirements found in the Regulations chapter and all other applicable regulations.

Master Plan in Context C.2
Illustrative Master Plan C.3
Illustrative Master Plan with Program Summary C.4
Fire Apparatus Access C.5
Addressing C.6
Program Acreage C.7
Detailed Program and Parking C.8

MASTER PLAN IN CONTEXT



Key

- Subject Property
- 1-foot Contours
- 5-foot Contours
- City of Taylor 100-year Floodplain
- Easement

N

0 ft 500 ft 1,000 ft 2,000 ft

The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN

The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN WITH PROGRAM SUMMARY

Residential

	Single-Family Detached (50' x 115')	35 Units
	Single-Family Detached (40' x 115')	35 Units
	Single-Family Attached (24' x 115')	31 Units
	Live-Works	21 Units
	Total Single-Family	**122 Units**
	Large Multi-Family Buildings	786 Units
	Carriage House Apartments	153 Units
	Total Multi-Family	**939 Units**
Total Residential		**1,061 Units**

Commercial

	Live-Works	21,000 SF

Industrial

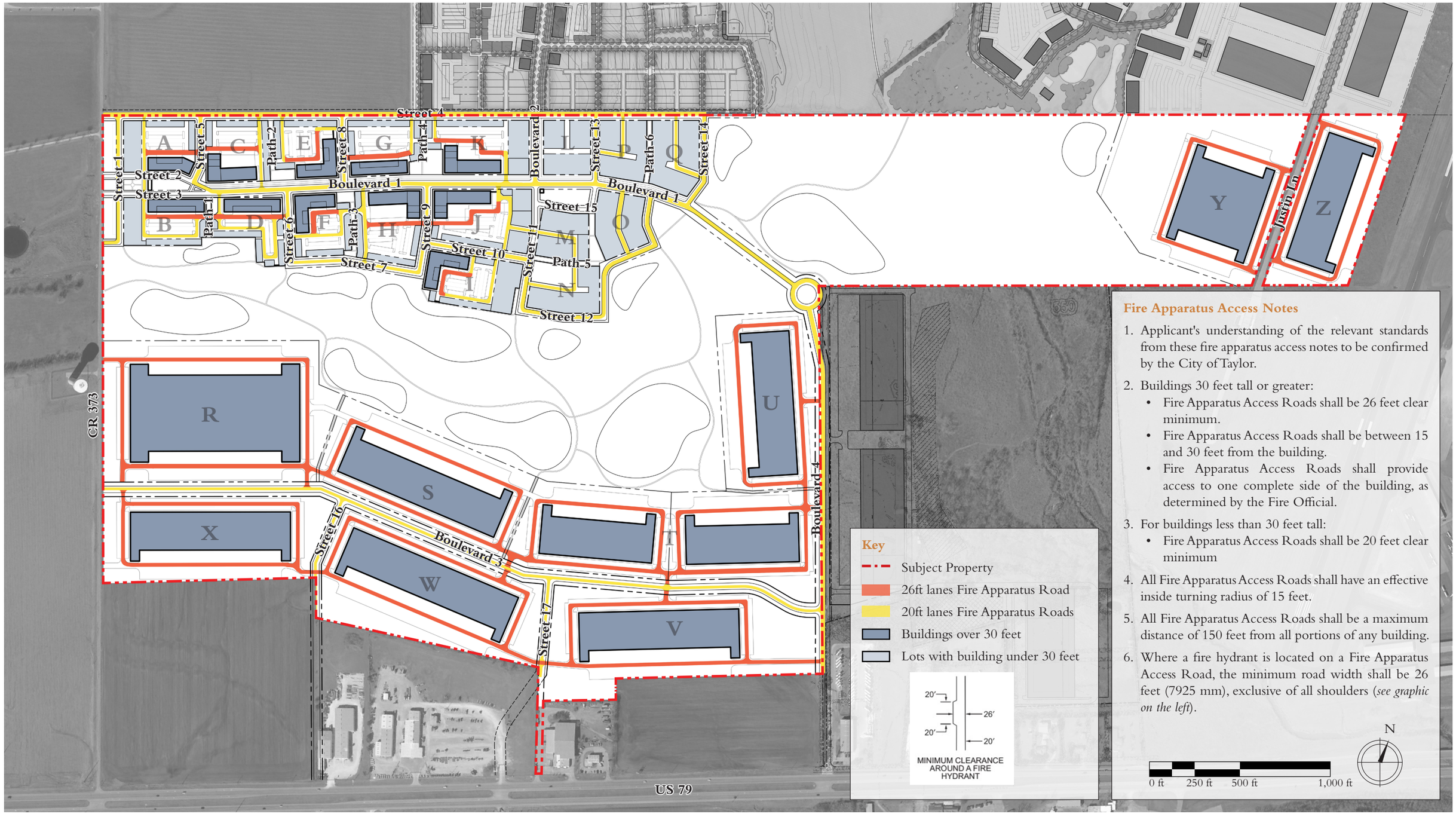
	Industrial Buildings	2,037,000 SF

N

0 ft 250 ft 500 ft 1,000 ft

The design is subject to change. Not for construction.

FIRE APPARATUS ACCESS



ADDRESSING PLAN

Thoroughfare Names and Addressing Key

1	_____	Boulevard
2	_____	Boulevard
3	_____	Boulevard
4	_____	Street
5	_____	Street
6	_____	Street
7	_____	Street
8	_____	Street
9	_____	Street
10	_____	Street
11	_____	Street
12	CR 373	
13	_____	Street
14	_____	Street
15	_____	Path
16	_____	Path
17	_____	Path
18	_____	Path
19	_____	Path
20	_____	Path
21	_____	Path
22	_____	Park
23	Justin Lane	
■	Sign with unit numbers	

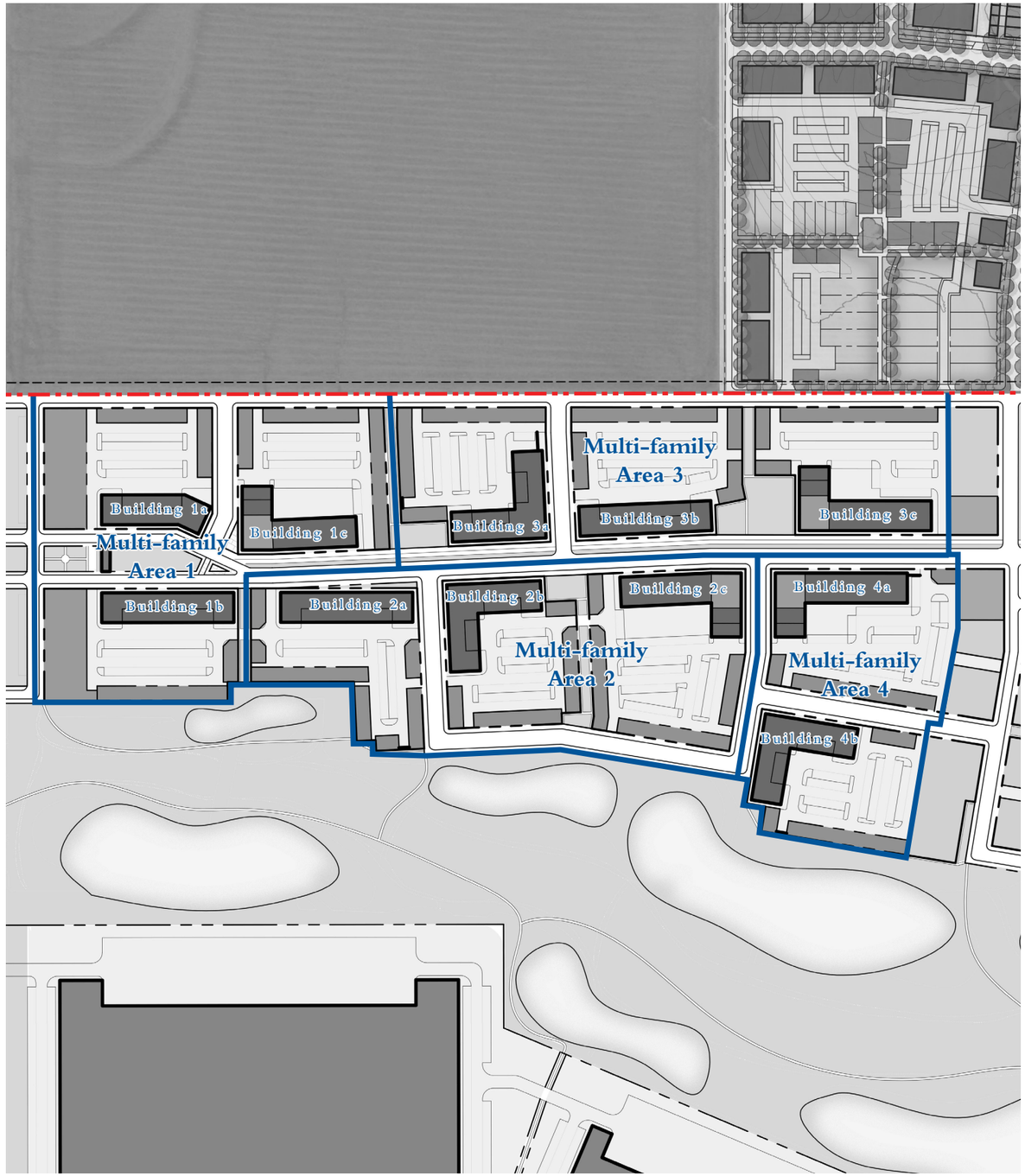
Notes: This addressing plan is conceptual and is subject to refinements in future phases.

N

0 ft 250 ft 500 ft 1,000 ft

PROGRAM ACREAGE

DETAILED PARKING AND PROGRAM



Multi-family Area 1

Large Multi-Family		Spaces
Building 1a	48 units	82
Building 1b	65 units	111
Building 1c	75 units	127
Total	191 units	320
Live-works	21 units	105
Carriage Houses	35 units	70
Total Requested		**495**
Parking Provided		Spaces
Provided on Street		146
Provided in Parking Lots		236
Provided in Garages		140
Total Provided		**522**
Difference		**+27**

Multi-family Area 2

Large Multi-Family		Spaces
Building 2a	65 units	110
Building 2b	75 units	128
Building 2c	75 units	128
Total	215 units	366
Carriage Houses	52 units	104
Total Requested		**470**
Parking Provided		Spaces
Provided on Street		94
Provided in Parking Lots		265
Provided in Garages		134
Total Provided		**493**
Difference		**+23**

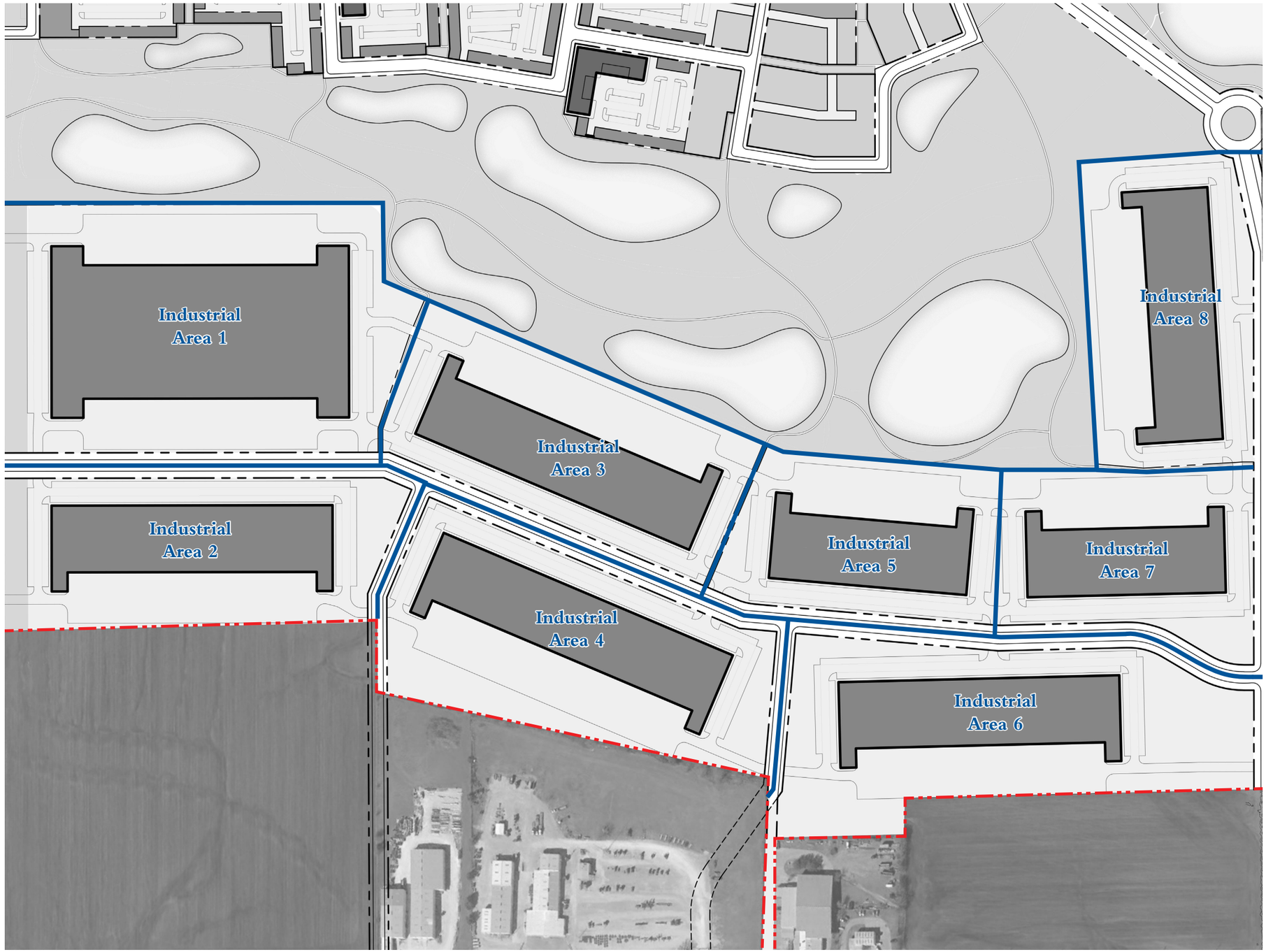
Multi-family Area 3

Large Multi-Family		Spaces
Building 3a	75 units	128
Building 3b	65 units	110
Building 3c	84 units	143
Total	224 units	381
Carriage Houses	44 units	88
Total Requested		**469**
Parking Provided		Spaces
Provided on Street		98
Provided in Parking Lots		284
Provided in Garages		118
Total Provided		**500**
Difference		**+31**

Multi-family Area 4

Large Multi-Family		Spaces
Building 4a	84 units	143
Building 4b	75 units	127
Total	159 units	270
Carriage Houses	22 units	44
Total Requested		**314**
Parking Provided		Spaces
Provided on Street		53
Provided in Parking Lots		217
Provided in Garages		59
Total Provided		**329**
Difference		**+15**

DETAILED PARKING AND PROGRAM



Industrial Area 1

Large Industrial	417,120 SF	417
Total Requested		**417**
Parking Provided		Spaces
Provided in Parking Lots		195
Total Provided		**195**
Difference		**-222**

Industrial Area 2

Large Industrial	191,640 SF	191
Total Requested		**191**
Parking Provided		Spaces
Provided in Parking Lots		297
Total Provided		**297**
Difference		**+106**

Industrial Area 3

Large Industrial	202,560 SF	202
Total Requested		**202**
Parking Provided		Spaces
Provided in Parking Lots		296
Total Provided		**296**
Difference		**+94**

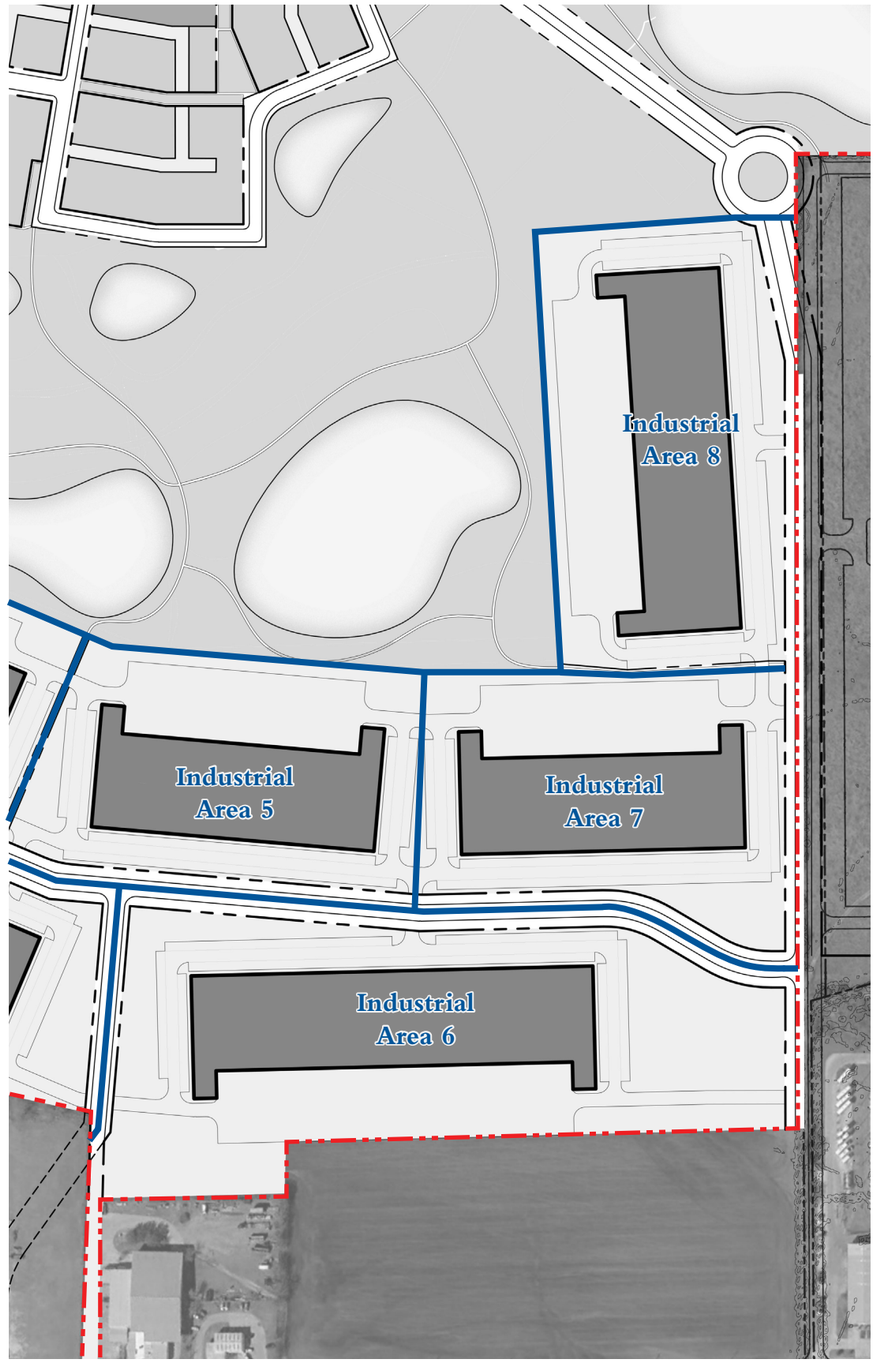
Industrial Area 4

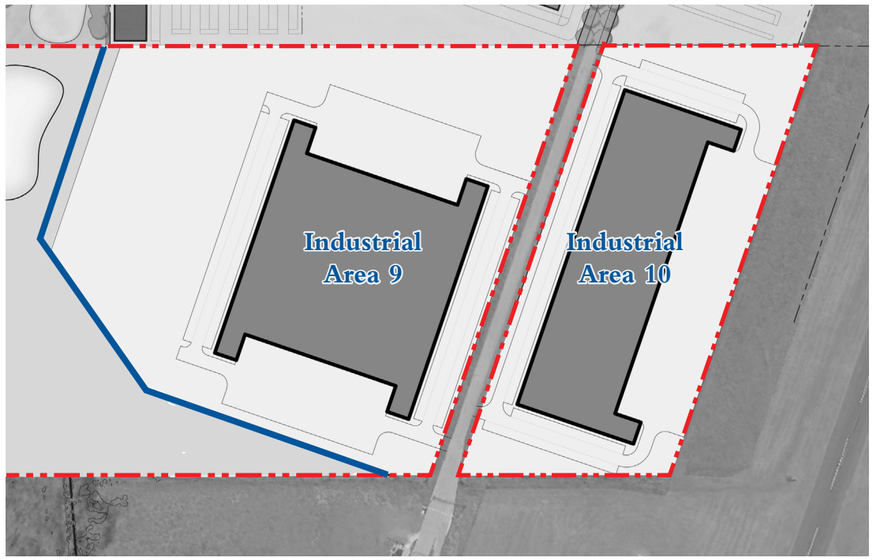
Large Industrial	213,480 SF	213
Total Requested		**213**
Parking Provided		Spaces
Provided in Parking Lots		314
Total Provided		**314**
Difference		**+101**

Industrial Area 5

Large Industrial	137,040 SF	137
Total Requested		**137**
Parking Provided		Spaces
Provided in Parking Lots		236
Total Provided		**236**
Difference		**+99**

DETAILED PARKING AND PROGRAM





Industrial Area 6

Large Industrial	191,640 SF	191
Total Requested		**191**
Parking Provided		Spaces
Provided in Parking Lots		290
Total Provided		**290**
Difference		**+99**

Industrial Area 7

Large Industrial	137,040 SF	137
Total Requested		**137**
Parking Provided		Spaces
Provided in Parking Lots		234
Total Provided		**234**
Difference		**+97**

Industrial Area 8

Large Industrial	172,740 SF	172
Total Requested		**172**
Parking Provided		Spaces
Provided in Parking Lots		268
Total Provided		**268**
Difference		**+96**

Industrial Area 9

Large Industrial	201,000 SF	201
Total Requested		**201**
Parking Provided		Spaces
Provided in Parking Lots		212
Total Provided		**212**
Difference		**+11**

Industrial Area 10

Large Industrial	172,740 SF	172
Total Requested		**172**
Parking Provided		Spaces
Provided in Parking Lots		181
Total Provided		**181**
Difference		**+9**