AGENDA

CITY OF TAYLOR, TEXAS
CITY COUNCIL MEETING
CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET
AUGUST 22, 2024, 6:00 PM

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

- 9-11, A Day to Remember proclamation

CITIZENS COMMUNICATION

(The City Council welcomes public comments on items not listed on the agenda. However, the Council cannot respond until the item is posted on a future meeting agenda. Public comments are limited to 3 minutes.)

BOARDS & COMMISSION PRESENTATION

1. Historic Preservation Commission update. *Jan Harris*

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Council may act on with one single vote. Any Council member may pull any item from the Consent Agenda to discuss and act upon individually on the Regular Agenda.)

2. Approve minutes from the August 8, 2024 regular Council meeting and the August 15, 2024 special called Council meeting. *Dianna McLean*
3. Receive Certification of Additional Sales and Use Tax to Pay Debt Services. *Jeff Wood*
4. Consider conditional acceptance of Subdivision infrastructure for Castlewood South Subdivision Phase 1. *Jim Gray*

PUBLIC HEARINGS / ORDINANCES

5. Conduct Public Hearing Regarding the Annual Budget for Fiscal Year 2025. *Jeff Wood*
6. Introduce Ordinance 2024-36 Adopting the Annual Budget for Fiscal Year 2025. *Jeff Wood*
7. Hold a public hearing and establish upper limit of the ad valorem tax rate, set the date for the public hearing on the ad valorem tax rate for September 12, 2024, and take a record vote. *Jeff Wood*

8. Introduce Ordinance 2024-37 Fixing and Levying Ad Valorem Tax for the 2024 Tax Year (FY 2025). *Jeff Wood*

9. Introduce Ordinance 2024-43 modifying one element of the current noise ordinance relating to hours of construction. *Tom Yantis*

10. Hold a Public Hearing and introduce Ordinance 2024-38 for a place type zoning change from P2.5 - Large Lot to P3 - Neighborhood at 1120 W Lake Drive. *(Applicant has pulled his application) Tom Yantis*

11. Hold a public hearing and introduce Ordinance 2024-39 for a Special Use Permit to allow lodging without a full time, on-site operator located at 520 W. 10th Street. *Tom Yantis*

12. Hold a public hearing and introduce Ordinance 2024-40 regarding a request for an Employment Center Plan referred to as Taylor 50, generally located at 369C CR 395. *Tom Yantis*

13. Hold a public hearing and introduce Ordinance 2024-41 regarding amendments to the City of Talyor Land Development Code to correct errors and provide clarification to the following chapters: Chapter 1 – Intent & General Provisions, Chapter 2 – Development Process, Chapter 3 – Neighborhoods, Additions, Subdivisions, Chapter 4 – Place Type Zoning, Chapter 5 – Private Lot Development Standards, Chapter 6 – Historic Preservation, and Chapter 7 - Definitions. *Tom Yantis*

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

14. Receive the Taylor Economic Development Corporation (TEDC) Board update and FY 2024/2025 Budget. *Ben White*

EXECUTIVE SESSION

The Council may vote and/or act upon each of the items listed in this Agenda. The Council 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 including: Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development).

a. Cause No. 24-1746-C425
b. Consultation with City Attorney on The Retreat at Mallard Subdivision

Reconvene into open session and take any action.

Adjourn

I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 p.m. on August 19, 2024 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

In compliance with the ADA the City Hall and Council Chambers is wheelchair accessible. Reasonable accommodations will be provided for persons attending city council meetings in need of special assistance. Please contact the City Clerk at least 24 hours prior to the meeting for special assistance.

Posted by: Dianna McLean Date: August 19, 2024

Proclamation

"A Day To Remember"

WHEREAS, the unprovoked attacks of Sept. 11, 2001, upon America by foreign terrorists have thrust the United States, and other countries, into a war it never envisioned, militarily or diplomatically; and

WHEREAS, the challenges facing all the civilized people of the world as they relate to the war on terrorism will not end until those fanatics responsible are eliminated or brought to justice; and

WHEREAS, America is fully committed to ensuring our freedoms remain unfettered and sovereign for all generations, now and forever; and

WHEREAS, world opinion needs to remain focused upon the eradication of these inhuman acts perpetrated around the globe; and

WHEREAS, one way to accomplish this is to NEVER FORGET that those innocent victims did not die in vain; and

WHEREAS, America can fight back by reminding the world that the deaths of these people will always be remembered and that they will be forever loved; and

WHEREAS, a noble and appropriate way to accomplish this is through the annual celebration of their living; and

WHEREAS, this commemoration should be conducted each Sept. 11 throughout the land to include:

- The promotion of global peace and goodwill;
- The demonstration of America's resolve and perseverance to win the war on terrorism;
- The advancement of responsible citizenship;
- The encouragement of patriotism and love of country; and
- The poignant remembrance of those innocent victims who died Sept. 11, as heroes, one and all.

NOW THEREFORE BE IT RESOLVED, as the mayor of the City of Taylor, I am issuing this proclamation to memorialize those men, women, and children who lost their lives; and be it further

RESOLVED, that this proclamation be publicized for all to see and know that the citizens of Taylor remember with eternal respect those whose lives were suddenly, without cause and pointlessly taken from them on Sept. 11, 2001.

May they forever rest in peace and abide in our memories.

PROCLAIMED this the 22nd day of August, 2024.

_____

Dwayne Ariola, Mayor
City of Taylor

City Council Meeting August 22, 2024 Transmittal Letter

STRATEGIC PILLAR
Quality of Life Economic Vitality

Agenda Item Number: 1.

Agenda Title: **Historic Preservation Commission update.**

Council Action to be Taken: To receive the report from the Historic Preservation Commission as presented.

Department Submitted: Development Services

Staff Contact: Jan Harris, Main Street Mgr

1. PURPOSE / DESCRIPTION

The purpose is to provide information to educate and inform the Council about the responsibilities and goals of the Historic Preservation Commission.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Historic Preservation Commission was created on November 14, 2023. The first meeting of this Commission was held on March 25, 2024. This is the first presentation by the Historic Preservation Commission to the Council.

3. PROS and CONS

PROS	CONS
• Older structures, with their durable materials and craftsmanship, often possess inherent sustainability. This promotes resource conservation and minimizes environmental impact. • Historic properties can be repurposed for many uses, including housing. Adaptive reuse of these properties ensures that the buildings continue to serve their community while	• There are no known cons.

addressing housing and other needs. • Historic properties provide an economic boost to Taylor. These unique spaces attract visitors, foster creativity, and contribute to our local economy. • By preserving Taylor's architectural styles, cultural landmarks, and community memories, a sense of place is fostered, providing a shared identity that binds residents together.	

4. RECOMMENDATION

That the Council receive the update as presented.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

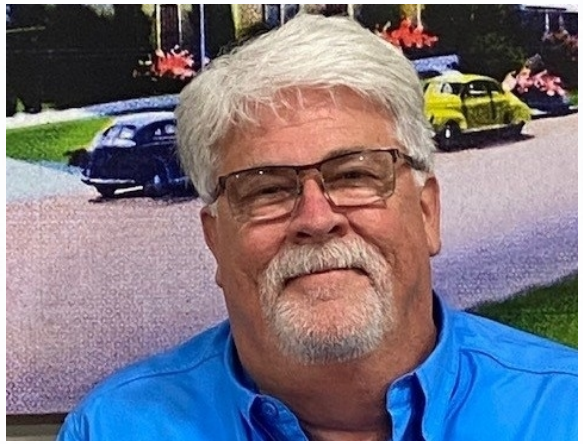
1. HPC Presentation to Council August 22, 2024
2. Chapter 2, Article IV, Division 11 - Historic Preservation Commission in City Code

Taylor Historic Preservation Commission

Established by City Ordinance 2023-55 on Nov. 9, 2023

A Presentation to the City Council – August 22, 2024

Commission Members:



Erwin Stauffer,
Chairperson



Kay Peebles,
Vice-Chairperson



Lea Bowman



Frances Sorrow



Shiloh Brown

Meetings are on the first Wednesday of the month at 6:00 PM in Council chambers.

Jan Harris, MA, MHP, CMSM
Historic Preservation Officer
& Main Street Manager



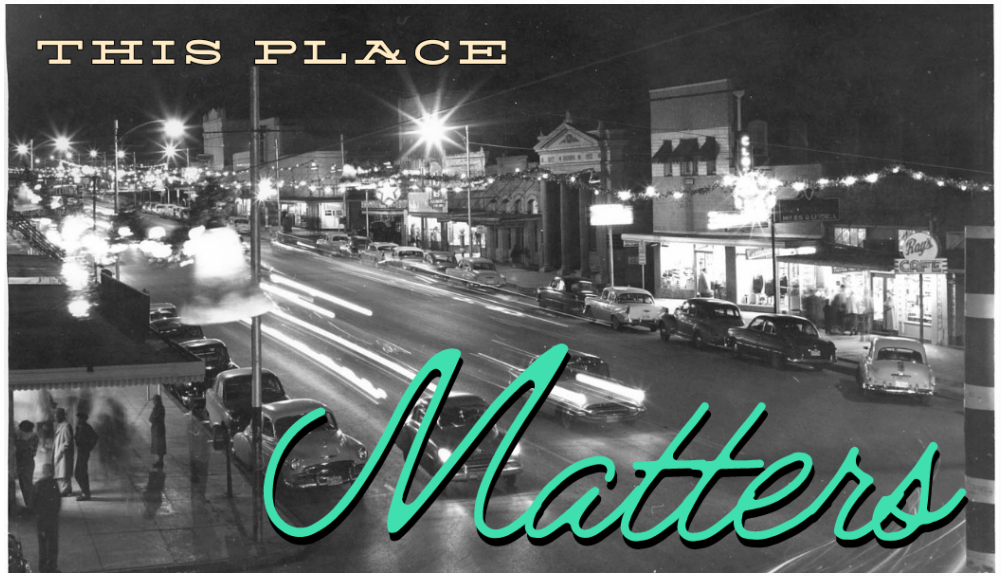
The 10 Objectives of the Taylor Historic Preservation Commission:

These action words guide the commission and its activities.



City ordinance 2023-55 provides direction regarding the Commission's duties and powers including:

- To adopt standards to assess the significance of local historic landmarks & districts.
- To nominate buildings & districts with the Council's approval as locally significant.
- To create, maintain, and update Historic Resource Surveys of local historic landmarks and districts.
- To develop & share information via public education programs to promote the value of preservation.
- To develop and adopt design guidelines approved by the Council to use in the review of all COAs.
- To review & take action on Certificate of Appropriateness applications presented to them.



TAYLOR HPC's 5-YEAR WORK PLAN

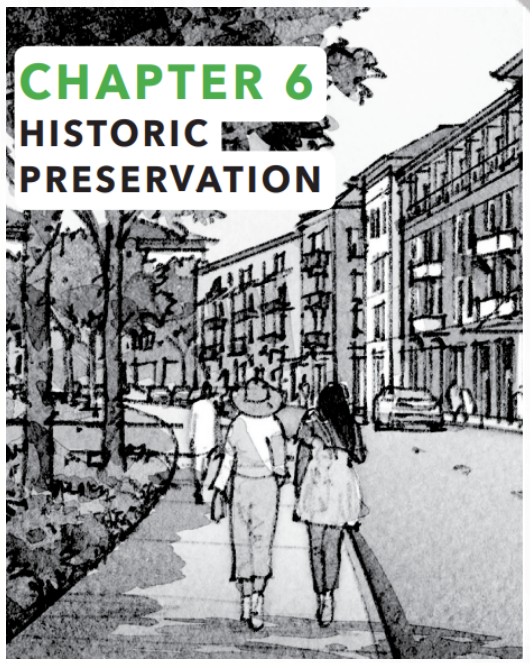
(in progress simultaneously)

A. Begin the local designation of historic resources with Council approval.

B. Develop local design guidelines with Council approval to assist owners of designated properties in making appropriate decisions with renovation projects.

C. Support public engagement in the stewardship of local historic resources.

D. Develop a Certificate of Appropriateness process along with other pertinent tools.



The work of the Historic Preservation Commission will be guided by city ordinance 2023-55 and chapter 6 of the Land Development Code.

Any Questions?

Thank you

DIVISION 11. - HISTORIC PRESERVATION COMMISSION

Sec. 2-110.50. - Establishment; purpose.

There is hereby established a historic preservation commission the purpose of which is to carry out the duties prescribed to it in state law and the charter and ordinances of the City of Taylor.

(Ord. No. 2023-55 , § 6, 11-9-2023)

Sec. 2-110.51. - Members and terms of appointment.

The historic preservation commission shall consist of five resident members of the city appointed by the city council for staggered terms of three years each.

In making appointments to the commission, the council shall attempt to maintain a balance of interest and skills on the commission by assessing the individual qualifications of the candidates, including, but not limited to, their knowledge and demonstrated interest in preservation-related fields such as architecture, history, archaeology, planning, or urban or community design. All members shall have a knowledge of and demonstrated interest in historic preservation. All members shall participate in appropriate historic preservation training at least annually.

All members of the commission shall serve at the pleasure of the city council and may be removed with or without cause upon a majority vote of the city council.

(Ord. No. 2023-55 , § 6, 11-9-2023)

Sec. 2-110.52. - Powers and duties.

The historic preservation commission shall have all the powers and duties authorized by state law, city charter and city ordinances.

The historic preservation commission shall have exclusive authority to approve the designations of properties as local historic landmarks and the inclusion of properties in a local historic district pursuant to V.T.C.A. Local Government Code, § 211.0165.

The commission shall be empowered to:

(1) Adopt criteria for the evaluation of significance of historic landmarks and rules for the delineation of historic district boundaries, subject to approval by the city council.

(2) Review and act on the designation of historic landmarks and the delineation of historic districts, subject to approval by the city council.

(3) Recommend and confer recognition upon the owners of historic landmarks or properties within historic districts by means of certificates, plaques, or markers.

(4) Review and recommend to city council and other applicable city boards and commissions all proposed changes to the zoning ordinance, building code, comprehensive plan or other adopted policies of the city that may affect historic preservation.

(5) Implement and maintain a system of survey or inventory of significant historic, architectural, and cultural properties or resources and all properties located within designated historic districts located in the city.

(6) Monitor and report to the Texas Historical Commission all actions affecting any Recorded Texas Historic Landmark, State Archaeological Landmark, National Register property, and any locally designated property, as deemed necessary.

(7) Create sub-committees from among its membership and delegate to these committees such responsibilities as necessary to carry out the duties of the commission.

(8) Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.

(9) Review and act on all certificate of appropriateness applications.

(10) Review and act on all appeals on action taken by the historic preservation officer regarding the administrative review of certificate of appropriateness applications.

(11) Develop, prepare, and adopt specific design guidelines, subject to approval by the city council, for use in the review of all certificates of appropriateness applications.

(12) Recommend to city council the acquisition of historic properties endangered by demolition where their preservation is essential to the purpose of this division and where private preservation is not feasible.

(13) Propose incentive program(s) to city council for the owners of historic properties.

(Ord. No. 2023-55 , § 6, 11-9-2023)

Sec. 2-110.53. - Officers.

The historic preservation commission shall elect from its membership annually a chair, and a vice-chair.

(Ord. No. 2023-55 , § 6, 11-9-2023)

City Council Meeting
August 22, 2024
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 2.

Agenda Title: **Approve minutes from the August 8, 2024 regular Council meeting and the August 15, 2024 special called Council meeting.**

Council Action to be Taken: Approve as submitted or amend with changes noted.

Department Submitted: City Clerk

Staff Contact: Dianna McLean, City Clerk

1. PURPOSE / DESCRIPTION

Pursuant to the Open Meetings Law, Chapter 551, Local Government Code and in accordance with the authority contained in Section 551.021 and the City Charter, the Minutes of each City Council meeting must be recorded, compiled and approved by the City Council in subsequent meetings. The purpose of this item is to conform to these legal requirements.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

NA

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. August 8, 2024 City Council Meeting Minutes
2. August 15, 2024 Special Called meeting

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
August 8, 2024 at 6:00 p.m.

Mayor Ariola declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Mayor Pro-Tem Kelly Cmerek	Brian LaBorde, City Manager
Council Member Robert Garcia	Jeff Jenkins, Deputy City Manager
Council Member Shelli Cobb	Tom Yantis, Assistant City Manager
Council Member Gerald Anderson	Mark Schroeder, City Attorney
Mayor Dwayne Ariola	Dianna McLean, City Clerk

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

None.

CONSENT AGENDA

1. **Approve minutes from the July 25, 2024 regular Council Meeting.**
2. **Concur with Monthly Financial Report for June 2024.**
3. **Consider Ordinance 2024-32 for a Neighborhood Plan, referred to as Turner Springs, covering approximately 99 acres and generally located at 450 CR 398.**
4. **Consider Ordinance 2024-33 for Employment Center Plan, referred to as iMarket, covering approximately 212 acres and generally located at Carlos G. Parker Blvd, SE and FM 112.**
5. **Consider Ordinance 2024-35, Zoning for Traffic and Rate of Speed on Portions of FM973.**
6. **Consider Resolution R24-25 designating authorized signatories for contractual documents and documents requesting funds pertaining to the General Land Office Community Development Block Grant, Local Hazard Mitigation Plan.**
7. **Consider conditional acceptance of subdivision infrastructure for Spring Creek Subdivision Phase 1.**

Motion was made by Councilmember Garcia to approve the consent agenda items as presented. Motion was seconded by Mayor Pro-Tem Cmerek. Motion carried unanimously.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

8. **Consider Ordinance 2024-34 regarding an amendment to the Envision Taylor Comprehensive Plan to include the creation of a Small Area Plan referred to as the Small Area Plan - Special Employment District North covering approximately 1,500 acres.**
Tom Yantis, Assistant City Manager – stated there were a couple of requests by business owners along Hwy79 that would like their entire property zoned the same designation. Currently it's indicated that their property is two different designation types. In an effort to address concerns about being able to expand on their property, Louis Hughes (Floyd's Glass) property and Troy

Wiede would like their property changed to reflect all the same designation, Commercial designation.
Citizen communication:
Troy Wiede, Floyd's Glass – would like to see his property all one designation, Commercial.
Louis Hughes, property owner on north side of creek bed – would like his property designation to be all the same, Residential, and apply a 170-foot buffer between his property and the neighboring Industrial designation.

Motion was made by Mayor Pro-Tem Cmerek to adopt Ordinance 2024-34 modified for the Huges tract to include the southern portion as Mixed-Use Neighborhood with a 170-foot landscape buffer with a second modification being the Floyd's Glass tract to be all considered Employment-Commercial. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

9. **Schedule Public Hearing for FY2025 Budget.**
Jeff Wood, Chief Financial Officer - State law requires the City to hold a public hearing on the proposed budget. The upper limit (maximum) tax rate will be set on August 22 and a separate public hearing on the tax rate will be scheduled for September 12. Adoption of the budget and tax rate to support the budget will occur on September 12.

Motion was made by Councilmember Garcia to schedule the public hearing for the FY2025 Budget for August 22, 2024 at 6:00pm in the City Council Chambers of City Hall. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

10. **Receive Pavement Assessment Results & Level Up Phase 2 & 3 Update.**
Jacob Walker, HDR Engineering, City Engineer – gave a presentation on the recent pavement condition assessment explaining the Overall Condition Index (OCI) and how Taylor streets rank on that index.
Jim Gray, Public Works Director – gave a presentation explaining the Level Up program and requested approval to move forward with Phase 2 & 3 of the program. Council considered the presented OCI scores, moving forward with Phase 2 & 3 of the Level Up program, holding a future pavement management workshop, sealcoat and striping on 4th Street the same as 2nd Street, and not resurfacing 2nd Street at this time. All were comfortable with the discussion.

Motion was made by Councilmember Garcia to receive the Pavement Assessment presentation as presented and approve Phase 2 & 3 of the Level-Up program. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

11. **Consider Bridge Aesthetics Options & ILA for FM 3349 Bridge over US 79.**
Jacob Walker, HDR Engineering, City Engineer – Williamson County has asked the City if they would like anything on the 79 and 3349 Bridge which is on the boundary of Taylor and Hutto. Council previously agreed to have 'Thank you for visiting Taylor' and 'Welcome to Taylor' on one side of the bridge and the city logo on the bent caps. Council requested staff to look into lighting on the bent caps. Putting a light on the bent caps to light up the logo would cost just short of $84,000.00. The City will pay for any maintenance required on the logos or the fixtures, TxDOT will pay for electricity.

Motion was made by Councilmember Garcia to approve funding for bridge logos/lettering and lighting for a cost of $83,791.83 and enter into the Interlocal Agreement with Williamson County as presented. Motion was seconded by Councilmember Anderson. Motion carried 3 to 2 with Councilwoman Cobb and Mayor Pro-Tem Cmerek opposing.

Mayor Ariola read the Executive Session items and adjourned into closed session at 7:24pm.

EXECUTIVE SESSION

The Council may vote and/or act upon each of the items listed on this Agenda. The Council 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 including: Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development).

a. Project Sam
b. Taylor 100 PID

Mayor Ariola reconvened into open session at 8:01pm.

Motion was made by Councilmember Garcia to authorize the Mayor to execute a Chapter 380 Economic Development Agreement with BPP Projects, LLC. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

ADJOURN

With no further business Mayor Ariola declared the meeting adjourned at 8:01p.m.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

City of Taylor
Special Called City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
August 15, 2024 at 6:00 p.m.

Mayor Ariola declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Mayor Pro-Tem Kelly Cmerek
Council Member Robert Garcia
Council Member Shelli Cobb
Council Member Gerald Anderson
Mayor Dwayne Ariola

Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager
Mark Schroeder, City Attorney
Dianna McLean, City Clerk

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

None.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

1. **Receive a presentation on the Council Relations Policy and discuss the policy and any possible actions.**
   Jeff Jenkins, Deputy City Manager – gave a presentation on the current policy. Discussion was made and Council directed staff to look into the following and bring back at a future date:
   - Whether citizens can or should be allowed to donate time to one individual to be a spokesperson for the group during citizen communication or on a particular agenda item.
   - Can Mayor shut down Council or citizens during a meeting that are bad-mouthing staff or other Council members.
   - Check with TML regarding social media policies to assist with adding a section on social media protocols.
   - Looking into Mayor not the only one who can decide what topics are on an agenda and look at best practice with agenda scheduling.
   - Tabling items if requested by a Council member if they are not able to attend a meeting.
   - Set protocols for Council members contacting staff after hours.
   - Campaigning – allowing Council members to openly promote against/for candidates in private life and/or in a Council member capacity.
   - If you serve on a board, must follow the City Council position on this item.

   Motion was made by Mayor Pro-Tem Cmerek to receive the presentation as presented. Motion was seconded by Councilwoman Cobb. Motion carried unanimously.

ADJOURN
With no further business Mayor Ariola declared the meeting adjourned at 7:06p.m.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

City Council Meeting
August 22, 2024
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 3.

Agenda Title: **Receive Certification of Additional Sales and Use Tax to Pay Debt Services.**

Council Action to be Taken: Receive Certification

Department Submitted: Finance

Staff Contact: Jeff Wood, Chief Financial Officer

1. PURPOSE / DESCRIPTION

The purpose of this agenda item is to formally submit to Council the Certification of Additional Sales and Use Tax to Pay Debt Services.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Texas Property Tax Reform and Transparency Act of 2019 (SB2) created a new requirement for cities that collect local sales tax for property tax relief. Under the Act, the governing body of a taxing unit that imposes an additional sales and use tax may not adopt the components of the tax rate of the taxing unit until the chief financial officer or auditor for the taxing unit submits to the governing body of the taxing unit a written certification that the amount of additional sales and use tax revenue that will be used to pay debt service has been deducted from the total amount of debt service prior to calculating the debt service tax rate.

The City of Taylor collects sales and use tax for the purpose of maintenance & operations and does not collect any additional sales and use tax for the purpose of debt service but is still required to comply with the certification process.

3. PROS and CONS

PROS	CONS
• The presentation of the Certification fulfills the requirement of the Texas	• The property tax reform act requires staff to present this certification even

Tax Code and allows the City to continue in the budget process.	though the City does not collect a sales and use tax for debt service. • The City cannot adopt a tax rate until this certification is formally presented to Council

4. RECOMMENDATION

The Property Tax Reform and Transparency Act only requires that the Certification is formally submitted to Council. No formal action is required on this agenda item, so staff recommends that Council receives the Certification as presented.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. 50-882 Cert of Sales Tax for Debt

Form 50-882

Certification of Additional Sales and Use Tax to Pay Debt Services

THE STATE OF TEXAS,
County of Williamson

Chief Financial Officer or Auditor: Jeffrey B. Wood

For the taxing unit: City of Taylor

Hereby certifies that the amount of additional sales and use tax revenue collected to pay debt service has been deducted from the total amount described by Tax Code Section 26.05(e-1), 26.04(e)(3)(C) and 26.05(a)(1).

This certification is submitted to the governing body of City of Taylor on 8/22/24.

Jeffrey B. Wood Digitally signed by Jeffrey B. Wood
Date: 2024.08.01 15:07:49 -05'00'

Signature of Financial Officer or Auditor

City Council Meeting
August 22, 2024
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure Economic Vitality

Agenda Item Number: 4.

Agenda Title: **Consider conditional acceptance of Subdivision infrastructure for Castlewood South Subdivision Phase 1.**

Council Action to be Taken: Consider accepting the public infrastructure for Castlewood South Phase 1 subdivision.

Department Submitted: Public Works - City Engineer

Staff Contact: Jim Gray, Director

1. PURPOSE / DESCRIPTION

The purpose of this agenda item is to conditionally accept the public infrastructure completed for the Castlewood South Phase 1 Subdivision with the following:

- Condition of Acceptance: Receipt of final acceptance from TxDOT for the turn lane improvements area along FM 973. TxDOT has required that final restoration of the work area be completed regarding the establishment of grass/sodding. Once the grass/sodding is established, acceptance will be complete and issued.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Castlewood South Phase 1 Subdivision is the initial phase of multi-phased residential development project located in the southwest City limits along FM 973 and abutting the existing Castlewood Subdivision. As part of the Subdivision Process, acceptance of the public infrastructure is required once construction of the improvements have been completed in accordance to City Ordinances. The Castlewood South Phase 1 development has passed inspections, has completed a construction final walkthrough, and the Developer has provided the required acceptance documentation per the City's Ordinances including a maintenance bond. The subdivision is fronted by FM 973, a TxDOT owned and managed facility, in which the Development was required to provide turn lane improvements to accommodate future traffic for the subdivision. The Development has completed the improvements; however, TxDOT is awaiting final restoration of the work area (e.g. sodding) to provide a letter of acceptance as mentioned in the previous section.

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

Staff recommends accepting the public infrastructure completed for the Castlewood South Phase 1 subdivision with the conditional item noted.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planned Development Zoning Ordinance Approved – March 12, 2021
Preliminary Plat Approved – August 11, 2021
Subdivision Improvement Plans Approved – October 4, 2022
Phase 1 Final Plat Approved – June 14, 2023
Phase 2 Final Plat – June 11, 2024

7. OTHER OPTIONS

Require all conditional items to be completed.
Do not accept infrastructure.

8. ATTACHMENTS

1. Castlewood South Phase 1 attachments

IMPORTANT NOTICE
STATE OF TEXAS
COMPLAINT PROCEDURES

1. IMPORTANT NOTICE

To obtain information or make a complaint:

2. You may contact your agent.

3. You may call **Westfield Insurance Company, Westfield National Insurance Company, and/or Ohio Farmers Insurance Company's** toll-free telephone number for information or to make a complaint at:

1-800-243-0210

4. You may also write to **Westfield Insurance Company, Westfield National Insurance Company, and/or Ohio Farmers Insurance Company** at:

Attn: Bond Claims
One Park Circle
P O Box 5001
Westfield Center, OH 44251-5001
Fax #330-887-0840

5. You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

6. You may write to the Texas Department of Insurance, Consumer Protection Section (MC 111-1A):

P.O. Box 149091
Austin, TX 78714-9091
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

7. **PREMIUM OR CLAIM DISPUTES:**
Should you have a dispute concerning your premium or about a claim, you should contact the agent, Westfield Insurance Company, Westfield National Insurance Company, or Ohio Farmers Insurance Company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

8. **ATTACH THIS NOTICE TO YOUR POLICY:**
This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Puede comunicarse con su (title) al (telephone number).

Usted puede llamar al numero de telefono gratis de **Westfield Insurance Company, Westfield National Insurance Company, and/or Ohio Farmers Insurance Company's** para informacion o para someter una queja al:

1-800-243-0210

Usted tambien puede escribir a **Westfield Insurance Company, Westfield National Insurance Company, and/or Ohio Farmers Insurance Company:**

Attn: Bond Claims
One Park Circle
P O Box 5001
Westfield Center, OH 44251-5001
Fax #330-887-0840

Puede comunicarse con el Departamento de Sequros de Texas para obtener informacion acerca de companies, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas, Consumer Protection Section (MC 111-1A):

P.O. Box 149091
Austin, TX 78714-9091
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:
Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente, Westfield Insurance Company, Westfield National Insurance Company, o Ohio Farmers Insurance Company primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

BD5430 (06-15)

MAINTENANCE BOND

Bond No.: **411748M**

KNOW ALL PERSONS BY THESE PRESENTS, that we, JL Gray Construction, Inc., as Principal and Westfield Insurance Company, a corporation organized and doing business under and by virtue of the laws of the State of Ohio and duly licensed to conduct surety business in the State of Texas, as Surety, are held and firmly bound unto City of Taylor as Obligee, in the sum of Six Hundred Fifty-nine Thousand Nine Hundred Seventy-two & 57/100 ($659,972.57) Dollars, for which payment, will and truly to be made, we bind ourselves, our heirs, executors and successors, jointly and severally firmly by these presents.

THE CONDITIONS OF THE OBLIGATION IS SUCH THAT:

WHEREAS, the above named Principal entered into an agreement or agreements with said Obligee(s) to: Castlewood South Subdivision Phase 1

WHEREAS, said agreement provided that Principal shall guarantee replacement and repair of improvements as described therein for a period of 2 year(s) following final acceptance of said improvements: Castlewood South Subdivision Phase 1 - Street Improvements, Water Improvements, Wastewater Improvements, ESC Improvements, Drainage Improvements

NOW THEREFORE, if the above Principal shall indemnify the Obligee for all loss that Obligee may sustain by reason of any defective materials or workmanship which become apparent during the period of 2 year (s) from and after acceptance of said improvements by Obligee, then this obligation shall be void; otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the seal and signature of said Principal is hereto affixed and the corporate seal and the name of the said Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact.

This 11th day of July, 2024.

JL Gray Construction, Inc.
Principal

By: _____

Westfield Insurance Company
Surety

Seal

Local Recording Agency:
K & S Insurance
P O Box 277
Rockwall, TX 75087

By: _____
Jack Nottingham, Attorney-in-fact

THIS POWER OF ATTORNEY SUPERCEDES ANY PREVIOUS POWER BEARING THIS SAME POWER # AND ISSUED PRIOR TO 05/25/22, FOR ANY PERSON OR PERSONS NAMED BELOW.

General
Power
of Attorney

CERTIFIED COPY

POWER NO. **4220012 14**

Westfield Insurance Co.
Westfield National Insurance Co.
Ohio Farmers Insurance Co.

Westfield Center, Ohio

Know All Men by These Presents, That WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, corporations, hereinafter referred to individually as a "Company" and collectively as "Companies," duly organized and existing under the laws of the State of Ohio, and having its principal office in Westfield Center, Medina County, Ohio, do by these presents make, constitute and appoint

TONY FIERRO, JOHNNY MOSS, JAY JORDAN, MISTIE BECK, JEREMY BARNETT, JADE PORTER, ROBERT G. KANUTH, JARRETT WILLSON, JACK NOTTINGHAM, BRADY WILSON, BRENNAN WILLIAMSON, JOINTLY OR SEVERALLY

of **ROCKWALL** and State of **TX** its true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver **any and all bonds, recognizances, undertakings, or other instruments or contracts of suretyship in any penal limit.** - - -

Kimley»Horn

Castlewood South Subdivision Phase 1

Final Cost and Quantities

Date: August 15, 2024

KHA Project No.: 069278803

Public Improvements: $6,599,725.71



Signature

Matthew Hansen

Typed Name

TX # 147469

Texas Registration No.

Kimley»Horn

On-Site Water: $952,123.00

DESCRIPTION	QTY	UNIT	UNIT PRICE	CONTRACT AMOUNT
8" PVC WATER LINE (INCL. FITTINGS)	8,086	LF	47.50	384,085.00
12" PVC WATER LINE (INCL. FITTINGS)	464	LF	92.00	42,688.00
8" GATE VALVE	31	EA	2400.00	74,400.00
12" GATE VALVE	4	EA	3900.00	15,600.00
18" GATE VALVE	1	EA	18000.00	18,000.00
SINGLE WATER SERVICE	16	EA	1700.00	27,200.00
SINGLE IRRIGATION SERVICE	3	EA	1725.00	5,175.00
DOUBLE WATER SERVICE	69	EA	2225.00	153,525.00
FIRE HYDRANT ASSEMBLY	20	EA	6450.00	129,000.00
12"X12" TEE	1	EA	1500.00	1,500.00
12"X8" TEE	2	EA	2000.00	4,000.00
8"X8" TEE	13	EA	775.00	10,075.00
12"X8" REDUCER	2	EA	1950.00	3,900.00
REMOVE 8" PLUG	1	EA	1800.00	1,800.00
INSTALL 2" FLUSH VALVE	8	EA	7800.00	62,400.00
TRENCH SAFETY PROTECTIVE SYSTEM	8,550	LF	1.00	8,550.00
TESTING	8,550	LF	1.00	8,550.00
6" IRRIGATION SLEEVES	1	EA	1675.00	1,675.00

Kimley»Horn

On-Site Sewer: $794,461.00

DESCRIPTION	QTY	UNIT	UNIT PRICE	CONTRACT AMOUNT
8" PVC WASTEWATER LINE	4,174	LF	70.00	292,180.00
SINGLE SEWER SERVICE	11	EA	2750.00	30,250.00
DOUBLE SEWER SERVICE	39	EA	3500.00	136,500.00
TIE-IN TO EXISTING SINGLE SEWER SERVICE	11	EA	3000.00	33,000.00
TIE-IN TO EXISTING DOUBLE SEWER SERVICE	27	EA	3255.00	87,885.00
4' MANHOLES	24	EA	6200.00	148,800.00
4' DROP MANHOLES	1	EA	7900.00	7,900.00
MANHOLE RIM ADJUSTMENTS	9	EA	1050.00	9,450.00
INSTALL 8" PLUG	6	EA	50.00	300.00
TIE-IN TO EXISTING STUBS AT EXISTING DROP MANHOLE	7	EA	4500.00	31,500.00
TRENCH SAFETY	4,174	LF	2.00	8,348.00
TESTING	4,174	LF	2.00	8,348.00

Kimley»Horn

Storm Water & Ponds: $2,495,744.25

DESCRIPTION	QTY	UNIT	UNIT PRICE	CONTRACT AMOUNT
DETENTION POND 1 W/ OUTLET STRUCTURE	1	LS	337000.00	337,000.00
18" RCP	1,121	LF	71.00	79,591.00
24" RCP	1,018	LF	86.00	87,548.00
30" RCP	725	LF	119.00	86,275.00
36" RCP	1,225	LF	144.00	176,400.00
48" RCP	84	LF	205.00	17,220.00
3'x2' RCB	154	LF	260.00	40,040.00
4'X2' RCB	1,424	LF	279.00	397,296.00
4'X3' RCB	94	LF	329.00	30,926.00
5'X3' RCB	807	LF	401.00	323,607.00
7'X3' RCB	75	LF	587.00	44,025.00
8'X3' RCB	207	LF	681.00	140,967.00
10' CURB INLET	33	EA	5400.00	178,200.00
4' GRATE INLET	3	EA	4200.00	12,600.00
4'X4' JUNCTION BOX	21	EA	3700.00	77,700.00
5'X5' JUNCTION BOX	2	EA	4400.00	8,800.00
6'X6' JUNCTION BOX	11	EA	5400.00	59,400.00
7'X4' JUNCTION BOX	1	EA	7700.00	7,700.00
7'X5' JUNCTION BOX	1	EA	7800.00	7,800.00
7'X7' JUNCTION BOX	4	EA	9400.00	37,600.00
10'X5' JUNCTION BOX	1	EA	13600.00	13,600.00
10'X10' JUNCTION BOX	3	EA	23400.00	70,200.00
11'x5' JUNCTION BOX	1	EA	14500.00	14,500.00
14'x5' JUNCTION BOX	1	EA	22000.00	22,000.00
14'x14' JUNCTION BOX	1	EA	44500.00	44,500.00
HEADWALL - CHANNEL A (2 - 48" RCP) (CH-PW-0)	1	EA	14500.00	14,500.00
HEADWALL - CHANNEL A (2 - 48" RCP) (SETP-CD)	1	EA	7000.00	7,000.00
HEADWALL - OFFSITE CHANNEL A (7'X3' RCB) (PW)	2	EA	19500.00	39,000.00
HEADWALL - SD-A (2 - 4'X2' RCB) (FW-S)	1	EA	18800.00	18,800.00
HEADWALL - SD-B (2 - 36" RCP) (SETP-CD)	1	EA	5500.00	5,500.00
END AND PLUG	2	EA	150.00	300.00
EARTHEN CHANNEL W/ 4' CONCRETE TRICKLE CHANNEL	337	LF	56.00	18,872.00
CONCRETE U-CHANNEL	192	LF	344.00	66,048.00
CURLEX MATTING	1,275	SY	1.75	2,231.25
ROCK RIP RAP	16	SY	60.00	960.00
TRENCH SAFETY	7,038	LF	1.00	7,038.00

Kimley»Horn

Pavement & Appurtenances: $1,876,029.50

DESCRIPTION	QTY	UNIT	UNIT PRICE	CONTRACT AMOUNT
8" LIME-TREATED SUBGRADE - PER SQUARE YARD, COMPLETED IN PLA	29,563	SY	8.00	236,504.00
14" FLEXIBLE BASE (TYPE A GRADE 5) - PER SQUARE YARD, COMPLE	24,859	SY	18.75	466,106.25
18" FLEXIBLE BASE (TYPE A GRADE 5) - PER SQUARE YARD, COMPLE	4,704	SY	23.75	111,720.00
2" TYPE C - HOT MIX ASPHALTIC CONCRETE PAVEMENT	18,874	SY	14.75	278,391.50
3" TYPE C - HOT MIX ASPHALTIC CONCRETE PAVEMENT	3,659	SY	22.25	81,412.75
3" CLASS A CONCRETE PAVEMENT	102	SY	180.00	18,360.00
6" CLASS A CONCRETE PAVEMENT	439	SY	124.00	54,436.00
CONCRETE CURB & GUTTER	14,650	LF	17.50	256,375.00
18" RIBBON CURB	75	LF	25.00	1,875.00
5' CONCRETE SIDEWALK (DEVELOPER)	1,894	SY	66.00	125,004.00
6' CONCRETE SIDEWALK (DEVELOPER)	973	SY	65.00	63,245.00
PEDESTRIAN RAMP	54	EA	1350.00	72,900.00
PEDESTRIAN HANDRAIL	210	LF	100.00	21,000.00
SIGNAGE AND STRIPING	1	LS	42100.00	42,100.00
BARRICADES	10	EA	1300.00	13,000.00

Kimley»Horn

Change Order 2: $103,206.00

DESCRIPTION	QTY	UNIT	UNIT PRICE	CONTRACT AMOUNT
CO2 10' Curb Inlet	2		5400.00	10,800.00
CO2 4x2 RCB	27		279.00	7,533.00
CO2 8" PVC Water Line (Incl Fittings)	-766		47.50	-36,385.00
CO2 12" PVC Water Line (Incl Fittings)	14		92.00	1,288.00
CO2 12"x8" Tee	1		2000.00	2,000.00
CO2 8" Gate Valve	1		2400.00	2,400.00
CO2 12" Gate Valve	1		3900.00	3,900.00
CO2 8" PVC Wastewater Improvements	-98		70.00	-6,860.00
CO2 12" PVC Wastewater Improvements	98		110.00	10,780.00
CO2 12" PVC x 16DD M/Hole Boot	1		500.00	500.00
CO2 Core Manhole	1		2500.00	2,500.00
CO2 Single Sewer Service	3		2750.00	8,250.00
CO2 Double Sewer Service	1		3500.00	3,500.00
CO2 Tie-In To Existing Single Sewer Service	-11		3000.00	-33,000.00
CO2 Tie-In To Existing Main Single Sewer Service	7		18000.00	126,000.00

Change Order 3: $55,800.00

DESCRIPTION	QTY	UNIT	UNIT PRICE	CONTRACT AMOUNT
CO3 Pellet Lime Cost Difference	1		35200.00	35,200.00
CO3 Pipe Crew Mobilization	1		7500.00	7,500.00
CO3 Blade Crew Mobilization	1		7500.00	7,500.00
CO3 Slow Productions	1		63000.00	63,000.00
CO3 Geo-Grid	4		1400.00	5,600.00
CO3 Tie-In To Existing Main Single Sewer Service	3.5		-18000.00	-63,000.00

Total Public Improvements: $6,599,725.71

Plotted By:Hansen, Matthew Date:August 01, 2024 07:56:49am File Path:K:\Sou_Civ\069278803 castlewood south\Cad\plansheets\C-Cover Sheet.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CONSTRUCTION PLAN SUBMITTALS							
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF TAYLOR APPROVAL DATE	DATE IMAGED
1	1ST SUBMITTAL		114				10/1/2021
2	1ST RESUBMITTAL		110				12/17/2021
3	2ND RESUBMITTAL		107				2/11/2022
4	3RD RESUBMITTAL		107				3/18/2022
5	4TH RESUBMITTAL		118				5/20/2022
6	5TH RESUBMITTAL		118				7/15/2022
7	6TH RESUBMITTAL		119				8/19/2022
8	7TH RESUBMITTAL		120			10/4/2022	9/15/2022

REVISIONS							
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF TAYLOR APPROVAL DATE	DATE IMAGED
1	1ST REVISION		120			11/14/2022	11/7/2022
2	2ND REVISION		126				3/21/2023
3	3RD REVISION		130			8/14/2023	7/26/2023
4	4TH REVISION		130			4/2/2024	3/19/2024

CIVIL CONSTRUCTION PLANS
PAVING, GRADING & UTILITIES
FOR
Castlewood South
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

OWNER/DEVELOPER

ASHTON WOODS - AUSTIN DIVISION
10721 RESEARCH BLVD. B-210
AUSTIN, TX 78759
TEL: (512) 623-1769.
CONTACT: FRANK DEL CASTILLO

SURVEYOR

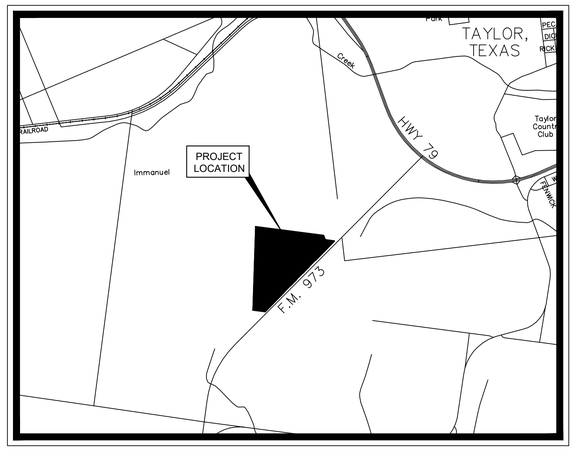
ZACHARY K. PETRUS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6769
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TEL: (512)572-6674
ZACH.PETRUS@KIMLEY-HORN.COM

ENGINEER

Kimley»Horn

5301 SOUTHWEST PARKWAY
BLDG. 2, SUITE 100
AUSTIN, TEXAS 78735
PH. (512) 646-2237
CONTACT: WILL BUZZELLI, P.E.

STATE OF TEXAS
REGISTRATION NO. 928



VICINITY MAP
SCALE: 1" = 2,000'

MAPSCO GRID #S27 & #S28
DRAINAGE BASIN: WILDHORSE TP

JULY 2022

LEGAL DESCRIPTION

BEING A 69.993 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. SURVEY, ABSTRACT 315, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 69.993 ACRE TRACT, DESCRIBED TO RONALD T. RANDIG AND MELISSA RANDIG, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2018026037 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

TXDOT DRAINAGE NOTE

DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION, OR INTEGRITY OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DRAINAGE FACILITIES.

NO PORTION OF THIS SITE IS LCOATED WITHIN THE 100-YEAR FLOODPLAIN. FIRM PANEL NO. 48491C0541F OR PANEL NO. 48491C0540F, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS (EFFECTIVE DATE DECEMBER 20, 2019).

Know what's below.
Call before you dig.

[3] NOTE:
* CASTLEWOOD SOUTH SEWER PLAN REPAIR IS ATTACHED FOR REFERENCE ONLY. THIS DOCUMENT HAS BEEN PREPARED BY HDR, INC., DATED FOR JULY 6, 2023.

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117	FM 973 TYPICAL SECTION (1 OF 3)
118	FM 973 TYPICAL SECTION (2 OF 3)
119	FM 973 TYPICAL SECTION (3 OF 3)
120	EROSION CONTROL DETAILS
[3] 121	STORM DRAIN DETAILS
[3] 122	WATER DETAILS (SHEET 1 OF 2)
123	WATER DETAILS (SHEET 2 OF 2)
124	WASTEWATER DETAILS
125	TRAFFIC CONTROL DETAILS (1 OF 3)
126	TRAFFIC CONTROL DETAILS (2 OF 3)
127	TRAFFIC CONTROL DETAILS (3 OF 3)
S1.00	CASTLEWOOD SOUTH DETENTION OUTFALL STRUCTURE
S2.00	CASTLEWOOD SOUTH DETENTION OUTFALL STRUCTURE
[3] *00C-17	*CASTLEWOOD SOUTH SEWER PLAN REPAIR

No.	REVISIONS	DATE	BY

CASTLEWOOD SOUTH - PHASE 1

Kimley»Horn
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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
MATTHEW H. M. HANSEN
147469
LICENSED PROFESSIONAL ENGINEER
7/26/2024

KHA PROJECT NO. 069278803

KHA PROJECT 069278803	DATE JUNE 2021	SCALE: AS SHOWN	DESIGNED BY: WB	DRAWN BY: MH	CHECKED BY: MH

COVER SHEET

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS

SHEET NUMBER
1 OF 127

KHA PROJECT NO. 069278803

Plotted By:Hansen, Matthew Date:March 21, 2023 10:30:01pm File Path:K:\sou_civil\069278803 castlewood south\Cad\plansheets\C-Cover Sheet.dwg
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REVISIONS/CORRECTIONS							
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF TAYLOR APPROVAL DATE	DATE SUBMITTED
1	INITIAL SUBMITTAL	–	5				4/2/2021
2	RE-SUBMITTAL	(V) COVER	4				6/18/2021
3	RE-SUBMITTAL	(R) REVISE	4				7/16/2021
4	RE-SUBMITTAL	(R) REVISE	4				7/30/2021
5	RE-SUBMITTAL	(R) REVISE	4				8/2/2021
6	RE-SUBMITTAL	(R) REVISE	4				8/5/2021

CASTLEWOOD SOUTH SUBDIVISION PRELIMINARY PLAT

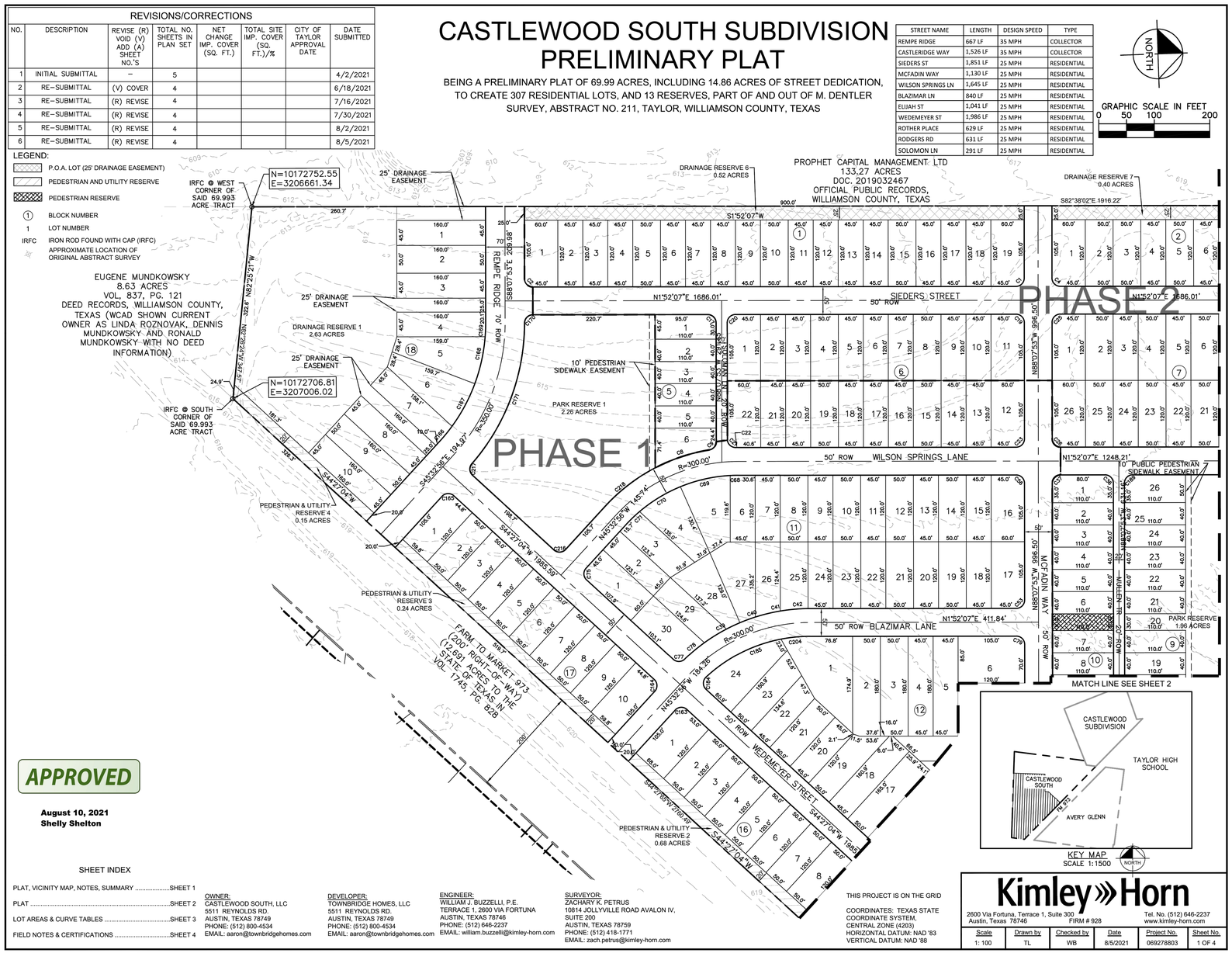
BEING A PRELIMINARY PLAT OF 69.99 ACRES, INCLUDING 14.86 ACRES OF STREET DEDICATION, TO CREATE 307 RESIDENTIAL LOTS, AND 13 RESERVES, PART OF AND OUT OF M. DENTLER SURVEY, ABSTRACT NO. 211, TAYLOR, WILLIAMSON COUNTY, TEXAS

STREET NAME	LENGTH	DESIGN SPEED	TYPE
REMPE RIDGE	667 LF	35 MPH	COLLECTOR
CASTLERIDGE WAY	1,526 LF	35 MPH	COLLECTOR
SIEDERS ST	1,851 LF	25 MPH	RESIDENTIAL
MCFADIN WAY	1,130 LF	25 MPH	RESIDENTIAL
WILSON SPRINGS LN	1,645 LF	25 MPH	RESIDENTIAL
BLAZIMAR LN	840 LF	25 MPH	RESIDENTIAL
ELIJAH ST	1,041 LF	25 MPH	RESIDENTIAL
WEDEMEYER ST	1,986 LF	25 MPH	RESIDENTIAL
ROTHER PLACE	629 LF	25 MPH	RESIDENTIAL
RODGERS RD	631 LF	25 MPH	RESIDENTIAL
SOLOMON LN	291 LF	25 MPH	RESIDENTIAL

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND:
- P.O.A. LOT (25' DRAINAGE EASEMENT)
- PEDESTRIAN AND UTILITY RESERVE
- PEDESTRIAN RESERVE
- (1) BLOCK NUMBER
- 1 LOT NUMBER
- IRFC IRON ROD FOUND WITH CAP (IRFC)
- APPROXIMATE LOCATION OF ORIGINAL ABSTRACT SURVEY



APPROVED

August 10, 2021
Shelly Shelton

SHEET INDEX

PLAT, VICINITY MAP, NOTES, SUMMARY .....SHEET 1
PLAT .....SHEET 2
LOT AREAS & CURVE TABLES .....SHEET 3
FIELD NOTES & CERTIFICATIONS .....SHEET 4

OWNER:
CASTLEWOOD SOUTH, LLC
5511 REYNOLDS RD.
AUSTIN, TEXAS 78749
PHONE: (512) 800-4534
EMAIL: aaron@townbridgehomes.com

DEVELOPER:
TOWNBRIDGE HOMES, LLC
5511 REYNOLDS RD.
AUSTIN, TEXAS 78749
PHONE: (512) 800-4534
EMAIL: aaron@townbridgehomes.com

ENGINEER:
WILLIAM J. BUZZELLI, P.E.
TERRACE 1, 2600 VIA FORTUNA
AUSTIN, TEXAS 78746
PHONE: (512) 646-2237
EMAIL: william.buzzelli@kimley-horn.com

SURVEYOR:
ZACHARY K. PETRUS
10814 JOLLYVILLE ROAD AVALON IV,
SUITE 200
AUSTIN, TEXAS 78759
PHONE: (512) 418-1771
EMAIL: zach.petrus@kimley-horn.com

THIS PROJECT IS ON THE GRID

COORDINATES: TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE (4203)
HORIZONTAL DATUM: NAD '83
VERTICAL DATUM: NAD '88

Kimley»Horn
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Austin, Texas 78746
Tel. No. (512) 646-2237
FIRM # 928
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1: 100	TL	WB	8/5/2021	069278803	1 OF 4

REVISIONS			No.
DESCRIPTION	DATE	BY	

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT 069278803			
DATE	JUNE 2021		
SCALE:	AS SHOWN		
DESIGNED BY:	WB		
DRAWN BY:	MH		
CHECKED BY:	WB		

PRELIMINARY PLAT
(SHEET 1 OF 4)

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
2 OF127

CIVIL CONSTRUCTION PLANS

KHA PROJECT NO. 069278803

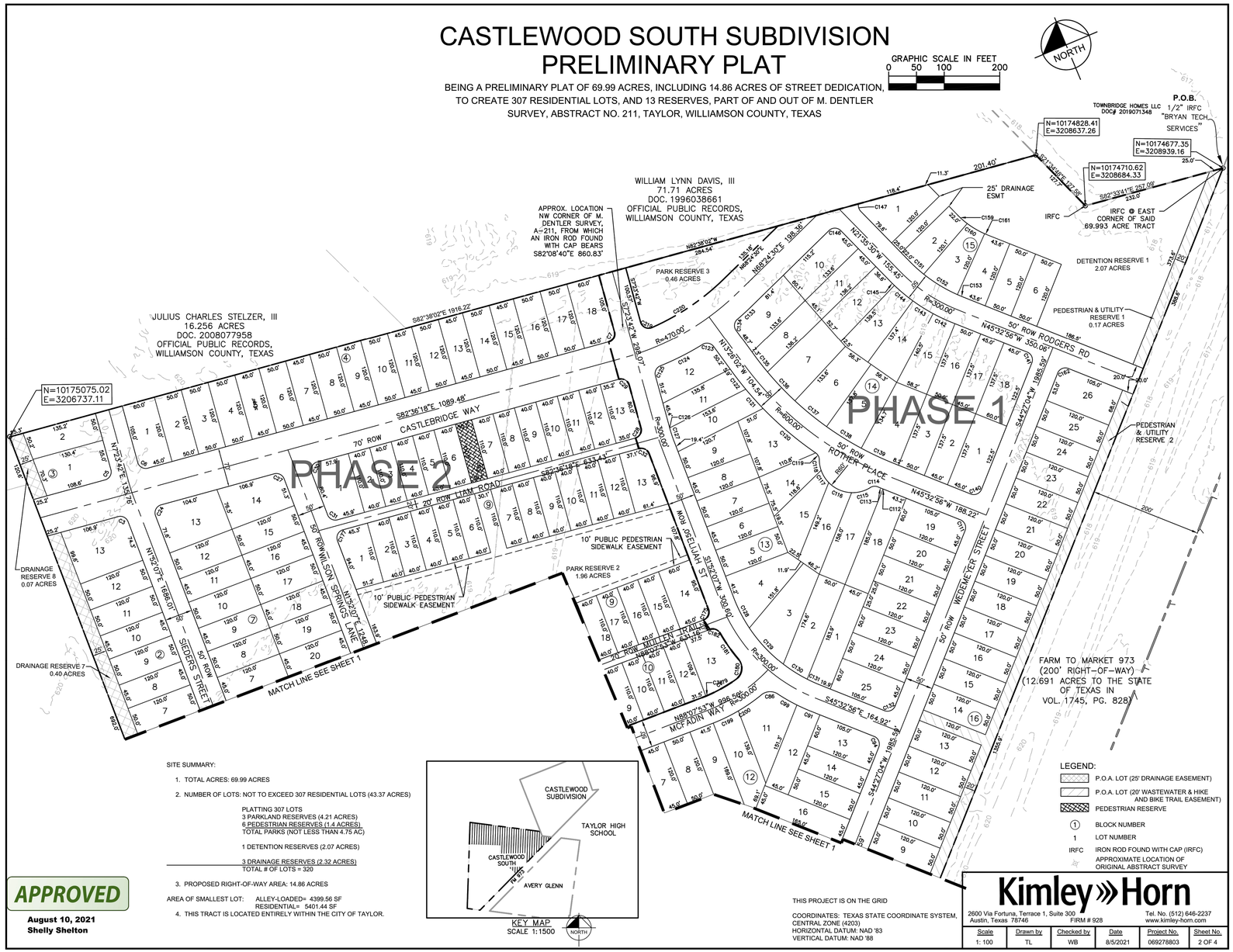
CASTLEWOOD SOUTH - PHASE 1

CASTLEWOOD SOUTH SUBDIVISION
PRELIMINARY PLAT

BEING A PRELIMINARY PLAT OF 69.99 ACRES, INCLUDING 14.86 ACRES OF STREET DEDICATION, TO CREATE 307 RESIDENTIAL LOTS, AND 13 RESERVES, PART OF AND OUT OF M. DENTLER SURVEY, ABSTRACT NO. 211, TAYLOR, WILLIAMSON COUNTY, TEXAS

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH



SITE SUMMARY:

1. TOTAL ACRES: 69.99 ACRES
2. NUMBER OF LOTS: NOT TO EXCEED 307 RESIDENTIAL LOTS (43.37 ACRES)

PLATTING 307 LOTS
3 PARKLAND RESERVES (4.21 ACRES)
6 PEDESTRIAN RESERVES (1.4 ACRES)
TOTAL PARKS (NOT LESS THAN 4.75 AC)

1 DETENTION RESERVES (2.07 ACRES)

3 DRAINAGE RESERVES (2.32 ACRES)
TOTAL # OF LOTS = 320

3. PROPOSED RIGHT-OF-WAY AREA: 14.86 ACRES

AREA OF SMALLEST LOT: ALLEY-LOADED= 4399.56 SF
RESIDENTIAL= 5401.44 SF

4. THIS TRACT IS LOCATED ENTIRELY WITHIN THE CITY OF TAYLOR.

LEGEND:

- P.O.A. LOT (25' DRAINAGE EASEMENT)
- P.O.A. LOT (20' WASTEWATER & HIKE AND BIKE TRAIL EASEMENT)
- PEDESTRIAN RESERVE
- (1) BLOCK NUMBER
- 1 LOT NUMBER
- IRFC IRON ROD FOUND WITH CAP (IRFC)
- APPROXIMATE LOCATION OF ORIGINAL ABSTRACT SURVEY

APPROVED
August 10, 2021
Shelly Shelton

THIS PROJECT IS ON THE GRID

COORDINATES: TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE (4203)
HORIZONTAL DATUM: NAD '83
VERTICAL DATUM: NAD '88

Kimley»Horn
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1: 100	TL	WB	8/5/2021	069278803	2 OF 4

Plotted By:Hansen, Matthew Date:March 21, 2023 10:30:09pm File Path:K:\Tay_Civil\069278803 castlewood south\Cad\plansheets\C-Cover Sheet.dwg
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DRAWN BY: MH
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PRELIMINARY PLAT (SHEET 2 OF 4)

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
3 OF 127

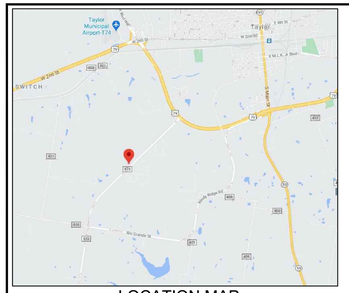
CIVIL CONSTRUCTION PLANS

KHA PROJECT NO. 069278803

CASTLEWOOD SOUTH - PHASE 1

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CASTLEWOOD SOUTH SUBDIVISION
PRELIMINARY PLAT

BEING A PRELIMINARY PLAT OF 69.99 ACRES, INCLUDING 14.86 ACRES OF STREET DEDICATION, TO CREATE 307 RESIDENTIAL LOTS, AND 13 RESERVES, PART OF AND OUT OF M. DENTLER SURVEY, ABSTRACT NO. 211, TAYLOR, WILLIAMSON COUNTY, TEXAS

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

That AARON LEVY, PRESIDENT OF TOWNBRIDGE HOMES, LLC SOLE OWNER OF THAT CERTAIN 69.99 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2021084226, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE 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 SUBDIVISION".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 2021.

_____
AARON LEVY, PRESIDENT
TOWNBRIDGE HOMES, LLC
551 REYNOLDS RD.
AUSTIN, TEXAS 78749

STATE OF TEXAS §

COUNTY OF _____ §

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 AARON LEVY, 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 _____, 2021.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

LIEN HOLDER

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, _____ OF FROST BANK, LIENHOLDER OF THAT CERTAIN 69.99 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2021084226 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "CASTLEWOOD SOUTH SUBDIVISION".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 2021.

_____
(LIEN HOLDER SIGNATURE)
FROST BANK
P.O. BOX 1600
SAN ANTONIO, TEXAS 78296

STATE OF TEXAS §

COUNTY OF _____ §

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 AARON LEVY, 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 _____, 2021.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

FIELD NOTE DESCRIPTION

These notes describe a certain "69.993 Acre" tract of land situated in the M. DENTLER SURVEY, A-211, the GEORGE M. REESE SURVEY, A-533 and the H. & T. B. R. R. SURVEY, A-315, all located in Williamson County, Texas; subject tract being a part of and out of a called "150 acres" (same and except "12.91 Acres" conveyed for roadway purposes) conveyed in an Executon's Deed from Rose Marie Hafernik Apel and John Fred Hafernik, Independent Executors of the Estate of Vernon G. Hafernik to Vernon G. Hafernik, Jr., Rose Marie Hafernik Apel and John Fred Hafernik dated 5-27-2011 and recorded in Document No. 2011036488 of the Official Public records of Williamson County (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on October 4, 2013; subject tract being more fully described as follows:

BEGINNING at the Northwest corner of subject tract, same being the Northwest corner said "150 Acres" and the Southwest coner of a called "89.4 Acres" as titled to Julius Charles Stelzer, III, as recorded in document No. 2008077958, Official Public Records of Williamson County (OPRWC) in the East line of a called "150 Acres" currently titled to Roland Telehelman, et al recorded in volume in 1608, page 847 of the Official Records of Williamson County (OPRWC); found a concrete marker (unrecorded, standing 36" tall) at same corner (North= 10,175,074,960 East= 3,206,736,816);

THENCE South 82°38'02" East with the common line of said "150 acres" and said "89.4 Acres" passing a 3" iron pipe (18" below surface) at the southwest corner of said "89.4 Acres", same being the Southwest corner of a called "100 Acres" currently tied to William Lynn Davis as recorded in Document No. 9638661, Official Records of Williamson County (OPRWC) at a distance of 719.48 feet, and continuing with the common line of said "150 acres" and "100 acres"an additional 1196.74 feet for total distnace of **1916.22 feet** to a found concrete marker (unrecorded, stnading 36" tall) at the Southeast corner of said "100 Acres" in the West line of a called "Second Tract - 60.32 Acres" currently titled the John Wesley Miller Family Trust as recorded in Document No. 2010074538, OPRWC, same being an exterior corner of subject tract;

THENCE South 82°38'02" East with the South line of "Second Tract - 60.32 Acres", a distance of **127.58 feet** to a found concrete marker (unrecorded, standing 36" tall) at the Southwest corner of same, also being an interior corner of said "150 Acres" in the common survey line of aforementioned **M. DENTLER SURVEY, A-211** and **GEORGE M. REESE SURVEY, A-533;**

THENCE South 82°33'41" East with the common line of said "150 Acres" and said "Second Tract - 60.32 Acres", also being the North line of aforementioned **M. DENTLER SURVEY, A-211** and South line of the **GEORGE M. REESE SURVEY, A-533,** a distance of **257.09 feet** to a 1/2" iron rod (capped Bryan Tech Svc) set 4" below surface at the Northeast corner of subject tract, same being in the West right-of-way line to Farm-to-Market road No. 973 at the Northeast corner of subject tract, same being in the west right-of-way line of Farm-to-Market road No. 973 at the Northwest corner of aforementioned "parcel 6-12.691 Acres"; found a 1/2" iron rod at the Southwest corner of Lot 1, Block "A" of the Taylor high School Addition to the City of Taylor as recorded as in Document No. 2011040451, OPRWC, bearing South 82°35'27" East, 250.47 feet;

THENCE South 44°27'05" West with the West right-of-way line of Farm-to-Market Road No. 973 (right-of-way width = 2000.00 feet), a distance of **2760.49 feet** to the 1/2" iron rod (capped Bryan Tech Svc) set 4" below surface at the Southeast corner of subject tract, at the Southwest corner of aforementioned "Parcel 6 - 12.691 Acres", same being in the South line of said "150 Acres" and for the Northeast corner of a called "79.21 Acres" currently titled to Eugene Mundkowsky as recorded in volume 837, page 121, Williamson County Deed Records (DRWC);

THENCE North 82°26'24" West with the common line of said "150 Acres" and "79.21 Acres", a distance of **347.57 feet** to a 1/2" iron rod (capped Bryan Tech Svc) set 4" below surface at the Southwest upper Northwest corner of said "79.21 Acres"; 1/2" iron rod found at the Southwest corner of said Teichelman "150 Acres", same being an interior corner of said "79.21 Acres" bears South 01°51'41" West, 335.32 feet;

THENCE North 01°51'41" East with the common line of aforementioned "150 acres" and Teichelman "150 Acres", a distance of **2323.66 feet** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **69.993 ACRES (3,048,913 Square Feet).**

FLOODPLAIN ADMINISTRATOR

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

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY 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 WITHIN IT.

_____ _____
J. TERRON EVERTSON, P.E., D.R., C.F.M. DATE
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

SURVEYORS CERTIFICATION:

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

I, SEAN PATTON, 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

_____
Zachary K. Petrus
Registered Professional Land Surveyor No. 6769
Kimley-Horn and Associates, Inc.
10814 N Jollyville Road Avalon IV, Suite 200
Austin, Texas 78759
Ph. (512) 418-1771
zach.petrus@kimley-horn.com

ENGINEERS CERTIFICATION:

STATE OF TEXAS §

COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS

I, WILLIAM BUZELLI, 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 48491C0054 1F, 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.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2021.

_____
WILLIAM BUZZELLI P.E.
Registered Professional Engineer
License #: 133535
Kimley-Horn and Associates, Inc. Firm #: F-928
2600 Via Fortuna Terrace
Austin, Texas 78746
Ph. 512-646-2237

DO NOT RELEASE
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer WILLIAM J. BUZZELLI
P.E. No. 133535 Date 7/15/2020

PLANNING & ZONING COMMISSION

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOW AS "CASTLEWOOD SOUTH" HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION OF THE _____ DAY OF _____, 2021.

_____ _____
_____, CHAIRMAN DATE

_____ _____
_____, SECRETARY DATE

WILLIAMSON COUNTY CLERK

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2021 A.D., AT _____ O'CLOCK _____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2021 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

APPROVED
August 10, 2021
Shelly Shelton

Kimley»Horn
2600 Via Fortuna, Terrace 1, Suite 300 Austin, Texas 78746 FIRM # 928 Tel. No. (512) 646-2237 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	TL	WB	8/5/2021	069278803	4 OF 4

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100, AUSTIN, TX 78735
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

PRELIMINARY PLAT (SHEET 4 OF 4)

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS

SHEET NUMBER
5 OF 127

KHA PROJECT NO. 069278803

CASTLEWOOD SOUTH - PHASE 1

Plotted By:Hansen, Matthew Date:March 21, 2023 10:30:28pm File Path:K:\Sou_Civ\069278803 castlewood south\Cad\Plansheets\C- Cover Sheet.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By:Hansen, Matthew Date:March 21, 2023 10:30:46pm File Path:K:\sou_civ\069278803 castlewood south\Cad\plansheets\C-General Notes.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CITY OF TAYLOR GENERAL CONSTRUCTION NOTES

OVERALL:

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 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 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 STATES 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. DENSITY TESTING OF COMPACTED SUBGRADE MATERIAL, FIRST COURSE AND SECOND COURSE COMPACTED BASE, SHALL BE MADE AT 500 FOOT INTERVALS. ANY FAILED TESTS WILL BE RE-TESTED AT THE EXPENSE OF THE CONTRACTOR.
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.

WASTEWATER NOTES:

1. THE CONTRACTOR, WITH CITY APPROVAL, SHALL RAISE MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES TO FINISHED PAVEMENT GRADE AT THE CONTRACTORS 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 S10. 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 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 5 1/4" 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. 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 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. 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.

No.	REVISIONS	DATE	BY

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09/15/2022

KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: XXM
CHECKED BY: WB

GENERAL NOTES

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
6 OF 127

Posted By:Horsen, Matthew Date:March 21, 2023 10:30:51pm File Path:K:\Sau_ausWL\069278803 castlewood south\Cad\plansheets\C-General Notes.dwg
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KH GENERAL NOTES

OVERALL:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
2. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE CITY. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL ESTABLISH SAME BENCHMARKS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW.
8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, AND IF APPLICABLE THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
13. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
15. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS. ALL SUCH DATA IS CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO PROPOSED DEVELOPMENT.
19. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IT IS NECESSARY THAT ALL DAMAGE CAUSED BY BLASTING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
20. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
21. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLAN, SWPPP AND INSPECTION REPORTS.
24. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
27. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC...) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE UTILITY PROVIDER OR INSPECTOR.
29. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
31. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KIMLEY-HORN AND ASSOCIATES, INC. (KH) BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC...) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO KH IMMEDIATELY.
32. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
36. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED, AND THE CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED BY THEIR ENCROACHMENTS TO REPAIR.
38. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC... TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
48. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
49. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

EROSION CONTROL:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000".
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
13. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PROJECT POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
21. TEMPORARY SOIL STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
23. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, AND PAVED AREAS, OR EQUIVALENT VEGETATIVE COVERING MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH THE RECEIVING LANDOWNER'S APPROVAL TO DO SO.
24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

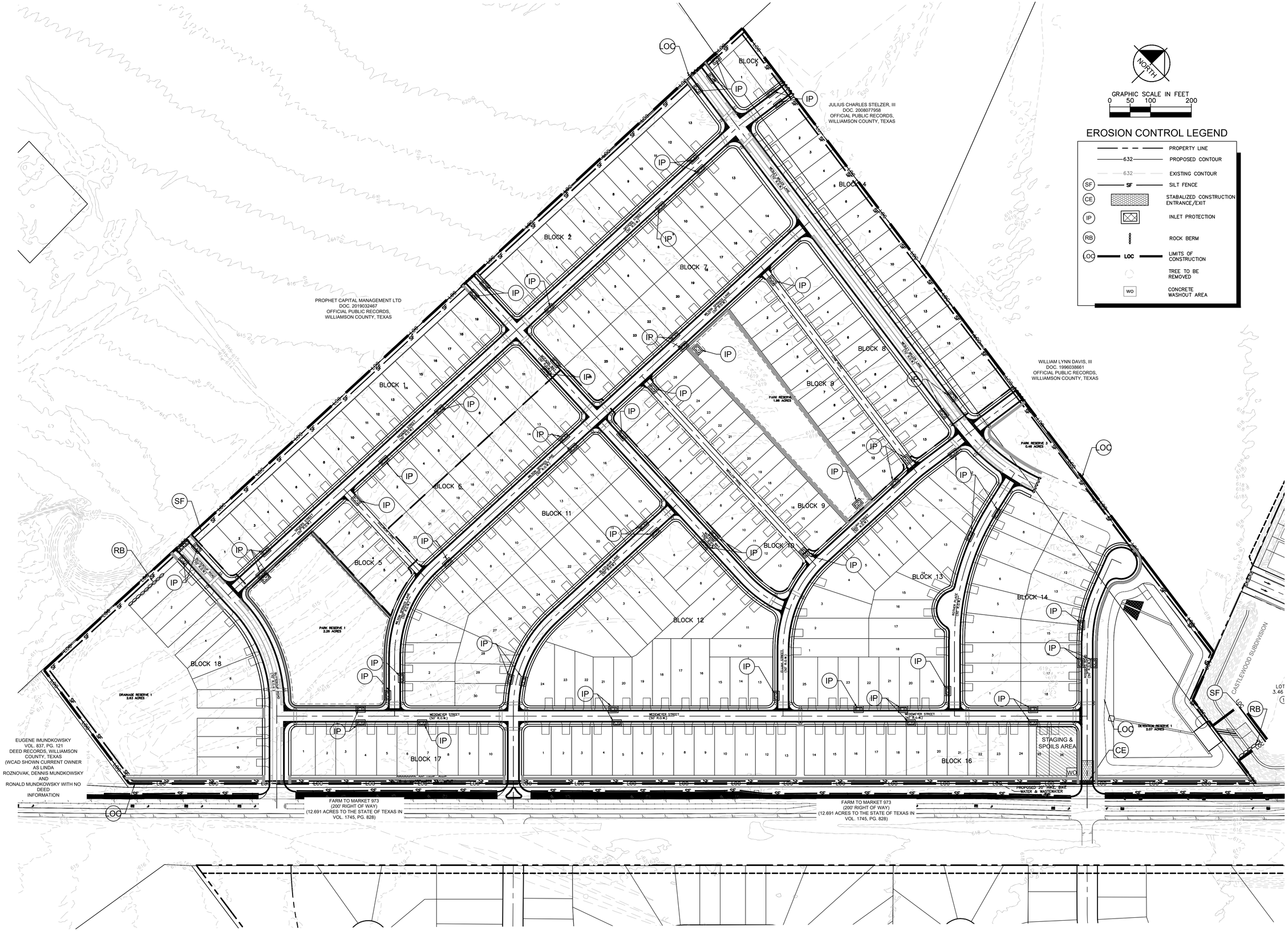
STORM WATER DISCHARGE AUTHORIZATION:

1. CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE TCEQ AND EPA (E.G. NOI).
5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BEFORE THE START OF CONSTRUCTION AND SHALL BE KEPT AT THE CONSTRUCTION SITE.
7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT OCCUPIED BY PAVEMENT OR BUILDINGS, OR AFTER TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

DEMOLITION:

1. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THIS PLANS ARE INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR SHALL STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN:
   a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER,
   b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER,
   c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
   d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE AND APPLICABLE REGULATIONS, AND TO OBTAIN ALL REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
7. KH DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. SURFACE OR PAVEMENT MAY CONCEAL OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUN

Plotted By:Hansen, Matthew Date:March 21, 2023 10:32:07pm File Path:K:\Sou_Civil\069278803 castlewood south\Cad\Plansheets\C-Erosion Control Plan.dwg
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No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT 069278803			
DATE JUNE 2021	SCALE: AS SHOWN	DESIGNED BY: WB	
		DRAWN BY: XMM	
		CHECKED BY: WB	

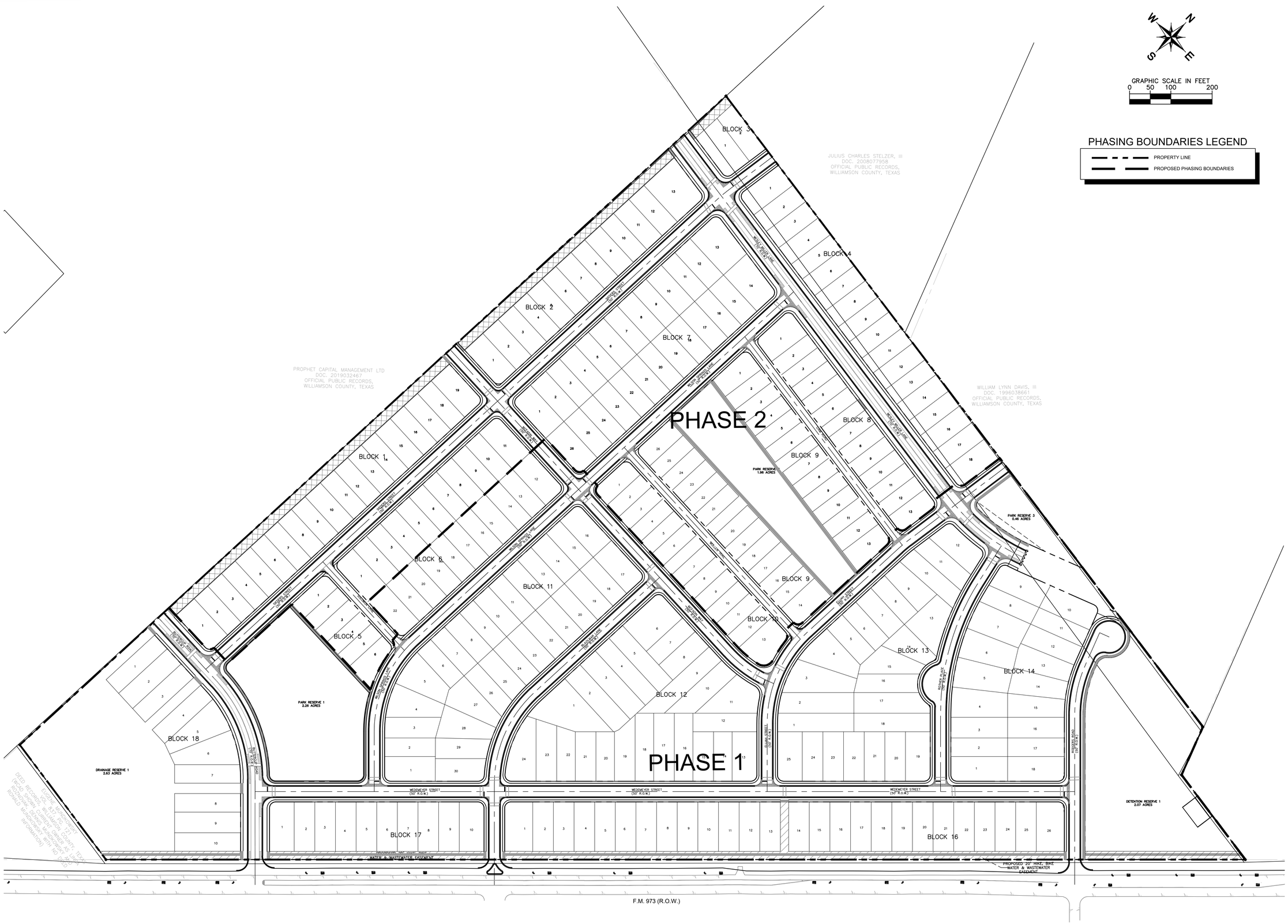
EROSION CONTROL PLAN

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
8 OF 127

Plotted By:Hansen, Matthew Date:March 21, 2023 10:32:17am File Path:K:\sav_civil\069279803 castlewood south\Cad\plansheets\C-Phasing Plan.dwg
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GRAPHIC SCALE IN FEET
0 50 100 200

PHASING BOUNDARIES LEGEND

- PROPERTY LINE
- PROPOSED PHASING BOUNDARIES

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KHA PROJECT	069279803
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

OVERALL PHASE PLAN

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
9 OF127

PROPHET CAPITAL MANAGEMENT LTD
133.27 ACRES
DOC. 2019032467
OFFICIAL PUBLIC RECORDS,
WILLIAMSON COUNTY, TEXAS

DRAINAGE RESERVE 6
0.52 ACRES

1' RIP RAP STRIP
BETWEEN CONCRETE
CHANNEL AND
PROPERTY FENCE

SIEDERS STREET
(50' R.O.W.)

BUTTERCUP ROAD
(70' R.O.W.)

SOLOMON LANE

WILSON SPRINGS LANE
(50' R.O.W.)

5' PEDESTRIAN
SIDEWALK EASEMENT

PARK RESERVE 1
2.26 ACRES

25' DRAINAGE
EASEMENT

BLOCK 1
BLOCK 5
BLOCK 6
BLOCK 11
BLOCK 18
BLOCK 17

MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 11

WEDEMEYER STREET
(50' R.O.W.)

PROPOSED 30' BIKE PATH

WATER & WASTEWATER EASEMENT

PEDESTRIAN & UTILITY
RESERVE 3
0.24 ACRES

PEDESTRIAN & UTILITY
RESERVE 4
0.15 ACRES

F.M. 973 (R.O.W.)

16.65%

5' DESIGN PAD 5' 5' 5'
PAD LIMIT
MOISTURE CONDITIONING LIMITS

EXCAVATION NOTE:
CONTRACTOR TO MOISTURE CONDITION 5' BEYOND PAD PER GEOTECH RECOMMENDATIONS PROJECT NO. A162130

PAD EXCAVATION DETAIL

N.T.S.

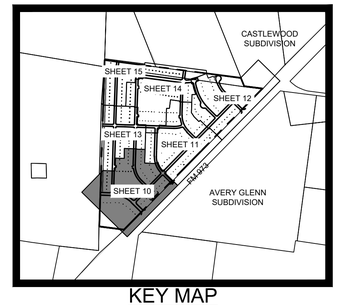
CONTRACTOR TO WRAP PADS WITH PLASTIC SHEETING AS NOTED IN SUPPLEMENTAL RECOMMENDATIONS PROVIDED BY ALPHA TESTING REPORT NO. A162130

GRAPHIC SCALE IN FEET
0 20 40 80

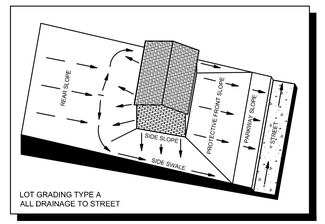
LEGEND

	PROPERTY LINE
FP 675.00	PROPOSED FINISHED PAD ELEVATION
55.5 •	PROPOSED SPOT ELEVATION
EX 55.5 +	EXISTING SPOT ELEVATION
TW 55.5 •	PROPOSED TOP OF WALL ELEVATION
BW 55.5 •	PROPOSED BOTTOM OF WALL ELEVATION
EW 55.5 •	PROPOSED END WALL ELEVATION
	PROPOSED REAR YARD SWALE
	LOT DRAINAGE FLOW DIRECTION
	STREET DRAINAGE FLOW DIRECTION
	PROPOSED RETAINING WALL
	EXPOSED FACE OF RETAINING WALL
EB	EXPOSED BEAM REQUIRED
555	PROPOSED CONTOUR
555	EXISTING CONTOUR

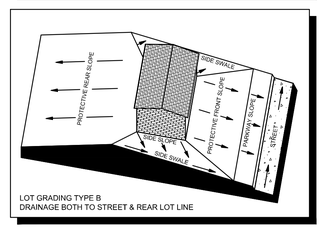
NOTE:
1. CONTRACTOR TO PROVIDE STRUCTURAL WALL DESIGN FOR ALL WALLS.
2. BW = BOTTOM OF GRADE
   TW = TOP OF GRADE.
3. SEE STRUCTURAL FOR TOP OF FOOTING AND TOP OF BLOCK.



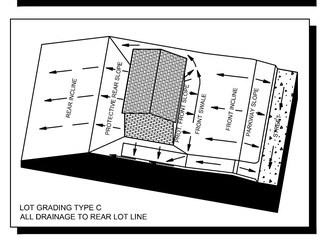
KEY MAP
(SCALE 1":100')



LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE



LOT GRADING TYPE C
ALL DRAINAGE TO REAR LOT LINE

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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
09/15/2022

No.	REVISIONS	DATE	BY

KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

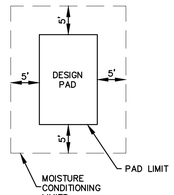
GRADING PLAN (SHEET 1 OF 6)

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
10 OF 127

Plotted By: Hansen, Matthew Date: March 21, 2023 10:33:15pm File Path: K:\sou_civil\069278803 castlewood south\Civil\streets\C-Grading Plan.dwg
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EXCAVATION NOTE:
CONTRACTOR TO MOISTURE CONDITION 5' BEYOND PAD PER GEOTECH RECOMMENDATIONS PROJECT NO. A162130

PAD EXCAVATION DETAIL

N.T.S.

CONTRACTOR TO WRAP PADS WITH PLASTIC SHEETING AS NOTED IN SUPPLEMENTAL RECOMMENDATIONS PROVIDED BY ALPHA TESTING REPORT NO. A162130

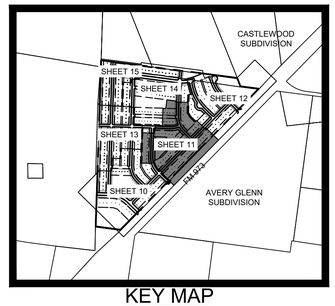


GRAPHIC SCALE IN FEET
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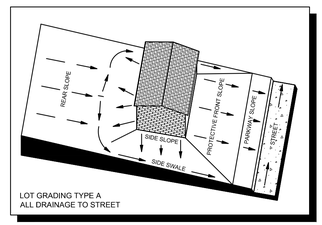
LEGEND

	PROPERTY LINE
FP 675.00	PROPOSED FINISHED PAD ELEVATION
55.5 •	PROPOSED SPOT ELEVATION
EX 55.5 •	EXISTING SPOT ELEVATION
TW 55.5 •	PROPOSED TOP OF WALL ELEVATION
BW 55.5 •	PROPOSED BOTTOM OF WALL ELEVATION
EW 55.5 •	PROPOSED END WALL ELEVATION
	PROPOSED REAR YARD SWALE
	LOT DRAINAGE FLOW DIRECTION
	STREET DRAINAGE FLOW DIRECTION
	PROPOSED RETAINING WALL
	EXPOSED FACE OF RETAINING WALL
EB	EXPOSED BEAM REQUIRED
555	PROPOSED CONTOUR
555	EXISTING CONTOUR

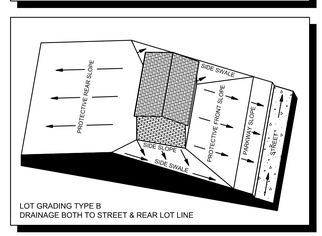
NOTE:
1. CONTRACTOR TO PROVIDE STRUCTURAL WALL DESIGN FOR ALL WALLS.
2. BW = BOTTOM OF GRADE
   TW = TOP OF GRADE
3. SEE STRUCTURAL FOR TOP OF FOOTING AND TOP OF BLOCK.



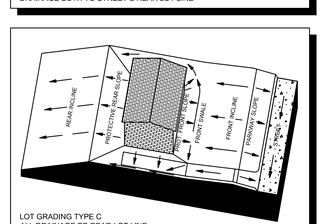
KEY MAP
(SCALE 1":100')



LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE



LOT GRADING TYPE C
ALL DRAINAGE TO REAR LOT LINE

		BY
2	BLOCK 11 GRADING ADJUSTED	MH
No.	REVISIONS	DATE

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
4/27/2023

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

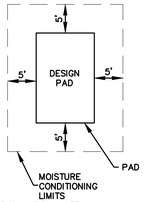
GRADING PLAN (SHEET 2 OF 6)

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
11OF127

Plotted By:Buzzelli, William Date:April 28, 2023 04:56:20pm File Path:K:\SAU_Civil\069278803 Castlewood South\Cad\PlanSheets\C-Grading Plan.dwg
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EXCAVATION NOTE:
CONTRACTOR TO MOISTURE CONDITION 5' BEYOND PAD PER GEOTECH RECOMMENDATIONS PROJECT NO. A162130

PAD EXCAVATION DETAIL

N.T.S.

CONTRACTOR TO WRAP PADS WITH PLASTIC SHEETING AS NOTED IN SUPPLEMENTAL RECOMMENDATIONS PROVIDED BY ALPHA TESTING REPORT NO. A162130

KEY MAP
(SCALE 1":100')

LOT GRADING TYPE A
ALL DRAINAGE TO STREET

LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE

LOT GRADING TYPE C
ALL DRAINAGE TO REAR LOT LINE

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

	PROPERTY LINE
FP 675.00	PROPOSED FINISHED PAD ELEVATION
55.5 •	PROPOSED SPOT ELEVATION
EX 55.5 +	EXISTING SPOT ELEVATION
TW 55.5 •	PROPOSED TOP OF WALL ELEVATION
BW 55.5 •	PROPOSED BOTTOM OF WALL ELEVATION
EW 55.5 •	PROPOSED END WALL ELEVATION
—<—<—<—<—	PROPOSED REAR YARD SWALE
	LOT DRAINAGE FLOW DIRECTION
	STREET DRAINAGE FLOW DIRECTION
	PROPOSED RETAINING WALL
	EXPOSED FACE OF RETAINING WALL
EB	EXPOSED BEAM REQUIRED
555	PROPOSED CONTOUR
555	EXISTING CONTOUR

NOTE:
1. CONTRACTOR TO PROVIDE STRUCTURAL WALL DESIGN FOR ALL WALLS.
2. BW = BOTTOM OF GRADE
   TW = TOP OF GRADE
3. SEE STRUCTURAL FOR TOP OF FOOTING AND TOP OF BLOCK.

No.	REVISIONS	DATE	BY
2	BLOCK 11 GRADING ADJUSTED	2/2/23	MH

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT 069279803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

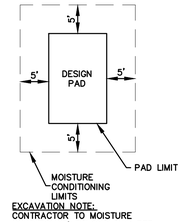
GRADING PLAN (SHEET 3 OF 6)

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
12 OF 127

Plotted By:Hansen, Matthew Date:March 21, 2023 10:33:57pm File Path:K:\sou_sch\069279803 castlewood south\Cad\plansheets\C- Grading Plan.dwg
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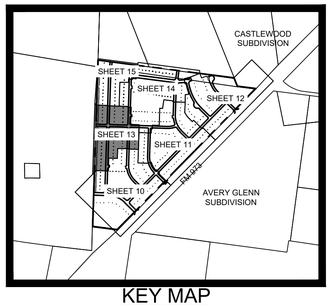


EXCAVATION NOTE:
CONTRACTOR TO MOISTURE CONDITION 5' BEYOND PAD PER GEOTECH RECOMMENDATIONS PROJECT NO. A162130

PAD EXCAVATION DETAIL

N.T.S.

CONTRACTOR TO WRAP PADS WITH PLASTIC SHEETING AS NOTED IN SUPPLEMENTAL RECOMMENDATIONS PROVIDED BY ALPHA TESTING REPORT NO. A162130



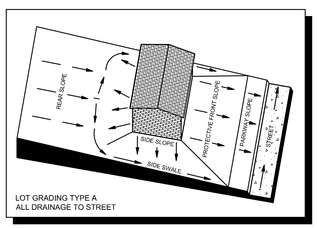
KEY MAP
(SCALE 1":100')

GRAPHIC SCALE IN FEET
0 20 40 80

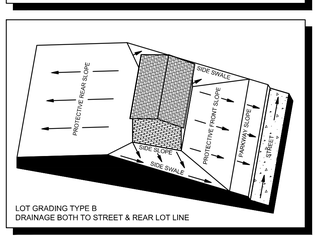
LEGEND

	PROPERTY LINE
FP 675.00	PROPOSED FINISHED PAD ELEVATION
55.5 •	PROPOSED SPOT ELEVATION
EX 55.5 +	EXISTING SPOT ELEVATION
TW 55.5 •	PROPOSED TOP OF WALL ELEVATION
BW 55.5 •	PROPOSED BOTTOM OF WALL ELEVATION
EW 55.5 •	PROPOSED END WALL ELEVATION
	PROPOSED REAR YARD SWALE
	LOT DRAINAGE FLOW DIRECTION
	STREET DRAINAGE FLOW DIRECTION
	PROPOSED RETAINING WALL
	EXPOSED FACE OF RETAINING WALL
EB	EXPOSED BEAM REQUIRED
555	PROPOSED CONTOUR
555	EXISTING CONTOUR

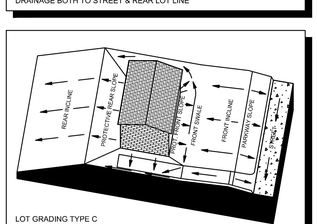
NOTE:
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2. BW = BOTTOM OF GRADE
   TW = TOP OF GRADE
3. SEE STRUCTURAL FOR TOP OF FOOTING AND TOP OF BLOCK.



LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE



LOT GRADING TYPE C
ALL DRAINAGE TO REAR LOT LINE

No.	REVISIONS	DATE	BY
2	BLOCK 7 GRADING ADJUSTED	2/2/23	MH

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT
069278803

DATE
JUNE 2021

SCALE: AS SHOWN

DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

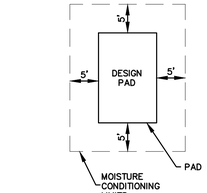
GRADING PLAN (SHEET 4 OF 6)

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
13 OF 127

Plotted By: Hansen, Matthew Date: March 21, 2023 10:34:12pm File Path: K:\Sou_Civil\069278803 castlewood south\Cad\plansheets\C-Grading Plan.dwg
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EXCAVATION NOTE:
CONTRACTOR TO MOISTURE CONDITION 5' BEYOND PAD PER GEOTECH RECOMMENDATIONS PROJECT NO. A162130

PAD EXCAVATION DETAIL

N.T.S.

CONTRACTOR TO WRAP PADS WITH PLASTIC SHEETING AS NOTED IN SUPPLEMENTAL RECOMMENDATIONS PROVIDED BY ALPHA TESTING REPORT NO. A162130

KEY MAP
(SCALE 1"=100')

LOT GRADING TYPE A
ALL DRAINAGE TO STREET

LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE

LOT GRADING TYPE C
ALL DRAINAGE TO REAR LOT LINE

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

	PROPERTY LINE
FP 675.00	PROPOSED FINISHED PAD ELEVATION
55.5 •	PROPOSED SPOT ELEVATION
EX 55.5 +	EXISTING SPOT ELEVATION
TW 55.5 •	PROPOSED TOP OF WALL ELEVATION
BW 55.5 •	PROPOSED BOTTOM OF WALL ELEVATION
EW 55.5 •	PROPOSED END WALL ELEVATION
	PROPOSED REAR YARD SWALE
	LOT DRAINAGE FLOW DIRECTION
	STREET DRAINAGE FLOW DIRECTION
	PROPOSED RETAINING WALL
	EXPOSED FACE OF RETAINING WALL
EB	EXPOSED BEAM REQUIRED
555	PROPOSED CONTOUR
555	EXISTING CONTOUR

NOTE:
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2. BW = BOTTOM OF GRADE
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3. SEE STRUCTURAL FOR TOP OF FOOTING AND TOP OF BLOCK.

No.	REVISIONS	DATE	BY
2	BLOCK 7 GRADING ADJUSTED	2/2/23	MH

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STATE OF TEXAS
WILLIAM J. BUZZELLI
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LICENSED PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT
069278803
DATE
JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

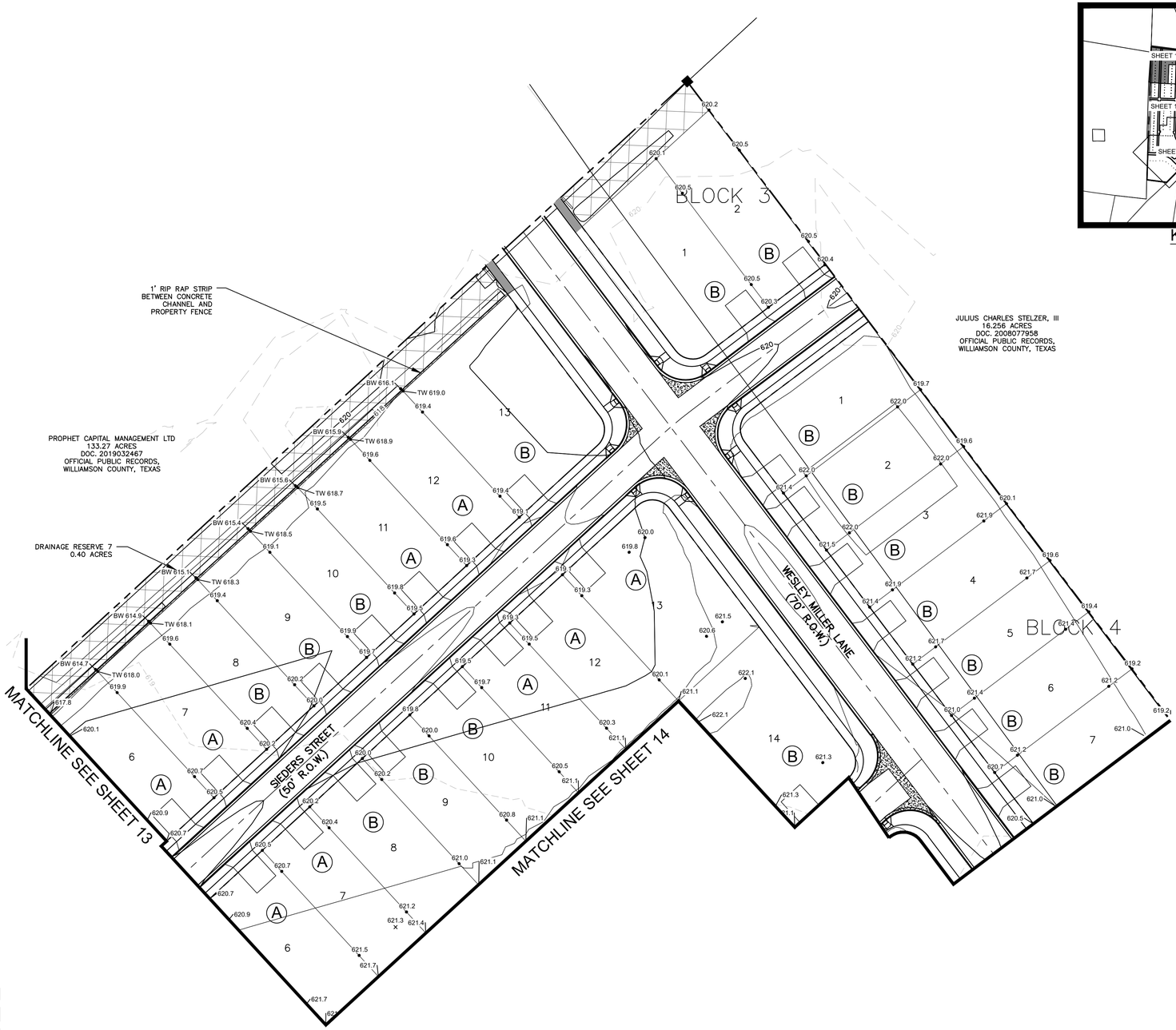
GRADING PLAN (SHEET 5 OF 6)

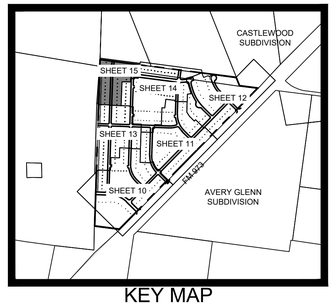
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
14 OF 127

Plotted By: Hansen, Matthew Date: March 21, 2023 10:34:34pm File Path: K:\sou_civil\069278803 castlewood south\Cad\planSheets\C-Grading Plan.dwg
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KEY MAP
(SCALE 1":100')

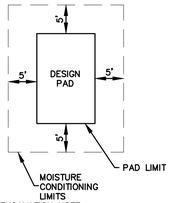
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

	PROPERTY LINE
FP 675.00	PROPOSED FINISHED PAD ELEVATION
55.5 •	PROPOSED SPOT ELEVATION
EX 55.5 +	EXISTING SPOT ELEVATION
TW 55.5 •	PROPOSED TOP OF WALL ELEVATION
BW 55.5 •	PROPOSED BOTTOM OF WALL ELEVATION
EW 55.5 •	PROPOSED END WALL ELEVATION
	PROPOSED REAR YARD SWALE
	LOT DRAINAGE FLOW DIRECTION
	STREET DRAINAGE FLOW DIRECTION
	PROPOSED RETAINING WALL
	EXPOSED FACE OF RETAINING WALL
EB	EXPOSED BEAM REQUIRED
555	PROPOSED CONTOUR
555	EXISTING CONTOUR

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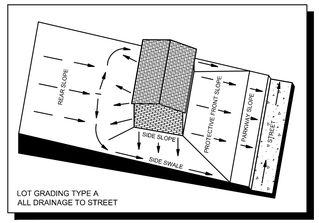


EXCAVATION NOTE:
CONTRACTOR TO MOISTURE CONDITION 5' BEYOND PAD PER GEOTECH RECOMMENDATIONS PROJECT NO. A162130

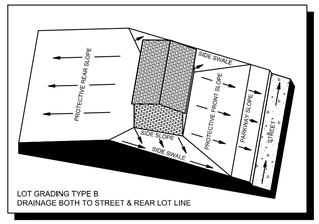
PAD EXCAVATION DETAIL

N.T.S.

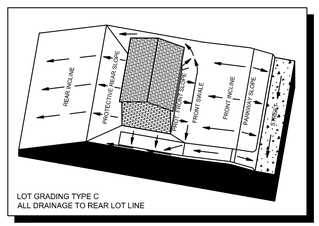
CONTRACTOR TO WRAP PADS WITH PLASTIC SHEETING AS NOTED IN SUPPLEMENTAL RECOMMENDATIONS PROVIDED BY ALPHA TESTING REPORT NO. A162130



LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & REAR LOT LINE



LOT GRADING TYPE C
ALL DRAINAGE TO REAR LOT LINE

No.	REVISIONS	DATE	BY
2	BLOCK 7 GRADING ADJUSTED	2/2/23	MH

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STATE OF TEXAS
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09/15/2022

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

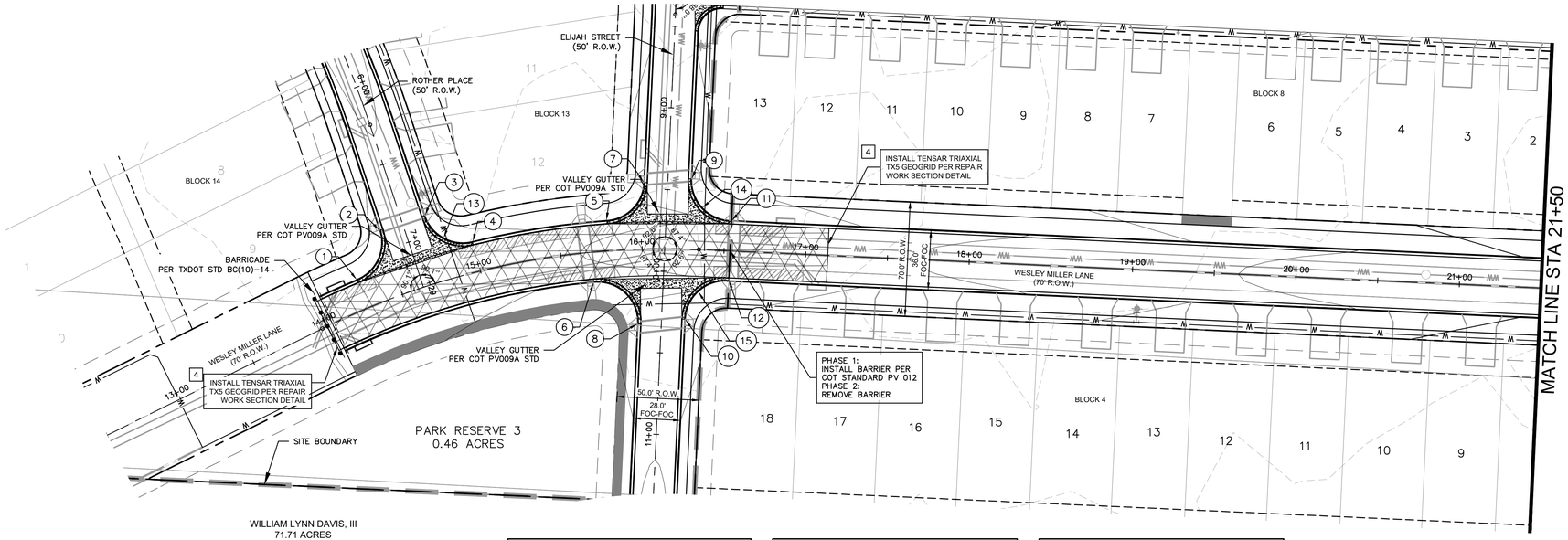
GRADING PLAN (SHEET 6 OF 6)

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
15 OF 127

Plotted By: Hansen, Matthew Date: March 21, 2023 10:34:49pm File Path: K:\Sou_Civil\069278803 castlewood south\Cad\plansheets\C-Grading Plan.dwg
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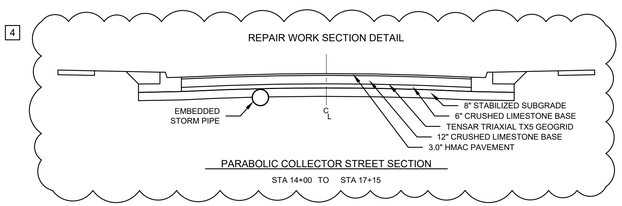
WILLIAM LYNN DAVIS, III
71.71 ACRES
DOC. 1996038661
OFFICIAL PUBLIC RECORDS,
WILLIAMSON COUNTY, TEXAS

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
1	PC	14+27.93	18.50' LT	616.477
2	PC	14+50.38	41.72' LT	616.862
3	PC	14+77.02	41.72' LT	616.862
4	PC	14+99.46	18.50' LT	616.832
5	PC	15+79.60	18.50' LT	617.230

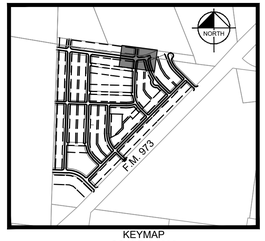
TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
6	PC	15+68.46	18.50' RT	617.174
7	PC	16+02.00	40.72' LT	617.599
8	PC	15+95.35	45.74' RT	617.667
9	PC	16+28.74	43.04' LT	617.617
10	PC	16+27.57	42.95' RT	617.643

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
11	PC	16+53.70	18.50' LT	617.597
12	PC	16+53.70	18.00' RT	617.595
13	PC	14+83.66	25.31' LT	616.742
14	PC	16+35.38	25.68' LT	617.513
15	PC	16+35.38	25.68' RT	617.488

4



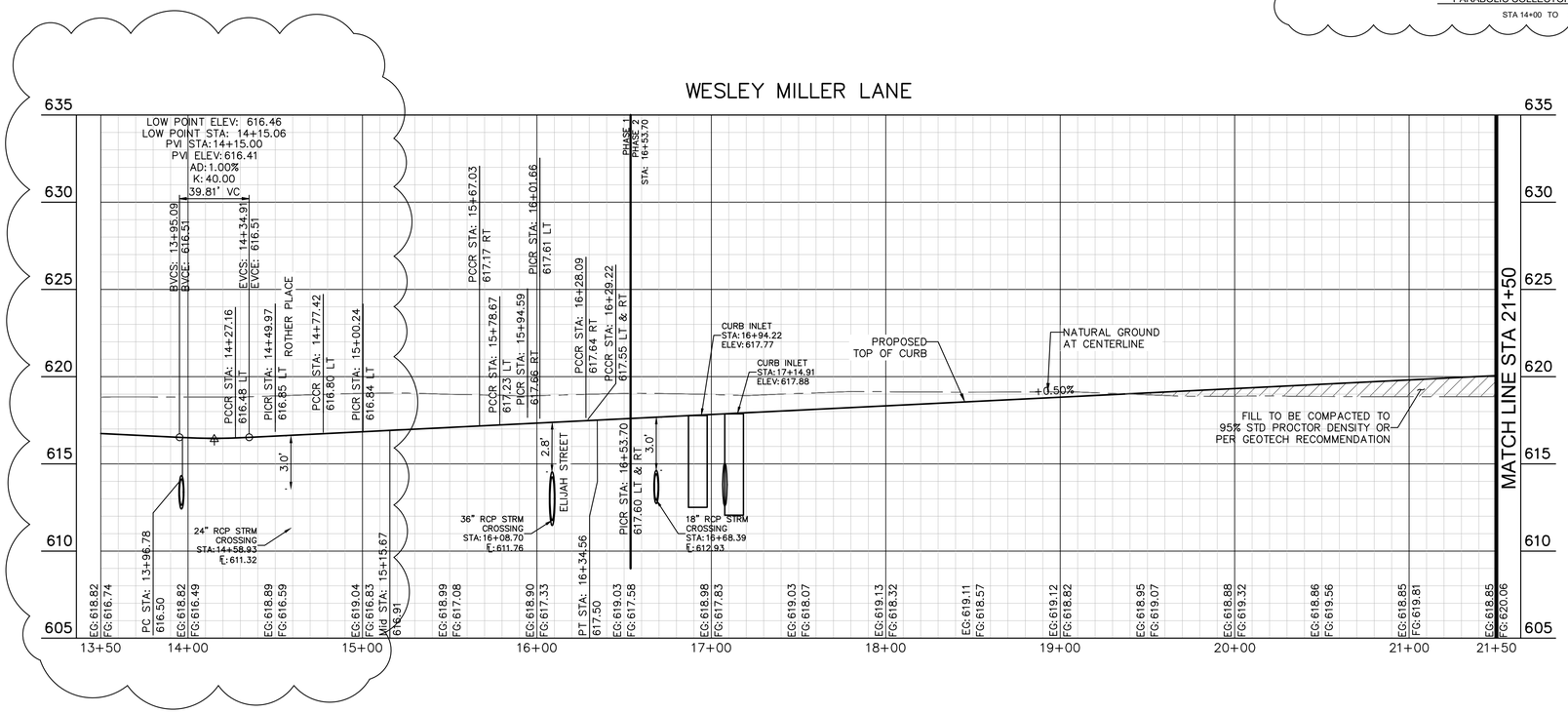
PARABOLIC COLLECTOR STREET SECTION
STA 14+00 TO STA 17+15



KEYMAP
SCALE 1:1000

NOTES:
1. PROFILES REPRESENT TOP OF CURB ELEVATIONS.
2. CONCRETE TO BE PER COT PV009A STANDARD

2



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

No.	REVISIONS	DATE	BY
2	PROPOSED LOW ADJUSTED	3/21/23	MH
4	REPAIR SECTION AND DETAIL	3/19/24	MH

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STATE OF TEXAS
MATTHEW H. M. HANSEN
147469
LICENSED
PROFESSIONAL ENGINEER
3/19/2024

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

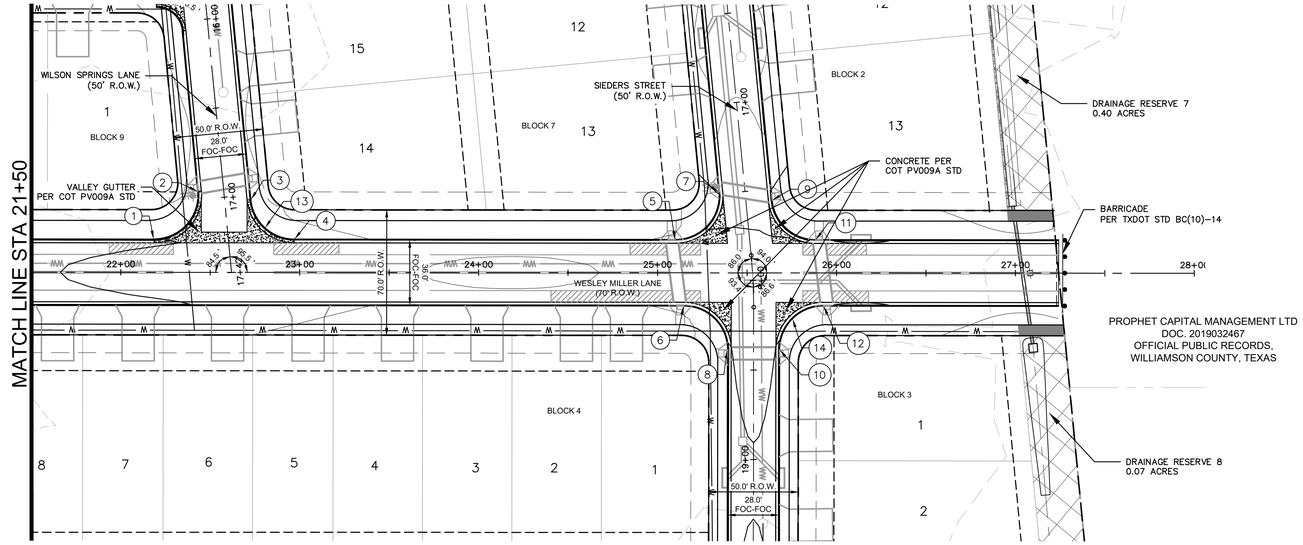
WESLEY MILLER LANE (SHEET 1 OF 2) - PLAN & PROFILE

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
16 OF127

Plotted By:Hansen, Matthew Date:March 19, 2024 06:55:21pm File Path:K:\SAU_Civil\069278803 Castlewood South\Civil\PlanSheets\C-Paving P&P.dwg
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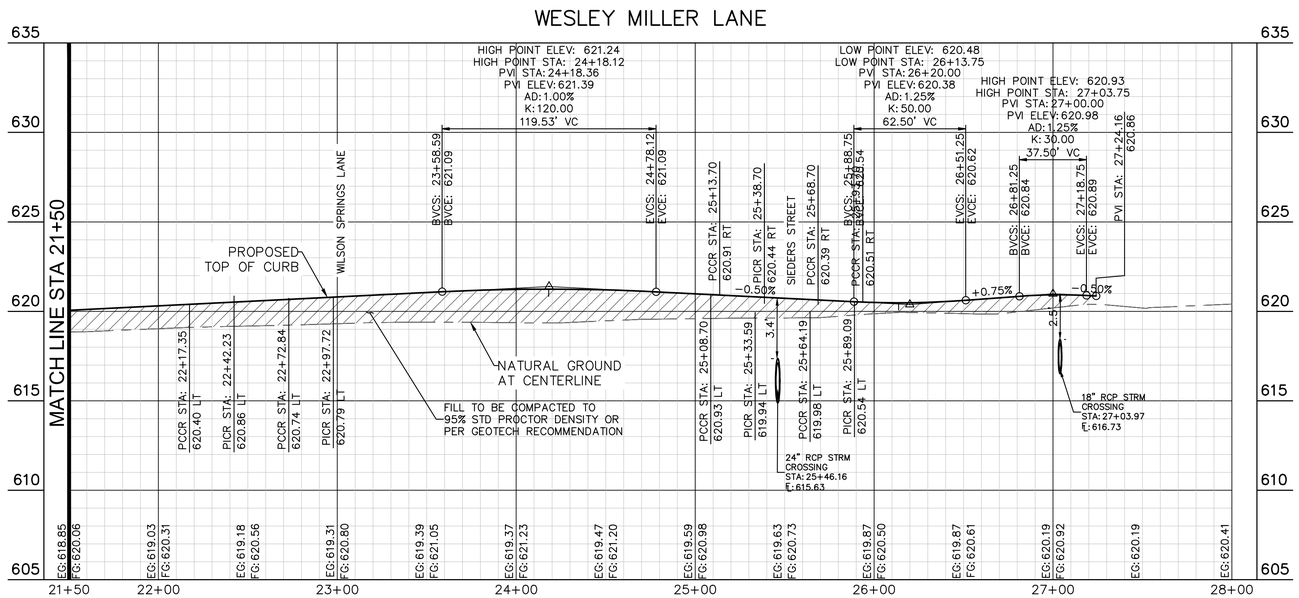


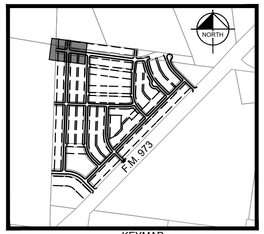
GRAPHIC SCALE IN FEET
0 20 40 80

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
1	PC	22+18.55	18.50' LT	620.399
2	PC	22+42.93	45.36' LT	620.849
3	PC	22+72.53	40.64' LT	620.812
4	PC	22+96.91	18.50' LT	620.794
5	PC	25+09.90	18.50' LT	620.933

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
6	PC	25+14.70	18.50' RT	620.903
7	PT	25+34.29	45.36' LT	619.967
8	PT	25+39.20	43.00' RT	620.455
9	PC	25+63.88	40.64' LT	620.087
10	PC	25+68.20	43.00' RT	620.455

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
11	PT	25+88.27	18.50' LT	620.541
12	PT	25+92.70	18.50' RT	620.519
13	PI	22+80.44	24.86' LT	620.697
14	PI	25+75.38	25.68' RT	620.622





KEYMAP
SCALE 1:1000

NOTES:
1. PROFILES REPRESENT TOP OF CURB ELEVATIONS.
2. CONCRETE TO BE PER COT PV009A STANDARD

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

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/11/2023

KHA PROJECT
069278803

DATE	SCALE: AS SHOWN
JUNE 2021	DESIGNED BY: WB
	DRAWN BY: MH
	CHECKED BY: WB

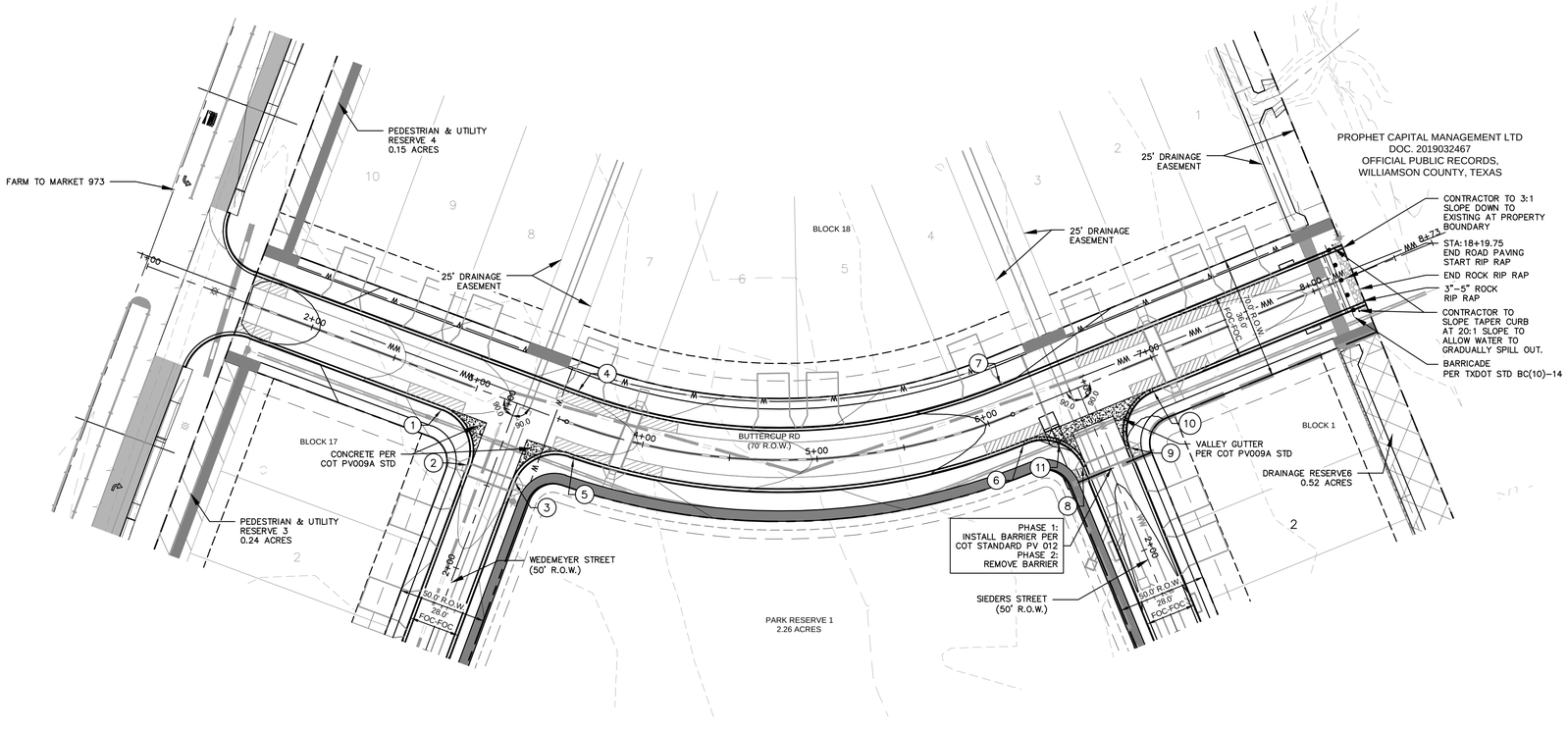
WESLEY MILLER LANE (SHEET 2 OF 2) - PLAN PROFILE

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
17 OF127

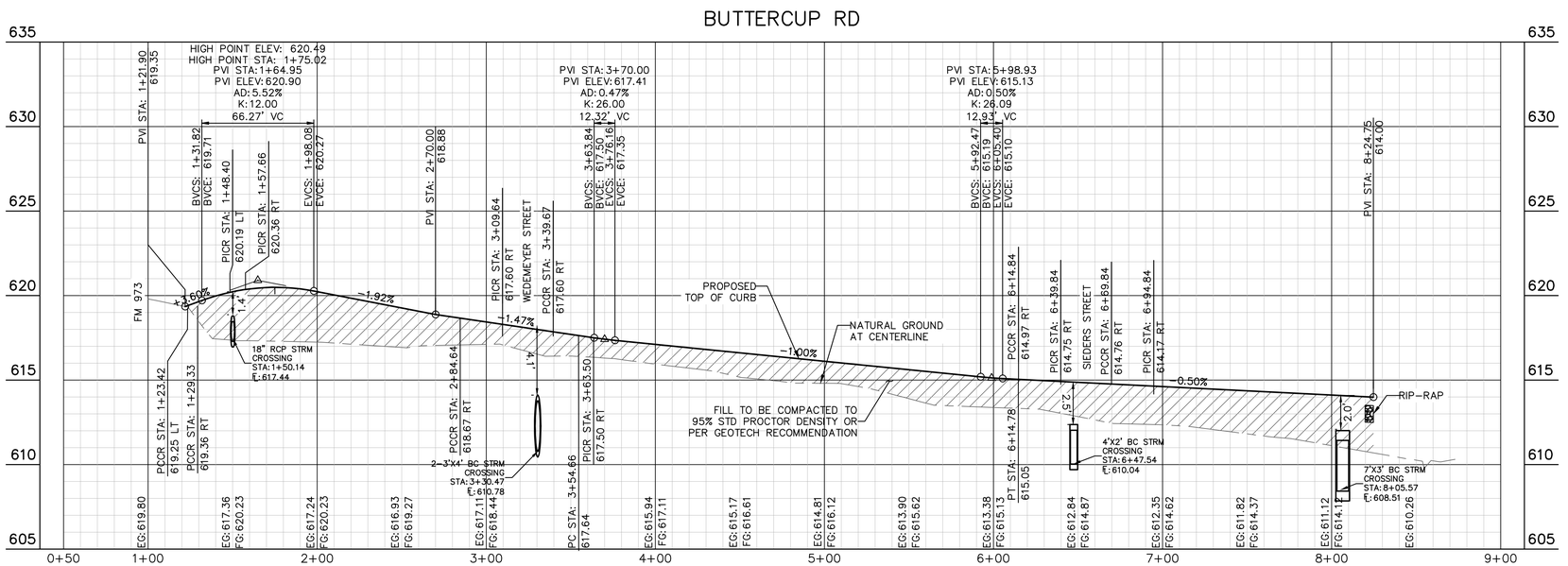
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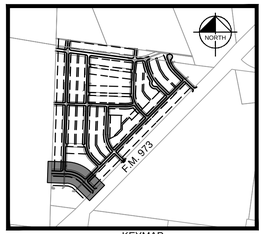
TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
1	PC	2+85.64	18.50' RT	618.644
2	PT	3+10.14	43.00' RT	617.623
3	PC	3+39.14	42.90' RT	617.624
4	PC	3+54.66	18.50' LT	617.638
5	PCC	3+65.00	18.50' RT	617.486

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
6	PCC	6+14.00	18.50' RT	615.053
7	PT	6+14.78	18.50' LT	615.049
8	PT	6+40.34	43.00' RT	615.061
9	PC	6+69.34	43.00' RT	615.061
10	PT	6+93.84	18.50' RT	614.652

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
11	PI	6+33.17	25.68' RT	614.957



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



KEYMAP
SCALE 1:1000

NOTES:
1. PROFILES REPRESENT TOP OF CURB ELEVATIONS.
2. CONCRETE TO BE PER COT PV009A STANDARD

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
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133535
LICENSED PROFESSIONAL ENGINEER
5/11/2023

KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

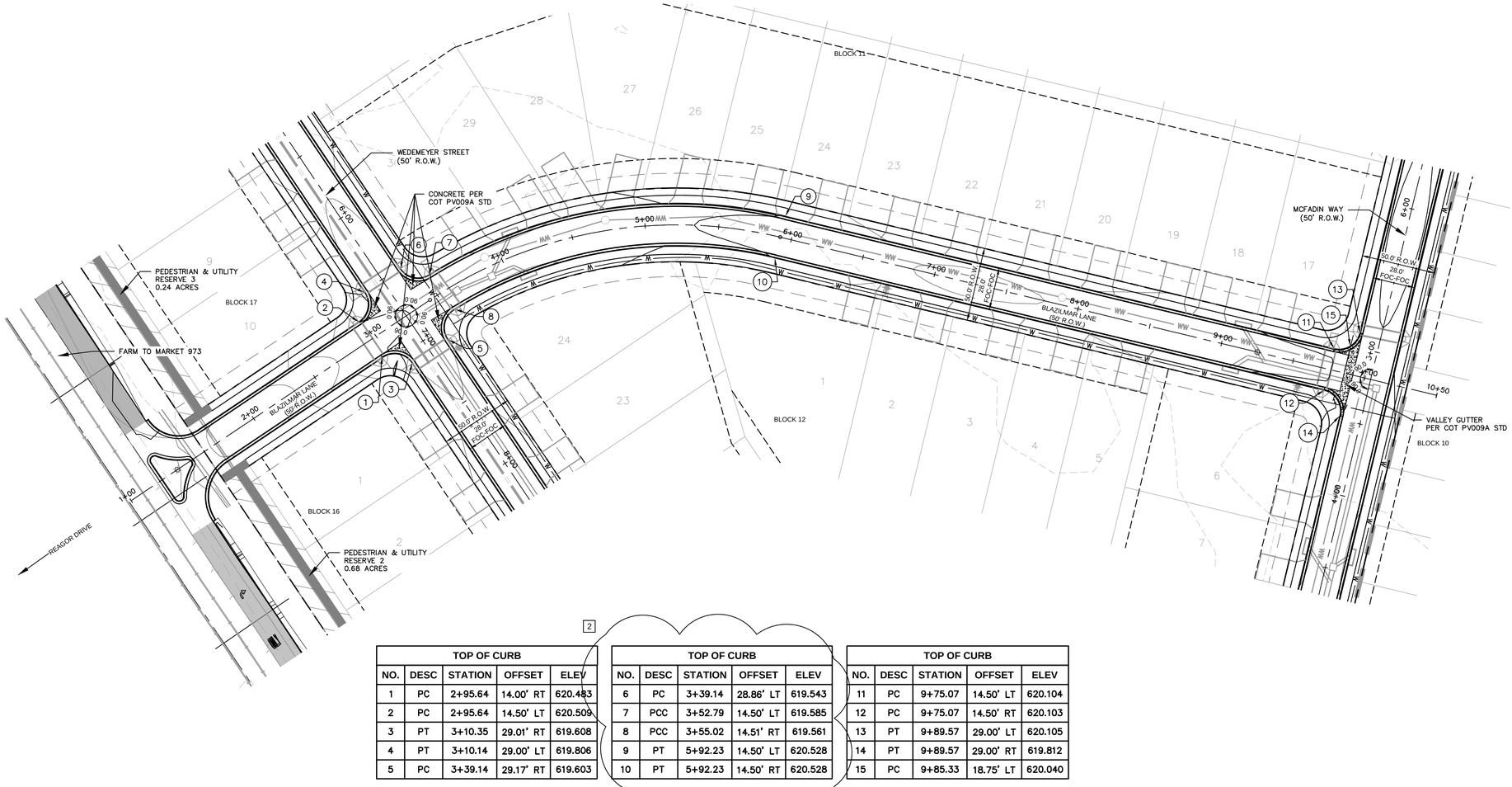
BUTTERCUP RD - PLAN & PROFILE

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
18 OF127

Plotted By:Mills, Hudson Date:May 11, 2023 02:45:31pm File Path:K:\Sou_civil\069278803 castlewood south\Cad\plansheets\C-Paving P&P.dwg
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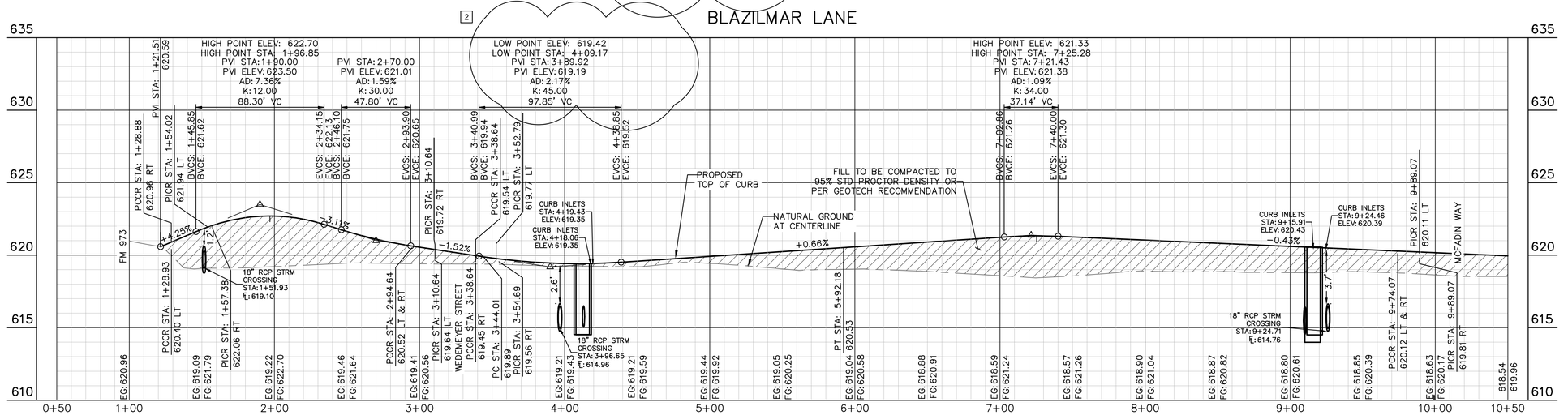


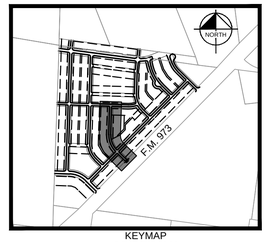
GRAPHIC SCALE IN FEET
0 20 40 80

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
1	PC	2+95.64	14.00' RT	620.483
2	PC	2+95.64	14.50' LT	620.509
3	PT	3+10.35	29.01' RT	619.608
4	PT	3+10.14	29.00' LT	619.806
5	PC	3+39.14	29.17' RT	619.603

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
6	PC	3+39.14	28.86' LT	619.543
7	PCC	3+52.79	14.50' LT	619.585
8	PCC	3+55.02	14.51' RT	619.561
9	PT	5+92.23	14.50' LT	620.528
10	PT	5+92.23	14.50' RT	620.528

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
11	PC	9+75.07	14.50' LT	620.104
12	PC	9+75.07	14.50' RT	620.103
13	PT	9+89.57	29.00' LT	620.105
14	PT	9+89.57	29.00' RT	619.812
15	PC	9+85.33	18.75' LT	620.040





KEYMAP
SCALE 1:1000

NOTE:
1. PROFILES REPRESENT TOP OF CURB ELEVATIONS.
2. CONCRETE TO BE PER COT PV009A STANDARD

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

No.	REVISIONS	DATE	BY
2	PROFILE ADJUSTED/INLET DISPLAY FIXED	3/13/23	MH

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STATE OF TEXAS
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133535
LICENSED
PROFESSIONAL ENGINEER
5/11/2023

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

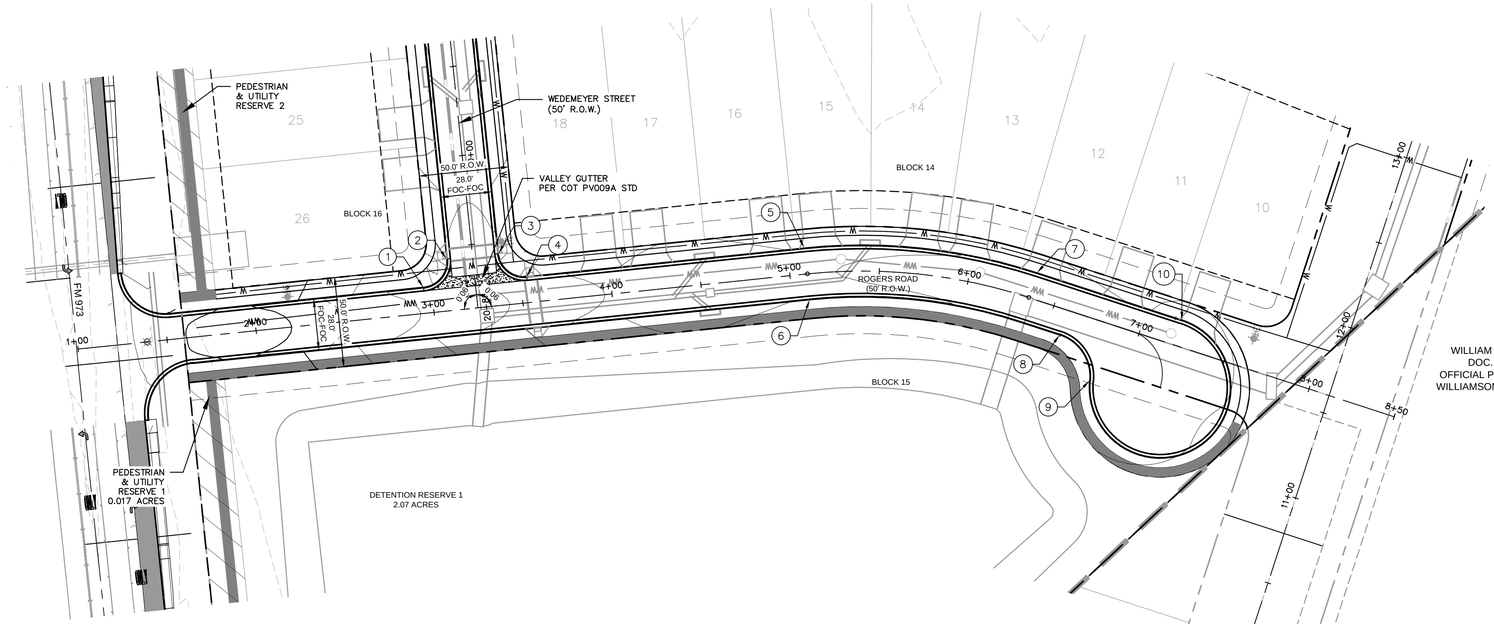
BLAZILMAR LANE - PLAN & PROFILE

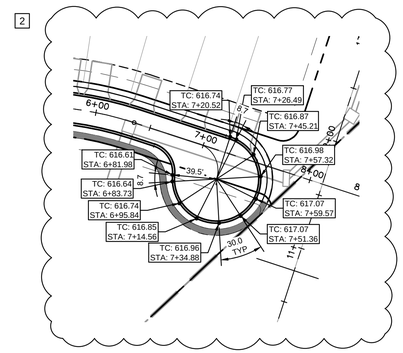
CASTLEWOOD SOUTH

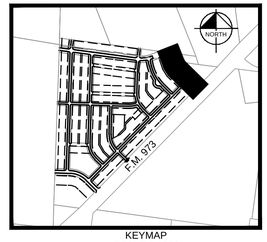
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
19 OF127

Plotted By:Mills, Hudson Date:May 11, 2023 02:45:53pm File Path:K:\sau_civil\069278803 castlewood south\Civil\plansheets\C-Paving P&P.dwg
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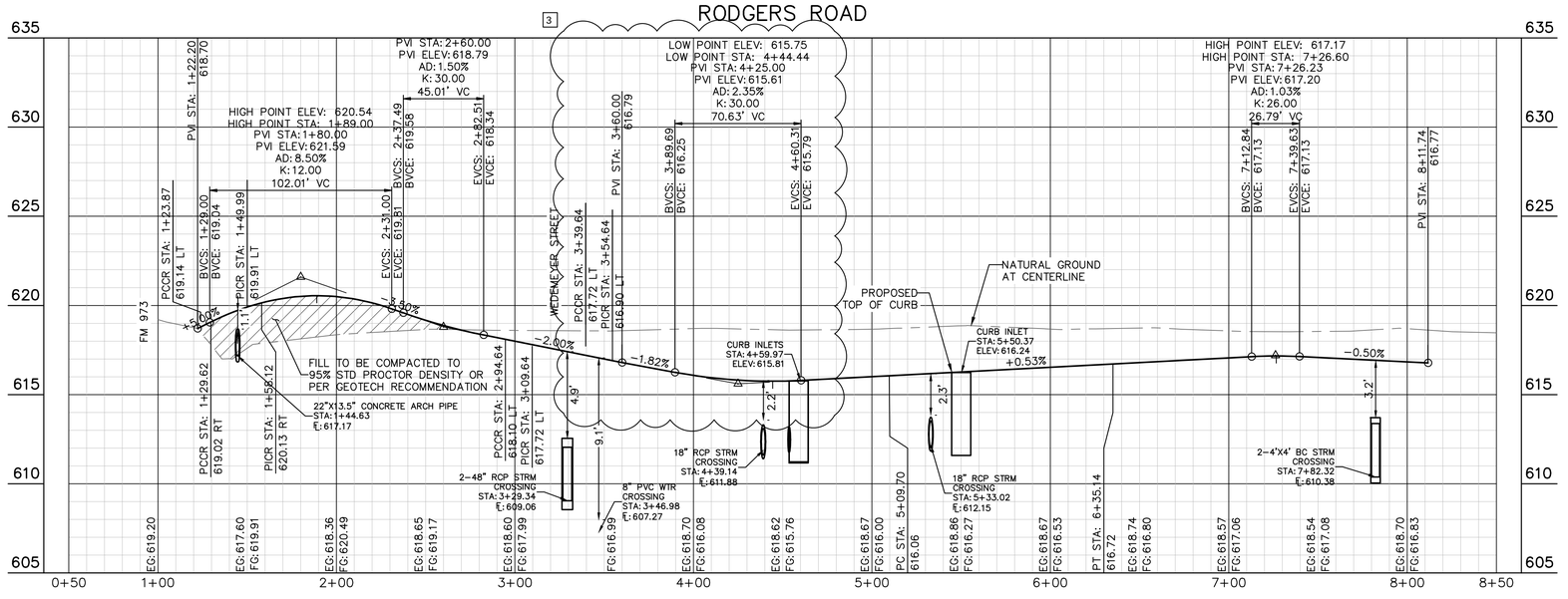
KEYMAP
SCALE 1:1000

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
1	PC	2+95.64	14.50' LT	618.081
2	PT	3+10.14	29.00' LT	617.738
3	PC	3+39.14	29.00' LT	617.738
4	PT	3+53.64	14.50' LT	616.921
5	PC	5+09.70	14.50' LT	616.055

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
6	PC	5+09.70	14.50' RT	616.055
7	PT	6+35.14	14.50' LT	616.719
8	PT	6+58.07	14.50' RT	616.345
9	PC	6+81.98	33.64' RT	616.605
10	PC	7+20.52	14.50' LT	616.738



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

NOTE:
1. PROFILES REPRESENT TOP OF CURB ELEVATIONS.
2. CONCRETE TO BE PER COT PV009A STANDARD

No.	REVISIONS	DATE	BY
2	CUL-DE-SAC DETAIL ADDED	3/14/23	MH
3	REVISE STREET LOW	5/9/23	MH

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5/11/2023

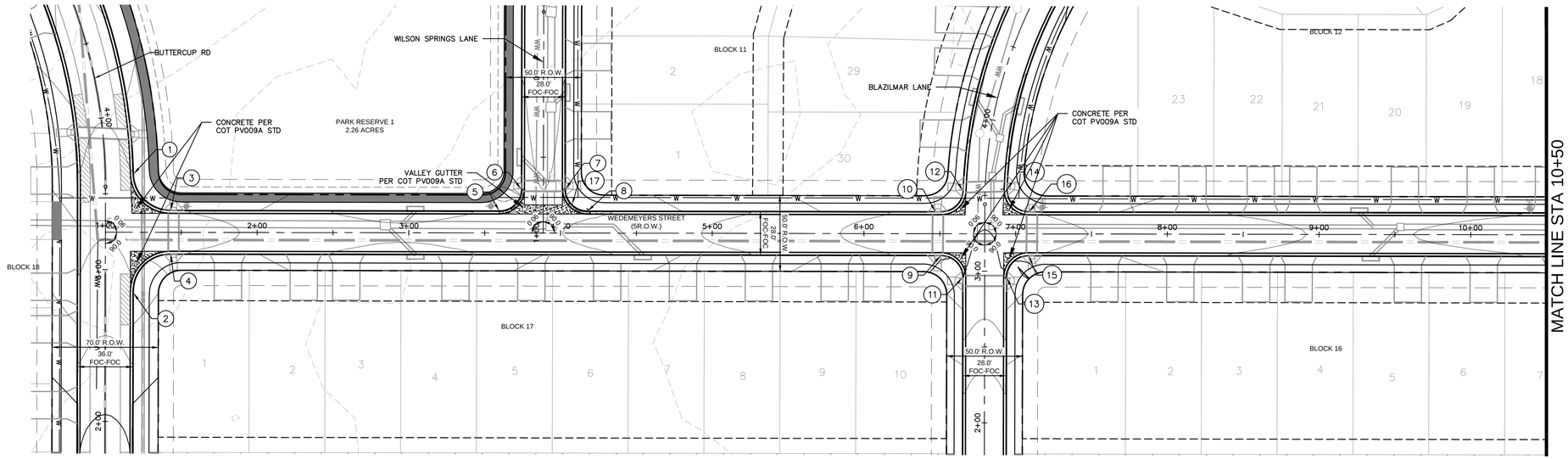
KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

RODGERS ROAD - PLAN & PROFILE

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
20 OF127

Plotted By:Mills, Hudson Date:May 11, 2023 02:46:22pm File Path:K:\Tay_civil\069278803 castlewood south\Civil\plansheets\C-Paving P&P.dwg
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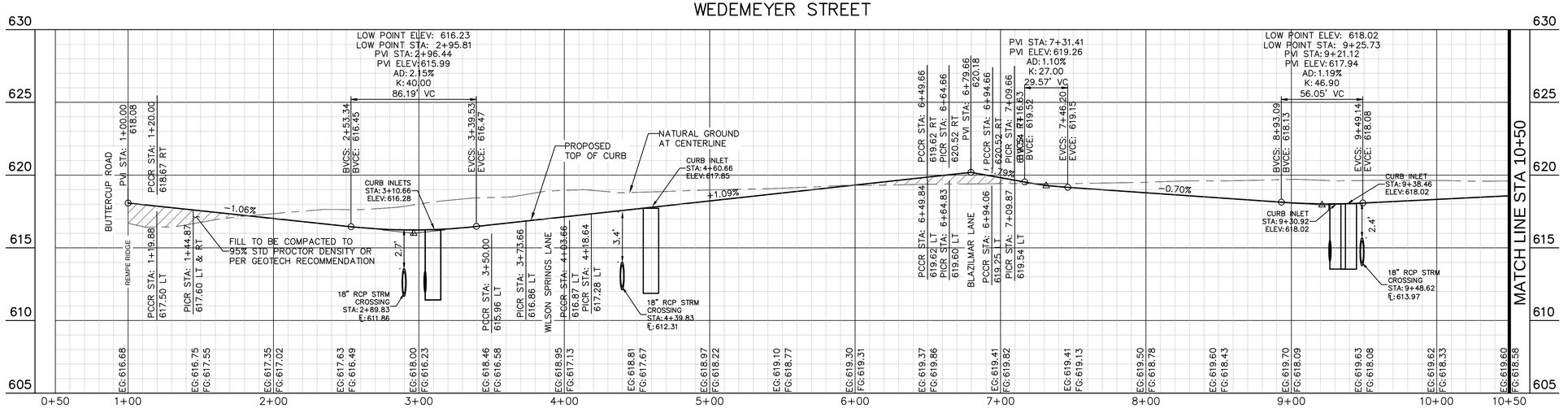


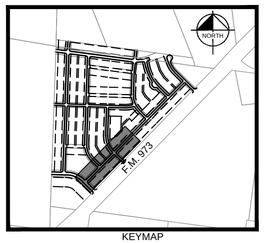
GRAPHIC SCALE IN FEET
0 20 40 80

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
1	PC	1+18.40	38.44' LT	617.520
2	PC	1+18.50	39.99' RT	618.668
3	PT	1+42.90	14.50' LT	617.624
4	PT	1+43.00	14.50' RT	617.623
5	PC	3+59.66	14.50' LT	616.644
6	PT	3+74.16	29.00' LT	617.087

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
7	PC	4+03.16	29.00' LT	617.087
8	PT	4+17.66	14.50' LT	617.239
9	PC	6+50.66	14.50' RT	619.806
10	PC	6+47.14	14.50' LT	619.537
11	PT	6+65.16	29.00' RT	620.509
12	PT	6+65.30	28.57' LT	619.585

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
13	PC	6+94.16	29.00' RT	620.483
14	PC	6+94.34	29.52' LT	619.562
15	PT	7+08.66	14.50' RT	619.609
16	PT	7+08.84	14.50' LT	619.603
17	PT	4+07.40	18.75' LT	617.053





KEYMAP
SCALE 1:1000

NOTE:
1. PROFILES REPRESENT TOP OF CURB ELEVATIONS.
2. CONCRETE TO BE PER COT PV009A STANDARD

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

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL ENGINEER
5/11/2023

KHA PROJECT 069278803	DATE JUNE 2021	SCALE: AS SHOWN	DESIGNED BY: WB	DRAWN BY: MH	CHECKED BY: WB

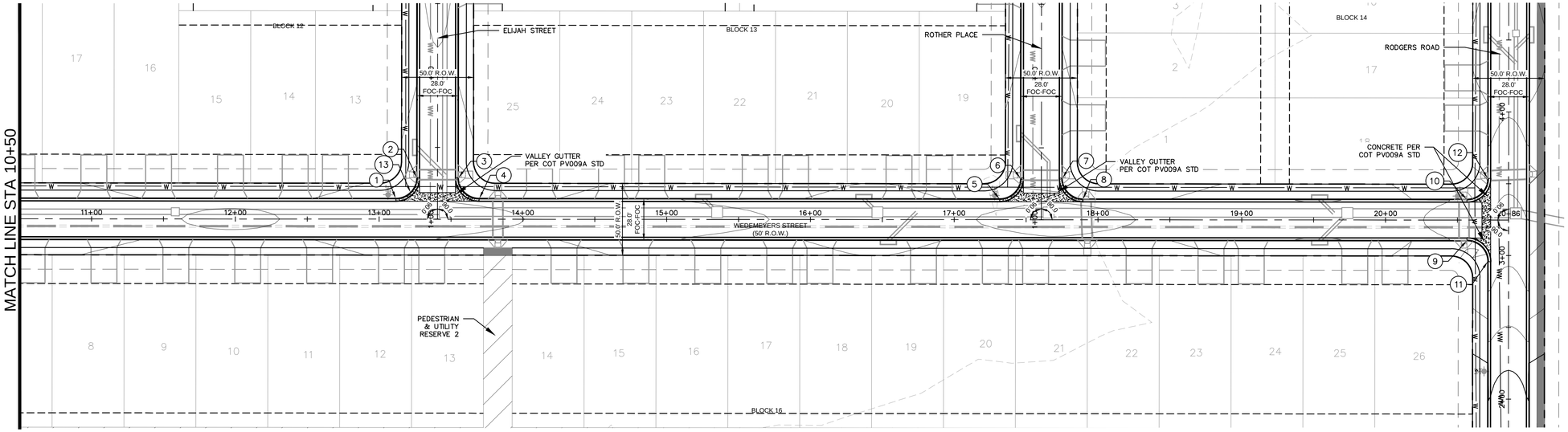
WEDEMEYER STREET (SHEET 1 OF 2) - PLAN & PROFILE

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
21 OF127

Plotted By: Mills, Hudson Date: May 11, 2023 02:46:51pm File Path: K:\sou_civil\069278803 castlewood south\Cad\sheetsets\C-Paving P&P.dwg
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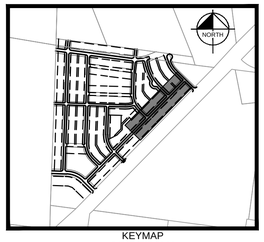


GRAPHIC SCALE IN FEET
0 20 40 80

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
1	PC	13+11.59	14.50' LT	618.666
2	PT	13+26.09	29.00' LT	618.652
3	PC	13+55.09	29.00' LT	618.652
4	PT	13+69.59	14.50' LT	618.326
5	PC	17+31.59	14.50' LT	617.238

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
6	PT	17+46.09	29.00' LT	617.555
7	PC	17+75.09	29.00' LT	617.555
8	PT	17+89.59	14.50' LT	617.354
9	PC	20+56.59	14.50' RT	617.738
10	PC	20+56.59	14.50' LT	617.738

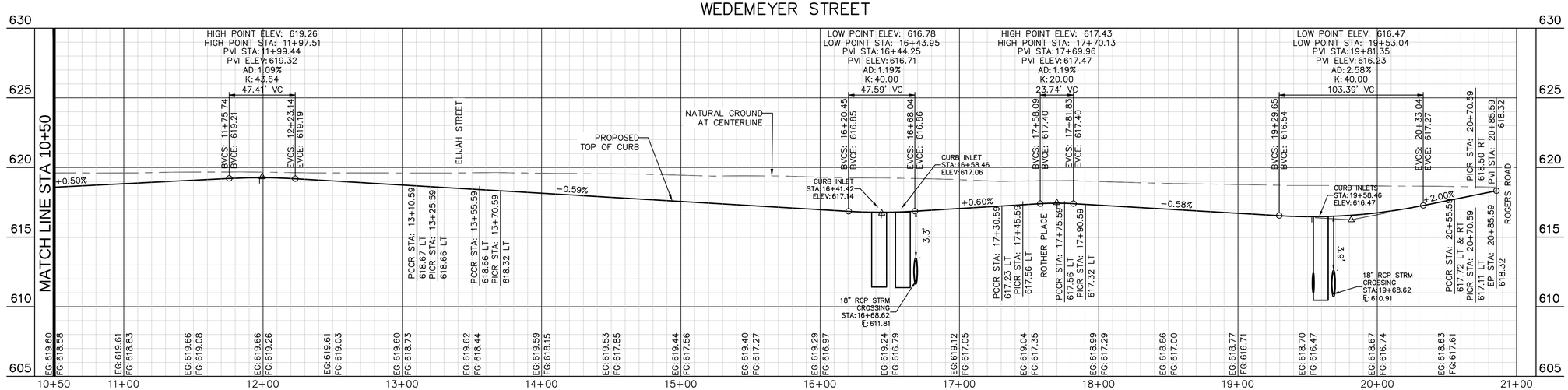
TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
11	PT	20+71.09	29.00' RT	618.081
12	PT	20+71.09	29.00' LT	616.921
13	PC	13+21.84	18.75' LT	618.601



KEYMAP
SCALE 1:1000

NOTE:
1. PROFILES REPRESENT TOP OF CURB ELEVATIONS.
2. CONCRETE TO BE PER COT PV009A STANDARD

WEDEMEYER STREET



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

No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
5/11/2023

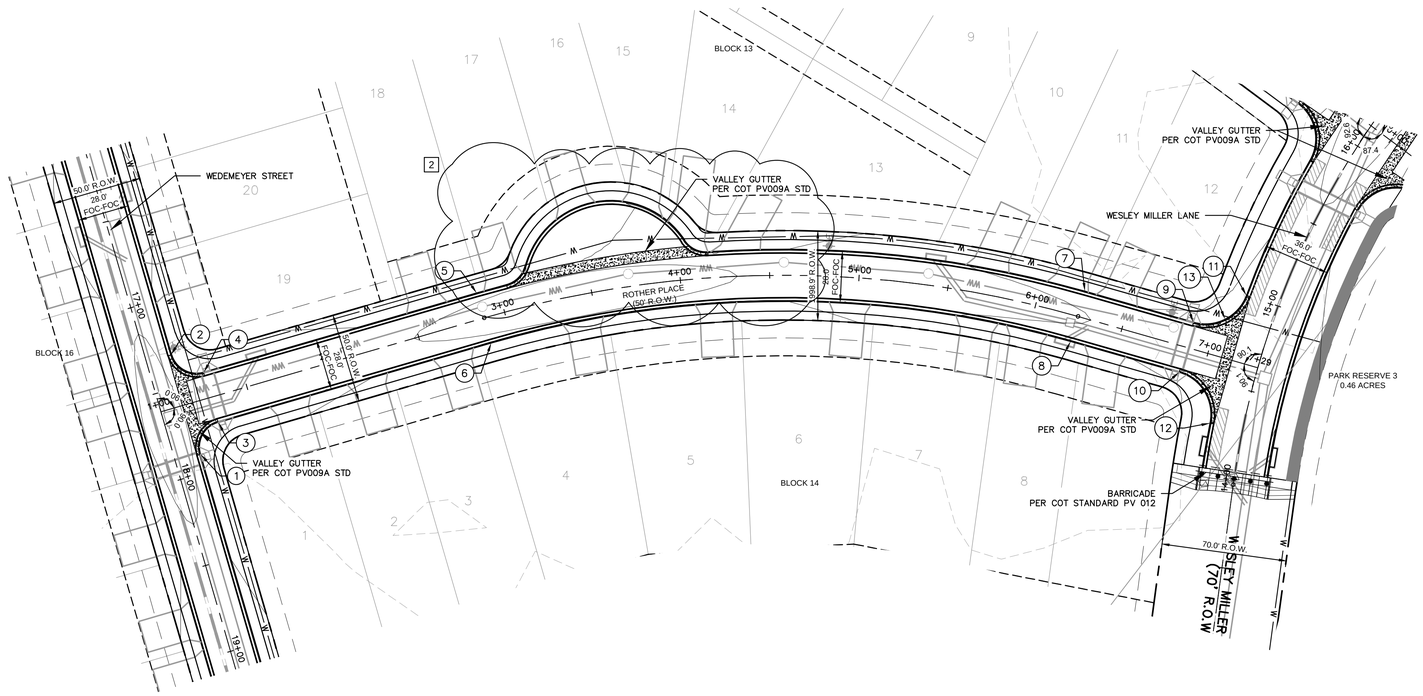
KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

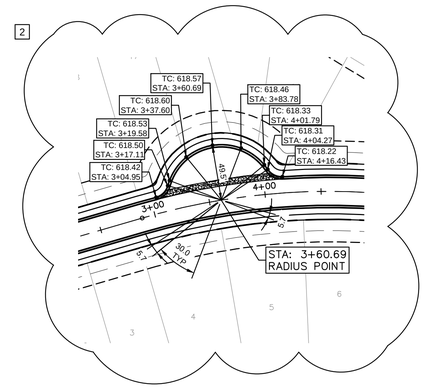
CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

WEDEMEYER STREET (SHEET 2 OF 2) - PLAN & PROFILE

SHEET NUMBER
22 OF127

Plotted By:Millie, Hudson Date:May 11, 2023 02:47:14pm File Path:K:\sau_civil\069278803 castlewood south\Cad\plansheets\C-Paving P&P.dwg
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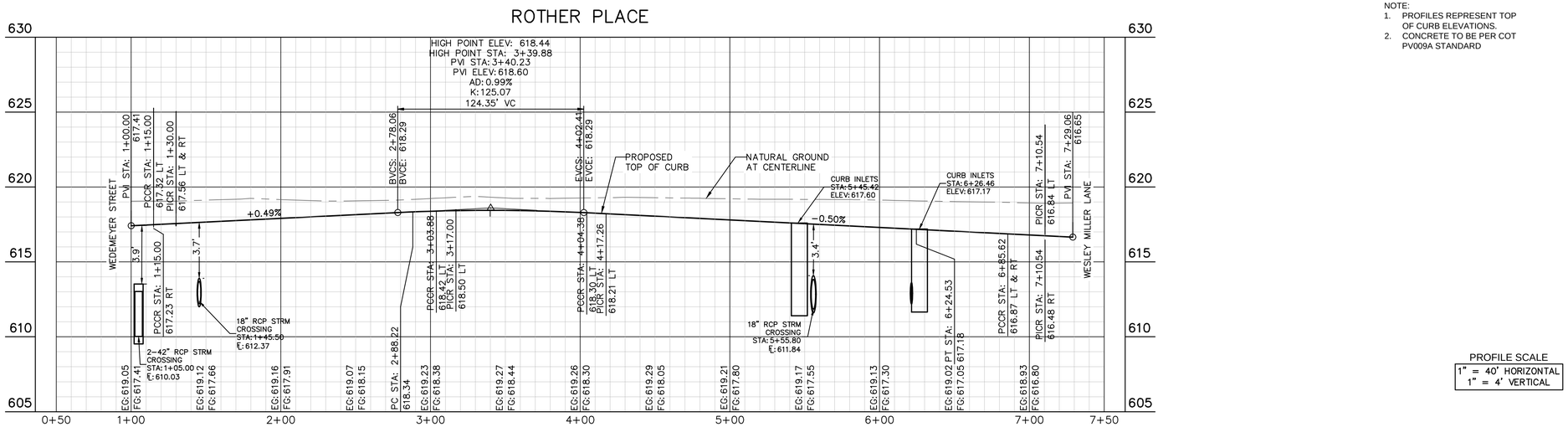




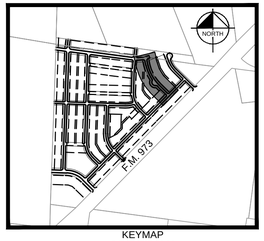
TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
1	PC	1+14.50	29.00' RT	617.354
2	PC	1+14.00	29.00' LT	617.238
3	PT	1+29.00	14.50' RT	617.555
4	PT	1+29.00	14.50' LT	617.555
5	PC	2+88.22	14.50' LT	618.338

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
6	PC	2+88.22	14.50' RT	618.338
7	PT	6+24.53	14.50' LT	617.177
8	PT	6+24.53	14.50' RT	617.177
9	PC	6+87.55	14.50' LT	616.862
10	PC	6+87.55	14.50' RT	616.862

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
11	PT	7+11.98	37.14' LT	616.832
12	PT	7+11.98	37.14' RT	616.477
13	PC	7+04.20	21.03' LT	616.742



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



KEYMAP
SCALE 1:1000

NOTE:
1. PROFILES REPRESENT TOP OF CURB ELEVATIONS.
2. CONCRETE TO BE PER COT PV009A STANDARD

GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY
2	CUL-DE-SAC DETAIL ADDED	3/14/23	MH
2	VALLEY GUTTER ADDED	4/17/23	HM

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
5/11/2023

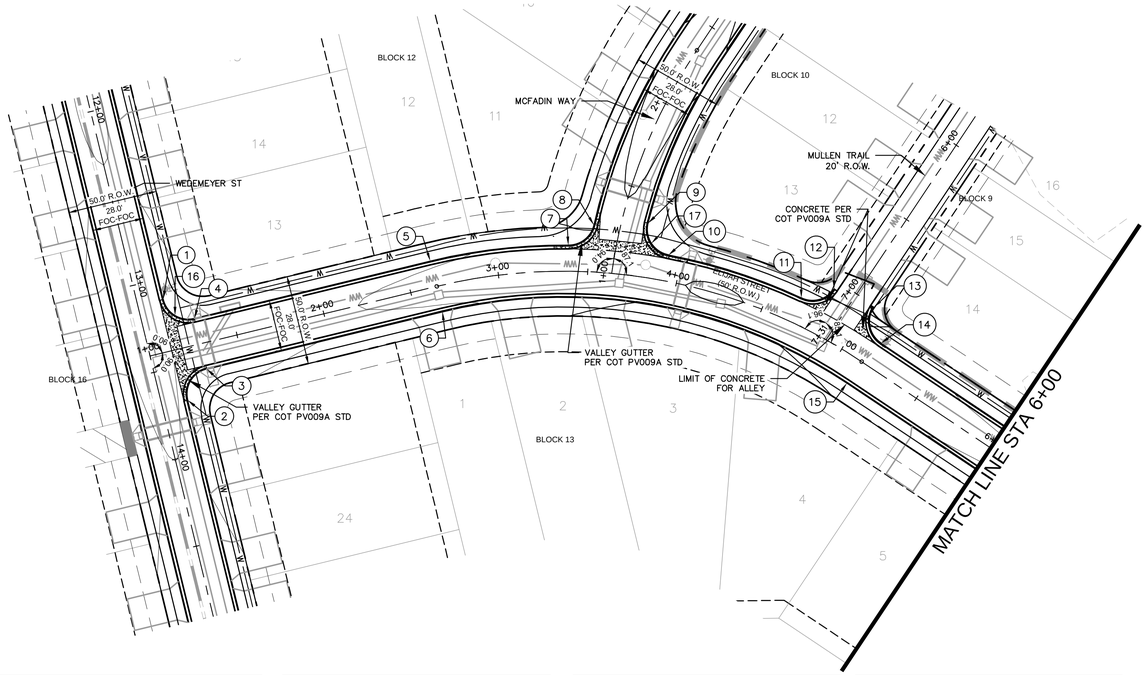
KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

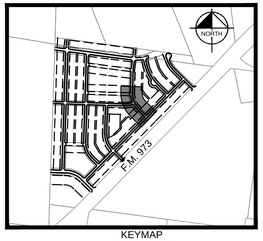
ROTHER PLACE - PLAN & PROFILE

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
23 OF127

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KEYMAP
SCALE 1:1000

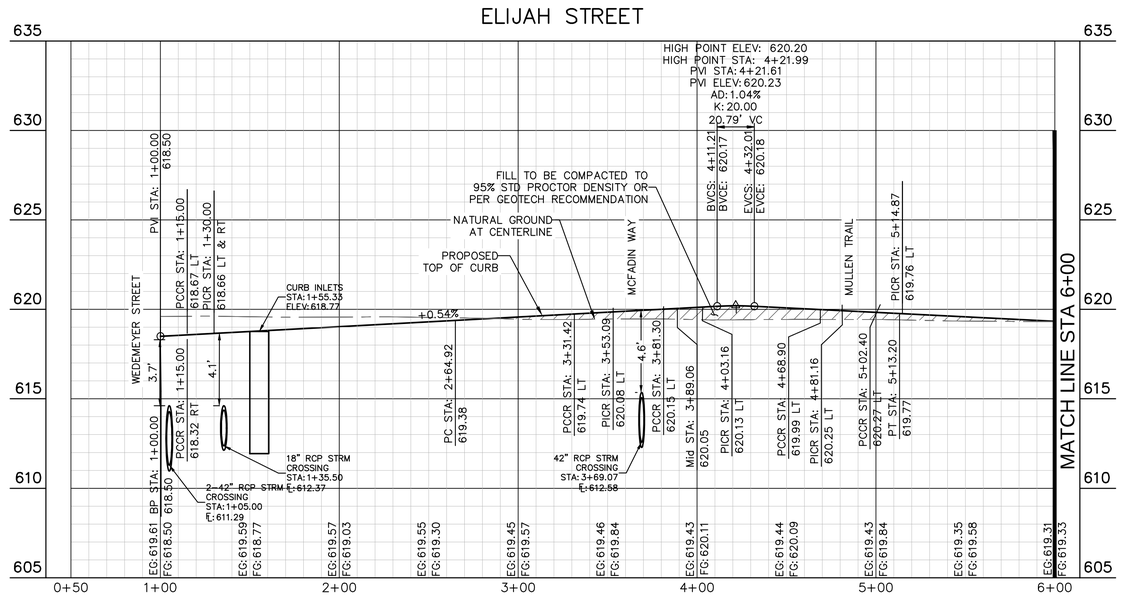
GRAPHIC SCALE IN FEET
0 20 40 80

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
1	PC	1+14.50	29.00' LT	618.666
2	PC	1+14.50	29.00' RT	618.326
3	PT	1+29.00	14.50' RT	618.652
4	PT	1+29.00	14.50' LT	618.652
5	PC	2+64.92	14.50' LT	619.384

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
6	PC	2+64.92	14.50' RT	619.384
7	PCC	3+39.18	14.50' LT	619.785
8	PT	3+52.22	26.25' LT	620.041
9	PC	3+79.47	30.20' LT	620.083
10	PCC	3+92.63	14.50' LT	620.072

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
11	PCC	4+67.59	14.50' LT	619.999
12	PT	4+80.73	27.12' LT	620.220
13	PC	5+02.87	29.20' LT	620.239
14	PT	5+16.37	14.50' LT	619.753
15	PT	5+13.20	14.50' RT	619.769

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
16	PC	1+18.75	18.75' LT	618.601
17	PC	3+82.70	19.24' LT	620.005



NOTE:
1. PROFILES REPRESENT TOP OF CURB ELEVATIONS.
2. CONCRETE TO BE PER COT PV009A STANDARD

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

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
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5/11/2023

KHA PROJECT 069278803			
DATE JUNE 2021	SCALE: AS SHOWN	DESIGNED BY: WB	DRAWN BY: MH
		CHECKED BY: WB	

ELIJAH STREET (SHEET 1 OF 2) - PLAN & PROFILE

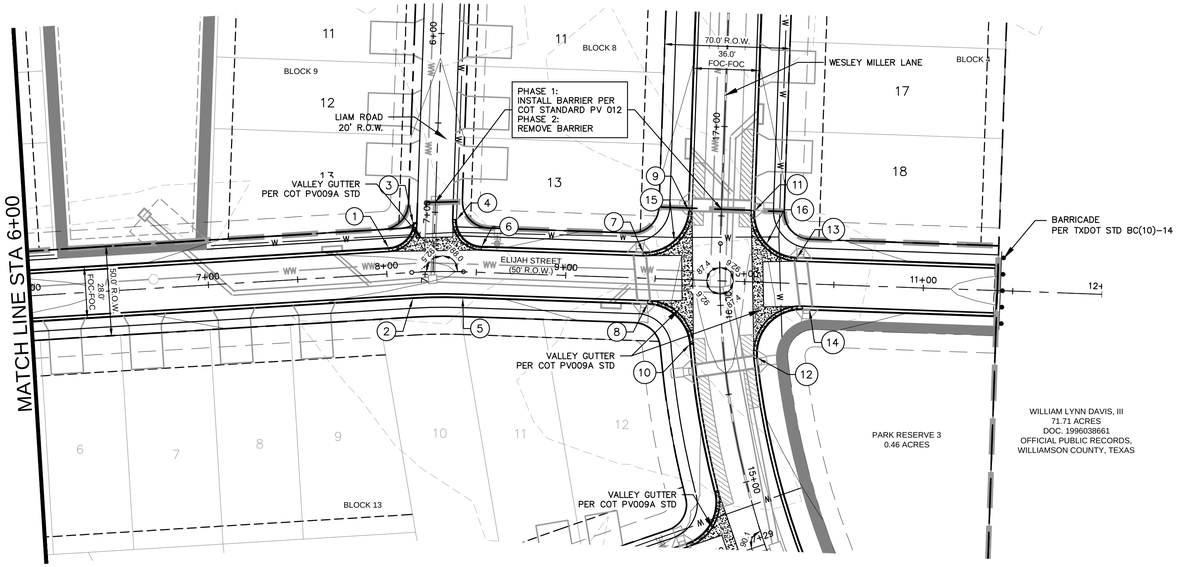
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
24 OF127

Plotted By: Mills, Hudson Date: May 11, 2023 02:48:17pm File Path: K:\sau_civil\069278803 castlewood south\Cad\plansheets\C-Paving P&P.dwg
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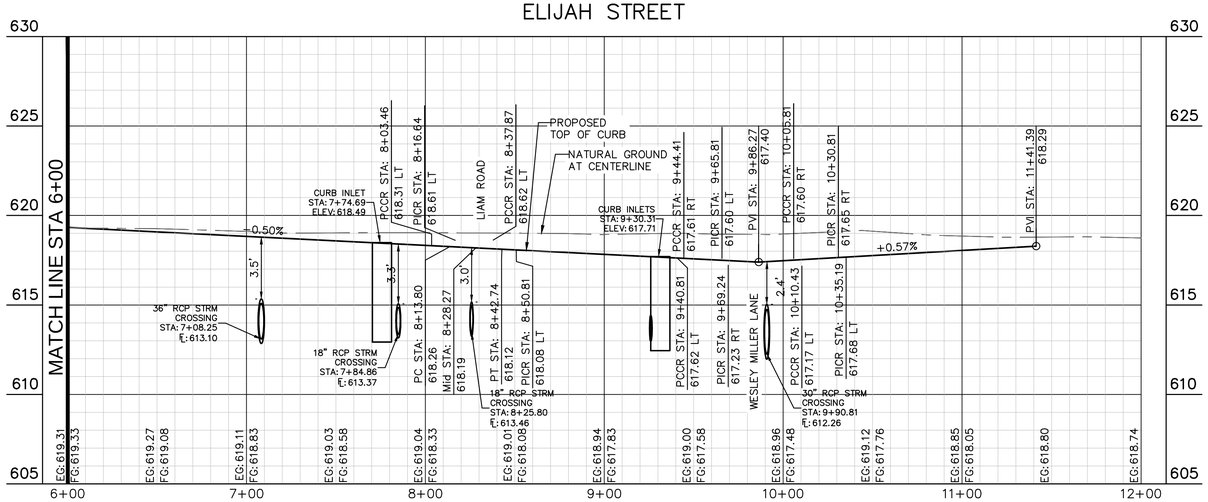


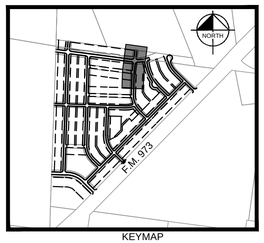
TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
1	PC	8+02.00	14.50' LT	618.322
2	PC	8+13.80	14.50' RT	618.263
3	PT	8+16.21	27.61' LT	618.582
4	PC	8+38.24	29.04' LT	618.600
5	PT	8+42.74	14.50' RT	618.118

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
6	PT	8+52.31	14.50' LT	618.070
7	PC	9+42.81	14.50' LT	617.617
8	PC	9+46.31	14.50' RT	617.599
9	PT	9+67.31	39.00' LT	617.592
10	PT	9+70.64	36.14' RT	617.230

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
11	PC	10+04.31	40.00' LT	617.597
12	PC	10+08.76	42.43' RT	617.174
13	PT	10+28.81	14.50' LT	617.643
14	PT	10+36.78	14.49' RT	617.689
15	PC	9+60.13	21.68' LT	617.513

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
16	PC	10+11.48	21.68' LT	617.488

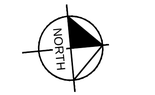




KEYMAP
SCALE 1:1000

NOTE:
1. PROFILES REPRESENT TOP OF CURB ELEVATIONS.
2. CONCRETE TO BE PER COT PV009A STANDARD

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



GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY

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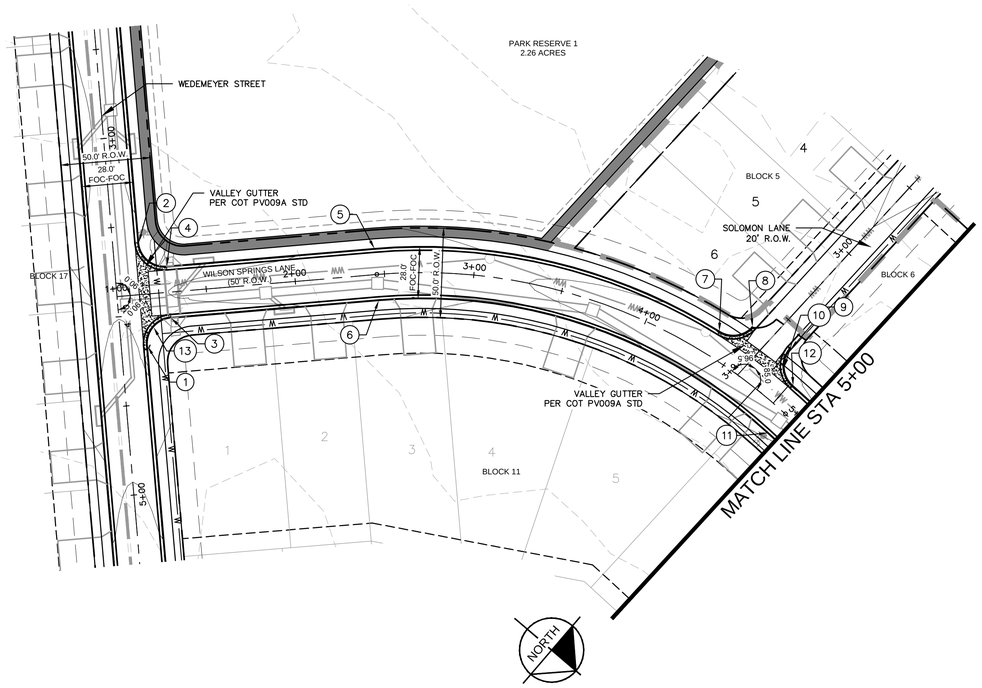
KHA PROJECT 069278803			
DATE JUNE 2021	SCALE: AS SHOWN	DESIGNED BY:	WB
		DRAWN BY:	MH
		CHECKED BY:	WB

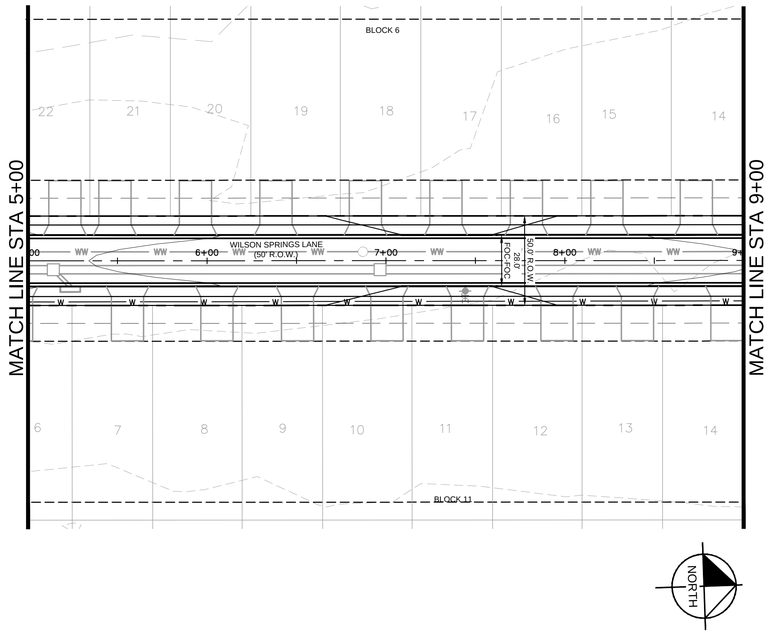
ELIJAH STREET (SHEET 2 OF 2) - PLAN & PROFILE

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
25 OF127



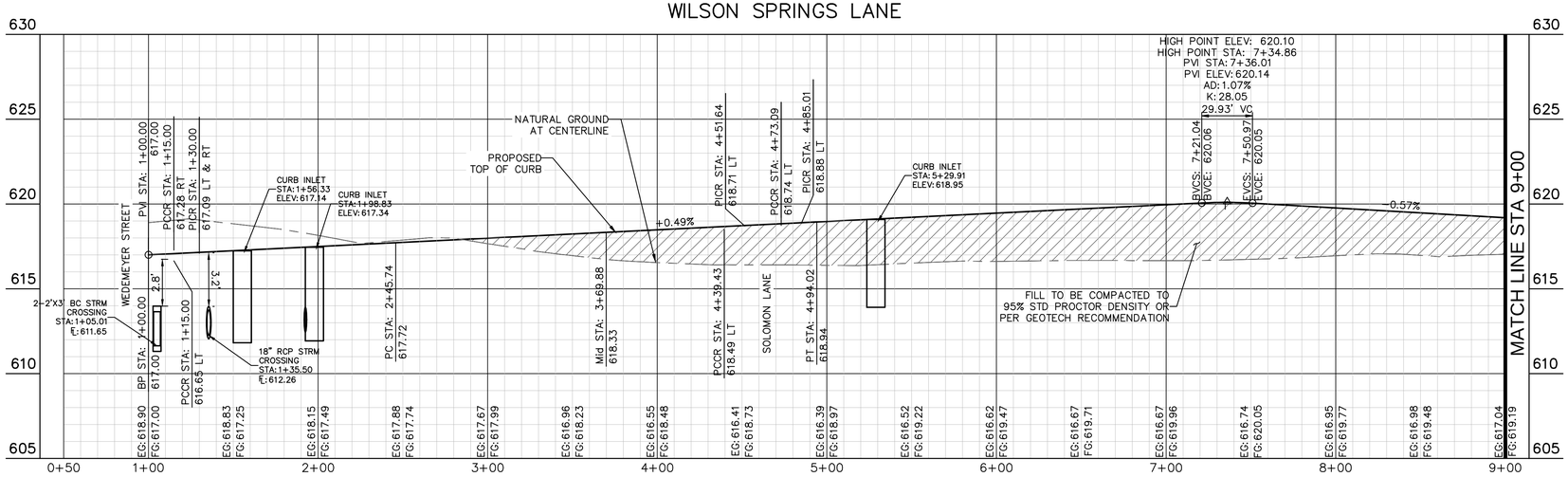


GRAPHIC SCALE IN FEET
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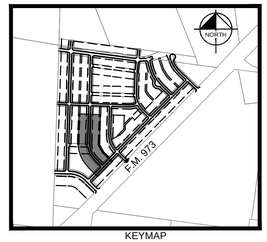
TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
1	PC	1+14.50	29.00' RT	617.239
2	PC	1+14.50	29.00' LT	616.644
3	PT	1+29.00	14.50' RT	617.087
4	PT	1+29.00	14.50' LT	617.087
5	PC	2+45.74	14.50' LT	617.720

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
6	PC	2+45.74	14.50' RT	617.720
7	PC	4+38.12	14.50' LT	618.640
8	PT	4+51.22	26.63' LT	618.361
9	PC	4+73.58	29.67' LT	618.507
10	PCC	4+77.02	19.04' LT	618.817

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
11	PT	4+94.02	14.50' RT	618.943
12	PT	4+86.77	14.50' LT	618.883
13	PC	1+18.75	18.75' RT	617.053



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



KEYMAP
SCALE 1:1000

NOTE:
1. PROFILES REPRESENT TOP OF CURB ELEVATIONS.
2. CONCRETE TO BE PER COT PV009A STANDARD

No.	REVISIONS	DATE	BY

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KHA PROJECT	069278803
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

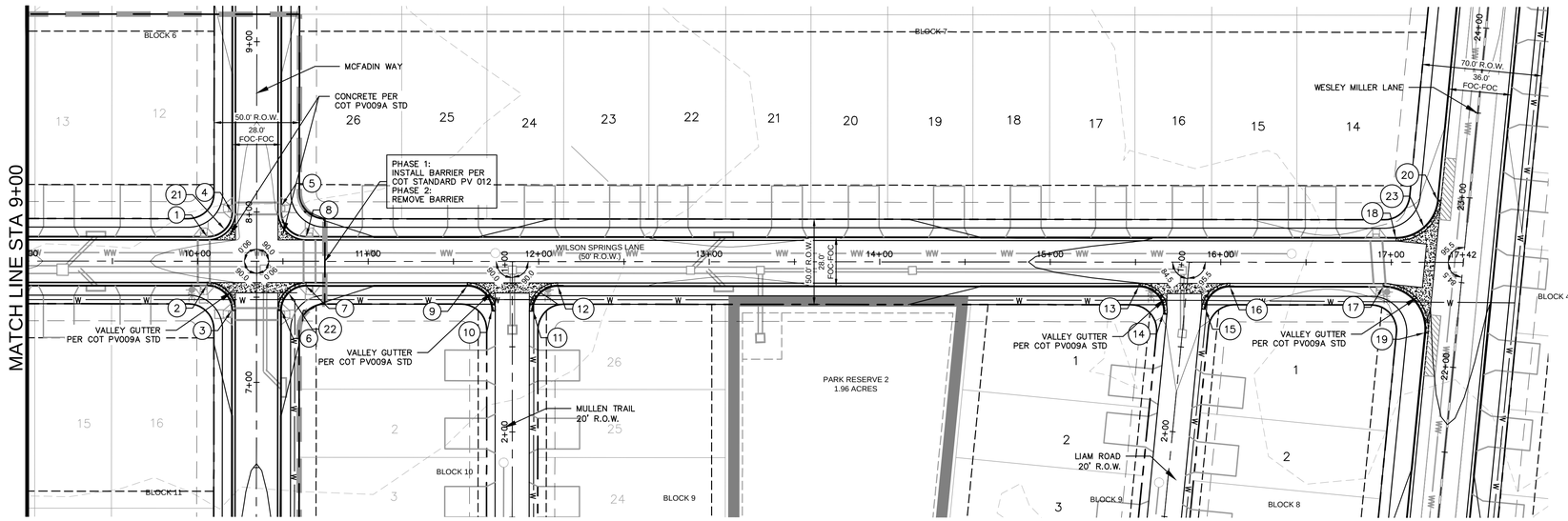
WILSON SPRINGS LANE (SHEET 1 OF 2) - PLAN & PROFILE

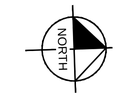
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
26 OF127

Plotted By: Willis Hudson Date: May 11, 2023 02:49:19pm File Path: K:\Tay_civil\069278803 castlewood south\Cad\plansheets\C-Paving P&P.dwg
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GRAPHIC SCALE IN FEET
0 20 40 80

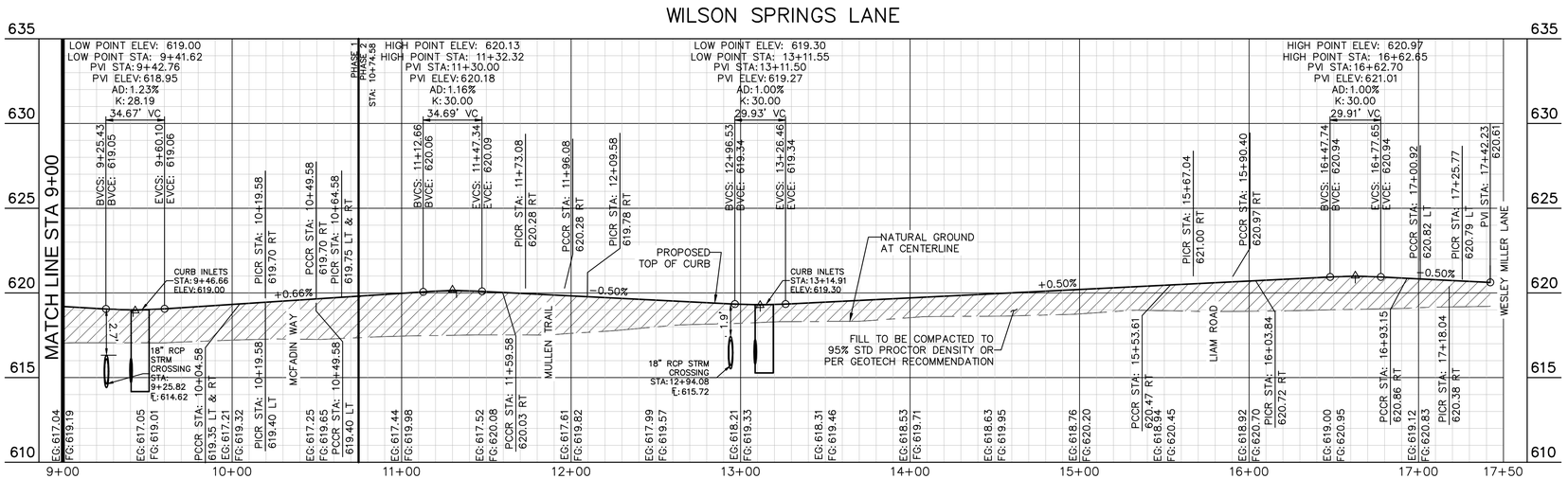
TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
1	PC	10+05.58	14.50' LT	619.360
2	PC	10+05.24	14.50' RT	619.358
3	PT	10+20.08	29.00' RT	619.694
4	PT	10+20.08	29.00' LT	619.405
5	PC	10+49.08	32.67' LT	619.386

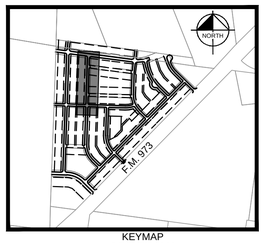
TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
6	PC	10+49.08	29.00' RT	619.694
7	PT	10+63.58	14.50' RT	619.739
8	PT	10+63.58	14.50' LT	619.739
9	PC	11+58.08	14.50' RT	620.035
10	PT	11+72.58	29.00' RT	620.248

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
11	PC	11+96.58	29.00' RT	620.248
12	PT	12+11.08	14.50' RT	619.769
13	PC	15+52.05	14.50' RT	620.462
14	PT	15+66.48	30.40' RT	620.971
15	PC	15+90.86	27.60' RT	620.945

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
16	PT	16+05.30	14.50' RT	620.727
17	PC	16+95.25	14.50' RT	620.849
18	PC	17+02.80	14.50' LT	620.812
19	PT	17+19.64	41.36' RT	620.399
20	PT	17+27.19	36.64' LT	620.794

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
21	PI	10+15.83	18.75' LT	619.382
22	PI	10+53.32	18.75' RT	619.674
23	PI	17+19.27	20.86' LT	620.697





KEYMAP
SCALE 1:1000

NOTE:
1. PROFILES REPRESENT TOP OF CURB ELEVATIONS.
2. CONCRETE TO BE PER COT PV009A STANDARD

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

No.	REVISIONS	DATE	BY

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5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100, AUSTIN, TX 78735
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
5/11/2023

KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

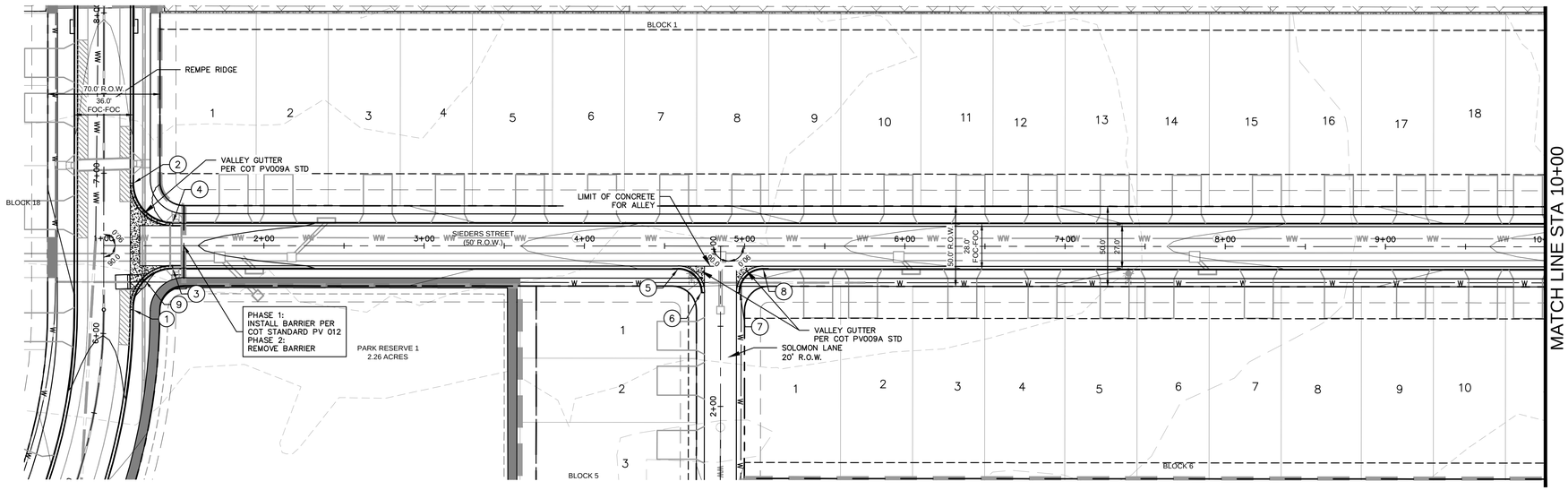
WILSON SPRINGS LANE (SHEET 2 OF 2) - PLAN & PROFILE

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

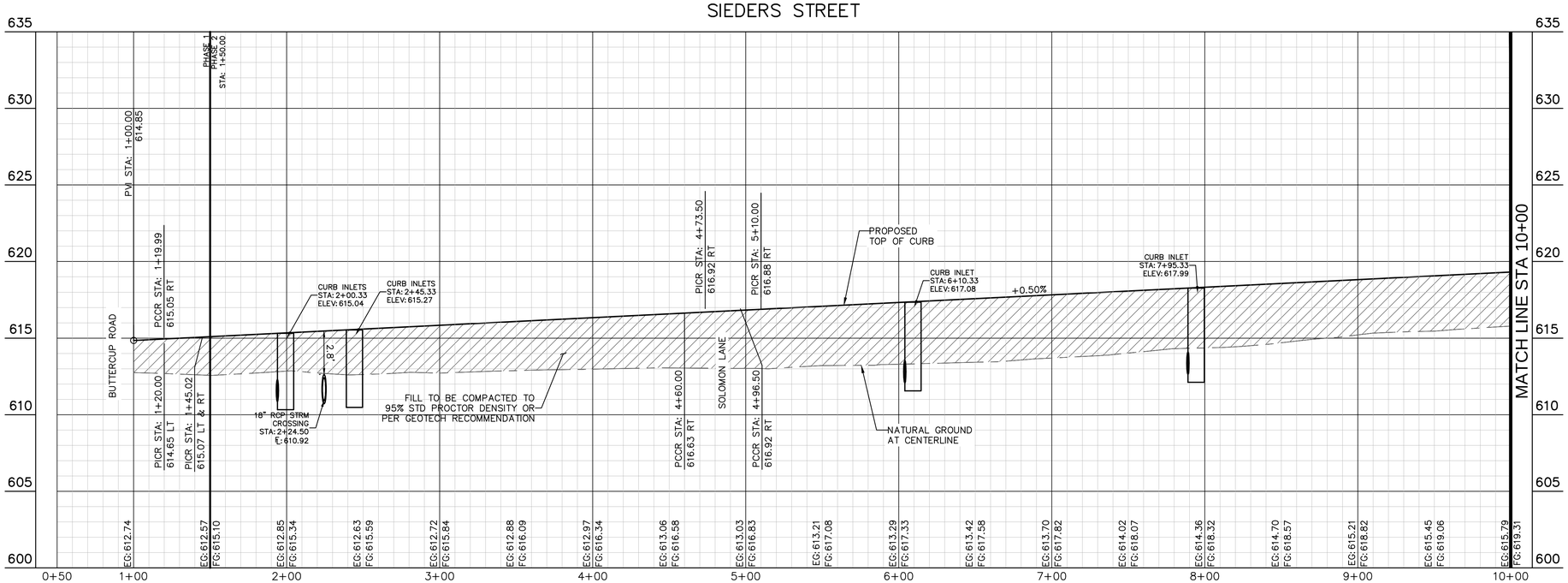
SHEET NUMBER
27 OF127

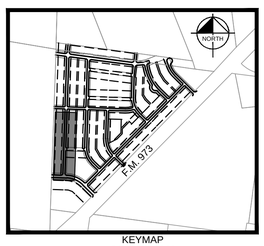
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TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
1	PC	1+18.50	40.06' RT	615.049
2	PC	1+18.50	39.00' LT	614.652
3	PT	1+43.00	14.50' RT	615.061
4	PT	1+43.00	14.50' LT	615.061
5	PC	4+58.50	14.50' RT	616.627

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
6	PT	4+73.00	29.00' RT	617.156
7	PC	4+97.00	29.00' RT	617.156
8	PT	5+11.50	14.50' RT	616.889
9	PI	1+25.68	21.68' RT	614.957





KEYMAP
SCALE 1:1000

NOTE:
1. PROFILES REPRESENT TOP OF CURB ELEVATIONS.
2. CONCRETE TO BE PER COT PV009A STANDARD

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

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

No.	REVISIONS	DATE	BY

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5/11/2023

KHA PROJECT 069278803			
DATE JUNE 2021	SCALE: AS SHOWN	DESIGNED BY:	WB
		DRAWN BY:	MH
		CHECKED BY:	WB

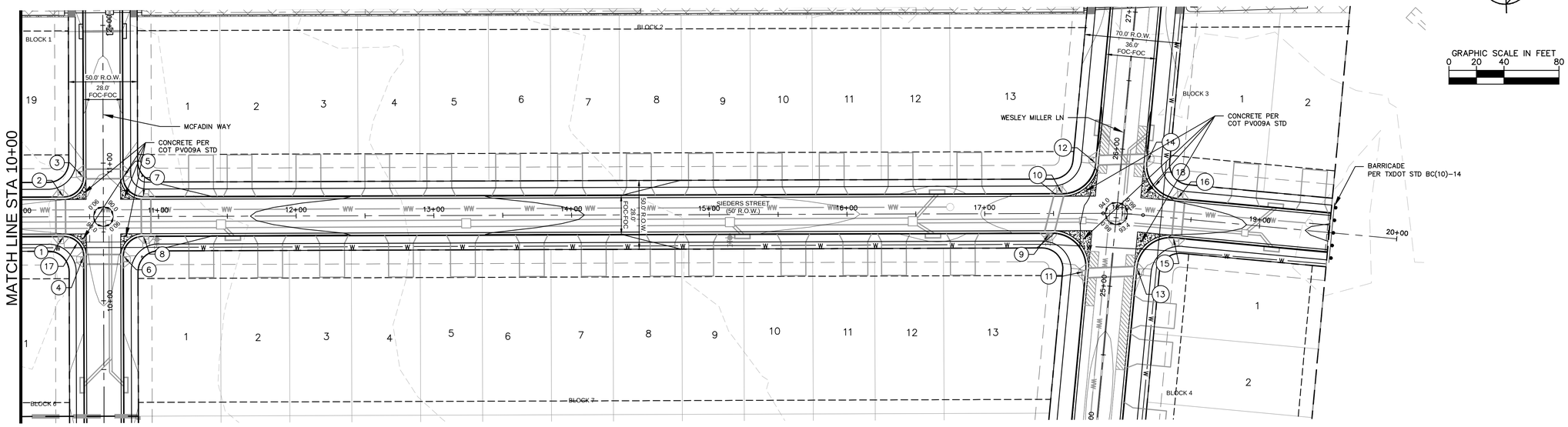
SIEDERS STREET (SHEET 1 OF 2) - PLAN & PROFILE

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
28 OF127

Plotted By:Mills, Hudson Date:May 11, 2023 02:50:15pm File Path:K:\Tau_civil\069278803 castlewood south\Civil\plansheets\C-Paving P&P.dwg
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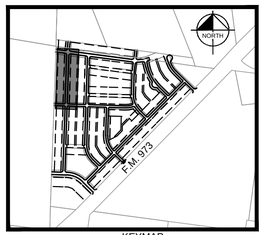


TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
1	PC	10+31.00	14.50' RT	619.467
2	PC	10+31.00	14.50' LT	619.467
3	PT	10+45.50	29.00' LT	619.175
4	PT	10+45.50	29.00' RT	619.400
5	PC	10+74.50	29.00' LT	619.175

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
6	PC	10+74.50	29.00' RT	619.400
7	PT	10+89.00	14.50' LT	619.754
8	PT	10+89.00	14.50' RT	619.754
9	PC	17+46.63	15.00' RT	619.943
10	PC	17+56.28	14.50' LT	620.087

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
11	PT	17+71.51	42.41' RT	620.969
12	PT	17+80.67	36.64' LT	620.541
13	PC	18+14.10	39.00' RT	620.903
14	PC	18+14.29	39.00' LT	620.519
15	PT	18+38.71	14.50' RT	620.455

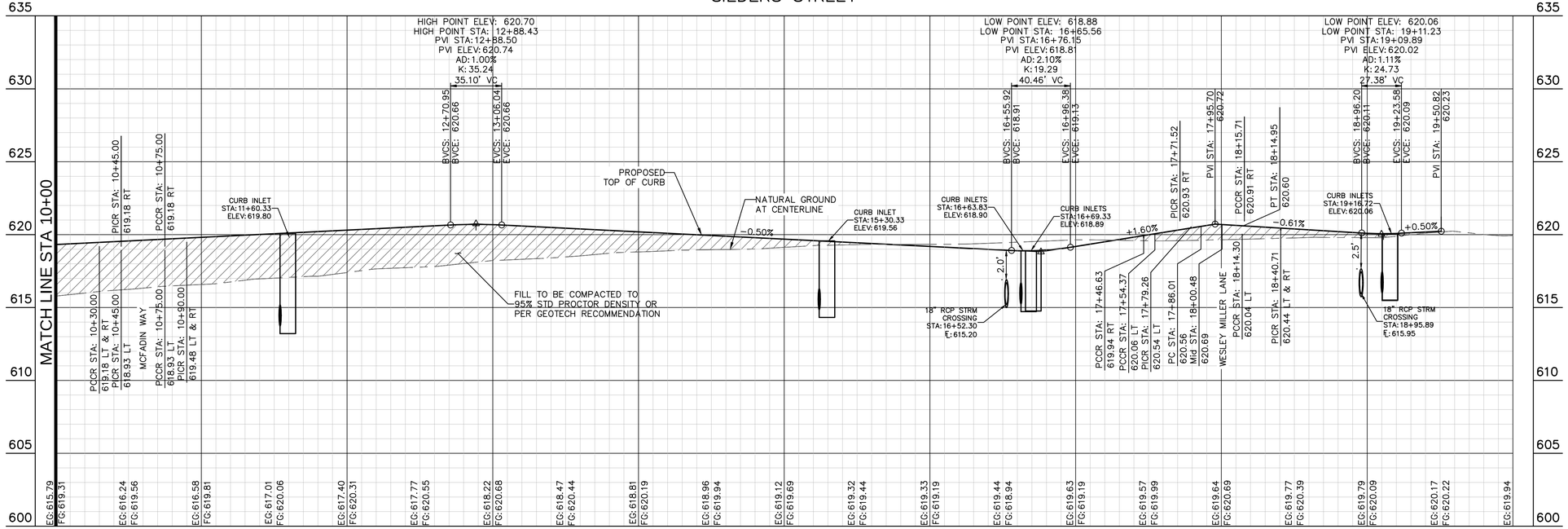
TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
16	PT	18+38.71	14.50' LT	620.455
17	PI	10+41.25	18.75' RT	619.434
18	PI	18+21.39	21.68' LT	620.622



KEYMAP
SCALE 1:1000

NOTE:
1. PROFILES REPRESENT TOP OF CURB ELEVATIONS.
2. CONCRETE TO BE PER COT PV009A STANDARD

SIEDERS STREET



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

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
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133535
LICENSED PROFESSIONAL ENGINEER
5/11/2023

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

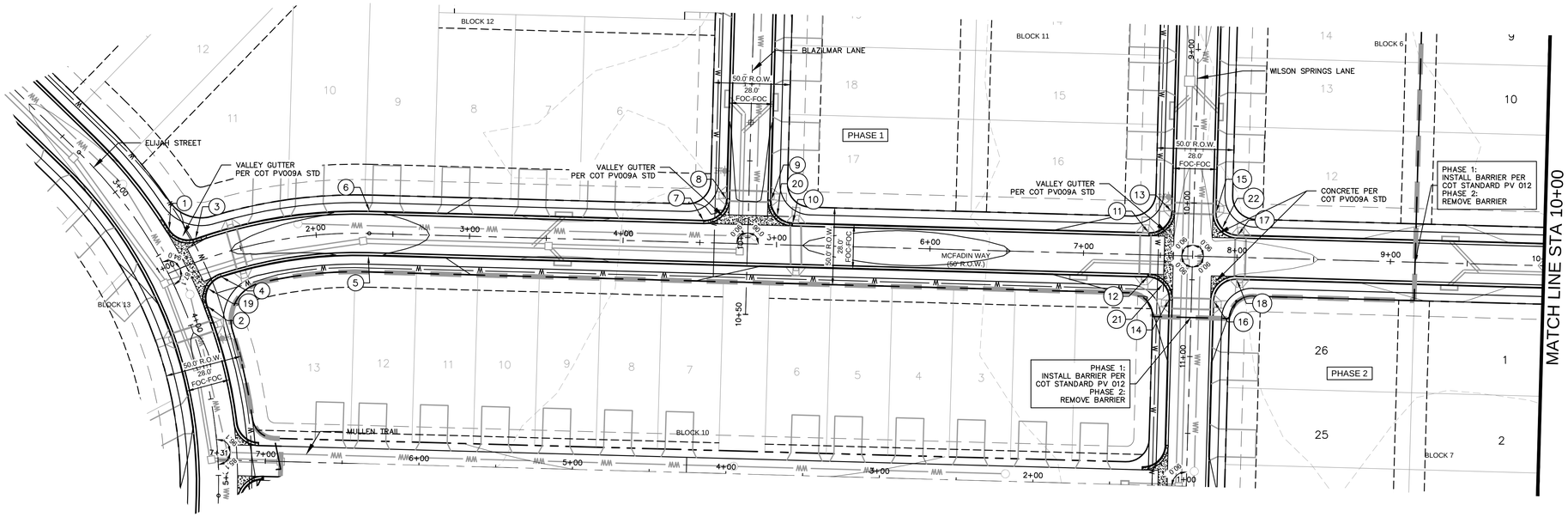
SIEDERS STREET (SHEET 2 OF 2) - PLAN & PROFILE

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
29 OF127

Plotted By:Mills, Hudson Date:May 11, 2023 02:50:40pm File Path:K:\Sou_Civil\069278803 castlewood south\Cad\plansheets\C-Paving P&P.dwg
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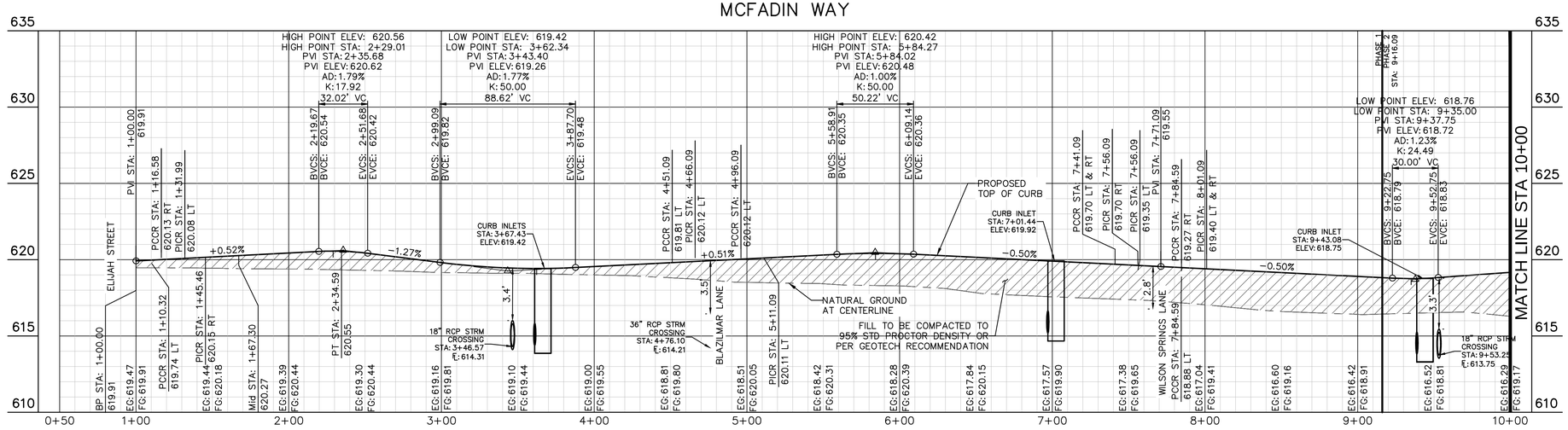
TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
1	PC	1+11.20	26.25' LT	619.785
2	PC	1+16.13	29.49' RT	620.072
3	PCC	1+24.23	14.50' LT	620.041
4	PCC	1+32.19	14.50' RT	620.083
5	PT	2+34.59	14.50' RT	620.554

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
6	PT	2+34.59	14.50' LT	620.554
7	PC	4+52.09	14.50' LT	619.812
8	PT	4+66.59	29.00' LT	620.103
9	PC	4+95.59	29.00' LT	620.104
10	PT	5+10.09	14.50' LT	620.105

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
11	PC	7+42.09	14.50' LT	619.694
12	PC	7+42.09	14.50' RT	619.694
13	PT	7+56.59	29.00' LT	619.360
14	PT	7+56.59	29.00' RT	619.739
15	PC	7+85.59	29.00' LT	619.360

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
16	PC	7+85.59	29.00' RT	619.739
17	PT	8+00.09	14.50' LT	619.405
18	PT	8+00.09	14.50' RT	619.405
19	PI	1+20.92	18.86' RT	620.005
20	PI	4+99.84	18.75' LT	620.040

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
21	PI	7+52.35	18.75' RT	619.674
22	PI	7+89.84	18.75' LT	619.382



KEYMAP
SCALE 1:1000

NOTE:
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2. CONCRETE TO BE PER COT PV009A STANDARD

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

No.	REVISIONS	DATE	BY

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PROFESSIONAL ENGINEER
5/11/2023

KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

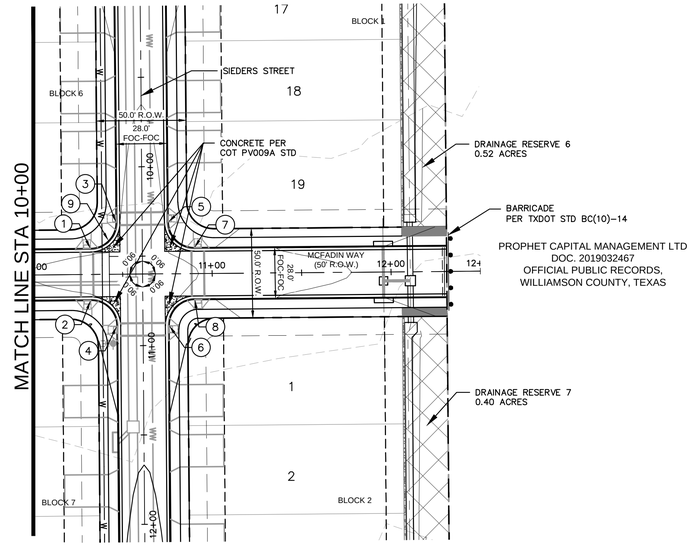
MCFADIN WAY (SHEET 1 OF 2) - PLAN & PROFILE

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

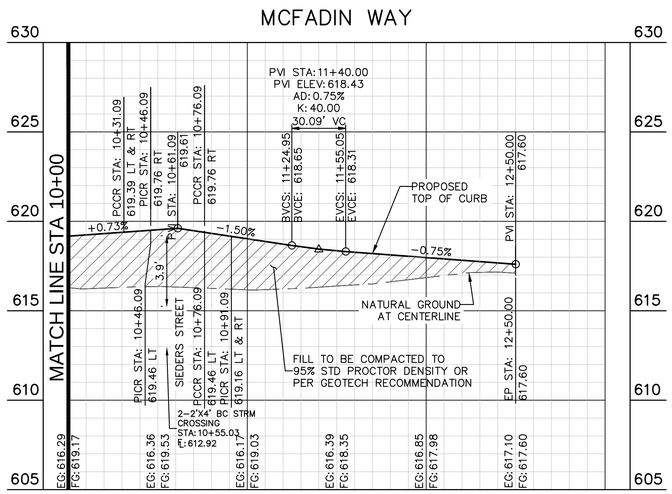
SHEET NUMBER
30 OF127

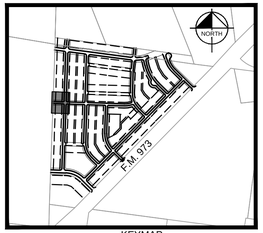
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TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
1	PC	10+32.09	14.50' LT	619.400
2	PC	10+32.09	14.50' RT	619.400
3	PT	10+46.59	29.00' LT	619.467
4	PT	10+46.59	29.00' RT	619.754
5	PC	10+75.59	29.00' LT	619.467

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
6	PC	10+75.59	29.00' RT	619.754
7	PT	10+90.09	14.50' LT	619.175
8	PT	10+90.09	14.50' RT	619.175
9	PI	10+42.35	18.75' LT	619.434





KEYMAP
SCALE 1:1000

NOTE:
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2. CONCRETE TO BE PER COT PV009A STANDARD

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



GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY

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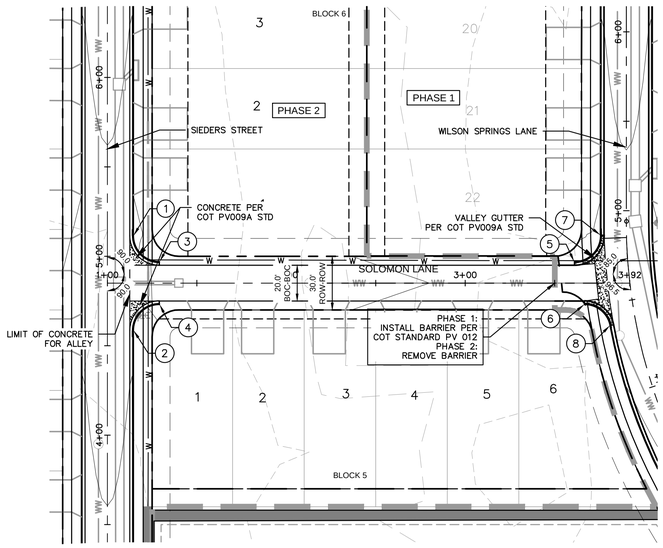
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DATE	JUNE 2021	DRAWN BY:	MH
SCALE:	AS SHOWN	CHECKED BY:	WB

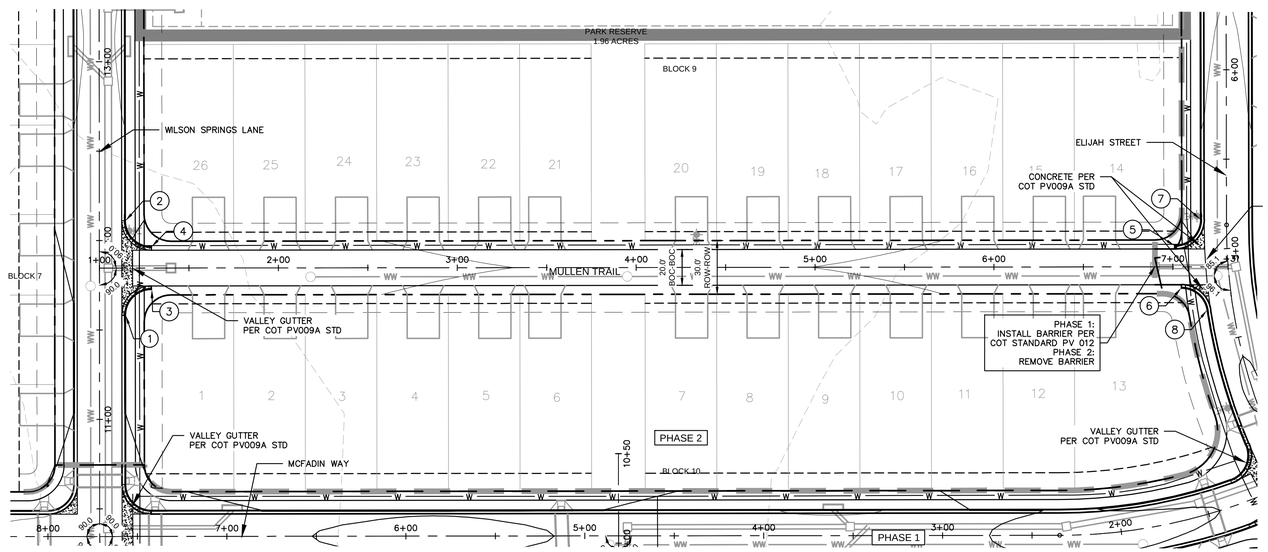
MCFADIN WAY
(SHEET 2 OF 2) -
PLAN & PROFILE

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
31 OF127

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GRAPHIC SCALE IN FEET
0 20 40 80

NOTES:
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2. CONCRETE TO BE PER COT PV009A STANDARD.
3. MAXIMUM JOINT SPACING SHOULD BE LESS THAN 30 TIMES THE THICKNESS OF THE CONCRETE PAVEMENT OR 15 FEET, WHICHEVER IS SMALLER (6" ALLEYS EQUALS 15' JOINT SPACING).

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
1	PC	1+14.50	26.50' LT	616.889
2	PC	1+14.50	26.50' RT	616.627
3	PT	1+29.00	12.00' LT	617.156
4	PT	1+29.00	12.00' RT	617.156
5	PC	3+61.10	12.00' LT	618.507

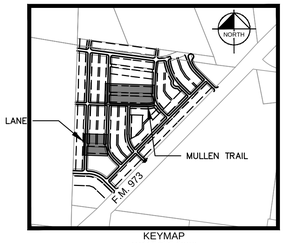
TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
6	PC	3+66.69	12.00' RT	618.361
7	PT	3+75.59	26.85' LT	618.883
8	PT	3+80.94	23.81' RT	618.640

NORTH

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
1	PC	1+14.50	26.50' RT	620.035
2	PC	1+14.50	26.50' LT	619.769
3	PT	1+29.00	12.00' RT	620.248
4	PT	1+29.00	12.00' LT	620.248
5	PC	7+01.00	12.00' LT	620.239

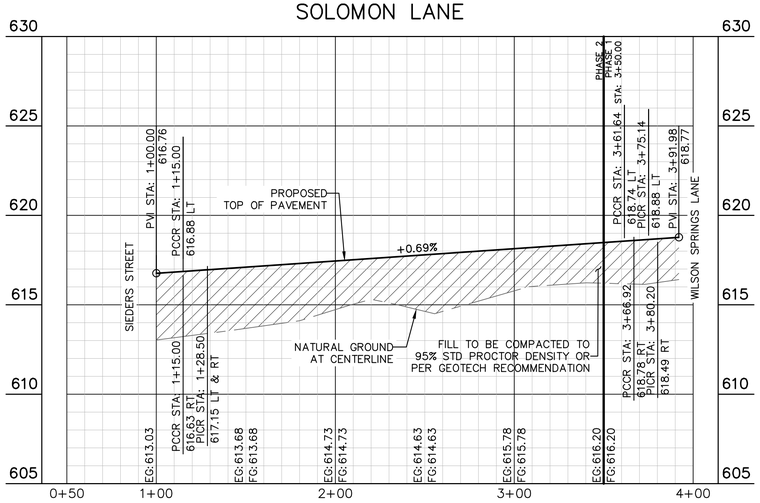
TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
6	PC	7+04.80	12.00' RT	620.220
7	PT	7+15.50	26.50' LT	619.753
8	PT	7+19.13	24.30' RT	619.999

NORTH

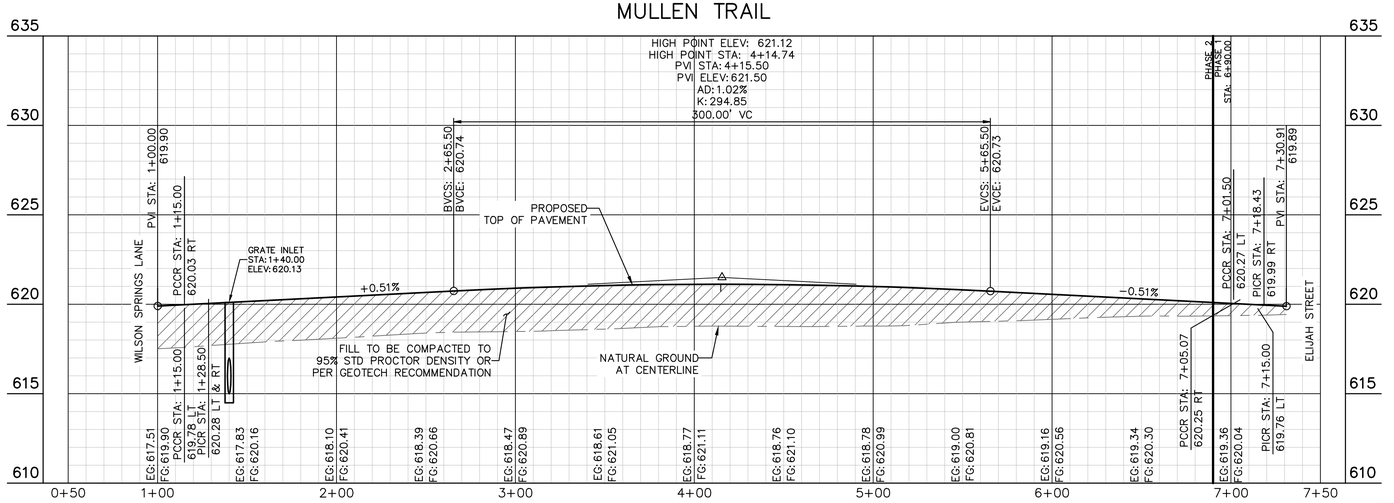


KEYMAP
SCALE 1:1000

SOLOMON LANE



MULLEN TRAIL



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

No.	REVISIONS	DATE	BY

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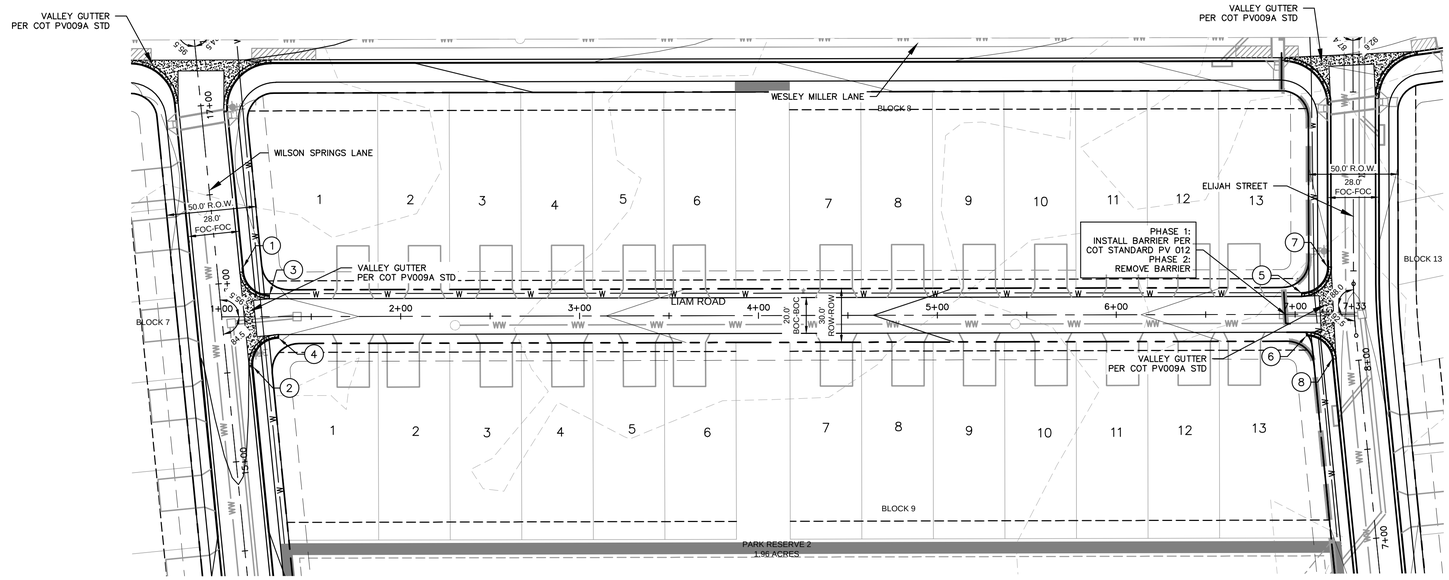
SOLOMON WAY & MULLEN TRAIL - PLAN & PROFILE

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
32 OF127

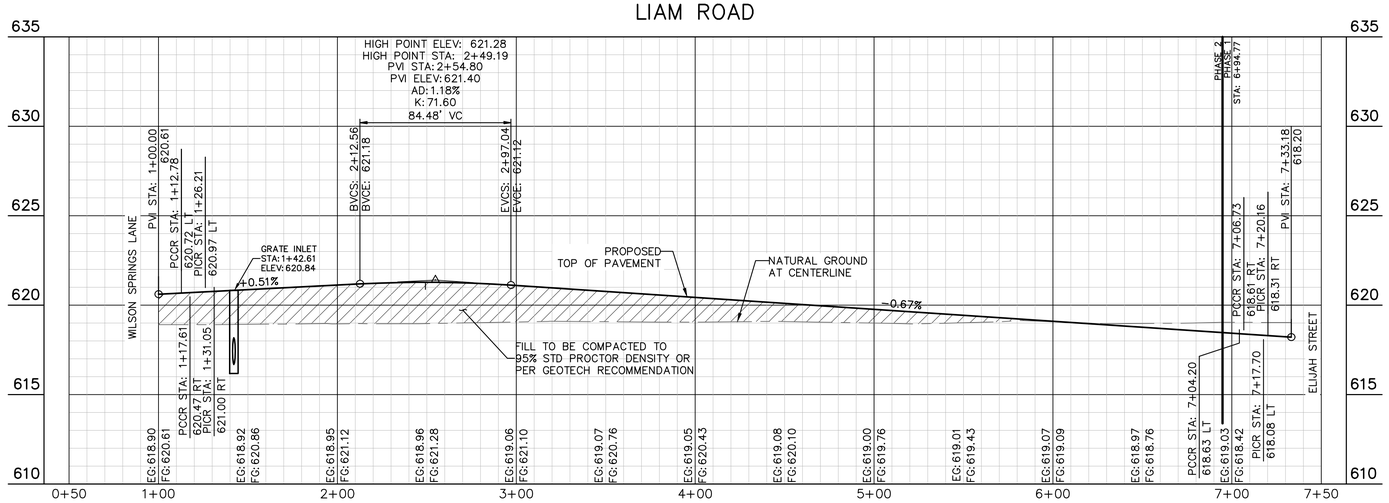
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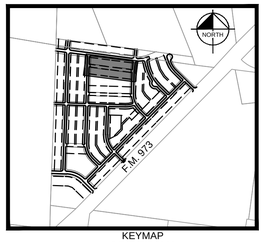


TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
1	PC	1+11.90	27.54' LT	620.739
2	PC	1+17.27	27.90' RT	620.462
3	PT	1+26.57	12.00' LT	620.945
4	PT	1+31.70	12.00' RT	620.971
5	PC	7+03.70	12.00' LT	618.600

TOP OF CURB				
NO.	DESC	STATION	OFFSET	ELEV
6	PC	7+06.37	12.00' RT	618.582
7	PT	7+18.20	26.50' LT	618.070
8	PT	7+20.80	25.10' RT	618.322

LIAM ROAD





KEYMAP
SCALE 1:1000

NOTES:
1. PROFILES REPRESENT TOP OF CURB ELEVATIONS.
2. CONCRETE TO BE PER COT PV009A STANDARD.
3. MAXIMUM JOINT SPACING SHOULD BE LESS THAN 30 TIMES THE THICKNESS OF THE CONCRETE PAVEMENT OR 15 FEET, WHICHEVER IS SMALLER (6" ALLEYS EQUALS 15' JOINT SPACING).

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

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY

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5/11/2023

KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB | MH
DRAWN BY:
CHECKED BY: WB

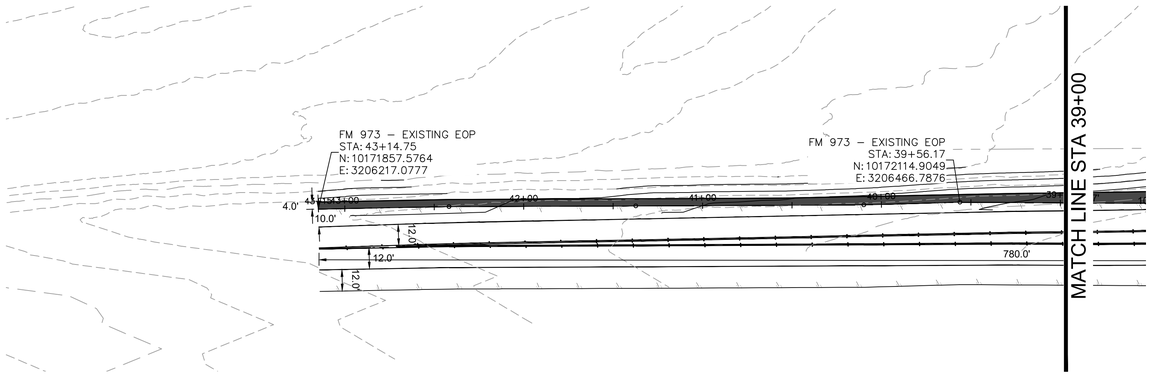
LIAM ROAD - PLAN & PROFILE

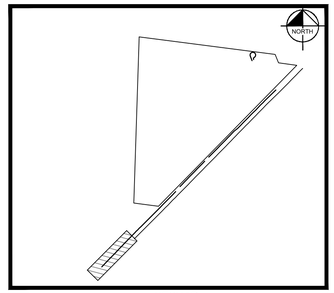
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
33 OF127

Plotted By:Millie Hudson Date:May 11, 2023 02:52:54pm File Path:K:\sau_civil\069278803 castlewood south\Cad\plansheets\C-Paving P&P.dwg
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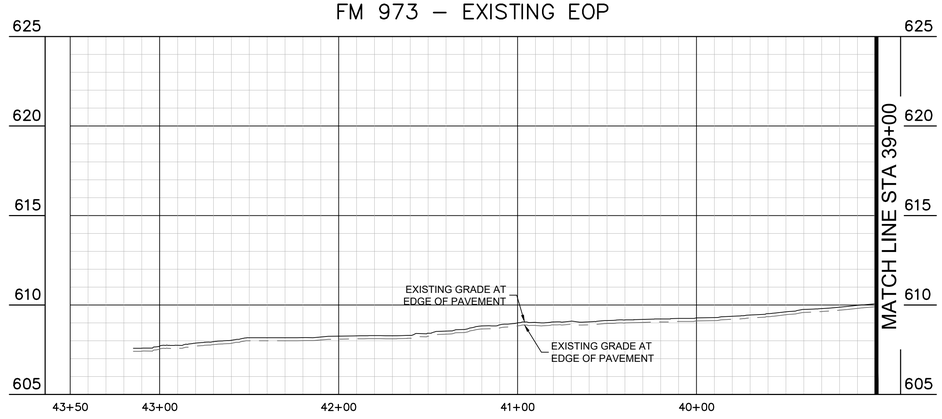




KEYMAP
SCALE 1:1000

NOTE:
1. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO CONSTRUCTION.
2. 4763 SY OF PROPOSED PAVEMENT REQUIRED.

TURN LANES



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY BOUNDARY LINE
- 580 PROPOSED CONTOURS
- 580 EXISTING CONTOURS
- PROPOSED SUBGRADE WIDENING

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

- ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY

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PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELL
133535
LICENSED PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

LEFT TURN LANE PLAN PROFILE (1 OF 5)

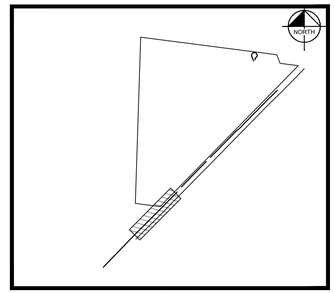
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
34 OF 127

Plotted By:Hansen, Matthew Date:March 21, 2023 10:50:31pm File Path:K:\sau_civil\069278803 castlewood south\Cad\plansheets\C-Roadway P&P (TXDot).dwg
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KEYMAP
SCALE 1:1000

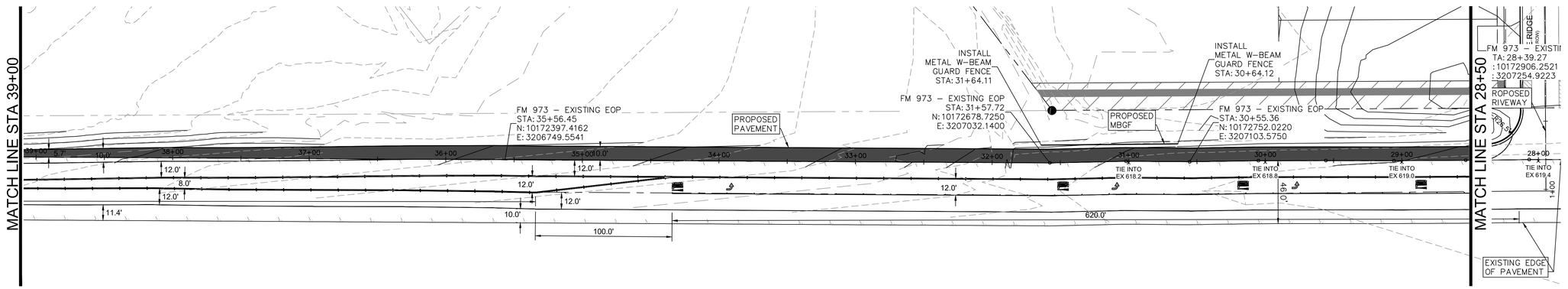
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

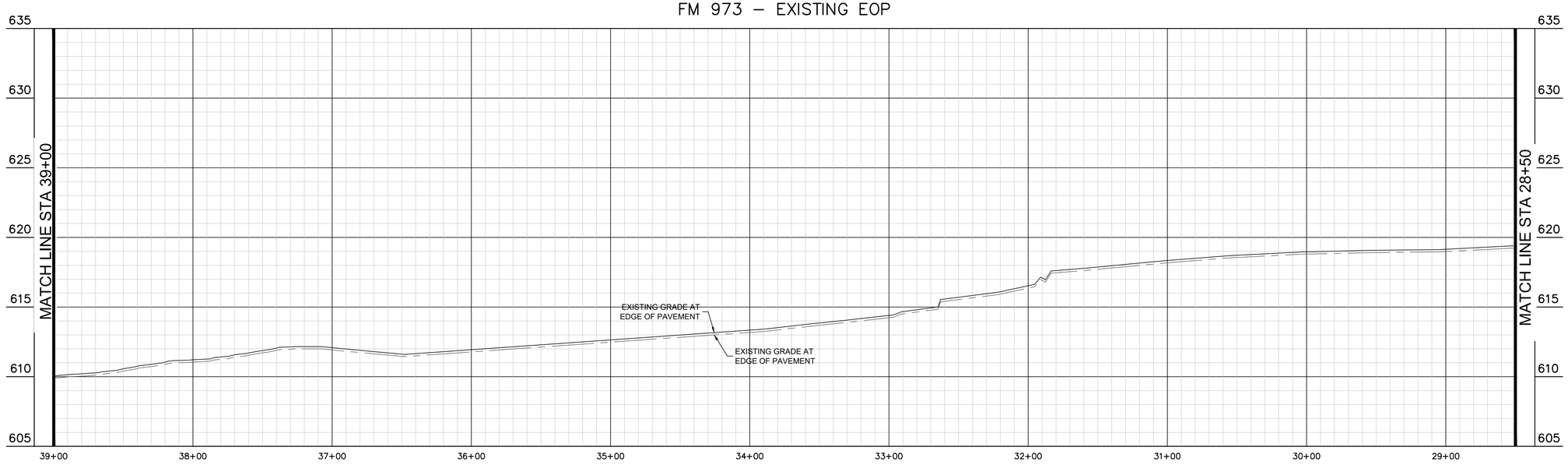
- PROPERTY BOUNDARY LINE
- 580 PROPOSED CONTOURS
- 580 EXISTING CONTOURS
- PROPOSED SUBGRADE WIDENING

NOTE:
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TURN LANES

FM 973 – EXISTING EOP



BENCHMARKS

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STATE OF TEXAS
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138535
LICENSED PROFESSIONAL ENGINEER
09/15/2022

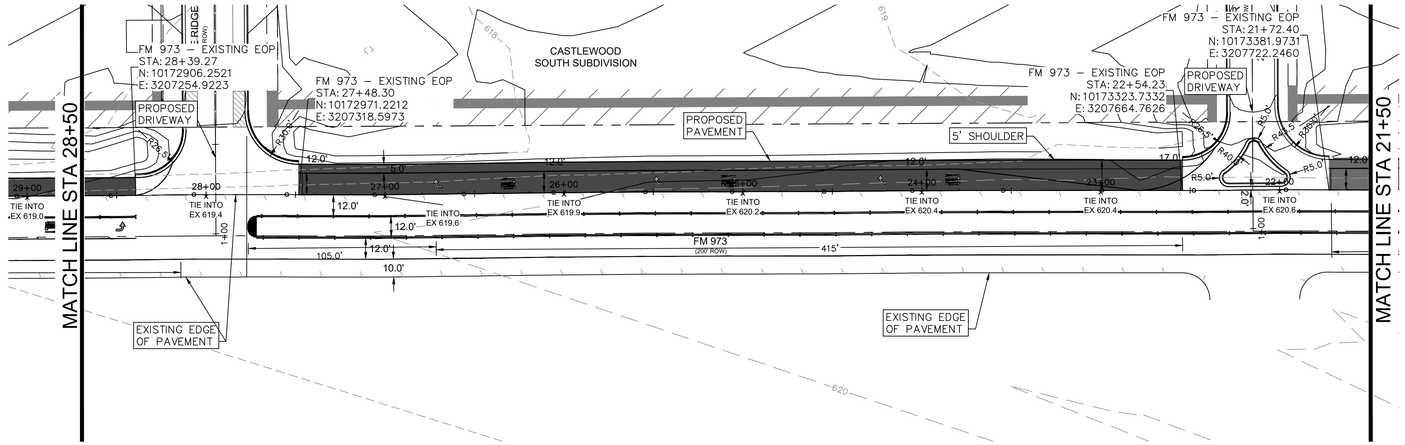
KHA PROJECT	069278803
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

LEFT TURN LANE PLAN PROFILE (2 OF 5)

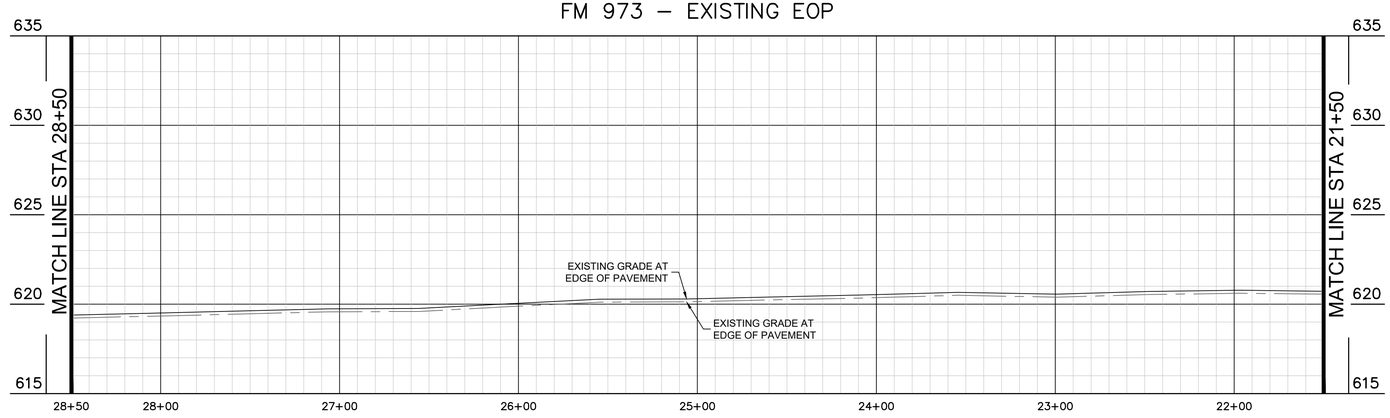
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
35 OF 127



TURN LANES

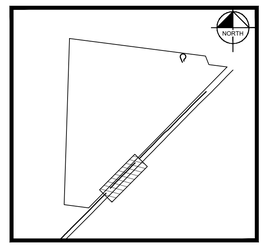


GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY BOUNDARY LINE
- 580 PROPOSED CONTOURS
- 580 EXISTING CONTOURS
- PROPOSED SUBGRADE WIDENING

NOTE:
1. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY PRIOR TO CONSTRUCTION.
2. 4763 SY OF PROPOSED PAVEMENT REQUIRED.
3. ANY CONCRETE PAVEMENT PLACED WITHIN TXDOT RIGHT-OF-WAY SHOULD FOLLOW TXDOT SPECIFICATIONS.



KEYMAP
SCALE 1:1000

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

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- ELEV. = 620.67' (NAVD '88)

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09/15/2022

KHA PROJECT 069278803			
DATE JUNE 2021	SCALE:	AS SHOWN	
	DESIGNED BY:	WB	
	DRAWN BY:	MH	
	CHECKED BY:	WB	

LEFT TURN LANE PLAN PROFILE (3 OF 5)

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
36 OF 127

Plotted By:Hansen, Matthew Date:March 21, 2023 10:51:20pm File Path:K:\sau_civil\069278803 castlewood south\Cad\plansheets\C-Roadway P&P (TXDot).dwg
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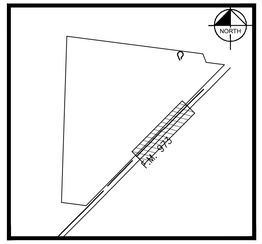
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GRAPHIC SCALE IN FEET
0 20 40 80

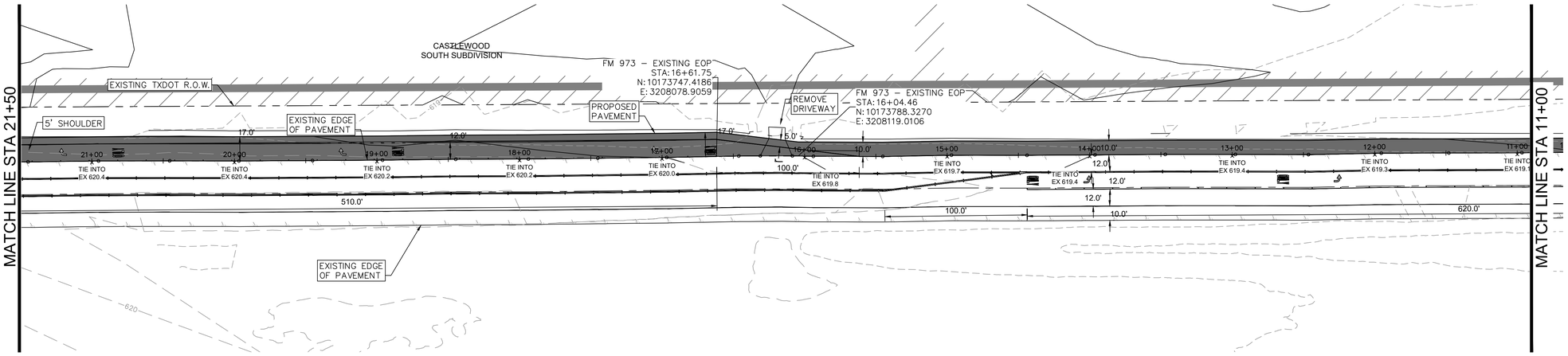
LEGEND

- PROPERTY BOUNDARY LINE
- 580 PROPOSED CONTOURS
- 580 EXISTING CONTOURS
- PROPOSED SUBGRADE WIDENING

NOTE:
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2. 4763 SY OF PROPOSED PAVEMENT REQUIRED.

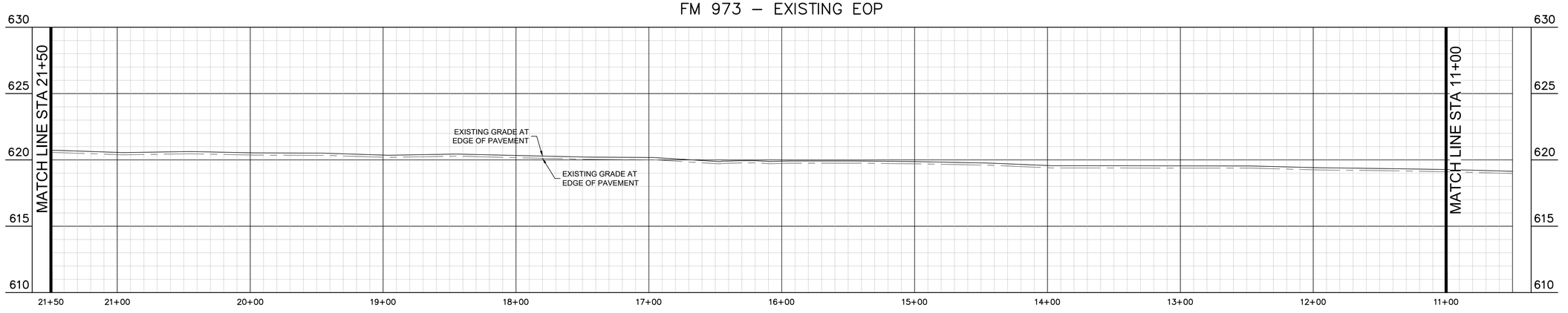


KEYMAP
SCALE 1:1000



TURN LANES

FM 973 – EXISTING EOP



BENCHMARKS

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SCALE: AS SHOWN
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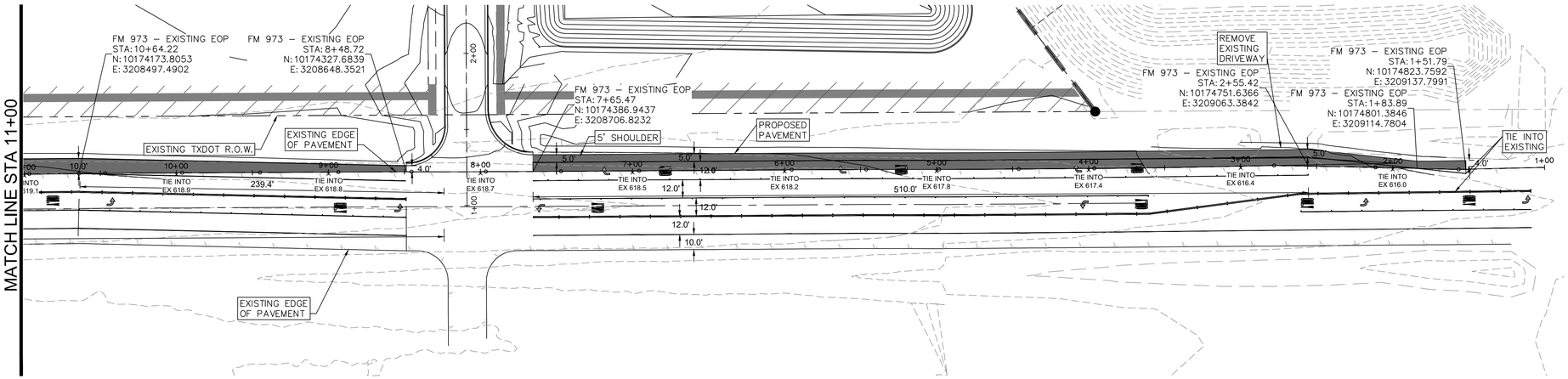
LEFT TURN LANE PLAN PROFILE (4 OF 5)

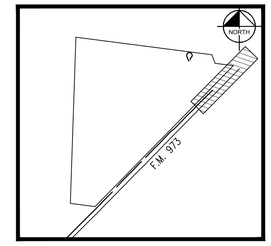
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
37 OF 127

Plotted By:Hansen, Matthew Date:March 21, 2023 10:52:09pm File Path:K:\Sau_civil\069278803 castlewood south\Cad\plansheets\C-Roadway P&P (TxDot).dwg
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KEYMAP
SCALE 1:1000

NORTH

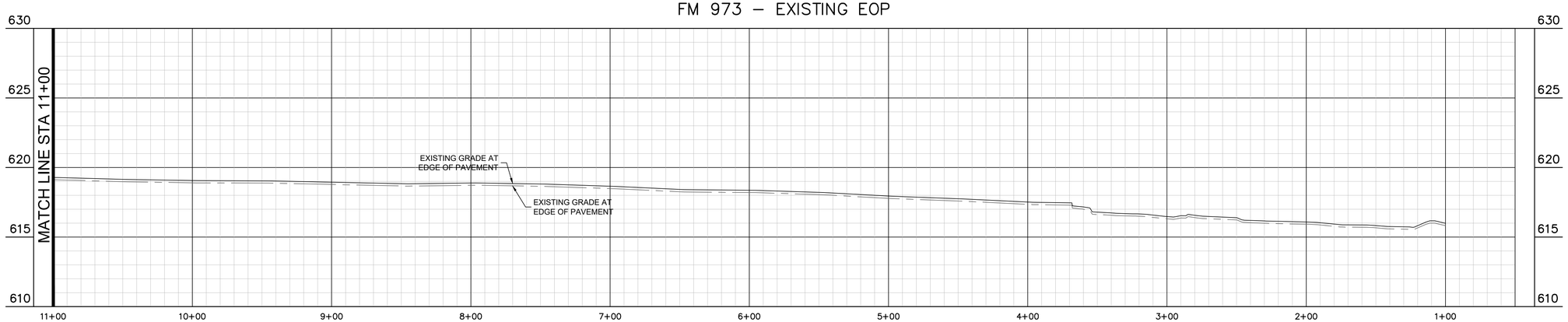
GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY BOUNDARY LINE
- 580 PROPOSED CONTOURS
- 580 EXISTING CONTOURS
- PROPOSED SUBGRADE WIDENING

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TURN LANES



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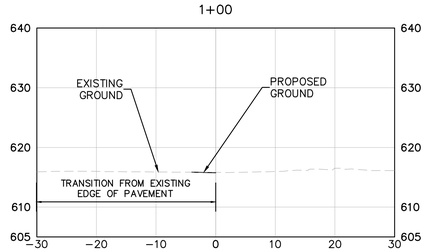
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DATE JUNE 2021
SCALE: AS SHOWN
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DRAWN BY: MH
CHECKED BY: WB

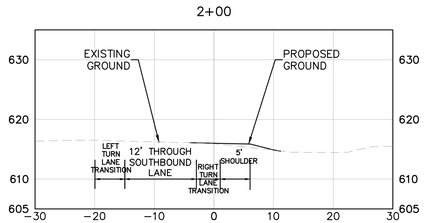
LEFT TURN LANE PLAN PROFILE (5 OF 5)

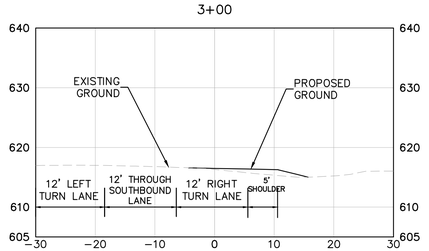
CASTLEWOOD SOUTH

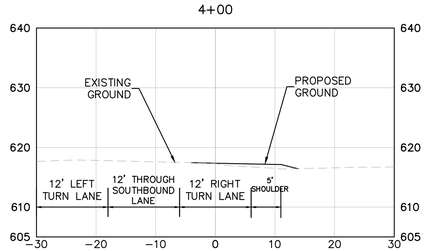
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

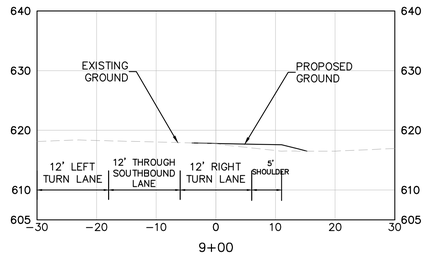
SHEET NUMBER
38 OF 127

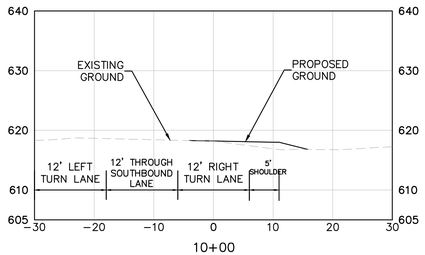


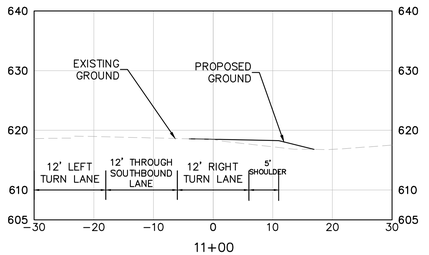


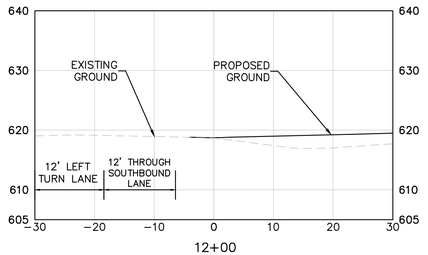


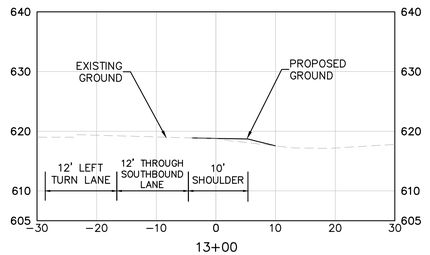


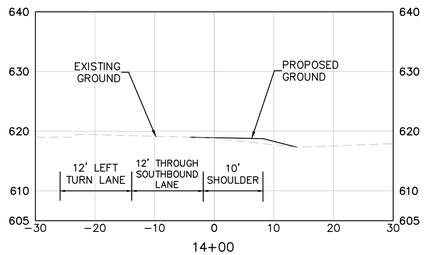


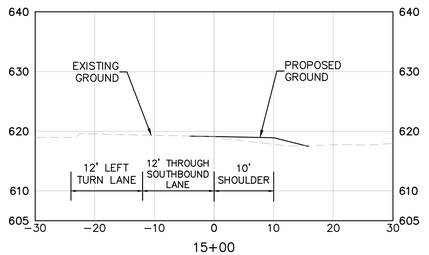


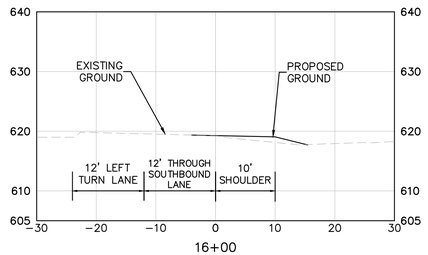


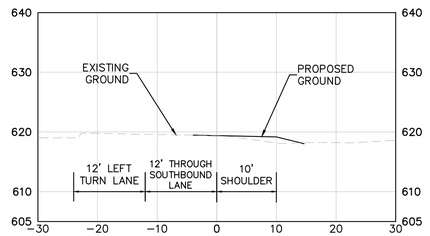


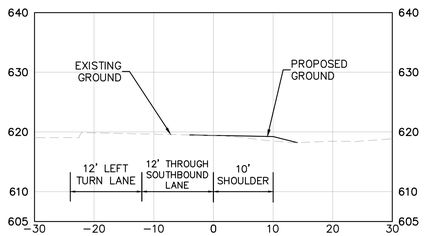


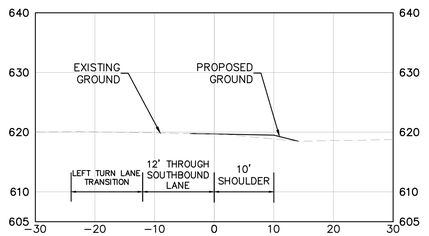


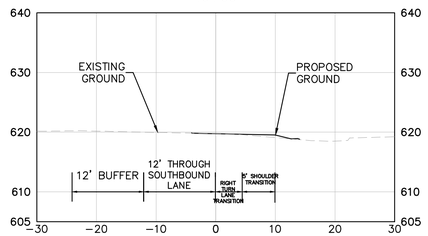


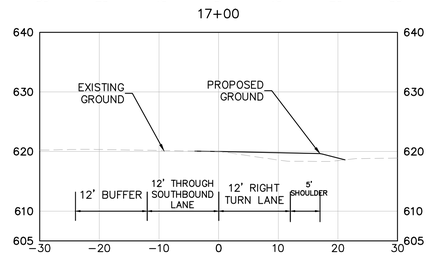


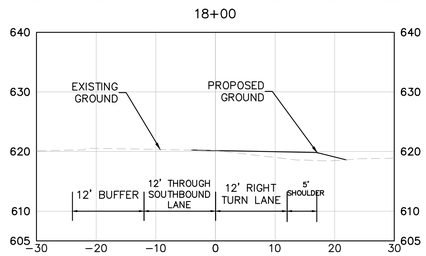


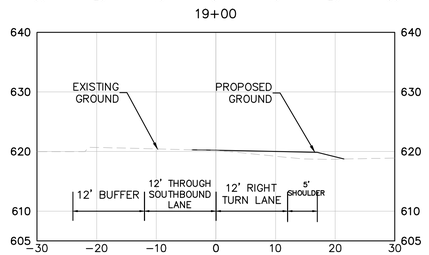


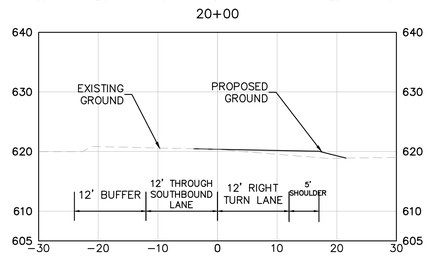


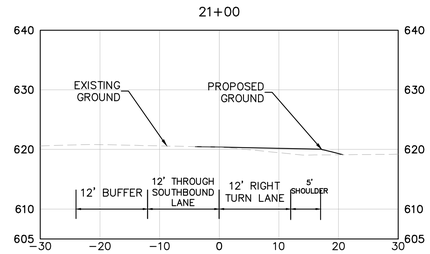


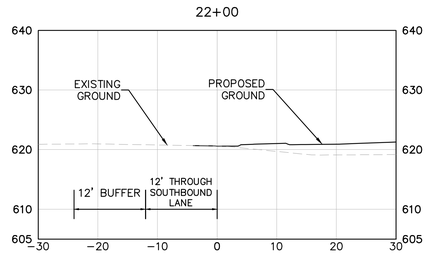


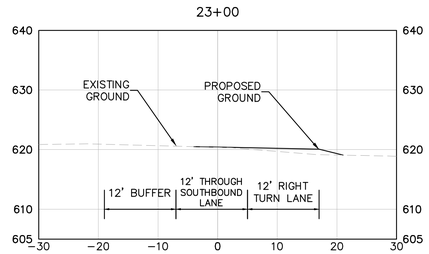












BENCHMARKS

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BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

- ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELL
133535
LICENSED PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT 069278803	DATE JUNE 2021	SCALE: AS SHOWN	DESIGNED BY: WB	DRAWN BY: MH	CHECKED BY: WB

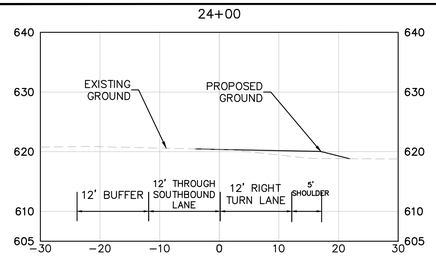
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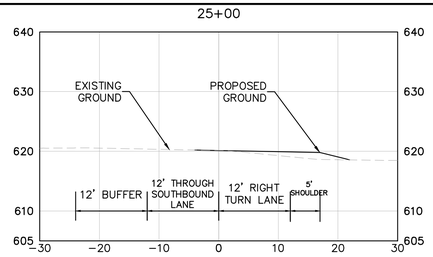
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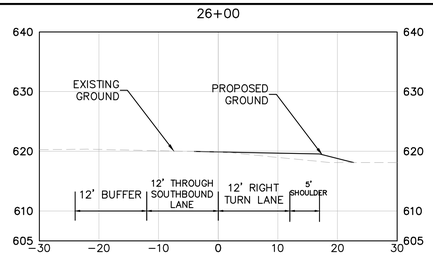
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WILLIAMSON COUNTY, TEXAS

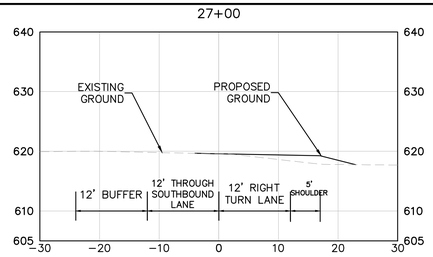
SHEET NUMBER
39 OF 127

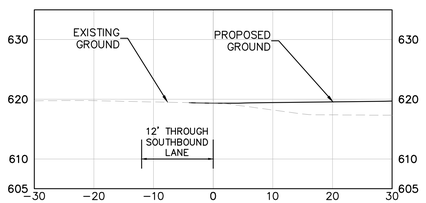
Plotted By:Hansen, Matthew Date:March 21, 2023 10:53:35pm File Path:K:\sau_civil\069278803 castlewood south\Cad\plansheets\C-Cross Sections (TXDot).dwg
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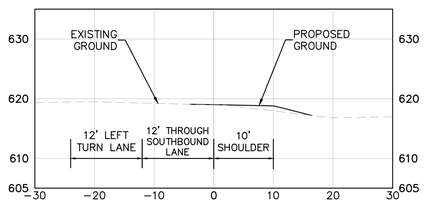


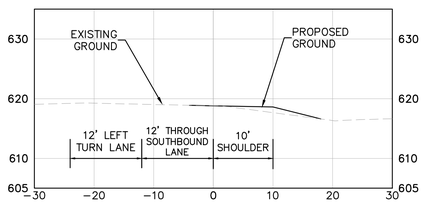


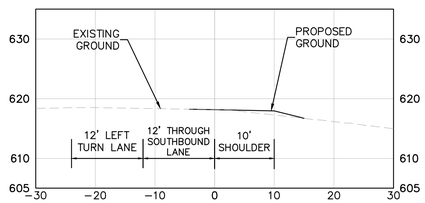


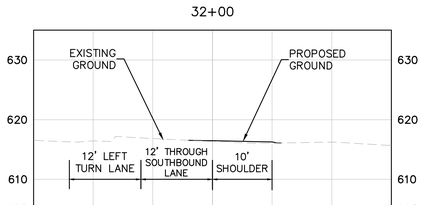


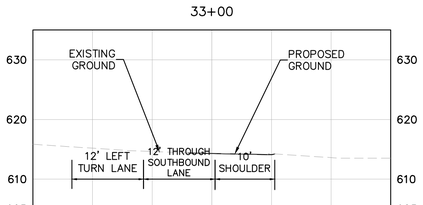


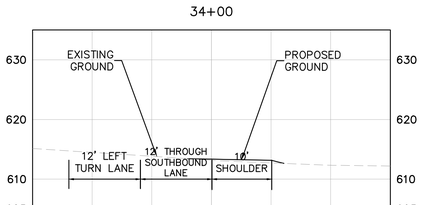


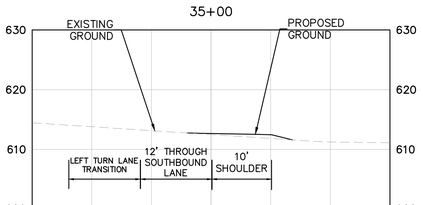


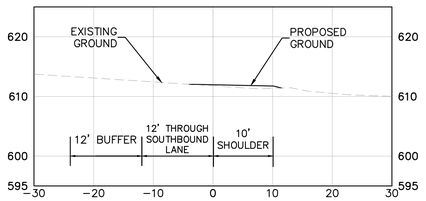


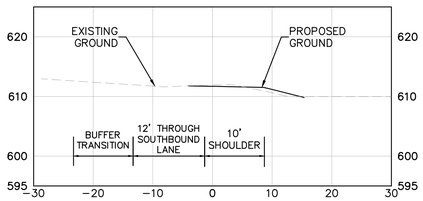


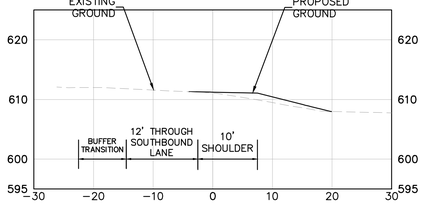


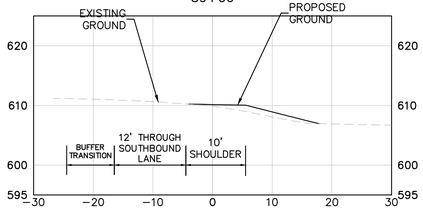


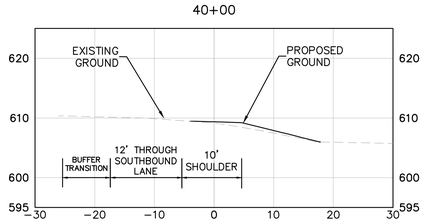


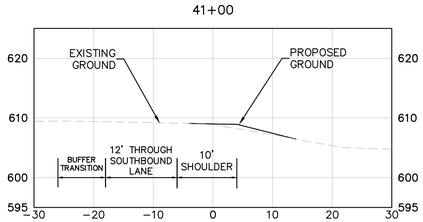


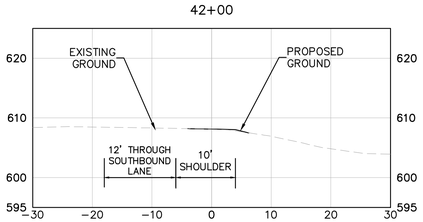


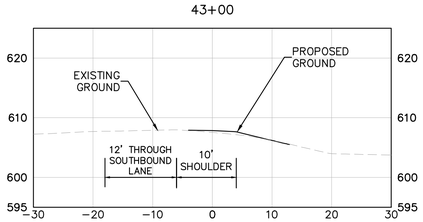


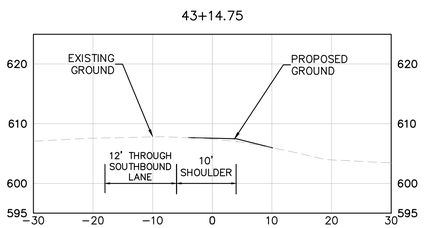












BENCHMARKS

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BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

- ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

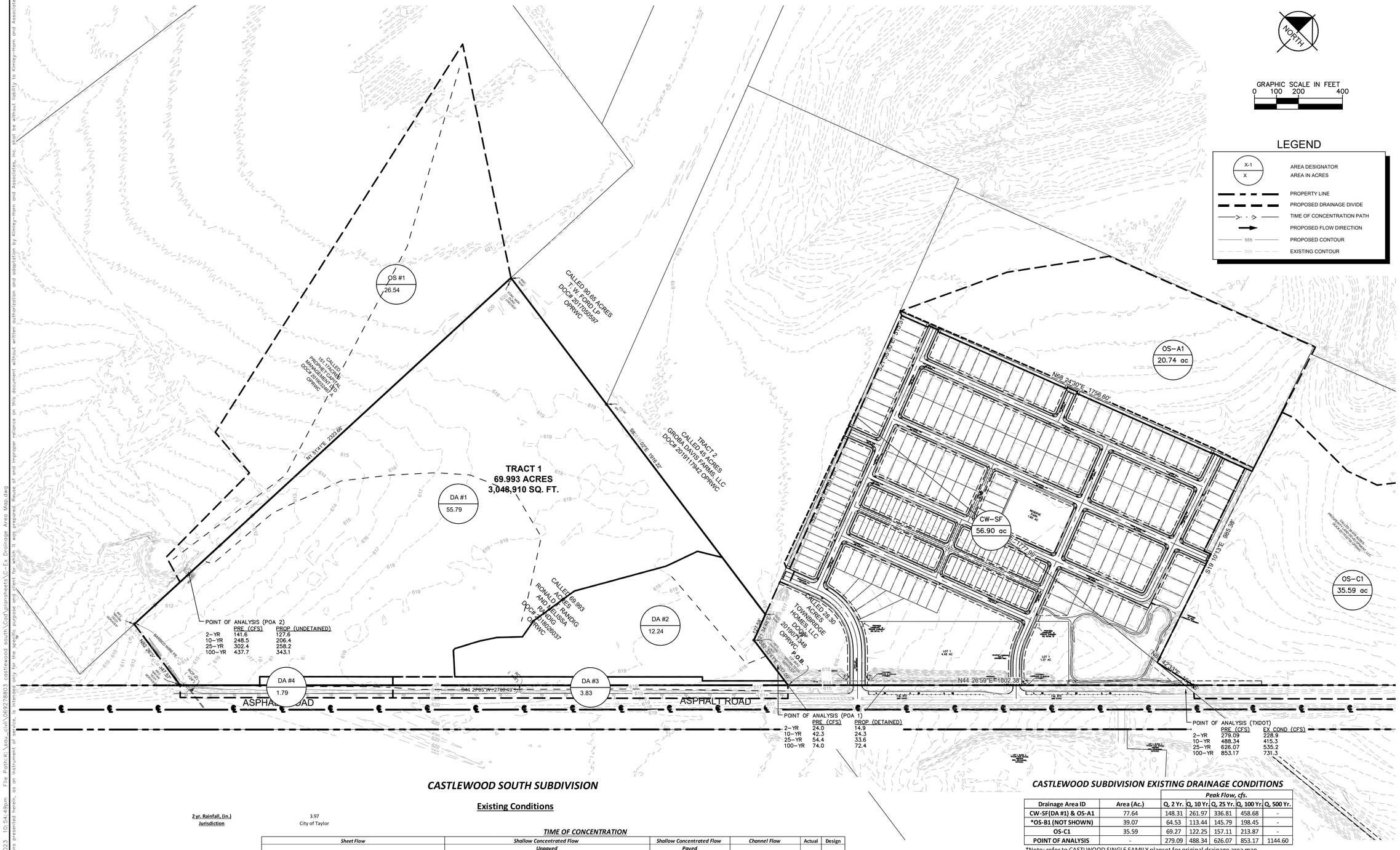
LEFT TURN LANE CROSS SECTIONS (2 OF 2)

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
40 OF 127

Plotted By:Hansen, Matthew Date:March 21, 2023 10:53:58pm File Path:K:\sau_civil\069278803 castlewood south\Cad\plansheets\C-Cross Sections (TXDot).dwg
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CASTLEWOOD SOUTH SUBDIVISION

Existing Conditions

2 yr. Rainfall, (in.) 3.97
Jurisdiction City of Taylor

TIME OF CONCENTRATION

	Sheet Flow				Shallow Concentrated Flow, Unpaved				Shallow Concentrated Flow, Paved				Channel Flow				Actual	Design
DRAINAGE AREA (DA)	n	S	L	T_{t1}	L	S	V	T_{t2}	L	S	V	T_{t2}	V	L	T_{t3}	T_c, min.	T_c, min.
DA #1	0.24	0.005	100	22.3	1000	0.005	1.14	14.61	0.00	0.02	2.87	0	6.00	1060	2.94	39.86	39.86
DA #2	0.24	0.005	100	22.3	515	0.005	1.14	7.52	0.00	0.02	1.44	0	6.00	0	0.00	29.83	29.83
DA #3	0.24	0.005	100	22.3	1000	0.005	1.14	14.61	0.00	0.02	1.44	0	6.00	672	1.87	38.78	38.78
DA #4	0.24	0.005	100	22.3	506	0.005	1.14	7.39	0.00	0.02	1.44	0	6.00	0	0.00	29.70	29.70
OS #1	0.24	0.005	100	22.3	1000	0.005	1.14	14.61	0.00	0.02	1.44	0	6.00	1557	4.33	41.24	41.24

DRAINAGE SUMMARY

							SCS Curve Number				Peak Flow, cfs.			
Drainage Area ID	Area (Ac.)	Area (Sq Miles)	Impervious %	Impervious Area (Ac.)	Impervious CN	Pervious Area (Ac.)	Pervious CN	CN	T_c, min.	T_t, min.	Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.
DA #1	55.79	0.087	0%	0.00	84	55.79	84	84	39.9	23.92	94.30	165.60	213.50	291.60
DA #2	12.24	0.019	0%	0.00	84	12.24	84	84	29.8	17.90	24.00	42.30	54.40	74.00
DA #3	3.83	0.006	0%	0.00	84	3.83	84	84	38.8	23.27	6.50	11.60	14.90	20.30
DA #4	1.79	0.003	0%	0.00	84	1.79	84	84	29.7	17.82	3.50	6.20	8.00	10.80
OS #1	26.54	0.041	0%	0.00	84	26.54	84	84	41.2	24.74	44.30	77.70	99.80	135.80

CASTLEWOOD SUBDIVISION EXISTING DRAINAGE CONDITIONS

		Peak Flow, cfs.				
Drainage Area ID	Area (Ac.)	Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.	Q, 500 Yr.
CW-SF(DA #1) & OS-A1	77.64	148.31	261.97	336.81	458.68	-
*OS-B1 (NOT SHOWN)	39.07	64.53	113.44	145.79	198.45	-
OS-C1	35.59	69.27	122.25	157.11	213.87	-
POINT OF ANALYSIS	-	279.09	488.34	626.07	853.17	1144.60

*Note: refer to CASTLWOOD SINGLE FAMILY planset for original drainage area map.

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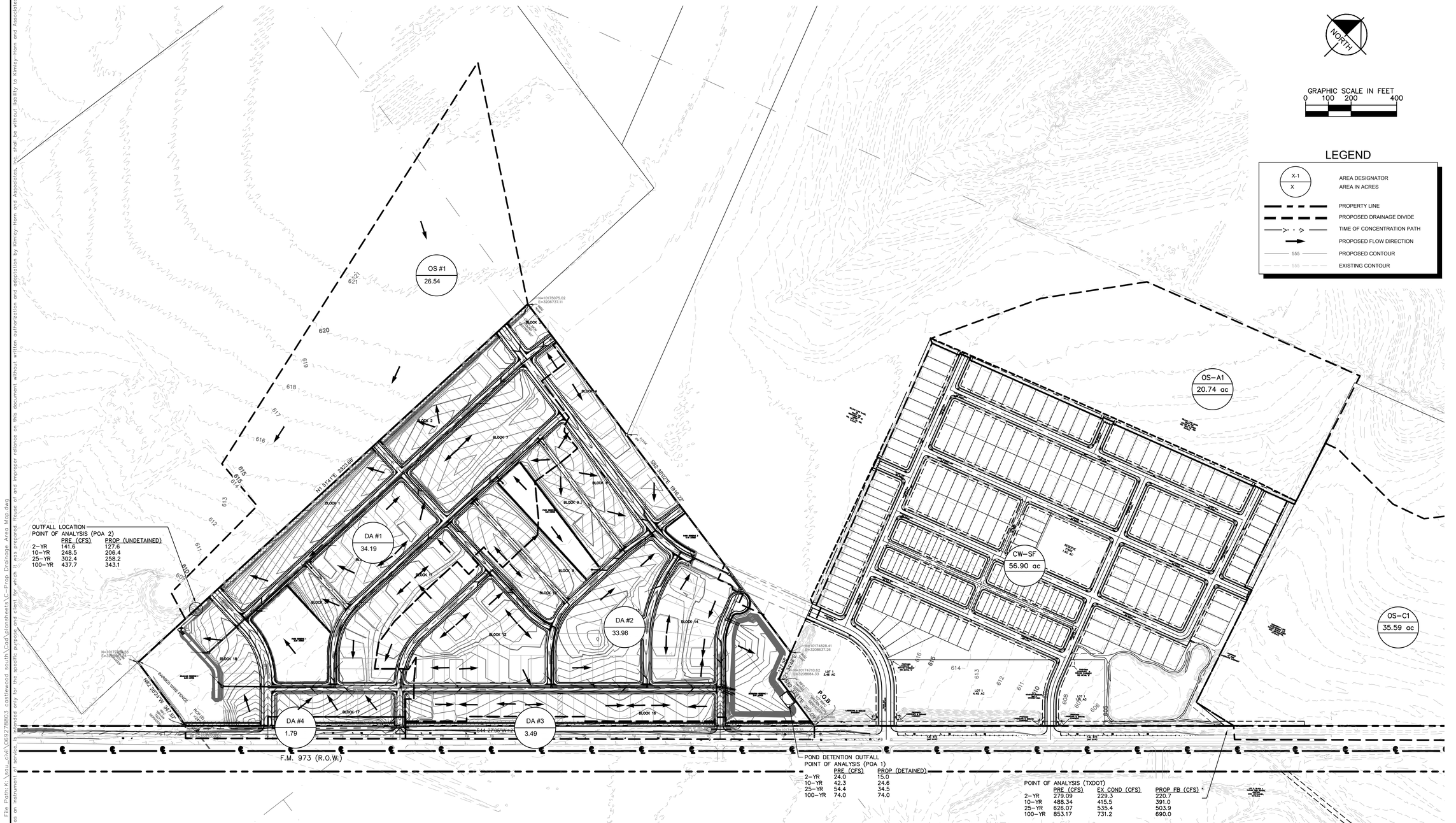
KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: XNM
CHECKED BY: WB

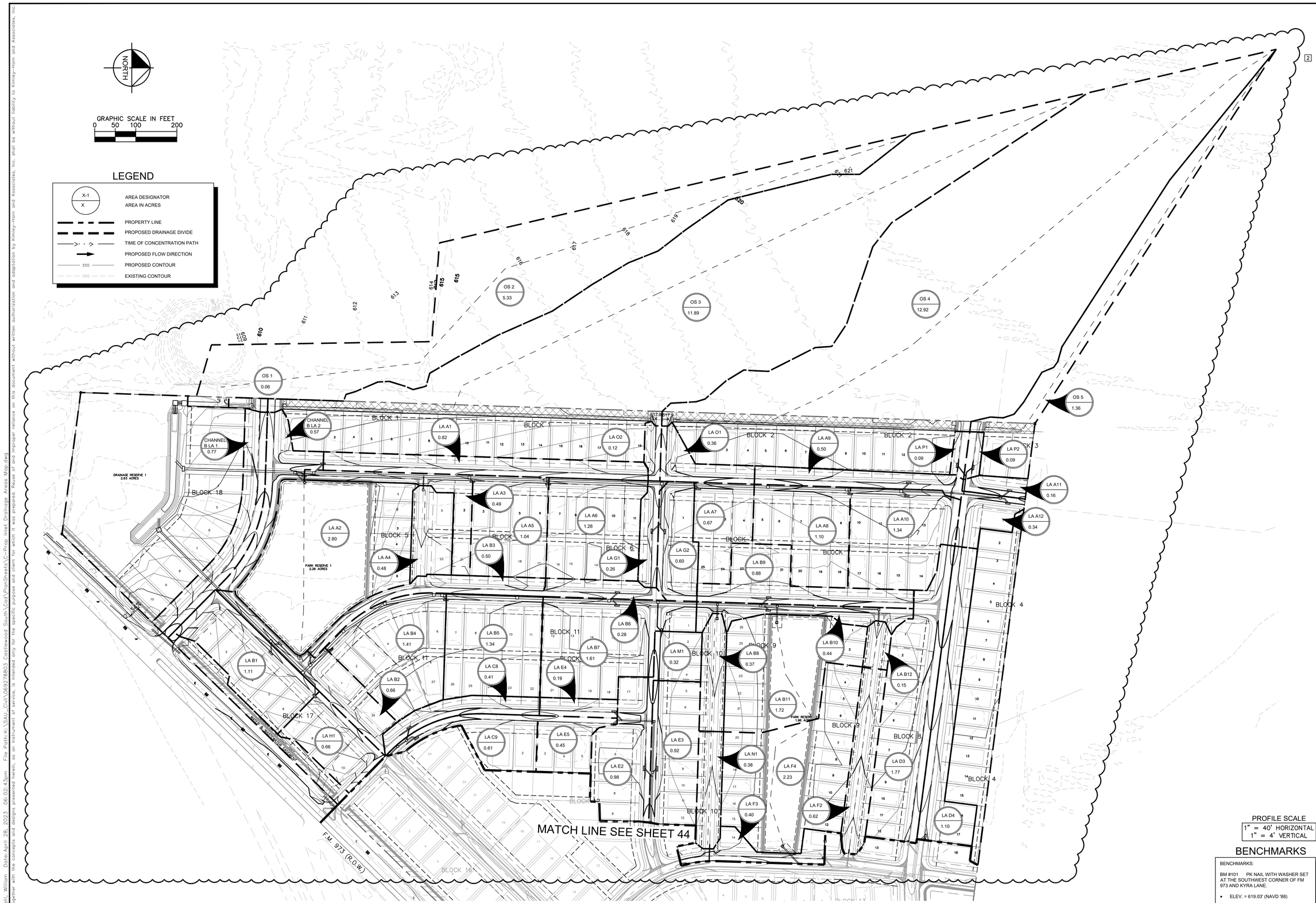
EXISTING DRAINAGE AREA MAP

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
41 OF 127

Plotted By:Hansen, Matthew Date:March 21, 2023 10:54:49pm File Path:K:\sou_civil\069278803 castlewood south\Cad\planSheets\C-Ex Drainage Area Map.dwg
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OS #1
26.54
DA #1
34.19
DA #2
33.98
DA #3
3.49
DA #4
1.79
OS–A1
20.74 ac
CW–SF
56.90 ac
OS–C1
35.59 ac
F.M. 973 (R.O.W.)
N=10175075.02
E=3206737.11
N=10174828.41
E=3208637.28
N=10174710.62
E=3208684.33
POB
N21°51'41"E 2393.66'
S02°30'02"E 1816.27'
N68°29'41"W 357.57'
R=2914.79'
Δ=14°27'06"
L=735.00'
BLOCK 1
BLOCK 2
BLOCK 4
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 14
BLOCK 15
BLOCK 16
BLOCK 17
BLOCK 18
LOT 1
4.46 AC
LOT 2
1.25 AC
LOT 3
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PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

- ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY
2	UPDATED DRAINAGE AREAS	2/1/23	JD

Kimley»Horn
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PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
4/27/2023

KHA PROJECT
069278803
DATE
JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: XXM
CHECKED BY: WB

PROPOSED INLET DRAINAGE AREAS MAP (SHEET 1 OF 2)

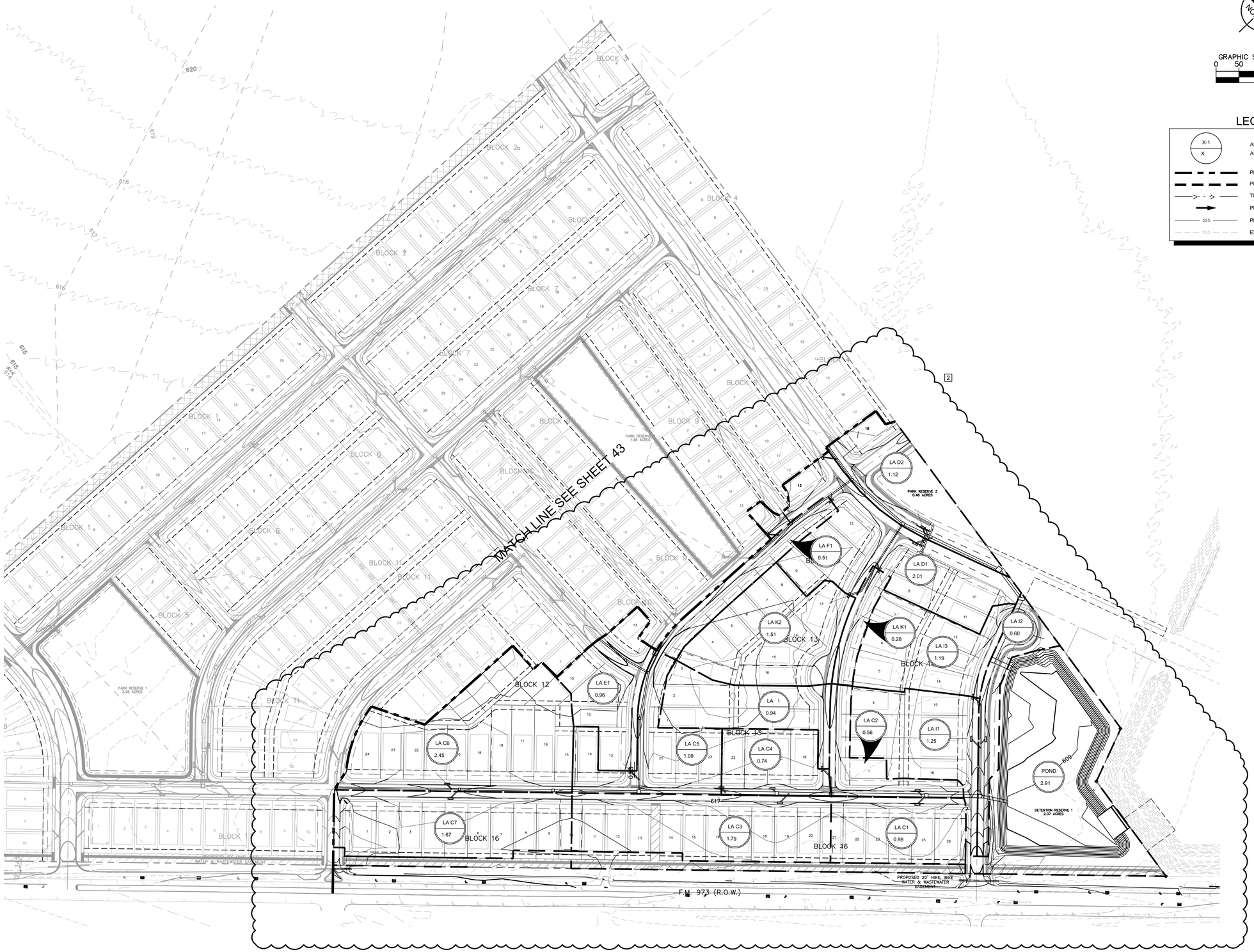
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
43 OF127

Plotted By:Buzzelli, William Date:April 28, 2023 06:02:43pm File Path:K:\SAU_Civil\069278803 Castlewood South\Cad\PlanSheets\C-Prop inlet Drainage Areas Map.dwg
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Plotted By:Buzzelli, William Date:April 28, 2023 06:04:49pm File Path:K:\SAU_Civil\069278803 Castlewood South\Cad\PlanSheets\C-Prop Inlet Drainage Areas Map.dwg
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GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- X-1 / X — AREA DESIGNATOR / AREA IN ACRES
- PROPERTY LINE
- PROPOSED DRAINAGE DIVIDE
- TIME OF CONCENTRATION PATH
- PROPOSED FLOW DIRECTION
- 555 — PROPOSED CONTOUR
- 555 — EXISTING CONTOUR

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

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

- ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY
2	UPDATED DRAINAGE AREAS	2/1/23	JD

Kimley»Horn

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
4/27/2023

KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

PROPOSED INLET DRAINAGE AREAS MAP (SHEET 2 OF 2)

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
44 OF127

GLOBAL DRAINAGE

Existing Conditions

2 yr. Rainfall, (in.) 3.97

Jurisdiction City of Taylor

TIME OF CONCENTRATION

	Sheet Flow				Shallow Concentrated Flow Unpaved				Shallow Concentrated Flow Paved				Channel Flow			Actual	Design
DRAINAGE AREA (DA)	n	S	L	T_{t1}	L	S	V	T_{t2}	L	S	V	T_{t2}	V	L	T_{t3}	T_c, min.	T_c, min.
DA #1	0.24	0.005	100	22.3	1000	0.005	1.14	14.61	0.00	0.02	2.87	0	6.00	1060	2.94	39.86	39.86
DA #2	0.24	0.005	100	22.3	568	0.005	1.14	8.30	0.00	0.02	1.44	0	6.00	105	0.29	30.90	30.90
OS #1	0.24	0.005	100	22.3	1000	0.005	1.14	14.61	0.00	0.02	1.44	0	6.00	1557	4.33	41.24	41.24

DRAINAGE SUMMARY

							SCS Curve Number			Peak Flow, cfs.			
Drainage Area ID	Area (Ac.)	Area (Sq Miles)	Impervious %	Impervious Area (Ac.)	Impervious CN	Pervious Area (Ac.)	Pervious CN	CN	Tc, min.	T_L, min.	Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.
DA #1	58.21	0.091	0%	0.00	84	58.21	84	84	39.9	23.92	77.75	149.07	202.41	301.38
DA #2	15.44	0.024	0%	0.00	84	15.44	84	84	30.9	18.54	23.39	44.85	60.88	90.47
OS #1	26.54	0.041	0%	0.00	84	26.54	84	84	41.2	24.74	34.99	67.26	91.39	135.98

Proposed Conditions

2 yr. Rainfall, (in.) 3.97

Jurisdiction City of Taylor

TIME OF CONCENTRATION

	Sheet Flow				Shallow Concentrated Flow Unpaved				Shallow Concentrated Flow Paved				Channel Flow			Actual	Design
DRAINAGE AREA (DA)	n	S	L	T_{t1}	L	S	V	T_{t2}	L	S	V	T_{t2}	V	L	T_{t3}	T_c, min.	T_c, min.
DA #1	0.24	0.005	100	22.3	20	0.005	1.14	0.29	0.00	0.02	1.44	0	6.00	2506	6.96	29.56	29.56
DA #2	0.24	0.005	100	22.3	20	0.005	1.14	0.29	0.00	0.02	1.44	0	6.00	2008	5.58	28.18	28.18
DA #3	0.24	0.005	100	22.3	0	0.005	1.14	0	0.00	0.02	1.44	0	6.00	0	0.00	22.31	22.31
OS #1	0.24	0.005	100	22.3	1000	0.005	1.14	14.61	0.00	0.02	1.44	0	6.00	1557	4.33	41.24	41.24

DRAINAGE SUMMARY

								SCS Curve Number			Peak Flow, cfs. Undetained				Peak Flow, cfs. Detained			
Drainage Area ID	Area (Ac.)	Area (Sq Miles)	Impervious %	Impervious Area (Ac.)	Impervious CN	Pervious Area (Ac.)	Pervious CN	CN	Tc, min.	T_L, min.	Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.	Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.
DA #1	35.8	0.056	55%	19.69	98	16.11	84	89.0	29.6	17.74	71.01	121.89	159.22	228.02	-	-	-	-
DA #2	29.99	0.047	55%	16.49	98	13.50	84	89.0	28.2	16.91	59.28	102.01	133.35	191.11	20.83	42.22	56.6	89.27
DA #3	7.64	0.012	55%	4.20	98	3.44	84	89.0	22.3	13.38	8.8	15.13	19.76	28.31	-	-	-	-
OS #1	26.54	0.041	0%	0.00	98	26.54	84	84.0	41.2	-	34.99	67.26	91.39	135.98	-	-	-	-

DRAINAGE SUMMARY

								SCS Curve Number			Peak Flow, cfs. Undetained				Peak Flow, cfs. Detained			
Drainage Area ID	Area (Ac.)	Area (Sq Miles)	Impervious %	Impervious Area (Ac.)	Impervious CN	Pervious Area (Ac.)	Pervious CN	CN	Tc, min.	T_L, min.	Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.	Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.
DA #1	35.8	0.056	55%	19.69	98	16.11	84	89.0	29.6	17.74	71.01	121.89	159.22	228.02	-	-	-	-
DA #2	29.99	0.047	55%	16.49	98	13.50	84	89.0	28.2	16.91	59.28	102.01	133.35	191.11	20.83	42.22	56.6	89.27
DA #3	7.64	0.012	55%	4.20	98	3.44	84	89.0	22.3	13.38	8.8	15.13	19.76	28.31	-	-	-	-
OS #1	26.54	0.041	0%	0.00	98	26.54	84	84.0	41.2	-	34.99	67.26	91.39	135.98	-	-	-	-

Gobal Drainage Notes

1. Time of Concentrations were calculated using methods presented in Sec. 2 of the City of Austin Drainage Criteria Manual Sec.

Proposed Drainage Map Conditions- No Commercial to Pond

2 yr. Rainfall, (in.) 3.97

Jurisdiction City of Taylor

TIME OF CONCENTRATION

	Sheet Flow				Shallow Concentrated Flow Unpaved				Shallow Concentrated Flow Paved				Channel Flow			Actual	Design	
DRAINAGE AREA (DA)	n	S	L	T_{t1}	L	S	V	T_{t2}	L	S	V	T_{t2}	V	L	T_{t3}	T_c, min.	T_c, min.	T_L, min.
DA #1/OS-A1 (67.45 AC)	0.2	0.005	100	19.3	700	0.062	4.02	2.90	0.00	0.02	5.06	0	6.00	792	2.20	24.4	24.4	14.63
OS-B1 (49.18 AC)	0.2	0.005	100	19.3	1000	0.008	1.44	11.55	0.00	0.02	1.82	0	6.00	4000	11.11	41.9	41.9	25.16
OS-C1 (35.59 AC)	0.2	0.006	100	17.9	1000	0.01	1.61	10.33	0.00	0.02	2.03	0	6.00	813	2.26	30.5	30.5	18.31

DRAINAGE SUMMARY

							SCS Curve Number				Peak Flow, cfs. Undetained				Peak Flow, cfs. Detained				
Drainage Area ID	Area (Ac.)	Area (Sq Miles)	Impervious %	Impervious Area (Ac.)	Impervious CN	Pervious Area (Ac.)	Pervious CN	CN	Tc, min.	T_L, min.	Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.	Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.	Q, 500 Yr.
DA #1 & OS-A1	67.45	0.105	63.5%	42.83	98	24.62	84	92.9	24.4	14.63	184.14	285.49	351.98	461.26	114.09	213.44	280.80	389.92	-
OS-B1	49.18	0.077	0%	0.00	98	49.18	84	84.0	41.9	25.16	81.44	143.18	184.01	250.47	-	-	-	-	-
OS-C1	35.59	0.056	0%	0.00	98	35.59	84	84.0	30.5	18.31	69.27	122.25	157.11	213.87	-	-	-	-	-
POINT OF ANALYSIS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	257.06	470.03	615.46	845.74	1135.50

Gobal Drainage Notes

1. Time of Concentrations were calculated using methods presented in Sec. 2 of the City of Austin Drainage Criteria Manual Sec.

DA #1/OS-A1 Impervious Cover Summary			
Full Build out	**Area (Ac.)**	**Impervious Cover (Ac.)**	**% IC**
Parks/Open Space	2.78	0.00	0%
Pond	3.52	0.00	0%
Commercial	10.11	8.09	80%
Single Family- DA #1	40.41	28.29	70%
Future Single Family OS-A1	20.74	14.52	70%
	77.56	**50.89**	**65.6%**
No Commercial	**Area (Ac.)**	**Impervious Cover (Ac.)**	**% IC**
Parks/Open Space	2.78	0.00	0%
Pond	3.52	0.00	0%
Single Family- DA #1	40.41	28.29	70%
Future Single Family OS-A1	20.74	14.54	70%
	67.45	**42.83**	**63.5%**

STREET CAPACITY

STREET CAPACITIES			
Street Name	**Street Section**	**Drainage Areas**	**Max 100- Yr Flow (cfs)**
Castlebridge Way	Collector	G2,G3	21.55
Backwood Pass	Local	C1,C2,E2,E4,E1,E3	42.01
Blazed Trail	Local	E2	5.92
Branchwood Path	Local	A10,A11,C7,C8,E9,E10	44.54
Cherry Blossom Lane	Local	E5,E6,E7,E8	40.63
Elm Branch Trail	Local	A1,A2,A3,A4,A5	45.79
Gatehouse Cove	Local	F1,F2,F3,F4	23.88
Pebblestream Pass	Local	A6,A7,A8,A9	42.46
Red Branch Road	Local	A3	5.25
Streamwood Trail	Local	E9,E10	12.67
Alleys	Alley	D1,D2,D3,D4,D5	28.52

Castlewood South Subdivision Orifice Flow vs. Culvert Check Comparison (DA#1/OS-A1)				
	2 yr.	**10 yr.**	**25 yr.**	**100 yr.**
Post-Developed FB CC	138.09	246.05	313.92	431.51
Post Developed FB OF	148.67	238.76	303.25	415.01
Post -Developed NC CC	114.09	213.44	280.80	389.92
Post-Develoepd NC OF	133.72	207.14	267.63	374.3

1. Explanation of Hec-HMS Labels:
FB CC= Full Build Out Culvert Check
FB OF= Full Build Out Orifice Flow
NC CC= No Commercial Culvert Check
NC OF= No Commercial Orifice Flow
2. Conclusion from this analysis was to proceed with culvert modelling of the lower opening due to the fact that it releases flows faster in 6 out of 8 storms.

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT 069278803	DATE JUNE 2021	SCALE AS SHOWN	DESIGNED BY: WB	DRAWN BY: XMM	CHECKED BY: WB

PROPOSED DRAINAGE CALCS (SHEET 1 OF 3)

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
45 OF 12

Plotted By:Hansen, Matthew Date:March 21, 2023 10:57:49pm File Path:K:\Sou_Civil\069278803 castlewood south\Cad\plotsheets\C-Drainage Calculations.dwg
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TIME OF CONCENTRATION

CASTLEWOOD SOUTH SUBDIVISION

Proposed Conditions

2 yr. Rainfall, (in.) 3.97
Jurisdiction City of Taylor

TIME OF CONCENTRATION

		Sheet Flow				*Shallow Concentrated Flow* *Unpaved*				*Shallow Concentrated Flow* *Paved*				*Channel Flow*			Actual	Design
DRAINAGE AREA (DA)	**Area (Ac.)**	**n**	**S**	**L**	**T_{t1}**	**L**	**S**	**V**	**T_{t2}**	**L**	**S**	**V**	**T_{t2}**	**V**	**L**	**T_{t3}**	**T_c, min.**	**T_c, min.**
LA A1	0.82	0.02	1.00%	31	0.9	0	0.00%	0.00	0	791	0.50%	1.44	9.17	6.00	0	0.00	10.08	10.08
LA A2	2.80	0.2	1.25%	100	13.4	310	1.35%	1.87	2.76	0	0.50%	1.44	0	6.00	0	0.00	16.12	16.12
LA A3	0.49	0.2	1.11%	100	14.0	164	1.00%	1.61	1.69	366	0.50%	1.44	4.24	6.00	0	0.00	19.95	19.95
LA A4	0.48	0.2	1.12%	100	14.0	31	1.00%	1.61	0.32	109	0.69%	1.69	1.08	6.00	0	0.00	15.36	15.36
LA A5	1.04	0.2	1.25%	100	13.4	132	1.00%	1.61	1.36	175	0.50%	1.44	2.03	6.00	0	0.00	16.76	16.76
LA A6	1.28	0.2	0.50%	100	19.3	151	0.50%	1.14	2.21	185	0.50%	1.44	2.15	6.00	0	0.00	23.63	23.63
LA A7	0.89	0.2	0.50%	100	19.3	128	0.50%	1.14	1.87	84	0.50%	1.44	0.97	6.00	0	0.00	22.12	22.12
LA A8	1.22	0.2	0.50%	100	19.3	130	0.50%	1.14	1.90	137	0.71%	1.71	1.33	6.00	0	0.00	22.51	22.51
LA A9	0.50	0.02	1.00%	29	0.9	0	0.00%	0.00	0	372	0.50%	1.44	4.31	6.00	0	0.00	5.17	5.17
LA A10	1.34	0.2	0.50%	100	19.3	129	0.53%	1.17	1.83	131	0.50%	1.44	1.52	6.00	0	0.00	22.63	22.63
LA A11	0.16	0.02	3.72%	20	0.4	0	0.00%	0.00	0	106	0.55%	1.51	1.17	6.00	0	0.00	1.55	5.00
LA A12	0.34	0.02	3.36%	36	0.6	0	0.00%	0.00	0	208	0.86%	1.89	1.84	6.00	0	0.00	2.47	5.00
LA B1	1.11	0.2	1.21%	100	13.5	9	1.71%	2.11	0.07	152	0.86%	1.89	1.34	6.00	0	0.00	14.95	14.95
LA B2	0.66	0.2	0.85%	63	10.8	0	0.00%	0.00	0	325	0.87%	1.90	2.86	6.00	0	0.00	13.63	13.63
LA B3	0.50	0.02	1.00%	30	0.9	0	0.00%	0.00	0	622	0.51%	1.45	7.14	6.00	0	0.00	8.02	8.02
LA B4	1.41	0.2	0.50%	100	19.3	232	1.00%	1.61	2.40	93	0.51%	1.45	1.07	6.00	0	0.00	22.74	22.74
LA B5	1.34	0.2	0.72%	100	16.7	129	1.13%	1.72	1.25	230	0.50%	1.44	2.67	6.00	0	0.00	20.58	20.58
LA B6	0.28	0.02	1.29%	29	0.8	0	0.00%	0.00	0	100	0.50%	1.44	1.16	6.00	0	0.00	1.94	5.00
LA B7	1.61	0.2	0.72%	100	16.7	129	0.76%	1.41	1.53	178	0.55%	1.51	1.97	6.00	0	0.00	20.16	20.16
LA B8	0.37	0.02	1.10%	29	0.8	0	0.00%	0.00	0	274	0.50%	1.44	3.18	6.00	0	0.00	4.01	5.00
LA B9	0.54	0.02	1.19%	29	0.8	0	0.00%	0.00	0	348	0.52%	1.47	3.96	6.00	0	0.00	4.76	5.00
LA B10	0.44	0.2	2.11%	48	6.0	0	0.00%	0.00	0	296	0.50%	1.44	3.43	6.00	0	0.00	9.46	9.46
LA B11	1.72	0.2	0.50%	100	19.3	150	0.50%	1.14	2.19	0	0.50%	1.44	0	6.00	0	0.00	21.47	21.47
LA B12	0.15	0.02	1.38%	13	0.4	0	0.00%	0.00	0	109	0.51%	1.45	1.25	6.00	0	0.00	1.65	5.00
LA C1	0.98	0.2	1.08%	100	14.2	31	2.06%	2.32	0.22	162	0.54%	1.49	1.81	6.00	0	0.00	16.20	16.20
LA C2	0.56	0.02	1.40%	31	0.8	0	0.00%	0.00	0	404	0.50%	1.44	4.68	6.00	0	0.00	5.48	5.48
LA C3	1.79	0.2	1.03%	100	14.4	32	2.03%	2.30	0.23	433	0.55%	1.51	4.79	6.00	0	0.00	19.46	19.46
LA C4	0.74	0.2	0.68%	100	17.0	74	2.21%	2.40	0.51	62	0.84%	1.86	0.55	6.00	0	0.00	18.12	18.12
LA C5	1.08	0.2	0.50%	100	19.3	28	1.49%	1.97	0.24	320	0.56%	1.52	3.51	6.00	0	0.00	23.02	23.02
LA C6	2.62	0.2	0.78%	100	16.1	287	0.80%	1.44	3.31	97	0.50%	1.44	1.12	6.00	0	0.00	20.58	20.58
LA C7	1.67	0.2	1.03%	100	14.4	30	2.12%	2.35	0.21	240	0.50%	1.44	2.78	6.00	0	0.00	17.43	17.43
LA C8	0.41	0.02	1.22%	29	0.8	0	0.00%	0.00	0	323	0.50%	1.44	3.75	6.00	0	0.00	4.54	5.00
LA C9	0.53	0.2	0.53%	95	18.1	0	0.00%	0.00	0	304	0.70%	1.70	2.98	6.00	0	0.00	21.06	21.06
LA D1	2.01	0.2	0.50%	100	19.3	113	1.30%	1.84	1.02	411	0.50%	1.44	4.77	6.00	0	0.00	25.07	25.07
LA D2	1.12	0.2	1.04%	100	14.4	28	4.23%	3.32	0.14	397	0.50%	1.44	4.60	6.00	0	0.00	19.13	19.13
LA D3	1.77	0.2	1.41%	100	12.7	0	0.00%	0.00	0	467	0.50%	1.44	5.41	6.00	0	0.00	18.15	18.15
LA D4	1.10	0.02	3.35%	38	0.7	0	0.00%	0.00	0	709	0.50%	1.44	8.22	6.00	0	0.00	8.88	8.88
LA E1	0.96	0.2	0.50%	100	19.3	5	1.72%	2.12	0.04	324	0.65%	1.64	3.29	6.00	0	0.00	22.61	22.61
LA E2	0.98	0.2	1.23%	69	10.0	0	0.00%	0.00	0	221	0.50%	1.44	2.56	6.00	0	0.00	12.56	12.56
LA E3	0.92	0.2	1.30%	100	13.2	0	0.00%	0.00	0	213	0.50%	1.44	2.47	6.00	0	0.00	15.62	15.62
LA E4	0.19	0.02	1.17%	30	0.8	0	0.00%	0.00	0	179	0.50%	1.44	2.08	6.00	0	0.00	2.91	5.00
LA E5	0.37	0.2	0.92%	94	14.4	0	0.00%	0.00	0	191	0.50%	1.44	2.21	6.00	0	0.00	16.59	16.59
LA F1	0.51	0.02	1.26%	30	0.8	0	0.00%	0.00	0	495	0.50%	1.44	5.74	6.00	0	0.00	6.55	6.55
LA F2	0.62	0.02	1.36%	14	0.4	0	0.00%	0.00	0	449	0.67%	1.66	4.50	6.00	0	0.00	4.92	5.00
LA F3	0.40	0.02	1.00%	33	1.0	0	0.00%	0.00	0	351	0.50%	1.44	4.07	6.00	0	0.00	5.02	5.02
LA F4	2.23	0.2	0.50%	100	19.3	237	0.50%	1.14	3.46	0	0.00%	0.00	0	6.00	0	0.00	22.74	22.74
LA G1	0.26	0.02	2.95%	32	0.6	0	0.00%	0.00	0	127	0.50%	1.44	1.47	6.00	0	0.00	2.08	5.00
LA G2	0.60	0.02	3.75%	30	0.5	0	0.00%	0.00	0	229	0.50%	1.44	2.66	6.00	0	0.00	3.18	5.00
LA H1	0.66	0.2	2.30%	100	10.5	36	1.39%	1.90	0.32	142	1.03%	2.06	1.15	6.00	0	0.00	11.93	11.93
LA I1	1.25	0.2	0.72%	100	16.7	177	1.46%	1.95	1.51	91	0.52%	1.47	1.03	6.00	0	0.00	19.21	19.21
LA I2	0.60	0.02	7.83%	25	0.3	0	0.00%	0.00	0	282	0.50%	1.44	3.27	6.00	0	0.00	3.61	5.00
LA I3	1.19	0.2	0.50%	100	19.3	159	0.72%	1.37	1.94	128	0.51%	1.45	1.47	6.00	0	0.00	22.68	22.68
LA J1	0.94	0.2	0.50%	100	19.3	268	0.75%	1.40	3.20	187	0.50%	1.44	2.17	6.00	0	0.00	24.64	24.64
LA K1	0.28	0.02	1.45%	28	0.7	0	0.00%	0.00	0	267	0.50%	1.44	3.10	6.00	0	0.00	3.82	5.00
LA K2	1.51	0.2	0.50%	100	19.3	217	0.85%	1.49	2.43	180	0.50%	1.44	2.09	6.00	0	0.00	23.80	23.80
LA M1	0.32	0.2	1.13%	100	13.9	0	0.00%	0.00	0	115	0.50%	1.44	1.33	6.00	0	0.00	15.25	15.25
LA N1	0.38	0.02	2.00%	29	0.7	0	0.00%	0.00	0	272	0.50%	1.44	3.15	6.00	0	0.00	3.81	5.00
LA O1	0.36	0.02	2.94%	30	0.6	0	0.00%	0.00	0	330	0.81%	1.83	3.01	6.00	0	0.00	3.58	5.00
LAO2	0.12	0.02	2.78%	34	0.6	0	0.00%	0.00	0	115	0.77%	1.78	1.07	6.00	0	0.00	1.72	5.00
LA P1	0.09	0.02	2.10%	16	0.4	0	0.00%	0.00	0	84	0.50%	1.44	0.97	6.00	0	0.00	1.37	5.00
LA P2	0.09	0.02	3.93%	15	0.3	0	0.00%	0.00	0	85	0.52%	1.47	0.97	6.00	0	0.00	1.26	5.00
CHANNEL B LA 1	0.77	0.02	2.71%	50	0.9	0	0.00%	0.00	0	557	1.00%	2.03	4.57	6.00	0	0.00	5.46	5.46
CHANNEL B LA2	0.57	0.02	4.85%	16	0.3	0	0.00%	0.00	0	461	0.90%	1.93	3.98	6.00	0	0.00	4.27	5.00
OS 1	0.06	0.2	13.90%	11	0.9	64	0.50%	1.14	0.93	0	0.00%	0.00	0	6.00	0	0.00	1.81	5.00
OS 2	5.33	0.2	0.50%	100	19.3	1000	0.60%	1.25	13.34	0	0.00%	0.00	0	6.00	695	1.93	34.55	34.55
OS 3	11.89	0.2	0.50%	100	19.3	1000	0.50%	1.14	14.61	0	0.00%	0.00	0	6.00	1000	2.78	36.67	36.67
OS 4	12.92	0.2	0.50%	100	19.3	1000	0.50%	1.14	14.61	0	0.00%	0.00	0	6.00	672	1.87	35.75	35.75
OS 5	1.36	0.2	0.50%	100	19.3	1000	0.50%	1.14	14.61	0	0.00%	0.00	0	6.00	31	0.09	33.97	33.97

Runoff Coefficients				
	Pervious	Impervious		
Storm Event	Fair Condition 0-2%	Asphalt	% IC	C
C_2	0.25	0.73	62%	0.55
C_{10}	0.30	0.81	62%	0.62
C_{25}	0.34	0.86	62%	0.66
C_{100}	0.41	0.95	62%	0.74

No.	REVISIONS	DATE	BY
2	UPDATED DRAINAGE CALCULATIONS	3/17/23	MH

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STATE OF TEXAS
WILLIAM J. BUZZELLI
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LICENSED
PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT 069278803
DATE JUNE 2021
SCALE AS SHOWN
DESIGNED BY: WB
DRAWN BY: XMM
CHECKED BY: WB

PROPOSED DRAINAGE CALCS (SHEET 2 OF 3)

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
46 OF 12

Plotted By:Hansen, Matthew Date:March 22, 2023 12:27:48pm File Path:K:\Sou_Civil\069278803 castlewood south\Civil\Sheets\C-Drainage Calculations.dwg
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RATIONAL CALCULATIONS

DRAINAGE SUMMARY

Drainage Area ID		Area (Ac.)	Impervious %	Impervious Area (Ac.)	Pervious Area (Ac.)	Runoff Coefficient, C				Intensity, in./hr.				Peak Flow, cfs.			
						C, 2 Yr.	C, 10 Yr.	C, 25 Yr.	C, 100 Yr.	Tc, min.	I, 2 Yr.	I, 10 Yr.	I, 25 Yr.	I, 100 Yr.	Q, 2 Yr.	Q, 10 Yr.	Q, 25 Yr.	Q, 100 Yr.
LA A1		0.82	62%	0.51	0.31	0.55	0.62	0.66	0.74	10.1	4.99	8.82	9.02	11.43	2.25	3.73	4.81	6.95
LA A2		2.80	62%	1.74	1.06	0.55	0.62	0.66	0.74	16.1	4.11	9.20	8.89	11.49	6.33	10.40	13.35	15.54
LA A3		0.49	62%	0.30	0.19	0.55	0.62	0.66	0.74	20.0	3.71	9.39	8.83	11.51	1.02	1.68	2.15	3.08
LA A4		0.48	62%	0.30	0.18	0.55	0.62	0.66	0.74	15.4	4.20	9.16	8.90	11.48	1.10	1.81	2.32	3.34
LA A5		1.04	62%	0.64	0.40	0.55	0.62	0.66	0.74	16.8	4.03	9.24	8.88	11.49	2.32	3.81	4.89	7.02
LA A6		1.28	62%	0.79	0.49	0.55	0.62	0.66	0.74	23.6	3.39	9.55	8.78	11.54	2.45	4.02	5.15	7.38
LA A7		0.89	62%	0.55	0.34	0.55	0.62	0.66	0.74	22.1	3.51	9.49	8.80	11.53	1.77	2.90	3.72	5.33
LA A8		1.22	62%	0.76	0.46	0.55	0.62	0.66	0.74	22.5	3.48	9.50	8.79	11.53	2.40	3.94	5.05	7.23
LA A9		0.50	62%	0.31	0.19	0.55	0.62	0.66	0.74	5.2	6.10	8.38	9.18	11.36	1.72	2.83	3.67	5.26
LA A10		1.34	62%	0.83	0.51	0.55	0.62	0.66	0.74	22.6	3.47	9.51	8.79	11.53	2.63	4.31	5.53	7.92
LA A11		0.16	62%	0.10	0.06	0.55	0.62	0.66	0.74	5.0	6.15	8.36	9.18	11.36	0.55	0.91	1.18	1.69
LA A12		0.34	62%	0.21	0.13	0.55	0.62	0.66	0.74	5.0	6.15	8.36	9.18	11.36	1.18	1.94	2.51	3.60
LA B1		1.11	62%	0.69	0.42	0.55	0.62	0.66	0.74	15.0	4.25	9.14	8.91	11.48	2.57	4.23	5.42	7.79
LA B2		0.66	62%	0.41	0.25	0.55	0.62	0.66	0.74	13.6	4.42	9.06	8.94	11.46	1.61	2.65	3.40	4.89
LA B3		0.50	62%	0.31	0.19	0.55	0.62	0.66	0.74	8.0	5.39	8.65	9.08	11.40	1.52	2.51	3.24	4.67
LA B4		1.41	62%	0.87	0.54	0.55	0.62	0.66	0.74	22.7	3.46	9.51	8.79	11.53	2.76	4.53	5.80	8.31
LA B5		1.34	62%	0.83	0.51	0.55	0.62	0.66	0.74	20.6	3.65	9.42	8.82	11.52	2.76	4.52	5.80	8.31
LA B6		0.28	62%	0.17	0.11	0.55	0.62	0.66	0.74	5.0	6.15	8.36	9.18	11.36	0.97	1.60	2.07	2.97
LA B7		1.61	62%	1.00	0.61	0.55	0.62	0.66	0.74	20.2	3.69	9.40	8.82	11.52	3.34	5.48	7.03	10.09
LA B8		0.37	62%	0.23	0.14	0.55	0.62	0.66	0.74	5.0	6.15	8.36	9.18	11.36	1.28	2.11	2.73	3.92
LA B9		0.54	62%	0.33	0.21	0.55	0.62	0.66	0.74	5.0	6.15	8.36	9.18	11.36	1.87	3.08	3.99	5.72
LA B10		0.44	62%	0.27	0.17	0.55	0.62	0.66	0.74	9.5	5.10	8.77	9.04	11.42	1.25	2.06	2.66	3.84
LA B11		1.72	62%	1.07	0.65	0.55	0.62	0.66	0.74	21.5	3.57	9.46	8.80	11.52	3.47	5.69	7.29	10.45
LA B12		0.15	62%	0.09	0.06	0.55	0.62	0.66	0.74	5.0	6.15	8.36	9.18	11.36	0.52	0.86	1.11	1.59
LA C1		0.98	62%	0.61	0.37	0.55	0.62	0.66	0.74	16.2	4.10	9.21	8.89	11.49	2.21	3.63	4.66	6.70
LA C2		0.56	62%	0.35	0.21	0.55	0.62	0.66	0.74	5.5	6.01	8.41	9.16	11.36	1.90	3.13	4.05	5.82
LA C3		1.79	62%	1.11	0.68	0.55	0.62	0.66	0.74	19.5	3.75	9.37	8.83	11.51	3.77	6.19	7.94	11.39
LA C4		0.74	62%	0.46	0.28	0.55	0.62	0.66	0.74	18.1	3.89	9.31	8.86	11.50	1.60	2.64	3.38	4.85
LA C5		1.08	62%	0.67	0.41	0.55	0.62	0.66	0.74	23.0	3.44	9.52	8.78	11.53	2.10	3.44	4.41	6.32
LA C6		2.62	62%	1.62	1.00	0.55	0.62	0.66	0.74	19.1	3.79	9.35	8.84	11.51	5.39	8.84	11.34	16.26
LA C7		1.67	62%	1.04	0.63	0.55	0.62	0.66	0.74	17.4	3.96	9.27	8.87	11.50	5.66	9.35	12.09	17.35
LA C8		0.41	62%	0.25	0.16	0.55	0.62	0.66	0.74	5.0	6.15	8.36	9.18	11.36	1.42	2.34	3.03	4.34
LA C9		0.53	62%	0.33	0.20	0.55	0.62	0.66	0.74	21.1	3.61	9.44	8.81	11.52	1.08	1.77	2.27	3.25
LA D1		2.01	62%	1.25	0.76	0.55	0.62	0.66	0.74	25.1	3.29	9.60	8.76	11.55	3.72	6.09	7.81	11.18
LA D2		1.12	62%	0.69	0.43	0.55	0.62	0.66	0.74	19.1	3.78	9.36	8.84	11.51	2.38	3.90	5.01	7.18
LA D3		1.77	62%	1.10	0.67	0.55	0.62	0.66	0.74	18.1	3.88	9.31	8.85	11.50	3.84	6.30	8.08	11.60
LA D4		1.10	62%	0.68	0.42	0.55	0.62	0.66	0.74	8.9	5.22	8.72	9.05	11.41	3.20	5.30	6.84	9.87
LA E1		0.96	62%	0.60	0.36	0.55	0.62	0.66	0.74	22.6	3.47	9.51	8.79	11.53	1.88	3.09	3.96	5.68
LA E2		0.98	62%	0.61	0.37	0.55	0.62	0.66	0.74	12.6	4.58	8.99	8.96	11.45	2.48	4.09	5.26	7.58
LA E3		0.92	62%	0.57	0.35	0.55	0.62	0.66	0.74	15.6	4.17	9.18	8.90	11.48	2.10	3.45	4.43	6.36
LA E4		0.19	62%	0.12	0.07	0.55	0.62	0.66	0.74	5.0	6.15	8.36	9.18	11.36	0.66	1.08	1.40	2.01
LA E5		0.37	62%	0.23	0.14	0.55	0.62	0.66	0.74	16.6	4.05	9.23	8.88	11.49	0.83	1.36	1.75	2.51
LA F1		0.51	62%	0.32	0.19	0.55	0.62	0.66	0.74	6.5	5.73	8.52	9.13	11.38	1.65	2.73	3.53	5.07
LA F2		0.62	62%	0.38	0.24	0.55	0.62	0.66	0.74	5.0	6.15	8.36	9.18	11.36	2.14	3.54	4.58	6.57
LA F3		0.40	62%	0.25	0.15	0.55	0.62	0.66	0.74	5.0	6.14	8.37	9.18	11.36	1.38	2.28	2.95	4.23
LA F4		2.23	62%	1.38	0.85	0.55	0.62	0.66	0.74	22.7	3.46	9.51	8.79	11.53	4.36	7.16	9.18	13.15
LA G1		0.26	62%	0.16	0.10	0.55	0.62	0.66	0.74	5.0	6.15	8.36	9.18	11.36	0.90	1.48	1.92	2.75
LA G2		0.60	62%	0.37	0.23	0.55	0.62	0.66	0.74	5.0	6.15	8.36	9.18	11.36	2.08	3.42	4.43	6.36
LA H1		0.66	62%	0.41	0.25	0.55	0.62	0.66	0.74	11.9	4.67	8.95	8.98	11.45	1.68	2.77	3.57	5.15
LA I1		1.25	62%	0.78	0.48	0.55	0.62	0.66	0.74	19.2	3.78	9.36	8.84	11.51	2.65	4.35	5.58	8.00
LA I2		0.60	62%	0.37	0.23	0.55	0.62	0.66	0.74	5.0	6.15	8.36	9.18	11.36	2.08	3.42	4.43	6.36
LA I3		1.19	62%	0.74	0.45	0.55	0.62	0.66	0.74	22.7	3.47	9.51	8.79	11.53	2.33	3.82	4.90	7.03
LA J1		0.94	62%	0.58	0.36	0.55	0.62	0.66	0.74	24.6	3.32	9.58	8.76	11.54	1.76	2.88	3.69	5.29
LA K1		0.28	62%	0.17	0.11	0.55	0.62	0.66	0.74	5.0	6.15	8.36	9.18	11.36	0.97	1.60	2.07	2.97
LA K2		1.51	62%	0.94	0.57	0.55	0.62	0.66	0.74	23.8	3.38	9.55	8.77	11.54	2.88	4.72	6.06	8.67
LA M1		0.32	62%	0.20	0.12	0.55	0.62	0.66	0.74	15.2	4.21	9.16	8.91	11.48	0.74	1.21	1.55	2.23
LA N1		0.38	62%	0.24	0.14	0.55	0.62	0.66	0.74	5.0	6.15	8.36	9.18	11.36	1.31	2.17	2.81	4.02
LA O1		0.36	62%	0.22	0.14	0.55	0.62	0.66	0.74	5.0	6.15	8.36	9.18	11.36	1.25	2.05	2.66	3.81
LAO2		0.12	62%	0.07	0.05	0.55	0.62	0.66	0.74	5.0	6.15	8.36	9.18	11.36	0.42	0.68	0.89	1.27
LA P1		0.09	62%	0.06	0.03	0.55	0.62	0.66	0.74	5.0	6.15	8.36	9.18	11.36	0.31	0.51	0.66	0.95
LA P2		0.09	62%	0.06	0.03	0.55	0.62	0.66	0.74	5.0	6.15	8.36	9.18	11.36	0.31	0.51	0.66	0.95
CHANNEL B LA 1		0.77	62%	0.48	0.29	0.55	0.62	0.66	0.74	5.5	6.02	8.41	9.17	11.36	2.61	4.31	5.46	8.01
CHANNEL B LA2		0.57	62%	0.35	0.22	0.55	0.62	0.66	0.74	5.0	6.15	8.36	9.18	11.36	1.97	3.25	5.00	6.04
OS 1		0.06	62%	0.04	0.02	0.33	0.38	0.42	0.49	5.0	6.15	8.36	9.18	11.36	0.12	0.21	0.28	0.42
OS 2		5.33	62%	3.30	2.03	0.33	0.38	0.42	0.49	34.5	2.73	9.89	8.67	11.59	4.92	8.23	10.94	16.28
OS 3		11.89	62%	7.37	4.52	0.33	0.38	0.42	0.49	36.7	2.64	9.94	8.65	11.60	10.69	17.89	23.80	35.41
OS 4		12.92	62%	8.01	4.91	0.33	0.38	0.42	0.49	35.8	2.68	9.92	8.66	11.59	11.75	19.66	26.15	38.90
OS 5		1.36	62%	0.84	0.52	0.33	0.38	0.42	0.49	34.0	2.76	9.87	8.67	11.59	1.26	2.11	2.81	4.18

No.	REVISIONS	DATE	BY
3	UPDATED DRAINAGE CALCULATIONS	4/26/23	WB

Kimley»Horn
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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
4/26/2023

KHA PROJECT 069278803
DATE JUNE 2021
SCALE AS SHOWN
DESIGNED BY: WB
DRAWN BY: XXM
CHECKED BY: WB

PROPOSED DRAINAGE CALCS (SHEET 3 OF 5)

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
47 OF 127

Plotted By: Buzzelli, William Date: April 26, 2023 04:50:41pm File Path: K:\SAU_Civil\069278803 Castlewood South\Cad\PlanSheets\C-Drainage Calculations.dwg
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FlexTable: 25-Year Conduit Table

Label	Flow (cfs)	Velocity (ft/s)	Depth (Normal) (ft)	Invert (Start) (ft)	Invert (Stop) (ft)	Length (User Defined) (ft)	Diameter (in)	Rise (ft)	Span (ft)	Length (Scaled) (ft)	Number of Barrels	Slope (Calculated) (ft/ft)	Manning's n	Depth (Out) (ft)	Capacity (Full Flow) (cfs)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)
CHANNEL B LA 1	5.58	4.61	0.97	609.91	609.99	15.0	18.0			19.4	1	0.005	0.013	1.45	7.43	611.56	611.52	611.39	611.36
CHANNEL B LA 2	4.21	4.33	0.81	610.10	610.18	15.0	18.0			19.1	1	0.005	0.013	1.38	7.43	611.60	611.57	611.50	611.48
CO-4	52.00	10.39	1.07	607.80	607.00	50.0	42.0			61.9	2	0.016	0.013	2.92	254.51	610.11	610.06	609.78	609.92
CO-28	29.74	4.96	1.80	613.02	613.12	33.0		2.0	3.0	47.1	1	0.003	0.013	1.45	26.86	615.33	615.20	614.78	614.47
CO-29	28.28	4.71	1.75	613.12	613.19	23.6		2.0	3.0	20.4	1	0.003	0.013	2.91	26.58	616.46	616.38	616.11	616.03
CO-36	2.77	3.53	(N/A)	616.61	616.85	80.0	12.0			100.0	1	0.003	0.013	1.09	1.95	618.38	617.89	618.18	617.70
PIPE -159	77.75	9.00	1.51	608.44	608.57	16.0	48.0			16.0	2	0.008	0.013	1.67	258.54	611.17	611.09	610.44	610.11
PIPE -160	77.79	9.00	1.51	608.78	608.57	26.0	48.0			26.0	2	0.008	0.013	3.55	258.54	612.31	612.29	612.12	612.12
PIPE -191	6.47	5.07	0.74	617.64	617.25	61.0		1.2	1.9	65.5	1	0.006	0.013	0.74	8.28	618.78	618.39	618.38	617.99
PIPE -192	6.47	4.20	0.91	619.25	618.99	63.7		1.2	1.9	70.4	1	0.004	0.013	0.74	6.63	620.42	620.13	620.14	619.73
PIPE -193	11.58	6.45	(N/A)	617.55	617.40	51.1		1.2	1.9	63.6	1	0.003	0.013	1.01	5.67	619.79	619.16	619.14	618.41
PIPE -A1	41.27	2.58	1.06	609.44	609.36	26.6		2.0	4.0	27.1	2	0.003	0.013	2.76	76.44	612.25	612.22	612.14	612.12
PIPE -A2	41.68	5.21	1.76	610.25	609.44	272.3		2.0	4.0	272.3	1	0.003	0.013	2.64	38.22	613.50	612.51	613.07	612.07
PIPE -A3	32.29	4.04	1.46	610.30	610.25	14.4		2.0	4.0	14.4	1	0.003	0.013	3.22	38.22	613.77	613.74	613.51	613.48
PIPE -A4	30.69	3.84	1.41	610.39	610.30	30.7		2.0	4.0	32.7	1	0.003	0.013	3.39	38.23	613.98	613.92	613.74	613.68
PIPE -A5 (2)	28.56	3.57	1.35	611.21	610.39	272.7		2.0	4.0	271.2	1	0.003	0.013	3.52	38.26	614.61	614.12	614.40	613.91
PIPE -A6 (1)	27.31	3.41	1.31	611.53	611.21	106.2		2.0	4.0	105.6	1	0.003	0.013	3.34	38.11	614.91	614.74	614.72	614.54
PIPE -A7	24.35	3.04	1.21	612.08	611.53	184.8		2.0	4.0	184.8	1	0.003	0.013	3.34	38.22	615.25	615.02	615.10	614.87
PIPE -A8	20.73	2.59	1.08	612.93	612.08	284.1		2.0	4.0	284.1	1	0.003	0.013	3.15	38.22	615.60	615.34	615.49	615.23
PIPE -A9	17.76	2.22	0.97	613.17	612.93	80.5		2.0	4.0	70.5	1	0.003	0.013	2.66	37.87	615.73	615.68	615.65	615.60
PIPE -A10	14.93	1.87	0.84	613.71	613.17	178.0		2.0	4.0	144.9	1	0.003	0.013	2.55	38.33	615.86	615.77	615.80	615.72
PIPE -A11 (1)	15.19	4.45	0.85	614.28	613.71	191.5		2.0	4.0	277.3	1	0.003	0.013	2.13	38.24	615.97	615.89	615.89	615.83
PIPE -A12	10.38	3.92	0.66	614.68	614.28	133.3		2.0	4.0	107.2	1	0.003	0.013	1.70	38.13	616.05	616.01	615.99	615.98
PIPE -A13	4.87	3.71	0.87	615.05	614.68	122.9	24.0			106.4	1	0.003	0.013	1.37	12.41	616.25	616.11	616.12	616.05
PIPE -A14 (1)	3.66	3.48	0.86	615.64	615.91	89.2	18.0			72.6	1	0.003	0.013	0.86	5.81	616.96	616.69	616.77	616.50
PIPE -A14 (2)	4.89	3.72	0.87	615.14	615.05	28.9	24.0			34.6	1	0.003	0.013	1.17	12.41	616.36	616.31	616.24	616.22
PIPE -A15	2.50	2.97	0.72	615.94	615.91	11.7	18.0			12.1	1	0.003	0.013	1.08	5.32	617.05	617.04	617.00	616.99
PIPE -A16	2.51	3.11	0.70	615.98	615.94	13.7	18.0			13.5	1	0.003	0.013	1.11	5.68	617.11	617.10	617.06	617.05
PIPE -B1	37.69	5.21	1.53	610.10	610.18	28.3	36.0			28.4	2	0.003	0.013	2.01	73.06	612.37	612.33	612.13	612.11
PIPE -B2	38.34	5.23	1.54	610.18	610.89	205.0	36.0			205.0	2	0.003	0.013	2.28	73.06	612.90	612.62	612.62	612.46
PIPE -B3	38.91	5.74	1.36	611.34	610.80	179.5		2.0	5.0	169.0	1	0.003	0.013	2.02	49.99	613.33	613.06	612.98	612.82
PIPE -B4	35.07	3.51	1.27	611.37	611.34	10.6		2.0	5.0	10.6	1	0.003	0.013	2.96	49.35	614.50	614.49	614.31	614.30
PIPE -B5	33.20	3.32	1.21	611.67	611.37	98.6		2.0	5.0	109.0	1	0.003	0.013	3.07	50.16	614.74	614.61	614.57	614.44
PIPE -B6	31.01	3.10	1.16	611.74	611.67	25.5		2.0	5.0	25.5	1	0.003	0.013	3.13	50.03	614.97	614.94	614.82	614.79
PIPE -B7	29.46	2.95	1.12	611.90	611.74	52.5		2.0	5.0	44.0	1	0.003	0.013	3.18	49.83	615.11	615.06	614.98	614.92
PIPE -B8	24.67	2.47	0.99	612.09	611.90	62.7		2.0	5.0	71.3	1	0.003	0.013	3.19	50.20	615.23	615.18	615.14	615.09
PIPE -B9	25.20	2.52	1.00	612.45	612.09	121.2		2.0	5.0	121.2	1	0.003	0.013	3.11	50.03	615.39	615.30	615.29	615.20
PIPE -B10	25.72	2.57	1.02	612.81	612.45	121.2		2.0	5.0	121.2	1	0.003	0.013	2.91	50.03	615.56	615.47	615.46	615.37
PIPE -B11	25.81	2.58	1.02	612.87	612.81	20.1		2.0	5.0	20.1	1	0.003	0.013	2.72	50.03	615.65	615.63	615.55	615.53
PIPE -B12	21.46	2.15	0.90	613.42	612.87	182.7		2.0	5.0	182.7	1	0.003	0.013	2.76	50.03	615.81	615.71	615.74	615.64
PIPE -B13	21.88	4.98	1.10	614.12	613.42	232.3		2.0	4.0	232.3	1	0.003	0.013	2.33	38.22	616.09	615.87	615.95	615.75
PIPE -B14	20.77	3.46	1.38	614.15	614.12	10.0		2.0	3.0	10.0	1	0.003	0.013	2.03	26.72	616.35	616.34	616.17	616.15
PIPE -B15	14.52	2.42	1.06	614.45	614.15	100.5		2.0	3.0	100.5	1	0.003	0.013	2.24	26.72	616.57	616.48	616.47	616.39
PIPE -B16	13.29	2.22	1.00	614.56	614.45	35.0		2.0	3.0	36.6	1	0.003	0.013	2.09	26.55	616.65	616.62	616.57	616.54
PIPE -B17	13.41	4.47	1.00	614.87	614.56	105.0		2.0	3.0	103.4	1	0.003	0.013	2.06	26.78	616.77	616.69	616.67	616.62
PIPE -B18	11.09	4.32	0.93	615.20	614.87	109.5		2.0	3.0	109.5	1	0.003	0.013	1.89	26.72	616.89	616.83	616.79	616.76
PIPE -B19	9.73	4.37	1.33	615.23	615.20	10.0	24.0			10.0	1	0.003	0.013	1.61	12.39	617.03	616.99	616.83	616.81
PIPE -B20	7.90	4.18	1.16	615.32	615.23	30.9	24.0			30.9	1	0.003	0.013	1.80	12.39	617.17	617.13	617.05	617.03

FlexTable: 25-Year Conduit Table

Label	Flow (cfs)	Velocity (ft/s)	Depth (Normal) (ft)	Invert (Start) (ft)	Invert (Stop) (ft)	Length (User Defined) (ft)	Diameter (in)	Rise (ft)	Span (ft)	Length (Scaled) (ft)	Number of Barrels	Slope (Calculated) (ft/ft)	Manning's n	Depth (Out) (ft)	Capacity (Full Flow) (cfs)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)
PIPE -B22	1.10	2.55	0.44	615.82	616.59	247.0	18.0			256.0	1	0.003	0.013	1.44	5.88	617.32	617.26	617.29	617.26
PIPE -B23	1.11	2.49	0.45	616.70	616.59	37.6	18.0			41.0	1	0.003	0.013	0.74	5.68	617.38	617.35	617.34	617.33
PIPE -C1	60.19	4.01	1.85	609.04	608.85	62.0			3.0	62.0	1	0.003	0.013	6.15	89.95	615.33	615.25	615.08	615.00
PIPE -C2	50.45	3.36	1.63	609.39	609.04	117.2			3.0	127.6	1	0.003	0.013	6.29	90.01	615.61	615.51	615.50	615.43
PIPE -C3	47.21	3.15	1.53	609.42	609.39	9.6			3.0	9.6	1	0.003	0.013	6.17	91.59	615.72	615.71	615.57	615.56
PIPE -C4	45.90	3.06	1.52	610.01	609.42	198.2			3.0	187.7	1	0.003	0.013	6.25	89.83	615.97	615.81	615.82	615.67
PIPE -C5	42.99	2.87	1.45	610.29	610.01	92.0			3.0	52.5	1	0.003	0.013	5.91	90.10	616.12	616.05	615.99	615.93
PIPE -C6	37.10	2.47	1.32	610.37	610.29	27.0			3.0	27.0	1	0.003	0.013	5.80	89.33	616.20	616.19	616.11	616.09
PIPE -C7	35.35	2.36	1.27	610.70	610.37	110.5			3.0	194.5	1	0.003	0.013	5.80	89.75	616.31	616.26	616.22	616.17
PIPE -C8	32.86	2.19	1.20	611.27	610.70	190.5			3.0	146.0	1	0.003	0.013	5.58	90.08	616.43	616.36	616.36	616.28
PIPE -C9	19.61	2.77	1.56	611.84	611.27	187.3	36.0			187.3	1	0.003	0.013	5.13	36.53	616.68	616.52	616.56	616.40
PIPE -C10	20.23	2.86	1.59	612.45	611.84	204.6	36.0			215.1	1	0.003	0.013	4.79	36.56	616.94	616.76	616.82	616.63
PIPE -C11	13.79	4.39	(N/A)	613.50	613.45	17.5	24.0			11.0	1	0.003	0.013	3.37	12.09	617.18	617.11	616.88	616.82
PIPE -C12	3.95	1.26	0.77	614.26	613.50	251.4	24.0			247.4	1	0.003	0.013	3.83	12.44	617.43	617.36	617.41	617.33
PIPE -C13	3.97	2.25	0.91	614.85	614.75	33.1	18.0			33.1	1	0.003	0.013	2.66	5.78	617.53	617.48	617.45	617.41
PIPE -C14	3.99	2.26	0.92	614.94	614.85	27.0	18.0			27.0	1	0.003	0.013	2.65	5.75	617.62	617.59	617.55	617.51
PIPE -C15	2.26	1.28	0.65	614.98	614.94	14.6	18.0			14.6	1	0.003	0.013	2.71	5.77	617.68	617.67	617.65	617.64
PIPE -C16	2.27	1.28	0.65	615.02	614.98	12.0	18.0			12.0	1	0.003	0.013	2.70	5.75	617.71	617.70	617.68	617.68
PIPE -D1	41.50	1.73	0.97	609.92	609.74	59.6			3.0	8.0	59.6	1	0.003	0.013	5.26	159.23	615.06	615.05	615.01	615.00
PIPE -D2	43.05	1.79	1.00	610.36	609.92	147.3			3.0	8.0	150.7	1	0.003	0.013	5.15	158.99	615.15	615.12	615.10	615.07
PIPE -D3	43.47	3.62	1.81	610.60	610.36	80.4			3.0	4.0	67.2	1	0.003	0.013	4.70	67.05	615.36	615.26	615.16	615.06
PIPE -D4 (2)	35.98	3.00	1.52	610.64	610.60	13.5			3.0	4.0	18.1	1	0.003	0.013	4.79	70.66	615.53	615.52	615.39	615.38
PIPE -D5	32.41	4.59	2.19	611.30	610.64	218.7	36.0			226.2	1	0.003	0.013	4.73	36.61	616.21	615.70	615.89	615.37
PIPE -D6	25.99	3.68	1.87	611.74	611.30	147.2	36.0			147.2	1	0.003	0.013	4.93	36.50	616.66	616.44	616.45	616.23
PIPE -D7	13.07	2.66	1.38	612.40	612.24	54.7	30.0			54.7	1	0.003	0.013	4.48	22.19	616.88	616.83	616.77	616.72
PIPE -D8	6.81	1.39	0.93	612.50	612.40	30.8	30.0			19.8	1	0.003	0.013	4.51	22.90	616.95	616.94	616.92	616.91
PIPE -D9	6.84	3.87	(N/A)	613.56	613.50	21.9	18.0			21.9	1	0.003	0.013	3.32	5.59	617.15	617.06	616.92	616.82
PIPE -E1	14.90	3.03	0.84	611.85	611.27	25.5	30.0			25.5	1	0.023	0.013	5.11	61.69	616.56	616.53	616.42	616.39
PIPE -E2	11.40	2.32	1.26	612.25	611.85	134.4	30.0			134.4	1	0.003	0.013	4.70	22.38	616.74	616.64	616.66	616.55
PIPE -E3	11.60	2.36	1.27	612.56	612.25	101.1	30.0			101.1	1	0.003	0.013	4.46	22.71	616.88	616.80	616.79	616.71
PIPE -E4	10.16	2.07	1.18	612.73	612.56	57.0	30.0			57.0	1	0.003	0.013	4.34	22.39	617.00	616.96	616.93	616.90
PIPE -E5	10.31	2.10	1.20	612.95	612.73	75.5	30.0			75.5	1	0.003	0.013	4.25	22.14	617.09	617.04	617.02	616.98
PIPE -E6	10.51	2.14	1.20	613.29	612.95	110.8	30.0			119.9	1	0.003	0.013	4.12	22.55	617.21	617.14	617.14	617.07
PIPE -E7	6.34	1.29	0.91	613.32	613.29	10.0	30.0			10.0	1	0.003	0.013	3.94	22.46	617.25	617.25	617.22	617.22
PIPE -E8	2.54	0.81	0.62	614.19	613.82	124.5	24.0			115.5	1	0.003	0.013	3.44	12.33	617.28	617.27	617.27	617.26
PIPE -E9	2.63	0.84	0.63	614.43	614.19	79.5	24.0			79.5	1	0.003	0.013	3.09	12.35	617.31	617.29	617.29	617.28
PIPE -E10	1.75	0.99	0.30	614.43	614.97	14.9	18.0			14.9	1	0.037	0.013	2.88	20.08	617.32	617.32	617.31	617.30
PIPE -F1	14.85	3.03	1.47	611.91	611.74	55.2	30.0			56.7	1	0.003	0.013	4.96	22.76	616.91	616.84	616.77	616.70
PIPE -F2	13.05	2.66	1.37	612.22	611.91	104.8	30.0			103.3	1	0.003	0.013	4.97	22.31	617.10	616.99	616.99	616.88
PIPE -F3	10.61	3.38	1.43	612.72	612.84	40.4	24.0			40.4	1	0.003	0.013	4.33	12.32	617.31	617.22	617.14	617.05
PIPE -F4	9.09	2.89	1.27	612.84	613.07	76.3	24.0			76.3	1	0.003	0.013	4.45	12.42	617.57	617.42	617.41	617.29
PIPE -F5	9.18	2.92	1.28	613.27	613.07	66.1	24.0			66.1	1	0.003	0.013	4.46	12.44	617.77	617.66	617.64	617.53
PIPE -G1	6.24	3.53	(N/A)	613.72	613.43	96.8	18.0			118.8	1	0.003	0.013	2.10	5.72	616.06	615.72	615.87	615.53
PIPE -G2	4.41	2.50	0.98	613.75	613.72	10.0	18.0			9.2	1	0.003	0.013	2.34	5.75	616.18	616.16	616.08	616.06
PIPE -G3	4.43	2.51	0.95	613.80	613.75	14.8	18.0			14.6	1	0.003	0.013	2.42	6.10	616.30	616.27	616.20	616.17
PIPE -H1	3.54	2.00	0.84	612.29	612.16	41.2	18.0			30.7	1	0.003	0.013	2.68	5.90	614.95	614.91	614.89	614.84
PIPE -H2	3.57	2.02	0.88	612.37	612.29	28.9	18.0			29.0	1	0.003	0.013	2.66	5.53	615.04	615.01	614.98	614.95
PIPE -I1	12.19	2.48	0.88	611.35	610.04	104.8	30.0			104.8	1	0.013	0.013	5.33	45.87	615.56	615.47	615.46	615.37

FlexTable: 25-Year Conduit Table

Label	Flow (cfs)	Velocity (ft/s)	Depth (Normal) (ft)	Invert (Start) (ft)	Invert (Stop) (ft)	Length (User Defined) (ft)	Diameter (in)	Rise (ft)	Span (ft)	Length (Scaled) (ft)	Number of Barrels	Slope (Calculated) (ft/ft)	Manning's n	Depth (Out) (ft)	Capacity (Full Flow) (cfs)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)
PIPE -I2	7.19	2.29	1.09	611.88	611.85	10.0	24.0			10.0	1	0.003	0.013	3.69	12.39	615.64	615.63	615.56	615.55
PIPE -I3	4.89	1.56	0.88	612.13	611.88	84.8	24.0			81.3	1	0.003	0.013	3.67	12.28	615.63	615.65	615.59	615.55
PIPE -I4	4.90	2.77	1.06	612.21	612.13	25.2	18.0			30.6	1	0.003	0.013	3.44	5.77	615.75	615.70	615.63	615.58
PIPE -J1	3.67	2.08	0.47	612.00	611.01	35.5	18.0			35.5	1	0.028	0.013	4.95	17.52	616.07	616.03	616.01	615.96
PIPE -J2	3.69	2.09	0.47	612.80	612.00	29.0	18.0			30.4	1	0.028	0.013	4.07	17.45	616.17	616.13	616.10	616.07
PIPE -K1	7.03	2.24	1.08	611.30	611.61	103.1	24.0			95.3	1	0.003	0.013	5.01	12.42	616.48	616.38	616.41	616.31
PIPE -K3	6.02	1.92	0.99	611.61	611.82	70.2	24.0			79.5	1	0.003	0.013	4.86	12.32	616.58	616.53	616.52	616.47
PIPE -K4	6.06	1.93	1.00	611.82	611.90	28.9	24.0			30.3	1	0.003	0.013	4.76	12.06	616.66	616.63	616.60	616.58
PIPE -LA A1	4.81	2.72	1.05	610.99	610.89	32.1	18.0			31.3	1	0.003	0.013	3.08	5.71	614.15	614.09	614.04	613.97
PIPE -LA A2	13.35	4.25	(N/A)	610.36	610.25	33.7	24.0			33.7	1	0.003	0.013	3.21	12.33	613.86	613.75	613.58	613.47
PIPE -LA A3	2.15	1.22	0.64	610.83	610.80	11.8	18.0			11.8	1	0.003	0.013	3.01	5.75	613.84	613.83	613.82	613.81
PIPE -LA A4	2.32	2.96	(N/A)	611.71	611.81		12.0			38.1	1	0.003	0.013	2.87	1.79	614.88	614.71	614.74	614.58
PIPE -LA A5	4.89	2.77	1.06	612.06	612.03	12.5	18.0			12.5	1	0.003	0.013	2.86	5.75	615.03	615.00	614.91	614.89
PIPE -LA A6	5.15	2.92	1.11	612.62	612.58	12.8	18.0			12.8	1	0.003	0.013	2.63	5.75	615.38	615.35	615.25	615.21
PIPE -LA A7	3.72	2.10	0.88	613.71	613.67	13.5	18.0			13.5	1	0.003	0.013	2.04	5.72	615.80	615.78	615.73	615.71
PIPE -LA A8	5.05	3.65	1.10	614.78	614.82	14.2	18.0			14.8	1	0.003	0.013	1.12	5.72	616.14	616.07	615.94	615.90
PIPE -LA A9	3.67	3.48	0.86	615.26	615.17	29.4	18.0			23.2	1	0.003	0.013	0.82	5.81	616.30	616.15	616.11	615.99
PIPE -LA A10	5.53	3.56	1.23	615.22	615.18	14.5	18.0			14.5	1	0.003	0.013	1.23	5.52	616.65	616.61	616.45	616.41
PIPE -LA A11	1.18	2.56	0.46	615.92	616.01	30.3	18.0			30.6	1	0.003	0.013	1.09	5.76	617.03	617.02	617.01	617.01
PIPE -LA B1	5.42	3.07	1.22	611.92	611.84	29.4	18.0			29.4	1	0.003	0.013	2.48	5.47	614.55	614.47	614.40	614.32
PIPE -LA B2	3.40	1.92	0.84	611.91	611.87	14.4	18.0			14.4	1	0.003	0.013	2.64	5.67	614.58	614.57	614.53	614.51
PIPE -LA B3	3.24	1.83	0.81	612.33	612.24	29.0	18.0			29.0	1	0.003	0.013	2.73	5.75	615.05	615.02	615.00	614.97
PIPE -LA B4	5.80	3.28	1.34	612.44	612.40	14.8	18.0			14.8	1	0.003	0.013	2.65	5.45	615.26	615.21	615.09	615.05
PIPE -LA B5	5.80	3.71	1.24	614.42	614.37	14.8	18.0			14.8	1	0.003	0.013	1.19	5.75	615.84	615.76	615.61	615.56
PIPE -LA B6	2.07	1.17	0.62	614.71	614.62	29.0	18.0			29.0	1	0.003	0.013	1.63	5.72	616.28	616.27	616.26	616.25
PIPE -LA B7	7.03	3.98	(N/A)	614.69	614.65	14.8	18.0			14.8	1	0.003	0.013	1.64	5.45	616.61	616.54	616.36	616.29
PIPE -LA B8	2.73	3.15	0.64	614.98	614.87	35.0	24.0			70.0	1	0.003	0.013	1.92	12.31	616.81	616.80	616.80	616.79
PIPE -LA B9	3.99	3.51	0.92	615.79	615.70	29.0	18.0			29.0	1	0.003	0.013	1.16	5.75	617.02	616.96	616.90	616.86
PIPE -LA B10	2.66	3.19	0.72	615.77	615.73	14.8	18.0			14.8	1	0.003	0.013	1.34	5.75	617.11	617.10	617.07	617.07
PIPE -LA B11	7.29	4.09	1.11	615.32	615.44	39.7	24.0			39.7	1	0.003	0.013	1.89	12.35	617.33	617.30	617.24	617.21
PIPE -LA C1	4.66	2.64	1.05	610.97	610.89	28.7	18.0			28.7	1	0.003	0.013	4.69	5.54	615.75	615.69	615.64	615.58
PIPE -LA C2	4.05	2.29	0.95	610.96	610.92	15.1	18.0			15.1	1	0.003	0.013	4.79	5.61	615.81	615.79	615.73	615.70
PIPE -LA C3	7.94	2.53	1.16	611.88	611.79	29.0	24.0			29.0	1	0.003	0.013	4.30	12.39	616.22	616.19	616.13	616.09

FlexTable: 100-Year Conduit Table

Label	Flow (cfs)	Velocity (ft/s)	Depth (Normal) (ft)	Invert (Start) (ft)	Invert (Stop) (ft)	Length (User Defined) (ft)	Diameter (in)	Rise (ft)	Span (ft)	Length (Scaled) (ft)	Number of Barrels	Slope (Calculated) (ft/ft)	Manning's n	Depth (Out) (ft)	Capacity (Full Flow) (cfs)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)
CHANNEL B LA 1	8.01	4.53	(N/A)	609.91	609.99	15.0	18.0			19.4	1	0.005	0.013	2.28	7.43	612.60	612.51	612.28	612.19
CHANNEL B LA 2	6.04	3.42	1.03	610.10	610.18	15.0	18.0			19.1	1	0.005	0.013	2.36	7.43	612.69	612.64	612.51	612.46
CO-4	52.00	10.39	1.07	607.80	607.00	50.0	42.0			61.9	2	0.016	0.013	2.92	254.51	610.11	610.06	609.78	609.92
CO-28	44.30	7.38	(N/A)	613.02	613.12	33.0		2.0	3.0	47.1	1	0.003	0.013	1.89	26.86	616.12	615.86	615.28	614.91
CO-29	42.19	7.03	(N/A)	613.12	613.19	23.6		2.0	3.0	20.4	1	0.003	0.013	3.57	26.58	617.63	617.45	616.86	616.69
CO-36	4.13	5.26	(N/A)	616.61	616.85	80.0	12.0			100.0	1	0.003	0.013	1.42	1.95	619.53	618.46	619.10	618.03
PIPE -159	110.15	9.88	1.82	608.44	608.57	16.0	48.0			16.0	2	0.008	0.013	2.48	258.54	611.71	611.63	610.80	610.92
PIPE -160	110.27	4.39	1.82	608.78	608.57	26.0	48.0			26.0	2	0.008	0.013	4.75	258.54	613.66	613.62	613.36	613.32
PIPE -191	7.07	5.16	0.80	617.64	617.25	61.0		1.2	1.9	65.5	1	0.006	0.013	0.78	8.28	618.85	618.46	618.44	618.03
PIPE -192	7.07	3.93	(N/A)	619.25	618.99	63.7		1.2	1.9	70.4	1	0.004	0.013	0.78	6.63	620.55	620.20	620.28	619.77
PIPE -193	12.67	7.05	(N/A)	617.55	617.40	51.1		1.2	1.9	63.6	1	0.003	0.013	1.05	5.67	620.06	619.30	619.29	618.45
PIPE -A1	57.23	3.58	1.33	609.44	609.36	26.6		2.0	4.0	27.1	2	0.003	0.013	2.83	76.44	612.44	612.39	612.24	612.19
PIPE -A2	57.64	7.20	(N/A)	610.25	609.44	272.3		2.0	4.0	272.3	1	0.003	0.013	2.68	38.22	614.78	612.92	613.97	612.12
PIPE -A3	46.66	5.83	1.90	610.30	610.25	14.4		2.0	4.0	14.4	1	0.003	0.013	4.44	38.22	615.29	615.22	614.76	614.69
PIPE -A4	44.40	5.55	1.83	610.39	610.30	30.7		2.0	4.0	32.7	1	0.003	0.013	4.81	38.23	615.71	615.59	615.24	615.11
PIPE -A5 (2)	41.45	5.18	1.74	611.21	610.39	272.7		2.0	4.0	271.2	1	0.003	0.013	4.79	38.26	616.56	615.88	616.14	615.18
PIPE -A6 (1)	39.45	4.93	1.68	611.53	611.21	106.2		2.0	4.0	105.6	1	0.003	0.013	5.07	38.11	617.00	616.81	616.62	616.28
PIPE -A7	34.88	4.36	1.53	612.08	611.53	184.8		2.0	4.0	184.8	1	0.003	0.013	5.28	38.22	617.57	617.21	617.27	616.81
PIPE -A8	29.30	3.66	1.35	612.93	612.08	284.1		2.0	4.0	284.1	1	0.003	0.013	5.44	38.22	618.23	617.73	618.02	617.52
PIPE -A9	25.00	3.12	1.21	613.17	612.93	80.5		2.0	4.0	70.5	1	0.003	0.013	5.29	37.87	618.48	618.37	618.33	618.22
PIPE -A10	20.80	2.60	1.06	613.71	613.17	178.0		2.0	4.0	144.9	1	0.003	0.013	5.29	38.33	618.72	618.56	618.61	618.46
PIPE -A11 (1)	21.44	2.68	1.08	614.28	613.71	191.5		2.0	4.0	277.3	1	0.003	0.013	4.97	38.24	618.96	618.78	618.85	618.67
PIPE -A12	14.88	1.86	0.84	614.68	614.28	133.3		2.0	4.0	107.2	1	0.003	0.013	4.69	38.13	619.08	619.02	619.03	618.97
PIPE -A13	6.65	2.12	0.74	615.05	614.68	122.9	24.0			106.4	1	0.003	0.013	4.07	12.41	618.93	619.11	618.86	618.75
PIPE -A14 (1)	5.19	2.93	1.10	615.64	615.91	89.2	18.0			72.6	1	0.003	0.013	3.30	5.81	619.29	619.08	619.16	618.94
PIPE -A14 (2)	6.71	2.14	1.05	615.14	615.05	28.9	24.0			34.6	1	0.003	0.013	3.85	12.41	619.00	618.97	618.92	618.90
PIPE -A15	3.59	2.03	0.90	615.94	615.91	11.7	18.0			12.1	1	0.003	0.013	3.39	5.32	619.37	619.36	619.31	619.30
PIPE -A16	3.60	2.04	0.87	615.98	615.94	13.7	18.0			13.5	1	0.003	0.013	3.43	5.68	619.45	619.43	619.39	619.37
PIPE -B1	55.47	5.68	1.96	610.10	610.18	28.3	36.0			28.4	2	0.003	0.013	2.08	73.06	612.69	612.62	612.24	612.18
PIPE -B2	56.43	5.70	1.98	610.18	610.88	205.0	36.0			205.0	2	0.003	0.013	2.72	73.06	613.53	613.16	613.19	612.91
PIPE -B3	57.26	5.73	1.78	611.34	610.80	179.5		2.0	5.0	169.0	1	0.003	0.013	2.49	49.99	614.51	613.80	614.00	613.29
PIPE -B4	51.58	5.16	1.67	611.37	611.34	10.6		2.0	5.0	10.6	1	0.003	0.013	3.61	49.35	615.40	615.36	614.98	614.95
PIPE -B5	48.62	4.86	1.58	611.67	611.37	98.6		2.0	5.0	109.0	1	0.003	0.013	3.90	50.16	615.92	615.64	615.55	615.27
PIPE -B6	45.35	4.54	1.51	611.74	611.67	25.5		2.0	5.0	25.5	1	0.003	0.013	4.35	50.03	616.40	616.34	616.08	616.02
PIPE -B7	42.98	4.30	1.46	611.90	611.74	52.5		2.0	5.0	44.0	1	0.003	0.013	4.56	49.83	616.70	616.59	616.42	616.30
PIPE -B8	35.85	3.59	1.28	612.09	611.90	62.7		2.0	5.0	71.3	1	0.003	0.013	4.76	50.20	616.95	616.86	616.76	616.66
PIPE -B9	36.39	3.64	1.29	612.45	612.09	121.2		2.0	5.0	121.2	1	0.003	0.013	4.80	50.03	617.29	617.09	617.08	616.89
PIPE -B10	36.92	3.69	1.31	612.81	612.45	121.2		2.0	5.0	121.2	1	0.003	0.013	4.79	50.03	617.65	617.45	617.43	617.24
PIPE -B11	37.01	3.70	1.31	612.87	612.81	20.1		2.0	5.0	20.1	1	0.003	0.013	4.76	50.03	617.82	617.79	617.61	617.58
PIPE -B12	30.46	3.05	1.14	613.42	612.87	182.7		2.0	5.0	182.7	1	0.003	0.013	4.92	50.03	618.14	617.94	618.00	617.80
PIPE -B13	31.23	3.90	1.41	614.12	613.42	232.3		2.0	4.0	232.3	1	0.003	0.013	4.61	38.22	618.73	618.27	618.50	618.03
PIPE -B14	29.65	4.94	1.80	614.15	614.12	10.0		2.0	3.0	10.0	1	0.003	0.013	4.44	26.72	618.97	618.94	618.59	618.56
PIPE -B15	20.63	3.44	1.37	614.45	614.15	100.5		2.0	3.0	100.5	1	0.003	0.013	4.67	26.72	619.18	619.16	619.00	618.82
PIPE -B16	18.85	3.14	1.29	614.56	614.45	35.0		2.0	3.0	36.6	1	0.003	0.013	4.69	26.55	619.35	619.29	619.19	619.14
PIPE -B17	19.10	3.18	1.29	614.87	614.56	105.0		2.0	3.0	103.4	1	0.003	0.013	4.73	26.78	619.60	619.44	619.44	619.28
PIPE -B18	17.17	2.86	1.20	615.20	614.87	109.5		2.0	3.0	109.5	1	0.003	0.013	4.71	26.72	619.84	619.70	619.71	619.58
PIPE -B19	13.93	4.43	(N/A)	615.23	615.20	10.0	24.0			10.0	1	0.003	0.013	3.99	12.39	619.53	619.96	619.23	619.19
PIPE -B20	11.31	3.60	1.50	615.32	615.23	30.9	24.0			30.9	1	0.003	0.013	3.90	12.39	619.41	619.61	619.21	619.13

FlexTable: 100-Year Conduit Table

Label	Flow (cfs)	Velocity (ft/s)	Depth (Normal) (ft)	Invert (Start) (ft)	Invert (Stop) (ft)	Length (User Defined) (ft)	Diameter (in)	Rise (ft)	Span (ft)	Length (Scaled) (ft)	Number of Barrels	Slope (Calculated) (ft/ft)	Manning's n	Depth (Out) (ft)	Capacity (Full Flow) (cfs)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)
PIPE -B22	1.55	0.87	0.52	615.82	616.59	247.0	18.0			256.0	1	0.003	0.013	3.34	5.88	619.23	619.41	619.21	619.16
PIPE -B23	1.59	0.90	0.54	616.70	616.59	37.6	18.0			41.0	1	0.003	0.013	2.64	5.68	619.25	619.24	619.24	619.23
PIPE -C1	91.90	6.13	2.52	609.04	608.85	62.0			3.0	5.0	62.0	1	0.003	0.013	6.15	89.95	615.78	615.58	615.19	615.00
PIPE -C2	77.34	5.16	2.22	609.39	609.04	117.2			3.0	5.0	127.6	1	0.003	0.013	6.71	90.01	616.42	616.16	616.01	615.75
PIPE -C3	72.39	4.83	2.09	609.42	609.39	9.6			3.0	5.0	9.6	1	0.003	0.013	6.91	91.59	616.68	616.66	616.32	616.30
PIPE -C4	70.89	4.73	2.08	610.01	609.42	198.2			3.0	5.0	187.7	1	0.003	0.013	6.87	89.83	617.01	616.82	616.66	616.29
PIPE -C5	66.60	4.44	1.99	610.29	610.01	92.0			3.0	5.0	52.5	1	0.003	0.013	6.89	90.10	617.36	617.21	617.06	616.91
PIPE -C6	57.36	3.82	1.79	610.37	610.29	27.0			3.0	5.0	27.0	1	0.003	0.013	6.40	89.33	617.56	617.46	617.06	616.97
PIPE -C7	54.18	3.61	1.72	610.70	610.37	110.5			3.0	5.0	194.5	1	0.003	0.013	6.22	89.75	616.91	617.03	616.71	616.59
PIPE -C8	49.63	3.31	1.61	611.27	610.70	190.5			3.0	5.0	146.0	1	0.003	0.013	6.16	90.08	617.20	617.03	617.03	616.86
PIPE -C9	29.31	4.15	2.03	611.84	611.27	187.3	36.0				187.3	1	0.003	0.013	5.85	36.53	617.76	617.39	617.49	617.13
PIPE -C10	29.91	4.23	2.06	612.45	611.84	204.6	36.0				215.1	1	0.003	0.013	5.81	36.56	618.33	617.92	618.05	617.64
PIPE -C11	20.39	6.49	(N/A)	613.50	613.45	17.5	24.0				11.0	1	0.003	0.013	4.46	12.09	618.71	618.59	618.05	617.91
PIPE -C12	5.69	1.81	0.95	614.26	613.50	251.4	24.0				247.4	1	0.003	0.013	4.33	12.44	618.04	618.73	617.99	617.83
PIPE -C13	5.72	3.24	1.22	614.85	614.75	33.1	18.0				33.1	1	0.003	0.013	3.23	5.78	618.24	618.15	618.08	617.98
PIPE -C14	5.74	3.25	1.23	614.94	614.85	27.0	18.0				27.0	1	0.003	0.013	3.34	5.75	618.43	618.35	618.27	618.19
PIPE -C15	3.24	1.84	0.80	614.98	614.94	14.6	18.0				14.6	1	0.003	0.013	3.54	5.77	618.54	618.53	618.49	618.48
PIPE -C16	3.25	1.84	0.81	615.02	614.98	12.0	18.0				12.0	1	0.003	0.013	3.56	5.75	618.60	618.59	618.55	618.54
PIPE -D1	61.51	2.56	1.26	609.92	609.74	59.6			3.0	8.0	59.6	1	0.003	0.013	5.26	159.23	615.13	615.10	615.03	615.00
PIPE -D2	63.06	2.63	1.28	610.36	609.92	147.3			3.0	8.0	150.7	1	0.003	0.013	5.23	158.99	615.33	615.26	615.22	615.15
PIPE -D3	63.48	5.29	2.41	610.60	610.36	80.4			3.0	4.0	67.2	1	0.003	0.013	4.78	67.05	615.78	615.57	615.35	615.14
PIPE -D4 (2)	52.50	4.38	2.01	610.64	610.60	13.5			3.0	4.0	18.1	1	0.003	0.013	5.22	70.66	616.14	616.12	615.84	615.82
PIPE -D5	47.00	6.65	(N/A)	611.30	610.64	218.7	36.0				226.2	1	0.003	0.013	5.16	36.61	617.57	616.49	616.89	615.80
PIPE -D6	37.79	5.35	2.57	611.74	611.30	147.2	36.0				147.2	1	0.003	0.013	5.15	36.50	617.37	617.75	616.92	616.45
PIPE -D7	18.77	3.82	1.76	612.40	612.24	54.7	30.0				54.7	1	0.003	0.013	4.97	22.19	617.56	617.71	617.33	617.21
PIPE -D8	9.84	2.00	1.15	612.50	612.40	30.8	30.0				19.8	1	0.003	0.013	5.21	22.90	617.69	617.67	617.63	617.61
PIPE -D9	9.87	5.58	(N/A)	613.56	613.50	21.9	18.0				21.9	1	0.003	0.013	3.90	5.59	618.08	617.88	617.59	617.40
PIPE -E1	22.33	4.55	1.04	611.85	611.27	25.5	30.0				25.5	1	0.023	0.013	5.82	61.69	617.49	617.42	617.17	617.09
PIPE -E2	17.25	3.52	1.65	612.25	611.85	134.4	30.0				134.4	1	0.003	0.013	5.62	22.38	617.90	617.66	617.70	617.47
PIPE -E3	17.45	3.55	1.64	612.56	612.25	101.1	30.0				101.1	1	0.003	0.013	5.58	22.71	618.21	618.03	618.01	617.83
PIPE -E4	15.22	3.10	1.51	612.73	612.56	57.0	30.0				57.0	1	0.003	0.013	5.69	22.39	618.48	618.40	618.33	618.25
PIPE -E5	15.36	3.13	1.53	612.95	612.73	75.5	30.0				75.5	1	0.003	0.013	5.70	22.14	618.69	618.58	618.53	618.43
PIPE -E6	15.57	3.17	1.53	613.29	612.95	110.8	30.0				119.9	1	0.003	0.013	5.68	22.55	618.95	618.79	618.79	618.63
PIPE -E7	9.38	1.91	1.13	613.32	613.29	10.0	30.0				10.0	1	0.003	0.013	5.69	22.46	619.03	619.03	618.98	618.97
PIPE -E8	3.69	1.18	0.75	614.19	613.82	124.5	24.0				115.5	1	0.003	0.013	5.23	12.33	619.10	619.07	619.08	619.05
PIPE -E9	3.78	1.20	0.76	614.43	614.19	79.5	24.0				79.5	1	0.003	0.013	4.91	12.35	619.15	619.13	619.13	619.10
PIPE -E10	2.51	1.42	0.36	614.43	614.97	14.9	18.0				14.9	1	0.037	0.013	4.72	20.08	619.19	619.18	619.15	619.15
PIPE -F1	21.54	4.39	1.94	611.91	611.74	55.2	30.0				56.7	1	0.003	0.013	5.47	22.76	617.67	617.74	617.37	617.21
PIPE -F2	18.83	3.84	1.76	612.22	611.91	104.8	30.0				103.3	1	0.003	0.013	5.56	22.31	617.92	617.84	617.69	617.47
PIPE -F3	15.29	4.87	(N/A)	612.72	612.84	40.4	24.0				40.4	1	0.003	0.013	5.09	12.32	618.36	618.18	617.99	617.81
PIPE -F4	13.06	4.16	1.75	612.84	613.07	76.3	24.0				76.3	1	0.003	0.013	5.35	12.42	618.71	618.57	618.47	618.19
PIPE -F5	13.15	4.18	1.77	613.27	613.07	66.1	24.0				66.1	1	0.003	0.013	5.50	12.44	619.06	618.94	618.79	618.57
PIPE -G1	9.00	5.09	(N/A)	613.72	613.43	96.8	18.0				118.8	1	0.003	0.013	4.64	5.72	619.19	618.48	618.78	618.07
PIPE -G2	6.34	3.59	(N/A)	613.75	613.72	10.0	18.0				9.2	1	0.003	0.013	4.91	5.75	618.86	619.27	618.66	618.63
PIPE -G3	6.36	3.60	1.30	613.80	613.75	14.8	18.0				14.6	1	0.003	0.013	4.83	6.10	618.84	618.94	618.64	618.58
PIPE -H1	5.12	2.90	1.08	612.29	612.16	41.2	18.0				30.7	1	0.003	0.013	3.97	5.90	616.36	616.26	616.23	616.13
PIPE -H2	5.15	2.91	1.15	612.37	612.29	28.9	18.0				29.0	1	0.003	0.013	4.06	5.53	616.55	616.48	616.42	616.35
PIPE -I1	17.61	3.59	1.07	611.35	610.04	104.8	30.0				104.8	1	0.013	0.013	5.84	45.87	616.27	616.08	616.07	615.88

FlexTable: 100-Year Conduit Table

Label	Flow (cfs)	Velocity (ft/s)	Depth (Normal) (ft)	Invert (Start) (ft)	Invert (Stop) (ft)	Length (User Defined) (ft)	Diameter (in)	Rise (ft)	Span (ft)	Length (Scaled) (ft)	Number of Barrels	Slope (Calculated) (ft/ft)	Manning's n	Depth (Out) (ft)	Capacity (Full Flow) (cfs)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)
PIPE -I2	10.38	3.30	1.40	611.88	611.85	10.0	24.0			10.0	1	0.003	0.013	3.71	12.39	615.75	616.34	615.58	615.56
PIPE -I3	7.01	2.23	1.08	612.13	611.88	84.8	24.0			81.3	1	0.003	0.013	3.67	12.28	615.71	615.78	615.63	615.55
PIPE -I4	7.03	3.98	(N/A)	612.21	612.13	25.2	18.0			30.6	1	0.003	0.013	3.47	5.77	615.96	615.85	615.72	615.60
PIPE -J1	5.26	2.98	0.56	612.00	611.01	35.5	18.0			35.5	1	0.028	0.013	6.00	17.52	617.23	617.15	617.10	617.01
PIPE -J2	5.29	2.99	0.57	612.80	612.00	29.0	18.0			30.4	1	0.028	0.013	5.22	17.45	617.43	617.36	617.30	617.22
PIPE -K1	10.13	3.22	1.37	611.30	611.61	103.1	24.0			95.3	1	0.003	0.013	5.15	12.42	616.82	617.64	616.66	616.45
PIPE -K3	8.64	2.75	1.23	611.61	611.82	70.2	24.0			79.5	1	0.003	0.013	5.18	12.32	617.01	616.91	616.90	616.79
PIPE -K4	8.67	2.76	1.26	611.82	611.90	28.9	24.0			30.3	1	0.003	0.013	5.19	12.06	617.17	617.13	617.05	617.01
PIPE -LA A1	6.95	3.93	(N/A)	610.99	610.89	32.1	18.0			31.3	1	0.003	0.013	4.29	5.71	615.56	615.81	615.32	615.18
PIPE -LA A2	15.54	4.95	(N/A)	610.36	610.25	33.7	24.0			33.7	1	0.003	0.013	4.53	12.33	615.32	615.16	614.94	614.78
PIPE -LA A3	3.08	1.75	0.78	610.83	610.80	11.8	18.0			11.8	1	0.003	0.013	4.57	5.75	615.43	615.42	615.38	615.37
PIPE -LA A4	3.34	4.25	(N/A)	611.71	611.81		12.0			38.1	1	0.003	0.013	4.57	1.79	616.90	616.77	616.62	616.28
PIPE -LA A5	7.02	3.97	(N/A)	612.06	612.03	12.5	18.0			12.5	1	0.003	0.013	4.78	5.75	617.11	617.19	616.87	616.81
PIPE -LA A6	7.38	4.18	(N/A)	612.62	612.58	12.8	18.0			12.8	1	0.003	0.013	4.90	5.75	617.82	617.75	617.55	617.48
PIPE -LA A7	5.33	3.01	1.15	613.71	613.67	13.5	18.0			13.5	1	0.003	0.013	4.76	5.72	618.61	618.57	618.47	618.43
PIPE -LA A8	7.23	4.09	(N/A)	614.78	614.82	14.2	18.0			14.8	1	0.003	0.013	4.06	5.72	619.17	619.10	618.91	618.84
PIPE -LA A9	5.26	2.98	1.12	615.26	615.17	29.4	18.0			23.2	1	0.003	0.013	3.58	5.81	618.96	619.14	618.82	618.75
PIPE -LA A10	7.92	4.48	(N/A)	615.22	615.18	14.5	18.0			14.5	1	0.003	0.013	3.57	5.52	619.14	619.21	618.83	618.75
PIPE -LA A11	1.69	0.96	0.56	615.92	616.01	30.3	18.0			30.6	1	0.003	0.013	3.41	5.76	619.35	619.34	619.33	619.33
PIPE -LA B1	7.79	4.41	(N/A)	611.92	611.84	29.4	18.0			29.4	1	0.003	0.013	3.18	5.47	615.48	615.32	615.18	615.02
PIPE -LA B2	4.89	2.77	1.08	611.91	611.87	14.4	18.0			14.4	1	0.003	0.013	3.55	5.67	615.57	615.54	615.45	615.42
PIPE -LA B3	4.67	2.64	1.03	612.33	612.24	29.0	18.0			29.0	1	0.003	0.013	4.17	5.75	616.57	616.52	616.47	616.41
PIPE -LA B4	8.31	4.70	(N/A)	612.44	612.40	14.8	18.0			14.8	1	0.003	0.013	4.17	5.45	617.01	616.92	616.66	616.57
PIPE -LA B5	8.31	4.71	(N/A)	614.42	614.37	14.8	18.0			14.8	1	0.003	0.013	3.30	5.75	618.11	618.02	617.77	617.68
PIPE -LA B6	2.97	1.68	0.77	614.71	614.62	29.0	18.0			29.0	1	0.003	0.013	4.14	5.72	618.83	618.80	618.78	618.76
PIPE -LA B7	10.09	5.71	(N/A)	614.69	614.65	14.8	18.0			14.8	1	0.003	0.013	4.14	5.45	619.43	619.29	618.92	618.79
PIPE -LA B8	3.92	1.25	0.78	614.98	614.87	35.0	24.0			70.0	1	0.003	0.013	4.77	12.31	619.67	619.66	619.65	619.64
PIPE -LA B9	5.72	3.24	1.22	615.79	615.70	29.0	18.0			29.0	1	0.003	0.013	3.49	5.75	619.44	619.91	619.27	619.19
PIPE -LA B10	3.84	2.17	0.90	615.77	615.73	14.8	18.0			14.8	1	0.003	0.013	3.40	5.75	619.22	619.56	619.15	619.13
PIPE -LA B11	10.45	3.33	1.41	615.32	615.44	39.7	24.0			39.7	1	0.003	0.013	3.84	12.35	619.42	619.48	619.24	619.16
PIPE -LA C1	6.70	3.79	(N/A)	610.97	610.89	28.7	18.0			28.7	1	0.003	0.013	5.44	5.54	616.67	616.60	616.45	616.33
PIPE -LA C2	5.82	3.29	1.29	610.96	610.92	15.1	18.0			15.1	1	0.003	0.013	5.37	5.61	616.50	616.75	616.34	616.29
PIPE -LA C3	11.39	3.63	1.51	611

CASTLEWOOD SOUTH
INLET FLOW CALCULATION TABLE (25-Yr Flows)

6" Parabolic Crown — **ON GRADE INLETS**

Column 1	Column 2					Column 3	Column 4	Column 5	Column 6	Column 7	Column 8			Column 9										Column 11	Column 12	Column 13	Column 14	Column 15		Column 16	Column 17	Column 18	
Inlet No.	Drainage Area No.	Inlet Type	Street Type	1/2 Street Area (ft^2)	Wet Perim	Q (cfs)	Q Pass (cfs)	Q Total (Qa) (cfs)	Slope (%)	a (in.)	y_o (ft.)	yo (in.)	25 yr Overflow	Ponded Width (ft)	Min. Clear	Width Allow	Ponded (theory)	1/2 Street Cpcty (cfs)	Cpcty	E_o	Sw/Sx	T/W	S_E (eq. slope)	Qa/La	La (ft)	Length (ft)	L/La	a/y_o	E (efficency)	Q/Qa	Q Intercept (cfs)	Q Pass (cfs)	Ensuing DA No.
LA A1	LA A1	Grade	Local 50	5.04	14.50	4.81	0.00	4.81	0.50%	6.75	0.462	5.539	OK	OVER CNTR	N/A	14.000	23.079	16.40	OK	0.31	18.75	15.39	0.13	0.57	8.47	10	1.18	1.22	1.00	1.00	4.81	0.00	CHANNEL B LA 2
LA A2	LA A2	Sump	Local 50	5.04	14.50	13.35	0.00	13.35	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												13.35	
LA A3	LA A3	Grade	Local 50	5.04	14.50	2.15	0.00	2.15	0.50%	6.75	0.354	4.246	OK	OVER CNTR	N/A	14.000	17.693	16.40	OK	0.42	18.75	11.80	0.17	0.42	5.11	10	1.96	1.59	1.00	1.00	2.15	0.00	CHANNEL B LA 2
LA A4	LA A4	Sump	Alley	4.00	10.50	2.32	0.00	2.32	0.75%	6.75										SEE SUMP CALCULATIONS BELOW												2.32	
LA A5	LA A5	Grade	Local 50	5.04	14.50	4.89	0.00	4.89	0.50%	6.75	0.464	5.569	OK	OVER CNTR	N/A	14.000	23.205	16.40	OK	0.30	18.75	15.47	0.13	0.57	8.56	10	1.17	1.21	1.00	1.00	4.89	0.00	LA A3
LA A6	LA A6	Grade	Local 50	5.04	14.50	5.15	0.00	5.15	0.50%	6.75	0.472	5.665	OK	OVER CNTR	N/A	14.000	23.605	16.40	OK	0.30	18.75	15.74	0.13	0.58	8.84	10	1.13	1.19	1.00	1.00	5.15	0.00	LA A5
LA A7	LA A7	Grade	Local 50	5.04	14.50	3.72	0.00	3.72	0.50%	6.75	0.424	5.089	OK	OVER CNTR	N/A	14.000	21.202	16.40	OK	0.34	18.75	14.13	0.14	0.52	7.20	10	1.39	1.33	1.00	1.00	3.72	0.00	LA G2
LA A8	LA A8	Grade	Local 50	5.04	14.50	5.05	0.00	5.05	0.50%	6.75	0.469	5.629	OK	OVER CNTR	N/A	14.000	23.453	16.40	OK	0.30	18.75	15.64	0.13	0.58	8.73	10	1.14	1.20	1.00	1.00	5.05	0.00	LA A7
LA A9	LA A9	Sump	Local 50	5.04	14.50	3.67	0.00	3.67	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												3.67	
LA A10	LA A10	Sump	Local 50	5.04	14.50	5.53	0.00	5.53	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												5.53	
LA A11	LA A11	Sump	Local 50	5.04	14.50	1.18	0.00	1.18	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												1.18	
LA A12	LA A12	Sump	Local 50	5.04	14.50	2.51	0.00	2.51	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												2.51	
LA B1	LA B1	Sump	Local 50	5.04	14.50	5.42	0.00	5.42	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												5.42	
LA B2	LA B2	Sump	Local 50	5.04	14.50	3.40	0.00	3.40	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												3.40	
LA B3	LA B3	Grade	Local 50	5.04	14.50	3.24	0.00	3.24	0.50%	6.75	0.405	4.862	OK	OVER CNTR	N/A	14.000	20.257	16.40	OK	0.36	18.75	13.50	0.15	0.49	6.61	10	1.51	1.39	1.000	1.00	3.24	0.00	LA B2
LA B4	LA B4	Grade	Local 50	5.04	14.50	5.80	0.00	5.80	0.50%	6.75	0.491	5.892	OK	OVER CNTR	N/A	14.000	24.549	16.40	OK	0.28	18.75	16.37	0.12	0.61	9.53	10	1.05	1.15	1.000	1.00	5.80	0.00	LA B2
LA B5	LA B5	Grade	Local 50	5.04	14.50	5.80	0.00	5.80	0.50%	6.75	0.491	5.892	OK	OVER CNTR	N/A	14.000	24.549	16.40	OK	0.28	18.75	16.37	0.12	0.61	9.53	10	1.05	1.15	1.000	1.00	5.80	0.00	LA B4
LA B6	LA B6	Sump	Local 50	5.04	14.50	2.07	0.00	2.07	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												2.07	
LA B7	LA B7	Sump	Local 50	5.04	14.50	7.03	0.00	7.03	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												7.03	
LA B8	LA B8	Sump	Alley	4.00	10.50	2.73	0.00	2.73	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												2.73	
LA B9	LA B9	Sump	Local 50	5.04	14.50	3.99	0.00	3.99	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												3.99	
LA B10	LA B10	Sump	Local 50	5.04	14.50	2.66	0.00	2.66	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												2.66	
LA B11	LA B11	Sump	Alley	4.00	10.50	7.29	0.00	7.29	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												7.29	
LA B12	LA B12	Sump	Alley	4.00	10.50	1.11	0.00	1.11	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												1.11	
LA C1	LA C1	Sump	Local 50	5.04	14.50	4.66	0.00	4.66	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												4.66	
LA C2	LA C2	Sump	Local 50	5.04	14.50	4.05	0.00	4.05	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												4.05	
LA C3	LA C3	Sump	Local 50	5.04	14.50	7.94	0.00	7.94	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												7.94	
LA C4	LA C4	Sump	Local 50	5.04	14.50	3.38	0.00	3.38	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												3.38	
LA C5	LA C5	Grade	Local 50	5.04	14.50	4.41	0.00	4.41	0.50%	6.75	0.449	5.382	OK	OVER CNTR	N/A	14.000	22.427	16.40	OK	0.32	18.75	14.95	0.13	0.55	8.02	10	1.25	1.25	1.000	1.00	4.41	0.00	LA C4
LA C6	LA C6	Sump	Local 50	5.04	14.50	10.60	0.00	10.60	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												10.60	
LA C7	LA C7	Sump	Local 50	5.04	14.50	7.74	0.00	7.74	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												7.74	
LA C8	LA C8	Sump	Local 50	5.04	14.50	3.03	0.00	3.03	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												3.03	
LA C9	LA C9	Sump	Local 50	5.04	14.50	3.25	0.00	3.25	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												3.25	
LA D1	LA D1	Sump	Collector	5.76	18.50	7.81	0.38	8.19	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												8.19	
LA D2	LA D2	Sump	Collector	5.76	18.50	5.01	0.09	5.10	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												5.10	
LA D3	LA D3	Grade	Collector	5.76	18.50	8.08	0.00	8.08	0.70%	6.75	0.498	5.977	OK	MINCLEAR	12'	12.000	24.903	20.61	OK	0.28	18.75	16.60	0.12	0.66	12.23	10	0.82	1.13	0.953	1.00	7.70	0.38	LA D1
LA D4	LA D4	Grade	Collector	5.76	18.50	6.84	0.00	6.84	0.70%	6.75	0.471	5.653	OK	MINCLEAR	12'	12.000	23.553	20.61	OK	0.30	18.75	15.70	0.13	0.62	11.00	10	0.91	1.19	0.987	1.00	6.75	0.09	LA D2
LA E1	LA E1	Grade	Local 50	5.04	14.50	3.96	0.00	3.96	0.50%	6.75	0.433	5.195	OK	OVER CNTR	N/A	14.000	21.644	16.40	OK	0.33	18.75	14.43	0.14	0.53	7.49	10	1.33	1.30	1.000	1.00	3.96	0.00	LA C5
LA E2	LA E2	Sump	Local 50	5.04	14.50	5.26	0.00	5.26	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												5.26	
LA E3	LA E3	Sump	Local 50	5.04	14.50	4.43	0.00	4.43	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												4.43	
LA E4	LA E4	Grade	Local 50	5.04	14.50	1.40	0.00	1.40	0.50%	6.75	0.307	3.686	OK	OVER CNTR	N/A	14.000	15.357	16.40	OK	0.49	18.75	10.24	0.20	0.36	3.93	10	2.55	1.83	1.000	1.00	1.40	0.00	LA E2
LA E5	LA E5	Grade	Local 50	5.04	14.50	2.51	0.00	2.51	0.50%	6.75	0.372	4.469	OK	OVER CNTR	N/A	14.000	18.620	16.40	OK	0.40	18.75	12.41	0.16	0.45	5.63	10	1.78	1.51	1.000	1.00	2.51	0.00	LA E2
LA F1	LA F1	Grade	Local 50	5.04	14.50	3.53	0.00	3.53	0.50%	6.75	0.417	5.001	OK	OVER CNTR	N/A	14.000	20.839	16.40	OK	0.35	18.75	13.89	0.14	0.51	6.97	10	1.43	1.35	1.000	1.00	3.53	0.00	LA D1
LA F2	LA F2	Sump	Alley	4.00	10.50	4.58	0.00	4.58	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												4.58	
LA F3	LA F3	Grade	Local 50	5.04	14.50	2.95	2.81	5.76	0.50%	6.75	0.490	5.878	OK	OVER CNTR	N/A	14.000	24.493	16.40	OK	0.28	18.75	16.33	0.12	0.61	9.49	10	1.05	1.15	1.000	0.51	5.76	0.00	LA D1
LA F4	LA F4	Sump	Alley	4.00	10.50	9.18	0.00	9.18	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												9.18	
LA G1	LA G1	Sump	Local 50	5.04	14.50	1.92	0.00	1.92	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												1.92	
LA G2	LA G2	Sump	Local 50	5.04	14.50	4.43	0.00	4.43	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												4.43	
LA H1	LA H1	Grade	Local 50	5.04	14.50	3.57	0.00	3.57	1.00%	6.75	0.373	4.477	OK	OVER CNTR	N/A	14.000	18.656	23.20	OK	0.40	18.75	12.44	0.16	0.39	9.20	10	1.09	1.51	1.000	1.00	3.57	0.00	LA B1
LA I1	LA I1	Sump	Local 50	5.04	14.50	5.58	0.00	5.58	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												5.58	
LA I2	LA I2	Sump	Local 50	5.04	14.50	4.43	0.00	4.43	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												4.43	
LA I3	LA I3	Grade	Local 50	5.04	14.50	4.90	0.00	4.90	0.50%	6.75	0.464	5.573	OK	OVER CNTR	N/A	14.000	23.220	16.40	OK	0.30	18.75	15.48	0.13	0.57	8.57	10	1.17	1.21	1.00	1.00	4.90	0.00	LA I1
LA J1	LA J1	Grade	Local 50	5.04	14.50	3.69	0.00	3.69	0.50%	6.75	0.423	5.075	OK	OVER CNTR	N/A	14.000	21.146	16.40	OK	0.34	18.75	14.10	0.14	0.51	7.17	10	1.40	1.33	1.00	1.00	3.69	0.00	LA C4
LA K1	LA K1	Grade	Local 50	5.04	14.50	2.07	0.00	2.07	0.50%	6.75	0.349	4.193	OK	OVER CNTR	N/A	14.000	17.473	16.40	OK	0.43	18.75	11.65	0.17	0.41	4.99	10	2.00	1.61	1.00	1.00	2.07	0.00	LA D1
LA K2	LA K2	Grade	Local 50	5.04	14.50	6.06	0.00	6.06	0.50%	6.75	0.498	5.978	OK	OVER CNTR	N/A	14.000	24.907	16.40	OK	0.28	18.75	16.60	0.12	0.62	9.80	10	1.02	1.13	1.00	1.00	6.06	0.00	LA D1
LA M1	LA M1	Grade	Local 50	5.04	14.50	1.55	0.00	1.55	0.50%	6.75	0.318	3.812	OK	OVER CNTR	N/A	14.000	15.882	16.40	OK	0.48	18.75	10.59	0.19	0.37	4.18	10	2.39	1.77	1.00	1.00	1.55	0.00	LA B7
LA N1	LA N1	Sump	Alley	4.00	10.50	2.81	0.00	2.81	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												2.81	LA F3
LA O1	LA O1	Grade	Local 50	5.04	14.50	2.66	0.00	2.66	0.50%	6.75	0.380	4.555	OK	OVER CNTR	N/A	14.000	18.981	16.40	OK	0.39	18.75	12.65	0.16	0.46	5.84	10	1.71	1.48	1.00	1.00	2.66	0.00	
LAO2	LA O2	Grade	Local 50	5.04	14.50	0.89	0.00	0.89	0.50%	6.75	0.264	3.174	OK	13.225	N/A	14.000	13.225	16.40	OK	0.57	18.75	8.82	0.22	0.30	2.99	10	3.34	2.13	1.00	1.00	0.89	0.00	
LA P1	LA P1	Sump	Local 50	5.04	14.50	0.66	0.00	0.66	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												0.66	
LA P2	LA P2	Sump	Local 50	5.04	14.50	0.66	0.00	0.66	0.50%	6.75										SEE SUMP CALCULATIONS BELOW												0.66	
CHANNEL B LA 1	CHANNEL B LA 1	Grade	Local 50	5.04	14.50	5.58	0.00	5.58	0.50%	6.75	0.485	5.817	OK	OVER CNTR	N/A	14.000	24.238	16.40	OK	0.29	18.75	16.16	0.12	0.60	9.30	10	1.08	1.16	1.00	1.00	5.58	0.00	
CHANNEL B LA2	CHANNEL B LA2	Grade	Local 50	5.04	14.50	4.21	0.00	4.21	0.50%	6.75	0.442	5.301	OK	OVER CNTR	N/A	14.000	22.086	16.40	OK	0.32	18.75	14.72	0.13	0.54	7.79	10	1.28	1.27	1.00	1.00	4.21	0.00	

6" Parabolic Crown — **SUMP INLETS**

Inlet No.	Drainage Area No.	Inlet Type	Street Type	1/2 Street Area (ft^2)		Q (cfs)	Q Pass (cfs)	Q Total (Qa) (cfs)	Slope (%)	a (in.)	yo (ft.)	yo (in.)	25 yr Overflow	Ponded Width (ft)	Min. Clear	Width Allow	Ponded (theory)	1/2 Street Cpcty (cfs)	Cpcty	E_o	Sw/Sx	T/W	S_E	Qa/La	La (ft)	Length (ft)	L/La	a/yo		Q/Qa	Q Intercept (cfs)	Q Pass (cfs)	Ensuing DA No.
LA A2	LA A2	Sump	Local 50	5.040	14.503	13.350	0.000	13.350	0.50%	6.750	0.426	5.113	OK	OVER CNTR	N/A	14.000	21.304	-	-	0.34	18.75	14.20	0.14	0.81	16.417	16	0.97	1.32		1.00	16.97	0.00	N/A
LA A4	LA A4	Sump	Alley	4.000	10.502	2.320	0.000	2.320	0.75%	6.750	0.133	1.592	OK	6.634	N/A	10.000	6.634	-	-	0.89	18.75	4.42	0.33	0.81	2.853	16	5.61	4.24		1.00	16.97	0.00	N/A
LA A9	LA A9	Sump	Local 50	5.040	14.503	3.670	0.000	3.670	0.50%	6.750	0.246	2.957	OK	12.322	N/A	14.000	12.322	-	-	0.61	18.75	8.21	0.24	0.81	4.513	10	2.22	2.28		1.00	10.61	0.00	N/A
LA A10	LA A10	Sump	Local 50	5.040	14.503	5.530	0.000	5.530	0.50%	6.750	0.324	3.897	OK	OVER CNTR	N/A	14.000	16.195	-	-	0.47	18.75	10.90	0.19	0.81	6.801	10	1.47	1.74		1.00	10.61	0.00	N/A
LA A11	LA A11	Sump	Local 50	5.040	14.503	1.180	0.000	1.180	0.50%	6.750	0.116	1.388	OK	5.783	N/A	14.000	5.783	-	-	0.92	18.75	3.86	0.35	0.81	1.451	10	6.89	4.86		1.00	10.61	0.00	N/A
LA A12	LA A12	Sump	Local 50	5.040	14.503	2.510	0.000	2.510	0.50%	6.750	0.191	2.296	OK	9.565	N/A	14.000	9.565	-	-	0.74	18.75	6.38	0.28	0.81	3.087	10	3.24	2.94		1.00	10.61	0.00	N/A
LA B1	LA B1	Sump	Local 50	5.040	14.503	5.420	0.000	5.420	0.50%	6.750	0.320	3.835	OK	OVER CNTR	N/A	14.000	15.979	-	-	0.47	18.75	10.65	0.19	0.81	6.665	10	1.50	1.76		1.00	10.61	0.00	N/A
LA B2	LA B2	Sump	Local 50	5.040	14.503	3.400	0.000	3.400	0.50%	6.750	0.234	2.810	OK	11.710	N/A	14.000	11.710	-	-	0.64	18.75	7.81	0.25	0.81	4.181	10	2.39	2.40		1.00	10.61	0.00	N/A
LA B6	LA B6	Sump	Local 50	5.040	14.503	2.070	0.000	2.070	0.50%	6.750	0.168	2.019	OK	8.411	N/A	14.000	8.411	-	-	0.80	18.75	5.61	0.30	0.81	2.546	10	3.93	3.34		1.00	10.61	0.00	N/A
LA B7	LA B7	Sump	Local 50	5.040	14.503	7.030	0.000	7.030	0.50%	6.750	0.380	4.561	OK	OVER CNTR	N/A	14.000	19.005	-	-	0.39	18.75	12.67	0.16	0.81	8.645	10	1.16	1.48		1.00	10.61	0.00	N/A
LA B8	LA B8	Sump	Alley	4.000	10.502	2.730	0.000	2.730	0.50%	6.750	0.202	2.428	OK	OVER CNTR	N/A	10.000	10.116	-	-	0.72	18.75	6.74	0.27	0.81	3.357	10	2.98	2.78		1.00	10.61	0.00	N/A
LA B9	LA B9	Sump	Local 50	5.040	14.503	3.990	0.000	3.990	0.50%	6.750	0.261	3.127	OK	13.028	N/A	14.000	13.028	-	-	0.58	18.75	8.69	0.23	0.81	4.907	10	2.04	2.16		1.00	10.61	0.00	N/A
LA B10	LA B10	Sump	Local 50	5.040	14.503	2.660	0.000	2.660	0.50%	6.750	0.199	2.386	OK	9.942	N/A	14.000	9.942	-	-	0.72	18.75	6.63	0.28	0.81	3.271	10	3.06	2.83		1.00	10.61	0.00	N/A
LA B11	LA B11	Sump	Alley	4.000	10.502	7.290	0.000	7.290	0.50%	6.750	0.389	4.673	OK	OVER CNTR	N/A	10.000	19.470	-	-	0.38	18.75	12.98	0.15	0.81	8.965	10	1.12	1.44		1.00	10.61	0.00	N/A
LA B12	LA B12	Sump	Alley	4.000	10.502	1.110	0.000	1.110	0.50%	6.750	0.111	1.332	OK	5.552	N/A	10.000	5.552	-	-	0.93	18.75	3.70	0.35	0.81	1.365	10	7.33	5.07		1.00	10.61	0.00	N/A
LA C1	LA C1	Sump	Local 50	5.040	14.503	4.660	0.000	4.660	0.50%	6.750	0.289	3.468	OK	OVER CNTR	N/A	14.000	14.448	-	-	0.53	18.75	9.63	0.21	0.81	5.731	10	1.75	1.95		1.00	10.61	0.00	N/A
LA C2	LA C2	Sump	Local 50	5.040	14.503	4.050	0.000	4.050	0.50%	6.750	0.263	3.158	OK	13.158	N/A	14.000	13.158	-	-	0.58	18.75	8.77	0.22	0.81	4.980	10	2.01	2.14		1.00	10.61	0.00	N/A
LA C3	LA C3	Sump	Local 50	5.040	14.503	7.940	0.000	7.940	0.50%	6.750	0.412	4.947	OK	OVER CNTR	N/A	14.000	20.611	-	-	0.35	18.75	13.74	0.15	0.81	9.764	10	1.02	1.36		1.00	10.61	0.00	N/A
LA C4	LA C4	Sump	Local 50	5.040	14.503	3.380	0.000	3.380	0.50%	6.750	0.233	2.799	OK	11.664	N/A	14.000	11.664	-	-	0.64	18.75	7.78	0.25	0.81	4.157	10	2.41	2.41		1.00	10.61	0.00	N/A
LA C6	LA C6	Sump	Local 50	5.040	14.503	10.600	0.000	10.600	0.50%	6.750	0.500	5.998	OK	OVER CNTR	N/A	14.000	24.990	-	-	0.28	18.75	16.66	0.12	0.81	13.035	10	0.77	1.13		1.00	10.61	0.00	N/A
LA C7	LA C7	Sump	Local 50	5.040	14.503	7.740	0.000	7.740	0.50%	6.750	0.405	4.863	OK	OVER CNTR	N/A	14.000	20.264	-	-	0.36	18.75	13.51	0.15	0.81	9.518	10	1.05	1.39		1.00	10.61	0.00	N/A
LA C8	LA C8	Sump	Local 50	5.040	14.503	3.030	0.000	3.030	0.50%	6.750	0.217	2.603	OK	10.844	N/A	14.000	10.844	-	-	0.68	18.75	7.23	0.26	0.81	3.726	10	2.68	2.59		1.00	10.61	0.00	N/A
LA C9	LA C9	Sump	Local 50	5.040	14.503	3.250	0.000	3.250	0.50%	6.750	0.227	2.727	OK	11.363	N/A	14.000	11.363	-	-	0.66	18.75	7.58	0.25	0.81	3.997	10	2.50	2.48		1.00	10.61	0.00	N/A
LA D1	LA D1	Sump	Collector	5.760	18.504	7.810	0.377	8.187	0.50%	6.750	0.421	5.049	OK	MINCLEAR	12'	12.000	21.037	-	-	0.34	18.75	14.02	0.14	0.81	10.068	10	0.99	1.34		0.95	10.61	0.00	N/A
LA D2	LA D2	Sump	Collector	5.760	18.504	5.010	0.092	5.102	0.50%	6.750	0.307	3.684	OK	MINCLEAR	12'	12.000	15.348	-	-	0.49	18.75	10.23	0.20	0.81	6.274	10	1.59	1.83		0.98	10.61	0.00	N/A
LA E2	LA E2	Sump	Local 50	5.040	14.503	5.260	0.000	5.260	0.50%	6.750	0.313	3.759	OK	OVER CNTR	N/A	14.000	15.663	-	-	0.48	18.75	10.44	0.19	0.81	6.468	10	1.55	1.80		1.00	10.61	0.00	N/A
LA E3	LA E3	Sump	Local 50	5.040	14.503	4.430	0.000	4.430	0.50%	6.750	0.279	3.353	OK	13.969	N/A	14.000	13.969	-	-	0.54	18.75	9.31	0.21	0.81	5.448	10	1.84	2.01		1.00	10.61	0.00	N/A
LA F2	LA F2	Sump	Alley	4.000	10.502	4.580	0.000	4.580	0.50%	6.750	0.286	3.428	OK	OVER CNTR	N/A	10.000	14.282	-	-	0.53	18.75	9.52	0.21	0.81	5.632	10	1.78	1.97		1.00	10.61	0.00	N/A
LA F4	LA F4	Sump	Alley	4.000	10.502	9.180	0.000	9.180	0.50%	6.750	0.454	5.449	OK	OVER CNTR	N/A	10.000	22.705	-	-	0.31	18.75	15.14	0.13	0.81	11.289	10	0.89	1.24		1.00	10.61	0.00	N/A
LA G1	LA G1	Sump	Local 50	5.040	14.503	1.920	0.000	1.920	0.50%	6.750	0.160	1.920	OK	8.000	N/A	14.000	8.000	-	-	0.82	18.75	5.33	0.31	0.81	2.361	10	4.24	3.52		1.00	10.61	0.00	N/A
LA G2	LA G2	Sump	Local 50	5.040	14.503	4.430	0.000	4.430	0.50%	6.750	0.279	3.353	OK	13.969	N/A	14.000	13.969	-	-	0.54	18.75	9.31	0.21	0.81	5.448	10	1.84	2.01		1.00	10.61	0.00	N/A
LA I1	LA I1	Sump	Local 50	5.040	14.503	5.580	0.000	5.580	0.50%

CASTLEWOOD SOUTH
INLET FLOW CALCULATION TABLE (100-Yr Flows)

6" Parabolic Crown — **ON GRADE INLETS**

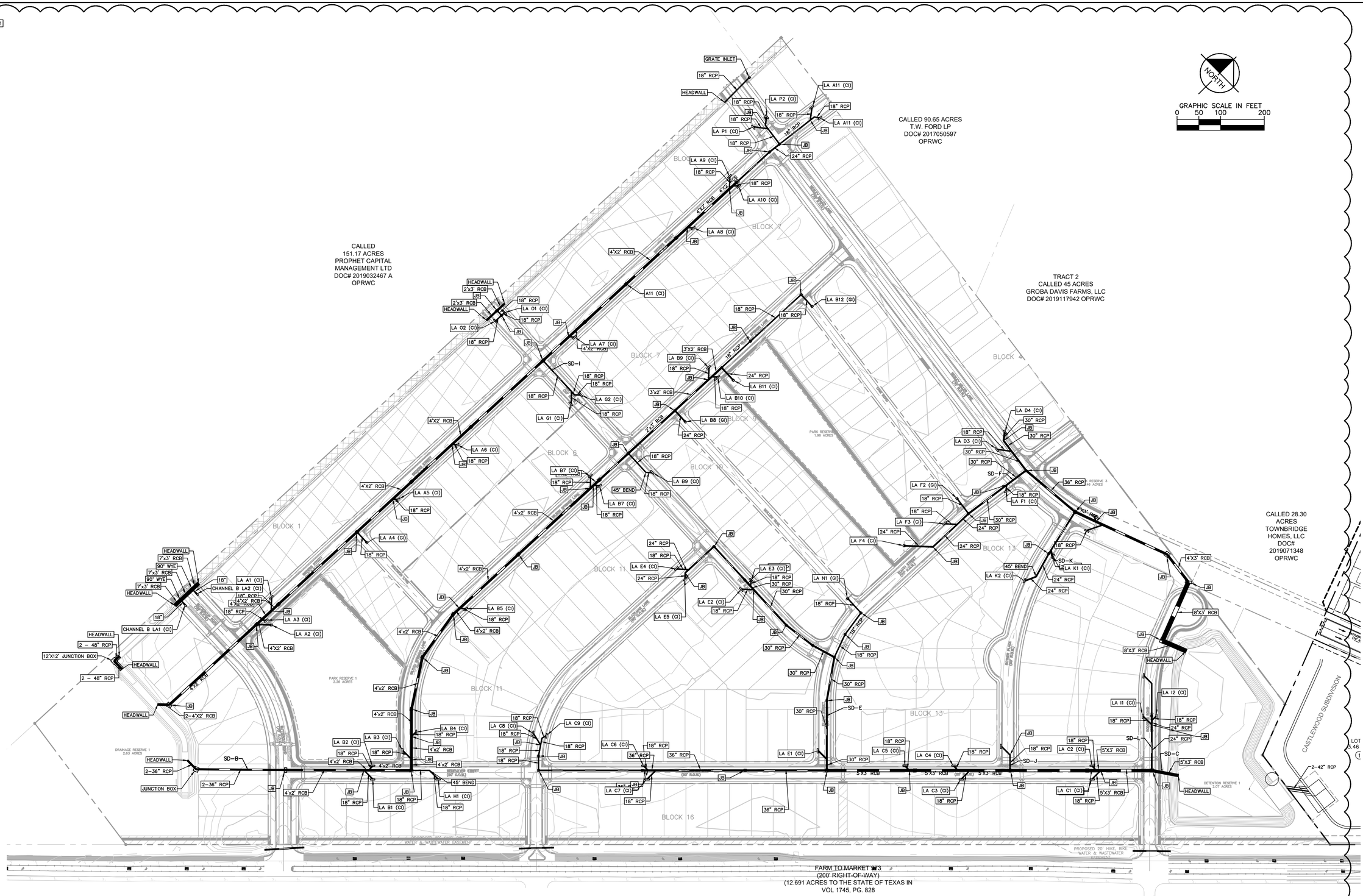
Column 1	Column 2				Column 3	Column 4	Column 5	Column 6	Column 7	Column 8			Column 9									Column 11	Column 12	Column 13	Column 14	Column 15		Column 16	Column 17	Column 18	
Inlet No.	Drainage Area No.	Inlet Type	Street Type	1/2 Street Area (ft^2)	Wet Perim	Q (cfs)	Q Pass (cfs)	Q Total (Qa) (cfs)	Slope (%)	a (in.)	y_o (ft.)	yo (in.)	100 yr Overflow	Ponded Width (ft)	Min. Clear	Width Allow	Ponded (theory)	1/2 Street Cpcty (cfs)	Cpcty	E_o	Sw/Sx	T/W	S_E (eq. slope)	Qa/La	La (ft)	Length (ft)	L/La	a/y_o	E (efficency)	Q/Qa	Q Intercept (cfs)	Q Pass (cfs)	Ensuing DA No.
LA A1	LA A1	Grade	Local 50	5.04	14.50	6.95	0.00	6.95	0.50%	6.75	0.521	6.254	OK	OVER CNTR	N/A	14.000	26.060	16.40	OK	0.26	18.75	17.37	0.11	0.65	10.68	10	0.94	1.08	0.99	1.00	6.90	0.05	CHANNEL B LA2
LA A2	LA A2	Sump	Local 50	5.04	14.50	15.54	0.00	15.54	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														15.54	
LA A3	LA A3	Grade	Local 50	5.04	14.50	3.08	0.07	3.15	0.50%	6.75	0.402	4.819	OK	OVER CNTR	N/A	14.000	20.078	16.40	OK	0.36	18.75	13.39	0.15	0.49	6.50	10	1.54	1.40	1.00	0.98	3.15	0.00	CHANNEL B LA2
LA A4	LA A4	Sump	Alley	4.00	10.50	3.34	0.00	3.34	0.75%	6.75							SEE SUMP CALCULATIONS BELOW														3.34	
LA A5	LA A5	Grade	Local 50	5.04	14.50	7.02	0.11	7.13	0.50%	6.75	0.526	6.308	OK	OVER CNTR	N/A	14.000	26.285	16.40	OK	0.26	18.75	17.52	0.11	0.66	10.86	10	0.92	1.07	0.99	0.98	7.06	0.07	LA A3
LA A6	LA A6	Grade	Local 50	5.04	14.50	7.38	0.00	7.38	0.50%	6.75	0.532	6.379	OK	OVER CNTR	N/A	14.000	26.581	16.40	OK	0.26	18.75	17.72	0.11	0.67	11.09	10	0.90	1.06	0.98	1.00	7.27	0.11	LA A5
LA A7	LA A7	Grade	Local 50	5.04	14.50	5.33	0.09	5.42	0.50%	6.75	0.480	5.761	OK	OVER CNTR	N/A	14.000	24.004	16.40	OK	0.29	18.75	16.00	0.12	0.59	9.13	10	1.10	1.17	1.00	0.98	5.42	0.00	LAG2
LA A8	LA A8	Grade	Local 50	5.04	14.50	7.23	0.00	7.23	0.50%	6.75	0.528	6.336	OK	OVER CNTR	N/A	14.000	26.401	16.40	OK	0.26	18.75	17.60	0.11	0.66	10.95	10	0.91	1.07	0.99	1.00	7.14	0.09	LA A7
LA A9	LA A9	Sump	Local 50	5.04	14.50	5.26	0.00	5.26	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														5.26	
LA A10	LA A10	Sump	Local 50	5.04	14.50	7.92	0.00	7.92	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														7.92	
LA A11	LA A11	Sump	Local 50	5.04	14.50	1.69	0.00	1.69	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														1.69	
LA A12	LA A12	Sump	Local 50	5.04	14.50	3.60	0.00	3.60	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														3.60	
LA B1	LA B1	Sump	Local 50	5.04	14.50	7.79	0.14	7.93	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														7.93	
LA B2	LA B2	Sump	Local 50	5.04	14.50	4.89	0.40	5.29	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														5.29	
LA B3	LA B3	Grade	Local 50	5.04	14.50	4.67	0.00	4.67	0.50%	6.75	0.457	5.485	OK	OVER CNTR	N/A	14.000	22.855	16.40	OK	0.31	18.75	15.24	0.13	0.56	8.31	10	1.20	1.23	1.000	1.00	4.67	0.00	LA B2
LA B4	LA B4	Grade	Local 50	5.04	14.50	8.31	0.32	8.63	0.50%	6.75	0.560	6.717	OK	OVER CNTR	N/A	14.000	27.987	16.40	OK	0.24	18.75	18.66	0.11	0.71	12.23	10	0.82	1.00	0.953	0.96	8.22	0.40	LA B2
LA B5	LA B5	Grade	Local 50	5.04	14.50	8.31	0.00	8.31	0.50%	6.75	0.553	6.634	OK	OVER CNTR	N/A	14.000	27.643	16.40	OK	0.24	18.75	18.43	0.11	0.70	11.95	10	0.84	1.02	0.962	1.00	7.99	0.32	LA B4
LA B6	LA B6	Sump	Local 50	5.04	14.50	2.97	0.00	2.97	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														2.97	
LA B7	LA B7	Sump	Local 50	5.04	14.50	10.09	0.00	10.09	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														10.09	
LA B8	LA B8	Sump	Alley	4.00	10.50	3.92	0.00	3.92	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														3.92	
LA B9	LA B9	Sump	Local 50	5.04	14.50	5.72	0.00	5.72	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														5.72	
LA B10	LA B10	Sump	Local 50	5.04	14.50	3.84	0.00	3.84	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														3.84	
LA B11	LA B11	Sump	Alley	4.00	10.50	10.45	0.00	10.45	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														10.45	
LA B12	LA B12	Sump	Alley	4.00	10.50	1.59	0.00	1.59	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														1.59	
LA C1	LA C1	Sump	Local 50	5.04	14.50	6.70	0.00	6.70	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														6.70	
LA C2	LA C2	Sump	Local 50	5.04	14.50	5.82	0.00	5.82	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														5.82	
LA C3	LA C3	Sump	Local 50	5.04	14.50	11.39	0.00	11.39	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														11.39	
LA C4	LA C4	Sump	Local 50	5.04	14.50	4.85	0.00	4.85	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														4.85	
LA C5	LA C5	Grade	Local 50	5.04	14.50	6.32	0.00	6.32	0.50%	6.75	0.505	6.061	OK	OVER CNTR	N/A	14.000	25.255	16.40	OK	0.27	18.75	16.84	0.12	0.63	10.06	10	0.99	1.11	1.000	1.00	6.32	0.00	LA C4
LA C6	LA C6	Sump	Local 50	5.04	14.50	16.26	0.00	16.26	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														16.26	
LA C7	LA C7	Sump	Local 50	5.04	14.50	17.35	0.00	17.35	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														17.35	
LA C8	LA C8	Sump	Local 50	5.04	14.50	4.34	0.00	4.34	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														4.34	
LA C9	LA C9	Sump	Local 50	5.04	14.50	3.25	0.00	3.25	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														3.25	
LA D1	LA D1	Sump	Collector	5.76	18.50	11.18	2.46	13.64	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														13.64	
LA D2	LA D2	Sump	Collector	5.76	18.50	7.18	0.99	8.17	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														8.17	
LA D3	LA D3	Grade	Collector	5.76	18.50	11.60	0.00	11.60	0.70%	6.75	0.562	6.745	OK	MINCLEAR	12'	12.000	28.104	20.61	OK	0.24	18.75	18.74	0.10	0.75	15.37	10	0.65	1.00	0.850	1.00	9.85	1.75	LA D1
LA D4	LA D4	Grade	Collector	5.76	18.50	9.87	0.00	9.87	0.70%	6.75	0.533	6.390	OK	MINCLEAR	12'	12.000	26.626	20.61	OK	0.26	18.75	17.75	0.11	0.71	13.88	10	0.72	1.06	0.899	1.00	8.88	0.99	LA D2
LA E1	LA E1	Grade	Local 50	5.04	14.50	5.68	0.00	5.68	0.50%	6.75	0.488	5.851	OK	OVER CNTR	N/A	14.000	24.381	16.40	OK	0.29	18.75	16.25	0.12	0.60	9.41	10	1.06	1.15	1.000	1.00	5.68	0.00	LA C5
LA E2	LA E2	Sump	Local 50	5.04	14.50	7.58	0.00	7.58	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														7.58	
LA E3	LA E3	Sump	Local 50	5.04	14.50	6.36	0.00	6.36	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														6.36	
LA E4	LA E4	Grade	Local 50	5.04	14.50	2.01	0.00	2.01	0.50%	6.75	0.346	4.153	OK	OVER CNTR	N/A	14.000	17.304	16.40	OK	0.43	18.75	11.54	0.17	0.41	4.90	10	2.04	1.63	1.000	1.00	2.01	0.00	LA E2
LA E5	LA E5	Grade	Local 50	5.04	14.50	2.51	0.00	2.51	0.50%	6.75	0.372	4.469	OK	OVER CNTR	N/A	14.000	18.620	16.40	OK	0.40	18.75	12.41	0.16	0.45	5.63	10	1.78	1.51	1.000	1.00	2.51	0.00	LA E2
LA F1	LA F1	Grade	Local 50	5.04	14.50	5.07	0.00	5.07	0.50%	6.75	0.470	5.636	OK	OVER CNTR	N/A	14.000	23.483	16.40	OK	0.30	18.75	15.66	0.13	0.58	8.76	10	1.14	1.20	1.000	1.00	5.07	0.00	LA D1
LA F2	LA F2	Sump	Alley	4.00	10.50	6.57	0.00	6.57	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														6.57	
LA F3	LA F3	Grade	Local 50	5.04	14.50	4.23	4.02	8.25	0.50%	6.75	0.552	6.618	OK	OVER CNTR	N/A	14.000	27.577	16.40	OK	0.24	18.75	18.38	0.11	0.69	11.90	10	0.84	1.02	0.963	0.51	7.95	0.30	LA D1
LA F4	LA F4	Sump	Alley	4.00	10.50	13.15	0.00	13.15	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														13.15	
LA G1	LA G1	Sump	Local 50	5.04	14.50	2.75	0.00	2.75	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														2.75	
LA G2	LA G2	Sump	Local 50	5.04	14.50	6.36	0.00	6.36	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														6.36	
LA H1	LA H1	Grade	Local 50	5.04	14.50	5.15	0.00	5.15	1.00%	6.75	0.421	5.053	OK	OVER CNTR	N/A	14.000	21.054	23.20	OK	0.34	18.75	14.04	0.14	0.44	11.57	10	0.86	1.34	0.972	1.00	5.01	0.14	LA B1
LA I1	LA I1	Sump	Local 50	5.04	14.50	8.00	0.06	8.06	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														8.06	
LA I2	LA I2	Sump	Local 50	5.04	14.50	6.36	0.00	6.36	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														6.36	
LA I3	LA I3	Grade	Local 50	5.04	14.50	7.03	0.00	7.03	0.50%	6.75	0.523	6.278	OK	OVER CNTR	N/A	14.000	26.158	16.40	OK	0.26	18.75	17.44	0.11	0.65	10.76	10	0.93	1.08	0.99	1.00	6.97	0.06	LA I1
LA J1	LA J1	Grade	Local 50	5.04	14.50	5.29	0.00	5.29	0.50%	6.75	0.476	5.716	OK	OVER CNTR	N/A	14.000	23.815	16.40	OK	0.29	18.75	15.88	0.12	0.59	8.99	10	1.11	1.18	1.00	1.00	5.29	0.00	LA C4
LA K1	LA K1	Grade	Local 50	5.04	14.50	2.97	0.00	2.97	0.50%	6.75	0.394	4.724	OK	OVER CNTR	N/A	14.000	19.684	16.40	OK	0.37	18.75	13.12	0.15	0.47	6.26	10	1.60	1.43	1.00	1.00	2.97	0.00	LA D1
LA K2	LA K2	Grade	Local 50	5.04	14.50	8.67	0.00	8.67	0.50%	6.75	0.561	6.728	OK	OVER CNTR	N/A	14.000	28.032	16.40	OK	0.24	18.75	18.69	0.10	0.71	12.27	10	0.81	1.00	0.95	1.00	8.25	0.42	LA D1
LA M1	LA M1	Grade	Local 50	5.04	14.50	2.23	0.00	2.23	0.50%	6.75	0.358	4.298	OK	OVER CNTR	N/A	14.000	17.908	16.40	OK	0.42	18.75	11.94	0.17	0.43	5.23	10	1.91	1.57	1.00	1.00	2.23	0.00	LA B7
LA N1	LA N1	Sump	Alley	4.00	10.50	4.02	0.00	4.02	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														4.02	LA F3
LA O1	LA O1	Grade	Local 50	5.04	14.50	3.81	0.00	3.81	0.50%	6.75	0.427	5.129	OK	OVER CNTR	N/A	14.000	21.370	16.40	OK	0.34	18.75	14.25	0.14	0.52	7.31	10	1.37	1.32	1.00	1.00	3.81	0.00	
LAO2	LAO2	Grade	Local 50	5.04	14.50	1.27	0.00	1.27	0.50%	6.75	0.297	3.569	OK	OVER CNTR	N/A	14.000	14.871	16.40	OK	0.51	18.75	9.91	0.20	0.34	3.70	10	2.70	1.89	1.00	1.00	1.27	0.00	
LA P1	LA P1	Sump	Local 50	5.04	14.50	0.95	0.00	0.95	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														0.95	
LA P2	LA P2	Sump	Local 50	5.04	14.50	0.95	0.00	0.95	0.50%	6.75							SEE SUMP CALCULATIONS BELOW														0.95	
CHANNEL B LA 1	CHANNEL B LA 1	Grade	Local 50	5.04	14.50	8.01	0.00	8.01	0.50%	6.75	0.546	6.554	OK	OVER CNTR	N/A	14.000	27.309	16.40	OK	0.25	18.75	18.21	0.11	0.69	11.68	10	0.86	1.03	0.97	1.00	7.77	0.24	
CHANNEL B LA2	CHANNEL B LA2	Grade	Local 50	5.04	14.50	6.04	0.00	6.04	0.50%	6.75	0.498	5.971	OK	OVER CNTR	N/A	14.000	24.880	16.40	OK	0.28	18.75	16.59	0.12	0.62	9.78	10	1.02	1.13	1.00	1.00	6.04	0.00	

6" Parabolic Crown — **SUMP INLETS**

Inlet No.	Drainage Area No.	Inlet Type	Street Type	1/2 Street Area (ft^2)		Q (cfs)	Q Pass (cfs)	Q Total (Qa) (cfs)	Slope (%)	a (in.)	yo (ft.)	yo (in.)	100 yr Overflow	Ponded Width (ft)	Min. Clear	Width Allow	Ponded (theory)	1/2 Street Cpcty (cfs)	Cpcty	E_o	Sw/Sx	T/W	S_E	Qa/La	La (ft)	Length (ft)	L/La	a/yo		Q/Qa	Q Intercept (cfs)	Q Pass (cfs)	Ensuing DA No.
LA A2	LAA2	Sump	Local 50	5.040	14.503	15.540	0.000	15.540	0.50%	6.750	0.471	5.658	OK	OVER CNTR	N/A	14.000	23.575	-	-	0.30	18.75	15.72	0.13	0.81	19.110	16	0.84	1.19		1.00	16.97	0.00	N/A
LA A4	LAA4	Sump	Alley	4.000	10.502	3.340	0.000	3.340	0.75%	6.750	0.169	2.030	OK	8.459	N/A	10.000	8.459	-	-	0.80	18.75	5.64	0.30	0.81	4.107	16	3.90	3.32		1.00	16.97	0.00	N/A
LA A9	LAA9	Sump	Local 50	5.040	14.503	5.260	0.000	5.260	0.50%	6.750	0.313	3.759	OK	OVER CNTR	N/A	14.000	15.663	-	-	0.48	18.75	10.44	0.19	0.81	6.468	10	1.55	1.80		1.00	10.61	0.00	N/A
LA A10	LAA10	Sump	Local 50	5.040	14.503	7.920	0.000	7.920	0.50%	6.750	0.412	4.938	OK	OVER CNTR	N/A	14.000	20.577	-	-	0.35	18.75	13.72	0.15	0.81	9.740	10	1.03	1.37		1.00	10.61	0.00	N/A
LA A11	LAA11	Sump	Local 50	5.040	14.503	1.690	0.000	1.690	0.50%	6.750	0.147	1.763	OK	7.348	N/A	14.000	7.348	-	-	0.85	18.75	4.90	0.32	0.81	2.078	10	4.81	3.83		1.00	10.61	0.00	N/A
LA A12	LAA12	Sump	Local 50	5.040	14.503	3.600	0.000	3.600	0.50%	6.750	0.243	2.919	OK	12.164	N/A	14.000	12.164	-	-	0.62	18.75	8.11	0.24	0.81	4.427	10	2.26	2.31		1.00	10.61	0.00	N/A
LA B1	LAB1	Sump	Local 50	5.040	14.503	7.790	0.142	7.932	0.50%	6.750	0.412	4.943	OK	OVER CNTR	N/A	14.000	20.597	-	-	0.35	18.75	13.73	0.15	0.81	9.754	10	1.03	1.37		0.98	10.61	0.00	N/A
LA B2	LAB2	Sump	Local 50	5.040	14.503	4.890	0.404	5.294	0.50%	6.750	0.315	3.775	OK	OVER CNTR	N/A	14.000	15.731	-	-	0.48	18.75	10.49	0.19	0.81	6.511	10	1.54	1.79		0.92	10.61	0.00	N/A
LA B6	LAB6	Sump	Local 50	5.040	14.503	2.970	0.000	2.970	0.50%	6.750	0.214	2.568	OK	10.700	N/A	14.000	10.700	-	-	0.69	18.75	7.13	0.26	0.81	3.652	10	2.74	2.63		1.00	10.61	0.00	N/A
LA B7	LAB7	Sump	Local 50	5.040	14.503	10.090	0.000	10.090	0.50%	6.750	0.484	5.804	OK	OVER CNTR	N/A	14.000	24.182	-	-	0.29	18.75	16.12	0.12	0.81	12.408	10	0.81	1.16		1.00	10.61	0.00	N/A
LA B8	LAB8	Sump	Alley	4.000	10.502	3.920	0.000	3.920	0.50%	6.750	0.188	2.259	OK	9.412	N/A	10.000	9.412	-	-	0.75	18.75	6.27	0.29	0.81	4.821	16	3.32	2.99		1.00	16.97	0.00	N/A
LA B9	LAB9	Sump	Local 50	5.040	14.503	5.720	0.000	5.720	0.50%	6.750	0.331	3.975	OK	OVER CNTR	N/A	14.000	16.564	-	-	0.45	18.75	11.04	0.18	0.81	7.034	10	1.42	1.70		1.00	10.61	0.00	N/A
LA B10	LAB10	Sump	Local 50	5.040	14.503	3.840	0.000	3.840	0.50%	6.750	0.254	3.048	OK	12.699	N/A	14.000	12.699	-	-	0.60	18.75	8.47	0.23	0.81	4.722	10	2.12	2.21		1.00	10.61	0.00	N/A
LA B11	LAB11	Sump	Alley	4.000	10.502	10.450	0.000	10.450	0.50%	6.750	0.362	4.343	OK	OVER CNTR	N/A	10.000	18.095	-	-	0.41	18.75	12.06	0.17	0.81	12.851	16	1.25	1.55		1.00	16.97	0.00	N/A
LA B12	LAB12	Sump	Alley	4.000	10.502	1.590	0.000	1.590	0.50%	6.750	0.103	1.238	OK	5.157	N/A	10.000	5.157	-	-	0.94	18.75	3.44	0.36	0.81	1.955	16	8.18	5.45		1.00	16.97	0.00	N/A
LA C1	LAC1	Sump	Local 50	5.040	14.503	6.700	0.000	6.700	0.50%	6.750	0.368	4.417	OK	OVER CNTR	N/A	14.000	18.405	-	-	0.40	18.75	12.27	0.16	0.81	8.239	10	1.21	1.53		1.00	10.61	0.00	N/A
LA C2	LAC2	Sump	Local 50	5.040	14.503	5.820	0.000	5.820	0.50%	6.750	0.335	4.021	OK	OVER CNTR	N/A	14.000	16.756	-	-	0.45	18.75	11.17	0.18	0.81	7.157	10	1.40	1.68		1.00	10.61	0.00	N/A
LA C3	LAC3	Sump	Local 50	5.040	14.503	11.390	0.000	11.390	0.50%	6.750	0.524	6.292	OK	OVER CNTR	N/A	14.000	26.216	-	-	0.26	18.75	17.48	0.11	0.81	14.007	10	0.71	1.07		1.00	10.61	0.78	N/A
LA C4	LAC4	Sump	Local 50	5.040	14.503	4.850	0.001	4.851	0.50%	6.750	0.297	3.561	OK	OVER CNTR	N/A	14.000	14.840	-	-	0.51	18.75	9.89	0.20	0.81	5.965	10	1.68	1.90		1.00	10.61	0.00	N/A
LA C6	LAC6	Sump	Local 50	5.040	14.503	16.260	0.000	16.260	0.50%	6.750	0.665	7.977	OK	OVER CNTR	N/A	14.000	33.238	-	-	0.19	18.75	22.16	0.09	0.81	19.996	10	0.50	0.85		1.00	10.61	5.65	N/A
LA C7	LAC7	Sump	Local 50	5.040	14.503	17.350	0.000	17.350	0.50%	6.750	0.694	8.330	OK	OVER CNTR	N/A	14.000	34.707	-	-	0.18	18.75	23.14	0.08	0.81	21.336	10	0.47	0.81		1.00	10.61	6.74	N/A
LA C8	LAC8	Sump	Local 50	5.040	14.503	4.340	0.000	4.340	0.50%	6.750	0.276	3.307	OK	13.779	N/A	14.000	13.779	-	-	0.55	18.75	9.19	0.22	0.81	5.337	10	1.87	2.04		1.00	10.61	0.00	N/A
LA C9	LAC9	Sump	Local 50	5.040	14.503	3.250	0.000	3.250	0.50%	6.750	0.227	2.727	OK	11.363	N/A	14.000	11.363	-	-	0.66	18.75	7.58	0.25	0.81	3.997	10	2.50	2.48		1.00	10.61	0.00	N/A
LA D1	LAD1	Sump	Collector	5.760	18.504	11.180	2.464	13.644	0.50%	6.750	0.591	7.097	OK	MINCLEAR	12'	12.000	29.571	-	-	0.22	18.75	19.71	0.10	0.81	16.779	10	0.60	0.95		0.82	10.61	3.04	N/A
LA D2	LAD2	Sump	Collector	5.760	18.504	7.180	0.994	8.174	0.50%	6.750	0.420	5.044	OK	MINCLEAR	12'	12.000	21.015	-	-	0.34	18.75	14.01	0.14	0.81	10.052	10	0.99	1.34		0.88	10.61	0.00	N/A
LA E2	LAE2	Sump	Local 50	5.040	14.503	7.580	0.000	7.580	0.50%	6.750	0.400	4.796	OK	OVER CNTR	N/A	14.000	19.983	-	-	0.37	18.75	13.32	0.15	0.81	9.322	10	1.07	1.41		1.00	10.61	0.00	N/A
LA E3	LAE3	Sump	Local 50	5.040	14.503	6.360	0.000	6.360	0.50%	6.750	0.356	4.267	OK	OVER CNTR	N/A	14.000	17.777	-	-	0.42	18.75	11.85	0.17	0.81	7.821	10	1.28	1.58		1.00	10.61	0.00	N/A
LA F2	LAF2	Sump	Alley	4.000	10.502	6.570	0.000	6.570	0.50%	6.750	0.266	3.197	OK	OVER CNTR	N/A	10.000	13.280	-	-	0.57	18.75	8.85	0.22	0.81	8.079	16	1.98	2.12		1.00	16.97	0.00	N/A
LA F4	LAF4	Sump	Alley	4.000	10.502	13.150	0.000	13.150	0.50%	6.750	0.422	5.062	OK	OVER CNTR	N/A	10.000	21.091	-	-	0.34	18.75	14.06	0.14	0.81	16.171	16	0.99	1.33		1.00	16.97	0.00	N/A
LA G1	LAG1	Sump	Local 50	5.040	14.503	2.750	0.000	2.750	0.50%	6.750	0.203	2.440	OK	10.165	N/A	14.000	10.165	-	-	0.71	18.75	6.78	0.27	0.81	3.382	10	2.96	2.77		1.00	10.61	0.00	N/A
LA G2	LAG2	Sump	Local 50	5.040	14.503	6.360	0.000	6.360	0.50%	6.750	0.356	4.267	OK	OVER CNTR	N/A	14.000	17.777	-	-	0.42	18.75	11.85	0.17	0.81	7.821	10	1.28	1.58		1.00	10.61	0.00	N/A
LA I1	LAI1	Sump	Local 50	5.040	14.503	8.000	0.059	8.059	0.50%	6.750	0.416	4.996	OK	OVER CNTR	N/A

Plotted By:Hansen, Matthew Date:March 22, 2023 12:31:02pm File Path:K:\Sou_Civil\069278803 castlewood south\Cad\plansheets\C-Overall Storm Plan.dwg
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TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY
2	UPDATED NETWORK	3/21/23	MH

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	XXM
CHECKED BY:	WB

OVERALL STORM PLAN

CASTLEWOOD SOUTH

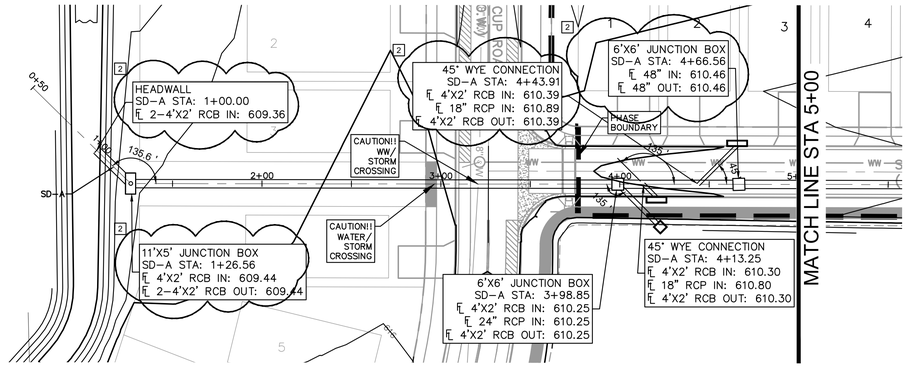
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
52 OF 127

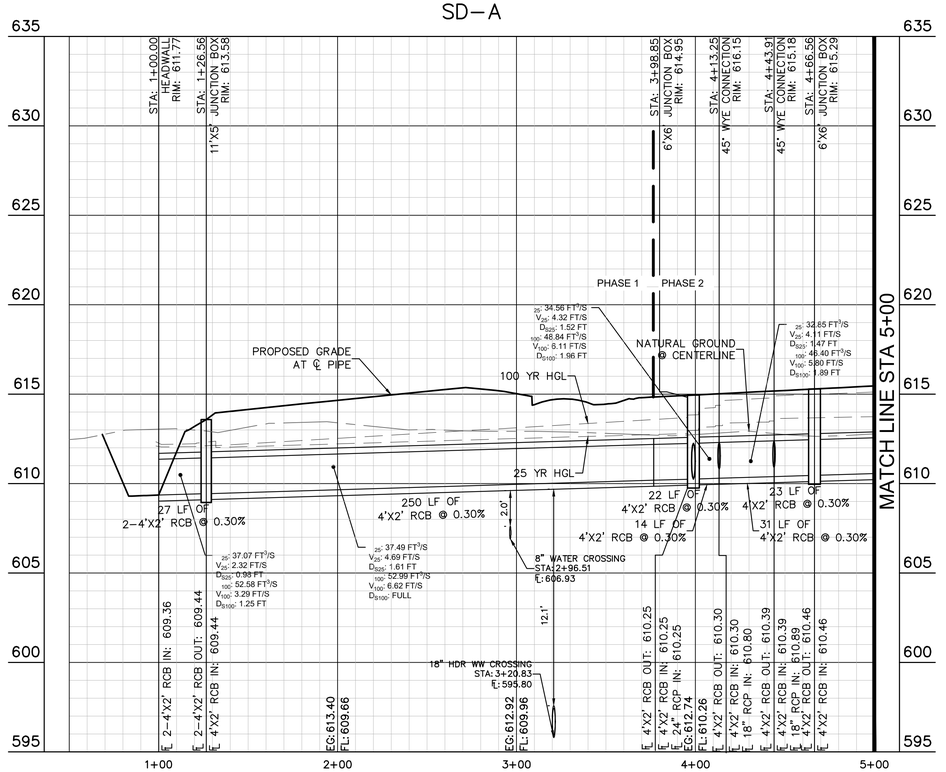
Plotted By:Hansen, Matthew Date:March 22, 2023 02:33:14pm File Path:K:\Spu_civil\069278803 castlewood south\Civil\plansheets\C-Storm P&P (SD A&B).dwg
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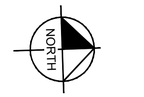
STORM SD A

DRAINAGE RESERVE 1
2.63 ACRES



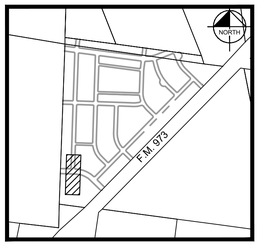
SD-A





UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE



KEYMAP
SCALE 1:1000

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

NO.	REVISIONS	DATE	BY
2	REVISED LATERAL TIE-INS	3/21/23	HM
2	UPDATED JUNCTION BOX SIZES	3/14/23	MH

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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

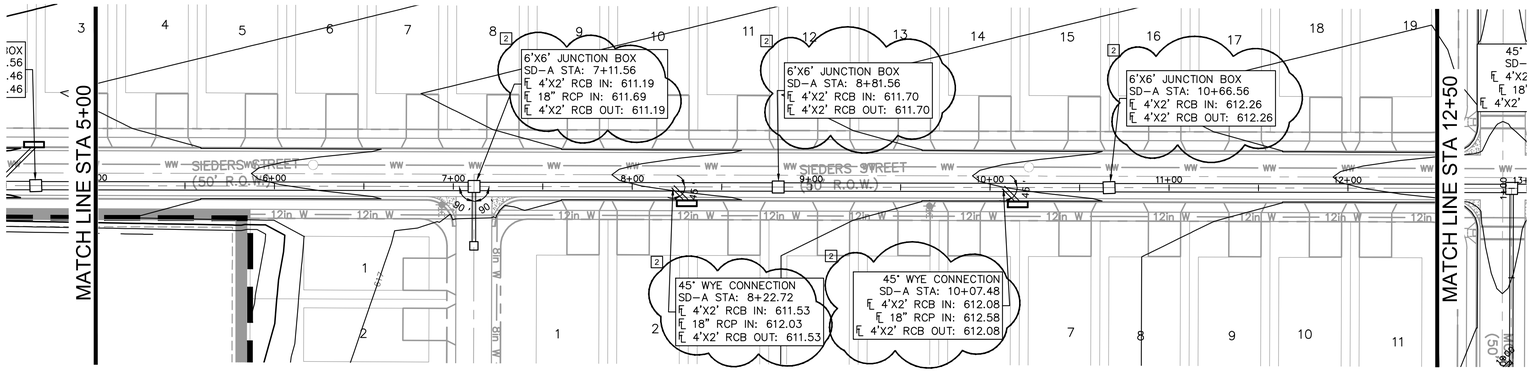
STORM PLAN PROFILE LINE SD A (SHEET 1 OF 3)

CASTLEWOOD SOUTH

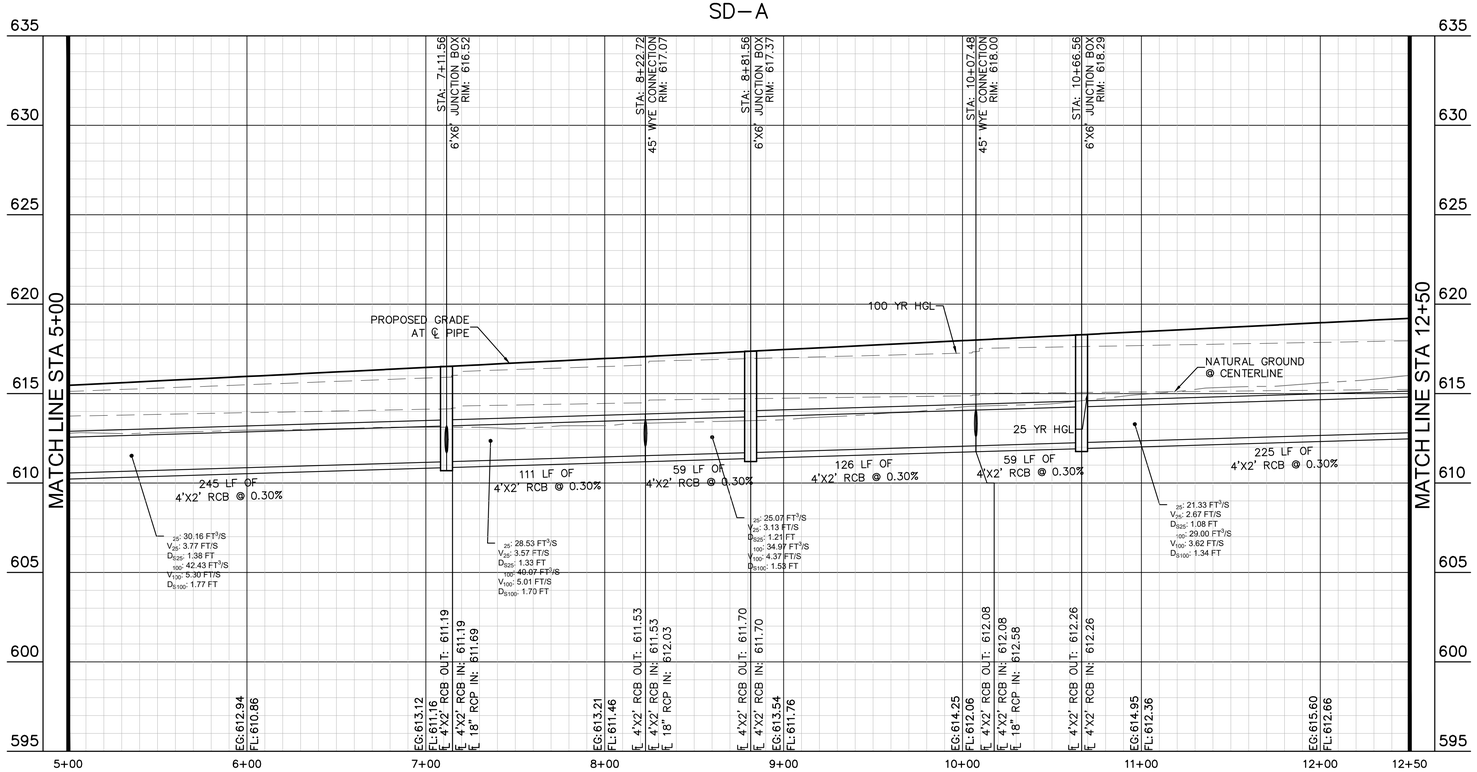
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

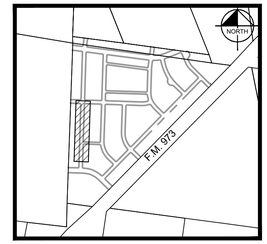
SHEET NUMBER
53 OF 127

STORM SD A



SD-A





KEYMAP
SCALE 1:1000

GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

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

No.	REVISIONS	DATE	BY
2	UPDATED JUNCTION BOX SIZES	2/2/23	MH
2	REVISED LATERAL TIE-INS	3/21/23	HM

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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT 069278803			
DATE JUNE 2021	SCALE: AS SHOWN	DESIGNED BY:	WB
		DRAWN BY:	MH
		CHECKED BY:	WB

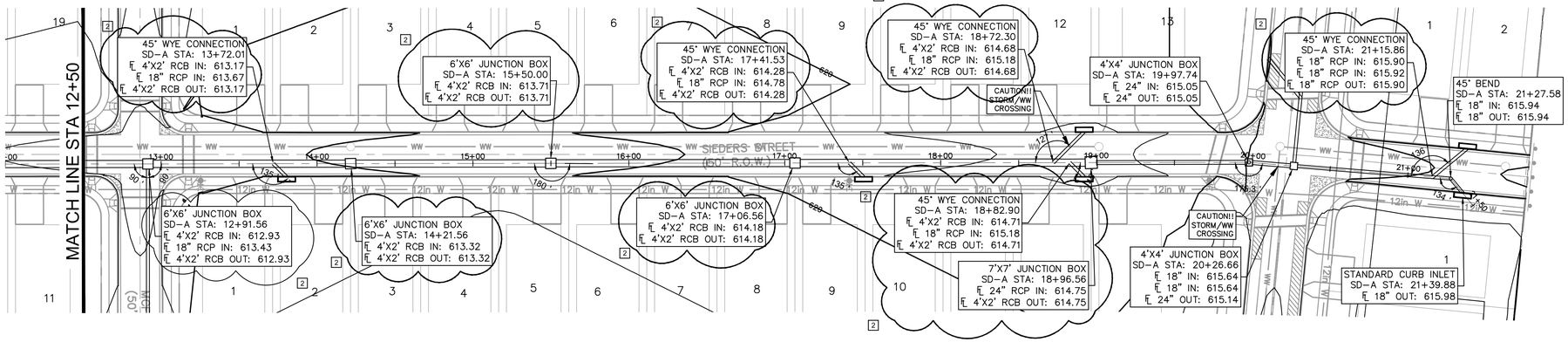
STORM PLAN PROFILE LINE SD A (SHEET 2 OF 3)

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
54 OF 127

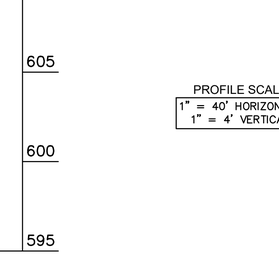
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STORM A



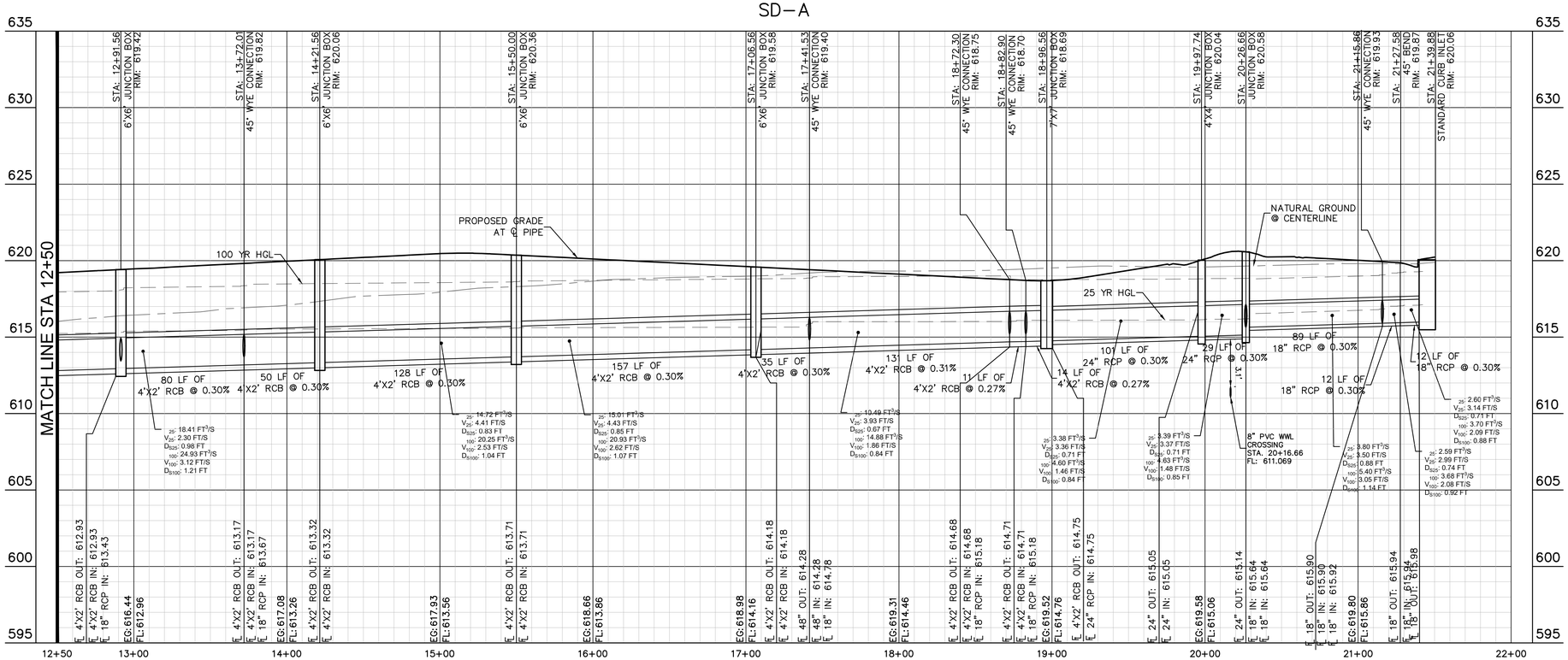
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE



KEYMAP
SCALE 1:1000

SD-A



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

No.	REVISIONS	DATE	BY
2	UPDATED JUNCTION BOX SIZES	2/2/23	MH
2	REVISED LATERAL TIE-INS	3/21/23	HM

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LICENSED PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT 069278803		
DATE JUNE 2021	SCALE: AS SHOWN	
	DESIGNED BY:	WB
	DRAWN BY:	MH
	CHECKED BY:	WB

STORM PLAN PROFILE LINE SD A (SHEET 3 OF 3)

CASTLEWOOD SOUTH

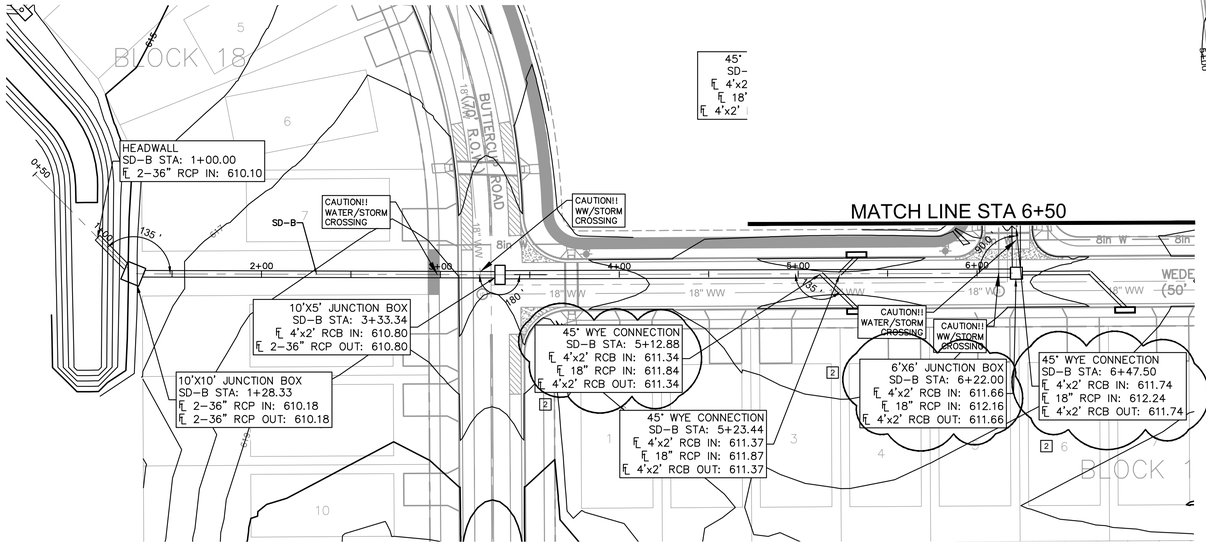
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
55 OF127

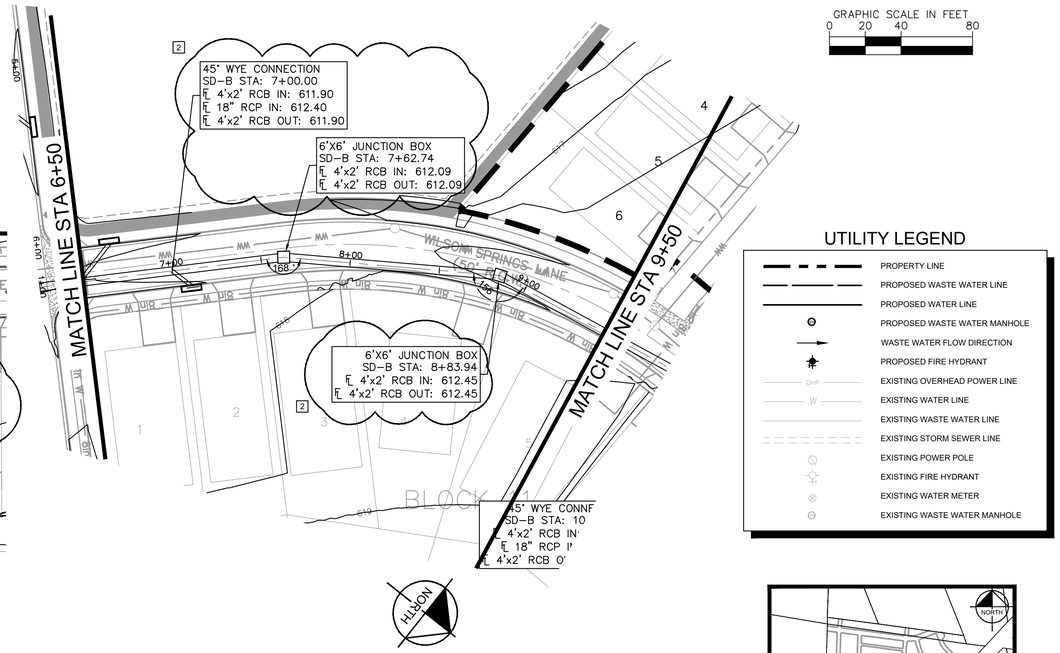
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STORM SD B



STORM SD B

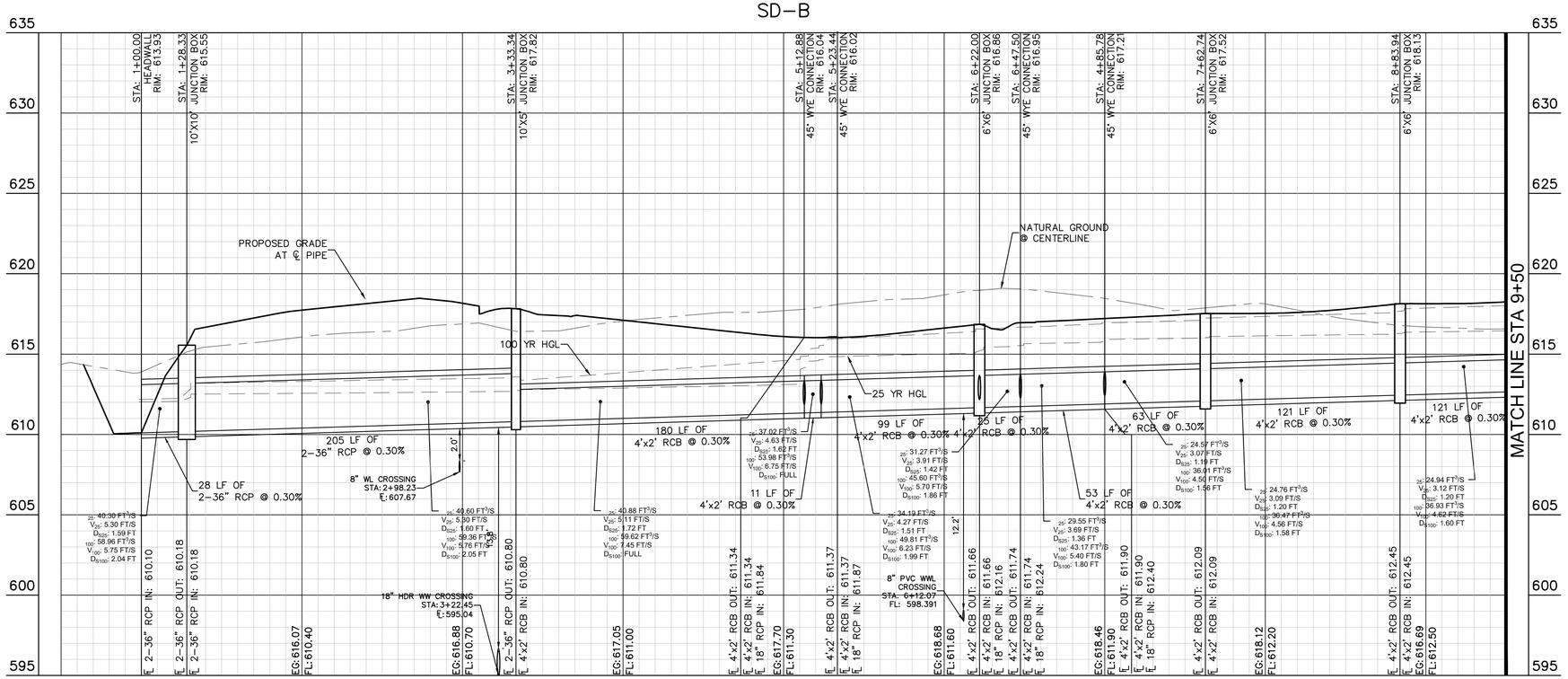


GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

SD-B



KEYMAP
SCALE 1:1000

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

No.	REVISIONS	DATE	BY
2	UPDATED JUNCTION BOX SIZES	2/2/23	MH
2	ADDED CHANNEL GRADING	3/17/23	MH
2	REVISED UNCTION BOXES	3/21/23	HM

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LICENSED PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

STORM PLAN PROFILE LINE SD B (SHEET 1 OF 3)

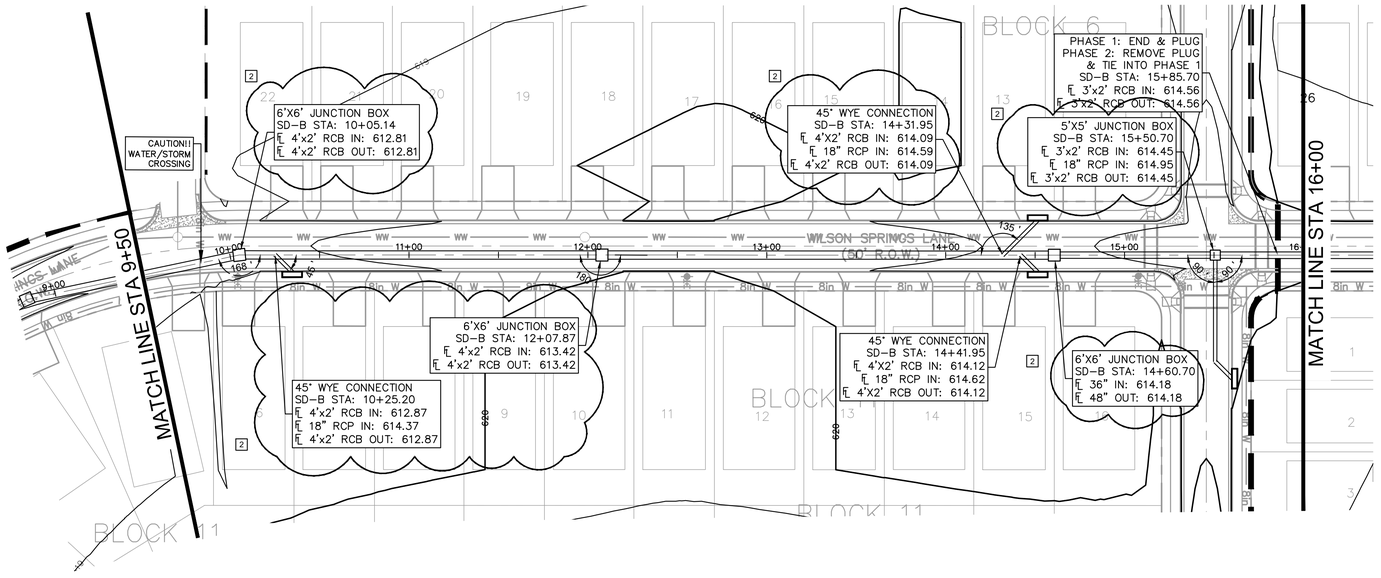
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

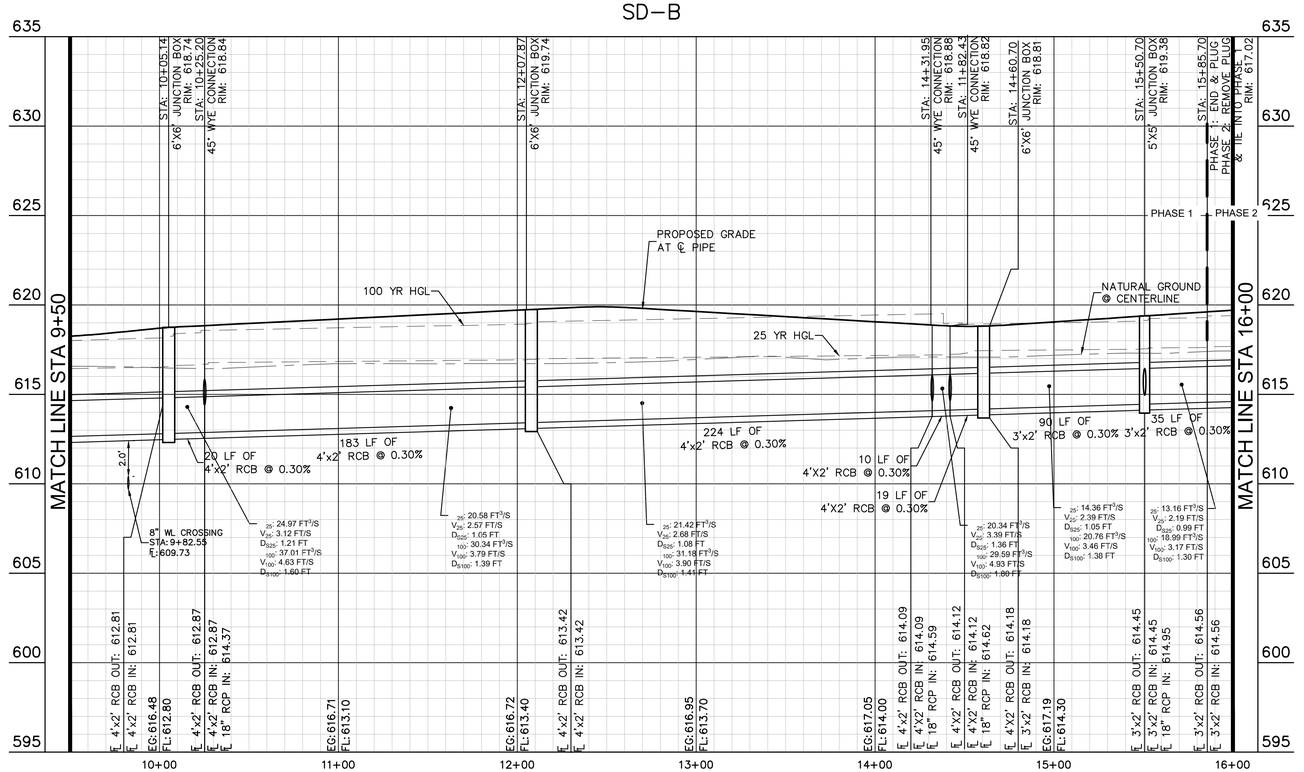
SHEET NUMBER
56 OF 127

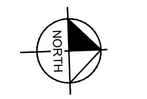
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STORM B



SD-B

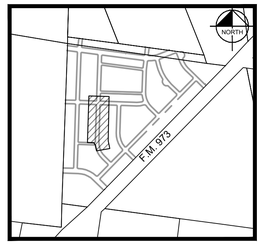




GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE



KEYMAP
SCALE 1:1000

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

No.	REVISIONS	DATE	BY
2	UPDATED JUNCTION BOX SIZES	2/2/23	MH
2	REVISED UNCTION BOXES	3/21/23	HM

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STATE OF TEXAS
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3/21/2023

KHA PROJECT 069278803			
DATE JUNE 2021	SCALE AS SHOWN	DESIGNED BY: WB	DRAWN BY: MH
		CHECKED BY: WB	

STORM PLAN PROFILE LINE SD B (SHEET 2 OF 3)

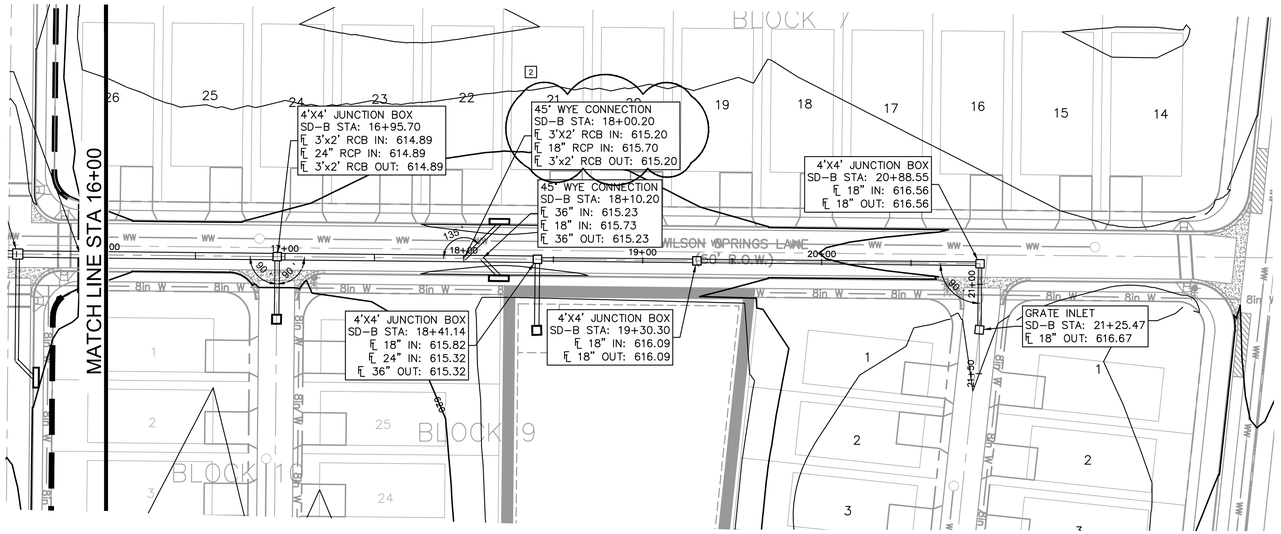
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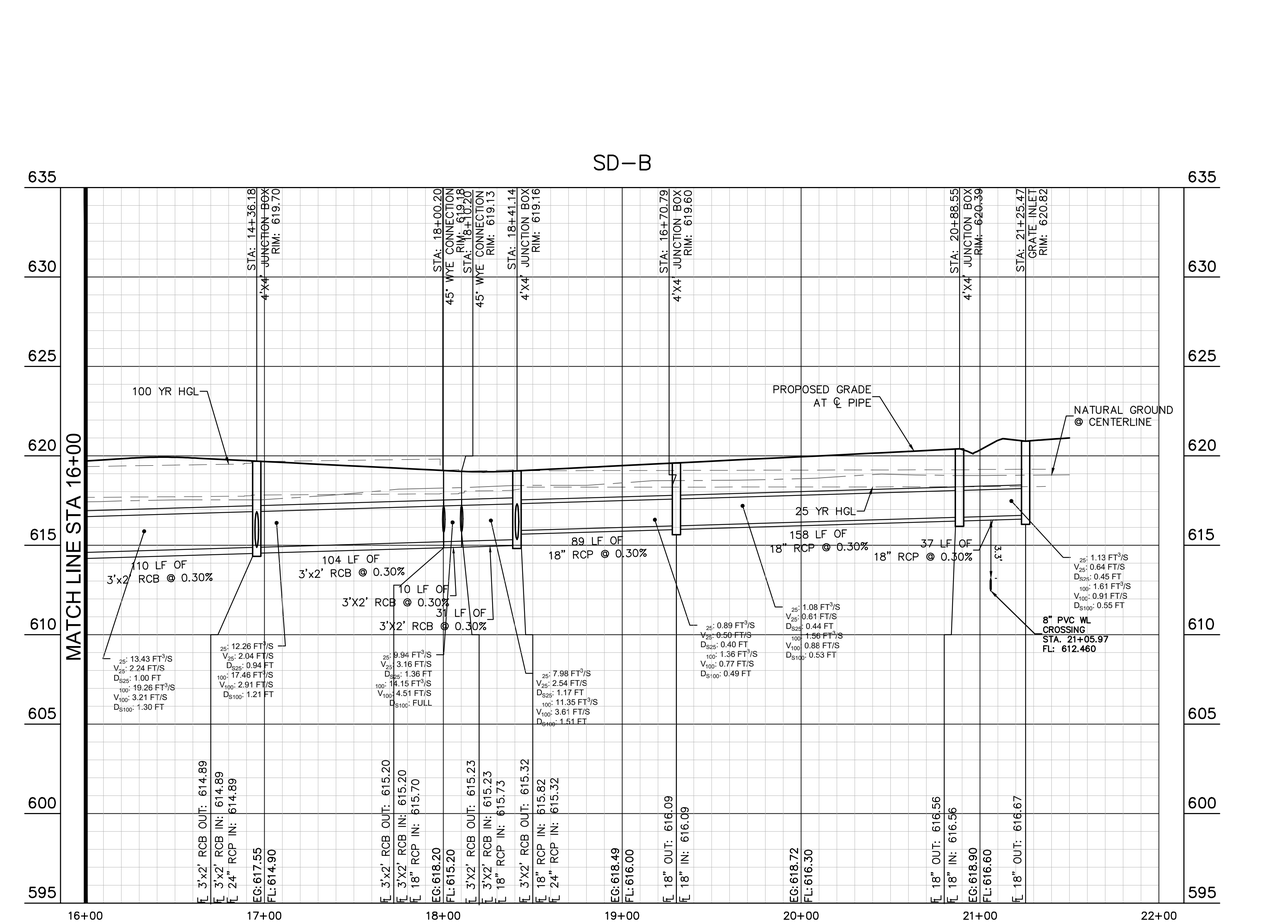
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
57 OF 127

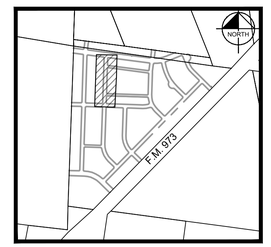
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STORM B

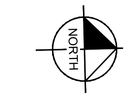




PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL



KEYMAP
SCALE 1:1000



GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
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- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

No.	REVISIONS	DATE	BY
2	REVISED JUNCTION BOXES	3/21/23	HM

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PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

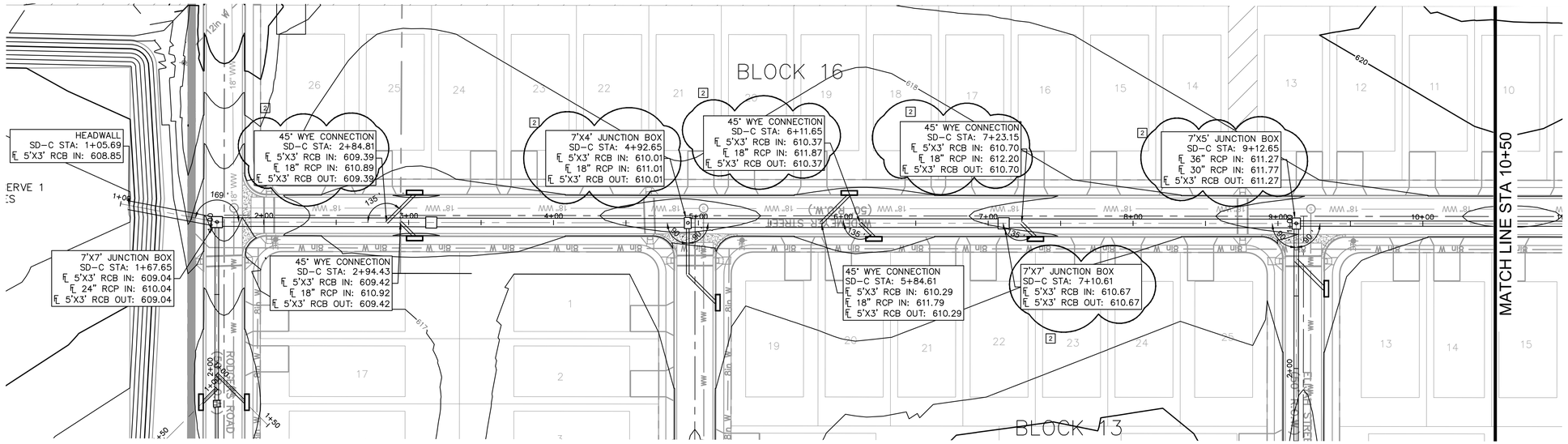
STORM PLAN PROFILE LINE SD B (SHEET 3 OF 3)

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

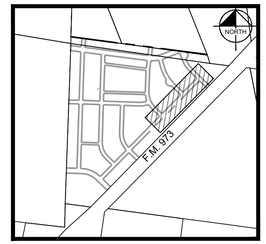
SHEET NUMBER
58 OF 127

STORM SD C



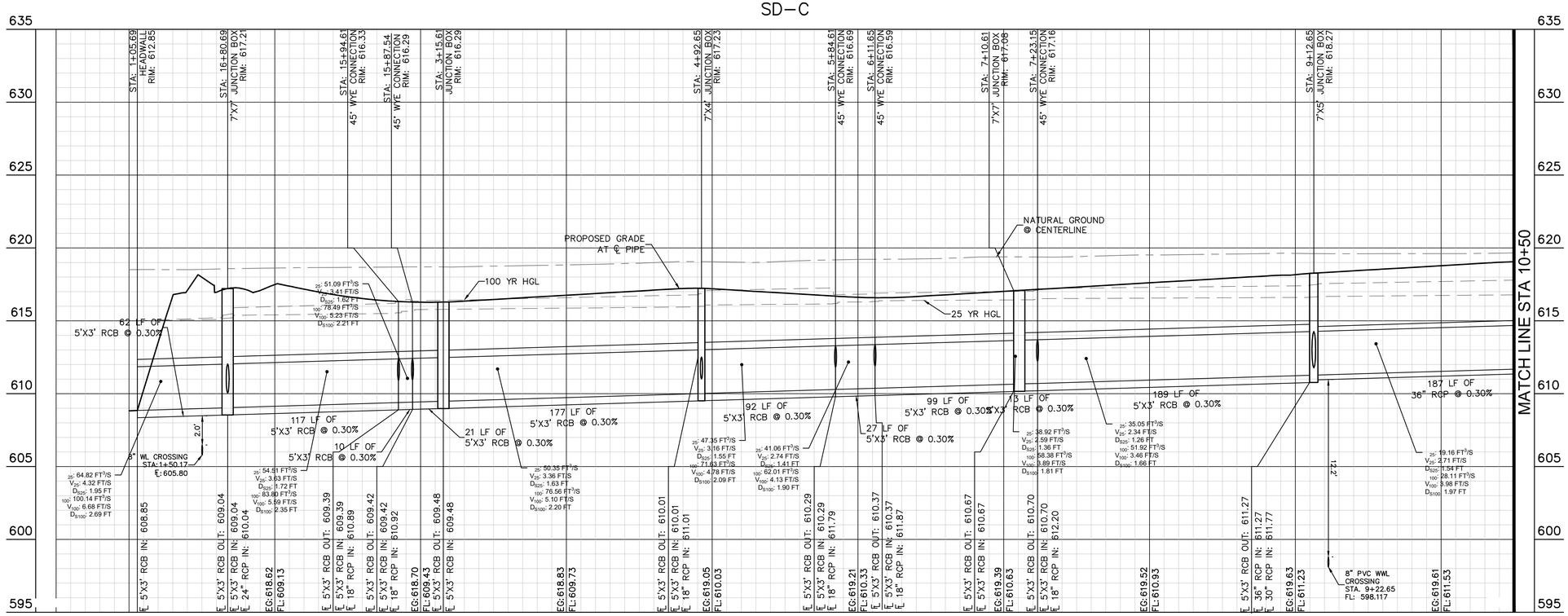
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE



KEYMAP
SCALE 1:1000

SD–C



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

No.	REVISIONS	DATE	BY
2	UPDATED JUNCTION BOX SIZES	2/2/23	MH
2	REVISED UNCTION BOXES	3/21/23	HM

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT 069278803			
DATE JUNE 2021	SCALE: AS SHOWN	DESIGNED BY:	WB
		DRAWN BY:	XMM
		CHECKED BY:	WB

STORM PLAN PROFILE LINE SD C (SHEET 1 OF 2)

CASTLEWOOD SOUTH

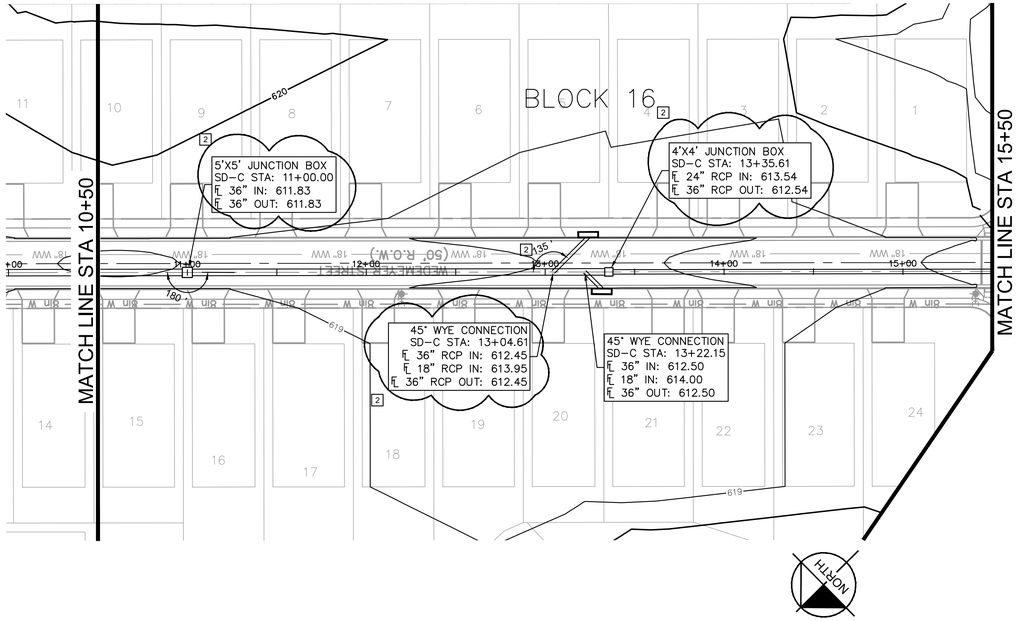
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
59 OF 127

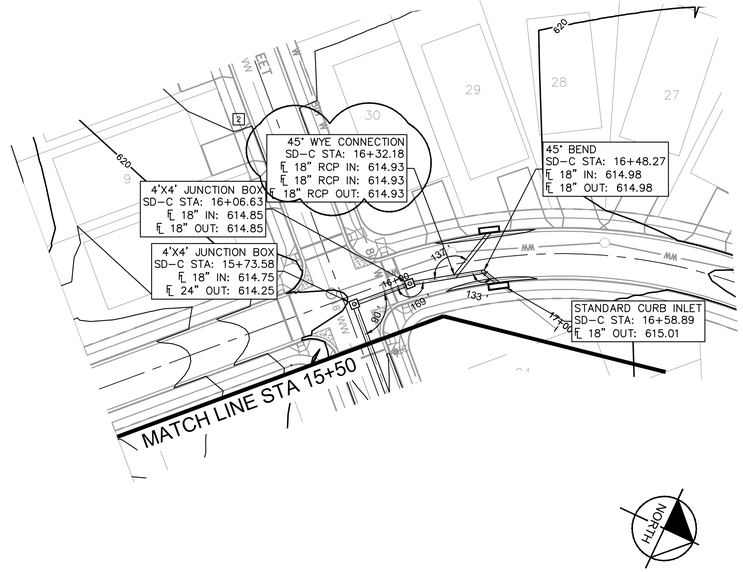
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STORM SD C



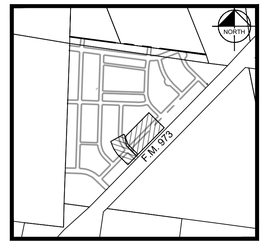
STORM SD C



GRAPHIC SCALE IN FEET
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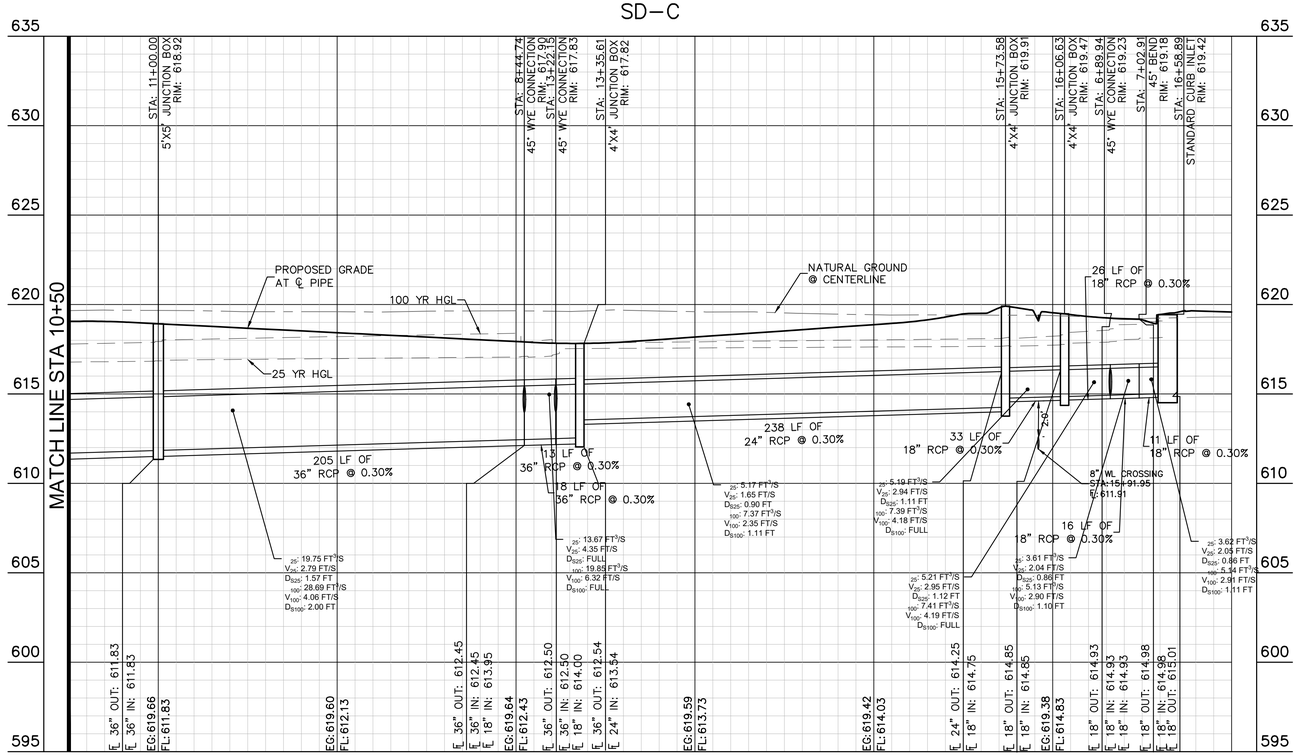
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
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- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE



KEYMAP
SCALE 1:1000

SD-C



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

No.	REVISIONS	DATE	BY
2	UPDATED JUNCTION BOX SIZES	2/1/23	MH
2	REVISED UNCTION BOXES	3/21/23	HM

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3/21/2023

KHA PROJECT 069278803			
DATE JUNE 2021	SCALE: AS SHOWN	DESIGNED BY: WB	DRAWN BY: XMM
		CHECKED BY: WB	

STORM PLAN PROFILE LINE SD C (SHEET 2 OF 2)

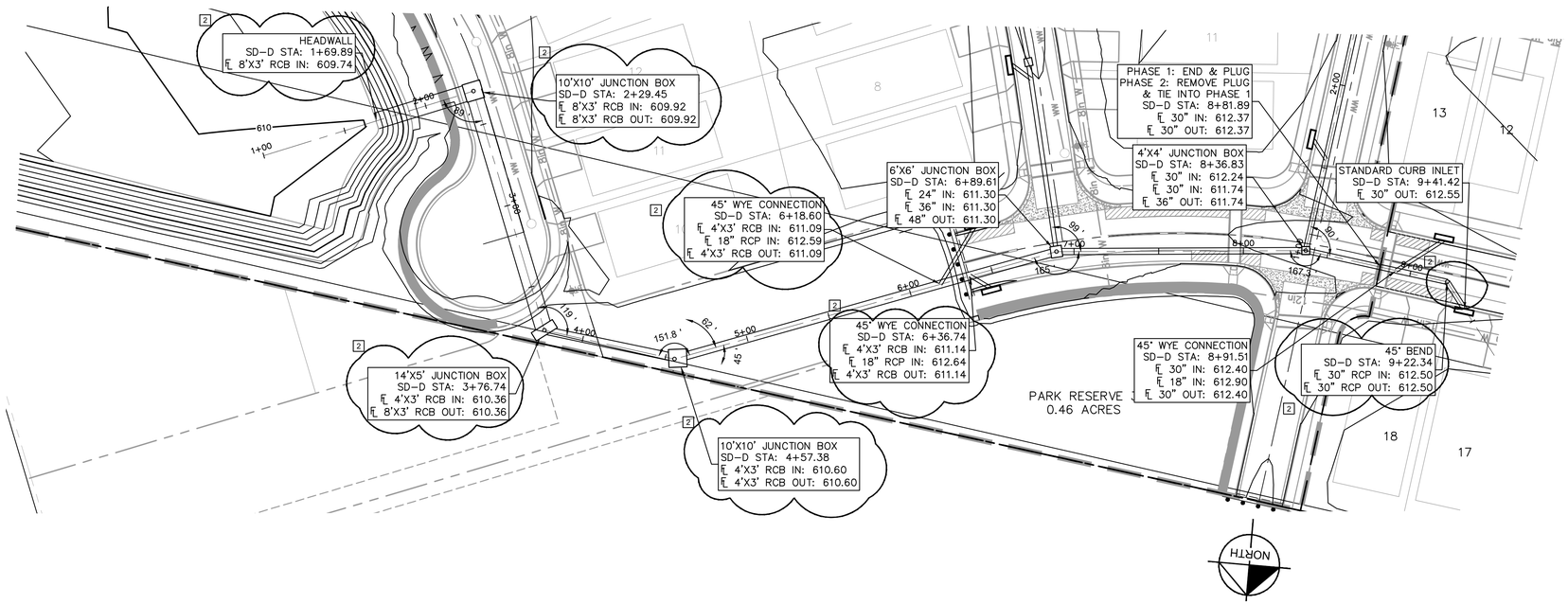
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
60 OF 127

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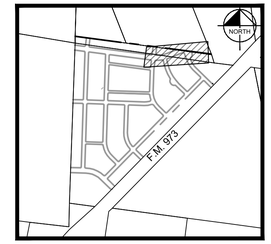
STORM D



GRAPHIC SCALE IN FEET
0 20 40 80

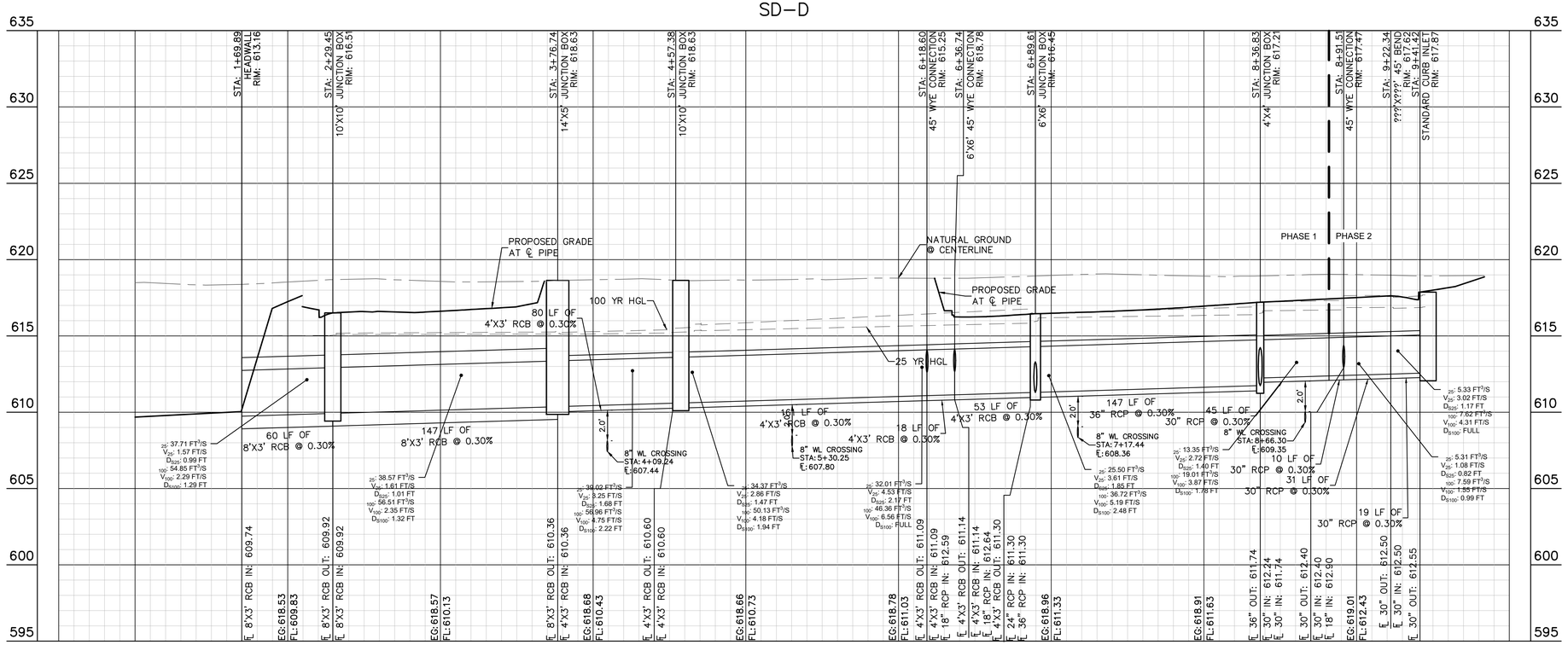
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE



KEYMAP
SCALE 1:1000

SD-D



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

No.	REVISIONS	DATE	BY
2	UPDATED JUNCTION BOX AND PIPE SIZES	2/1/23	MH
1	REVISED UNCTION BOXES	3/21/23	HM

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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT 069278803			
DATE JUNE 2021	SCALE: AS SHOWN	DESIGNED BY:	WB
		DRAWN BY:	XMM
		CHECKED BY:	WB

STORM PLAN PROFILE LINE SD D

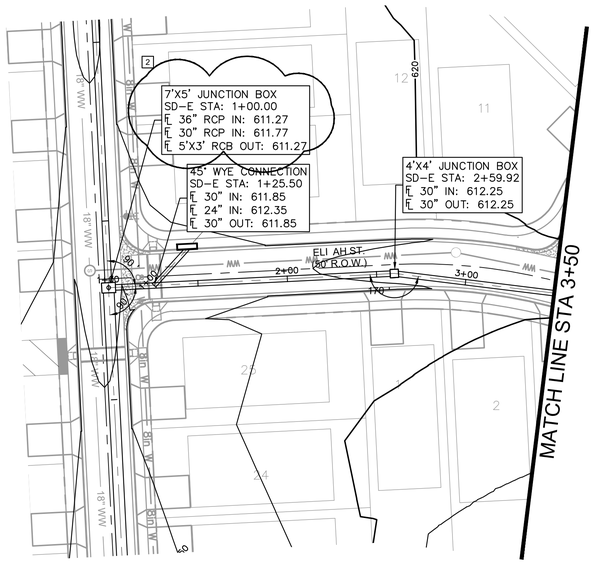
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

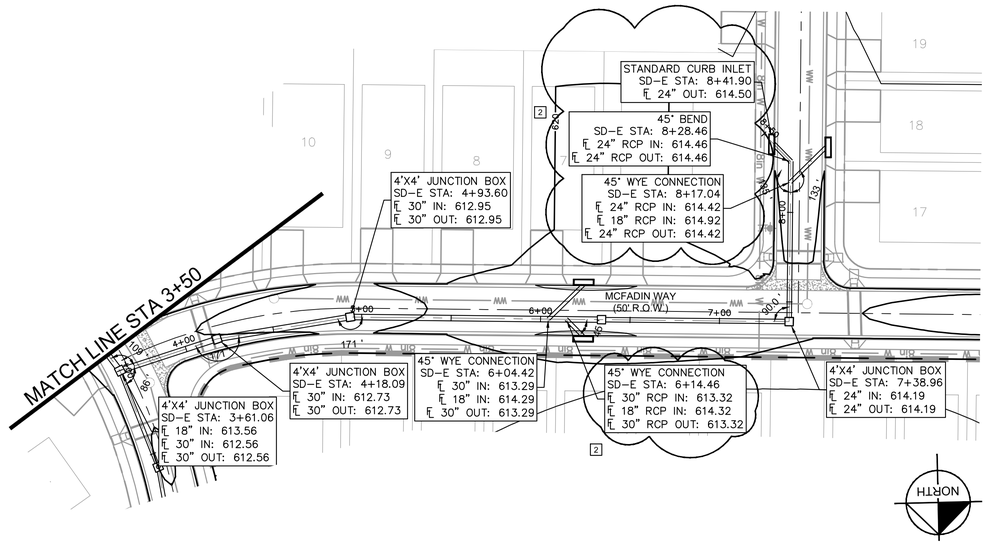
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STORM E



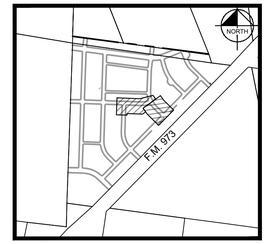
STORM E



GRAPHIC SCALE IN FEET
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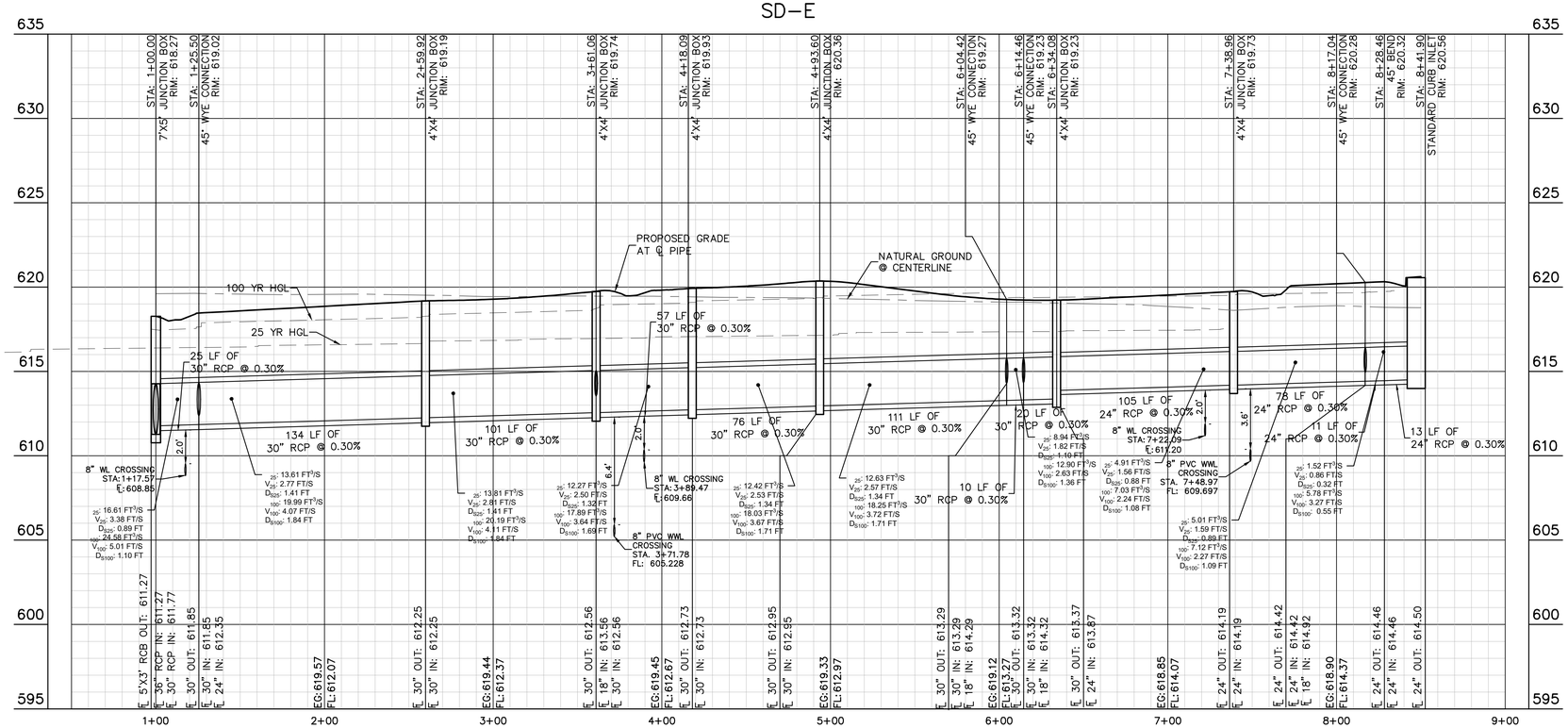
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE



KEYMAP
SCALE 1:1000

SD-E



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

No.	REVISIONS	DATE	BY
2	UPDATED JUNCTION BOX SIZES	2/1/23	MH
2	REVISED UNCTION BOXES	3/21/23	HM

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/21/2023

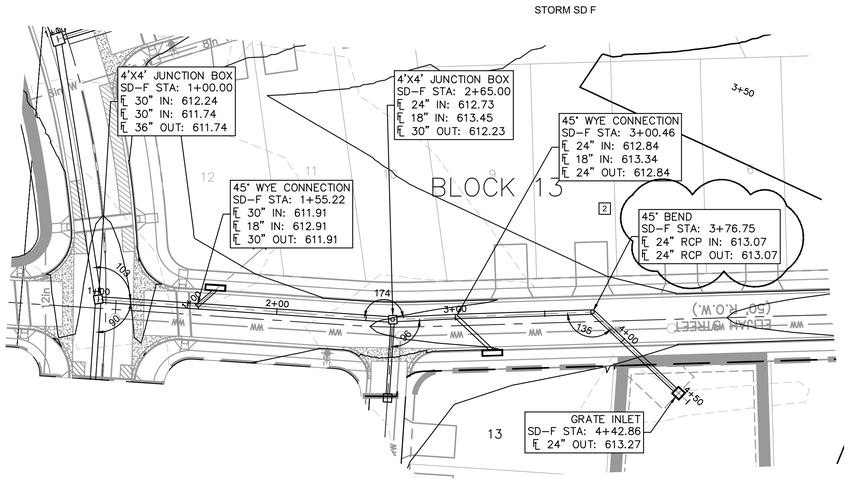
KHA PROJECT 069278803			
DATE JUNE 2021	SCALE: AS SHOWN	DESIGNED BY: WB	DRAWN BY: XMM
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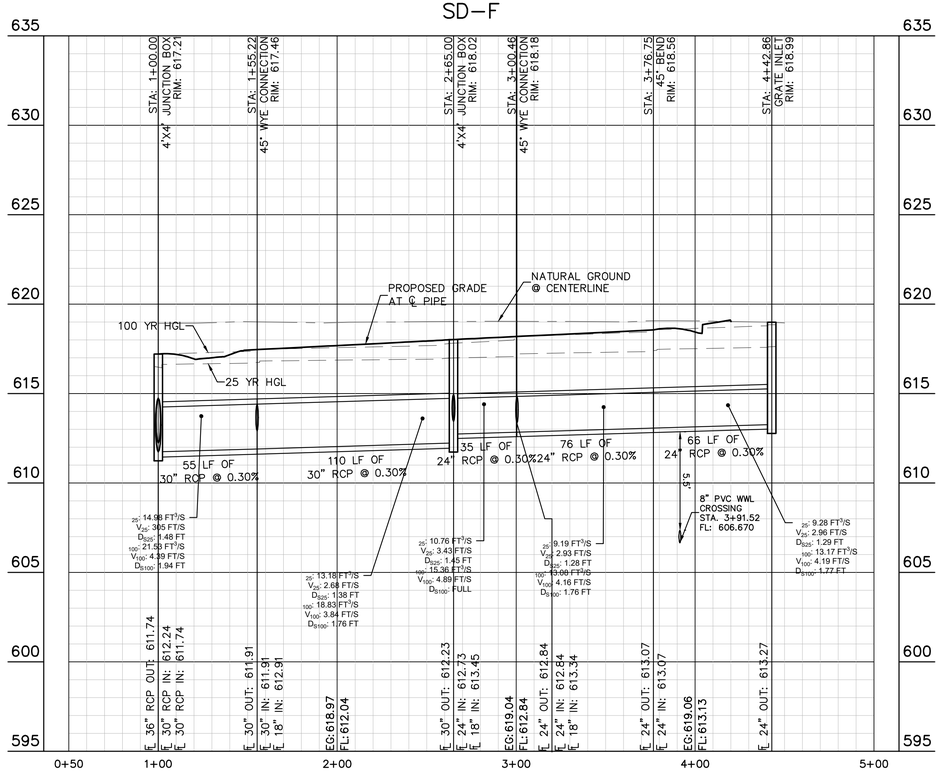
STORM PLAN PROFILE LINE SD E

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
62 OF 127



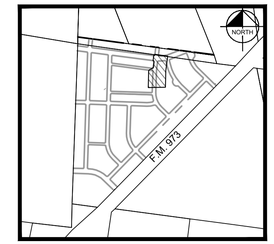




GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE



KEYMAP
SCALE 1:1000

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

No.	REVISIONS	DATE	BY
2	REVISED UNCTION BOXES	3/21/23	HM

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3/21/2023

KHA PROJECT 069278803			
DATE JUNE 2021	SCALE: AS SHOWN	DESIGNED BY: WB	DRAWN BY: XMM
		CHECKED BY: WB	

STORM PLAN PROFILE LINE SD F

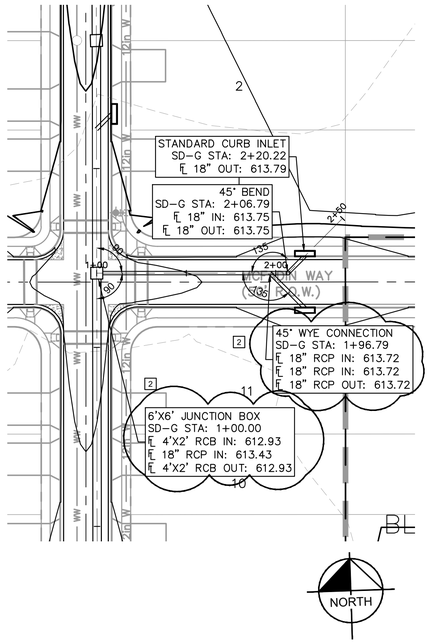
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

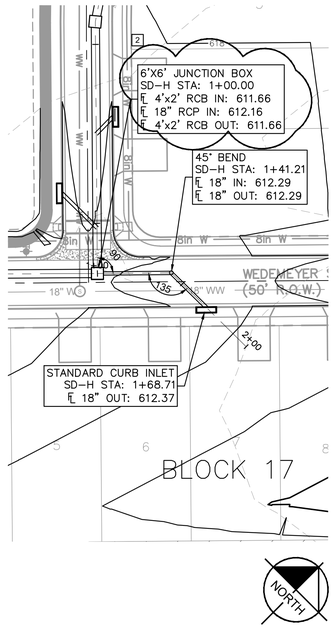
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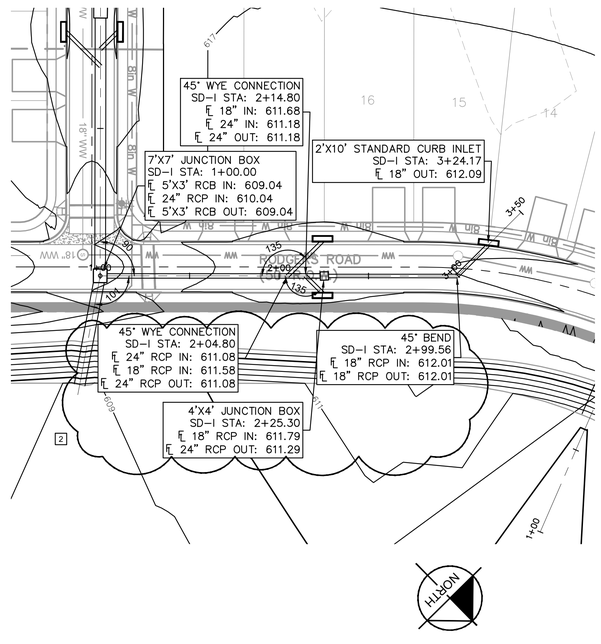
STORM SD G



STORM SD H



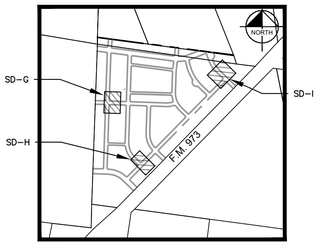
STORM SD I



GRAPHIC SCALE IN FEET
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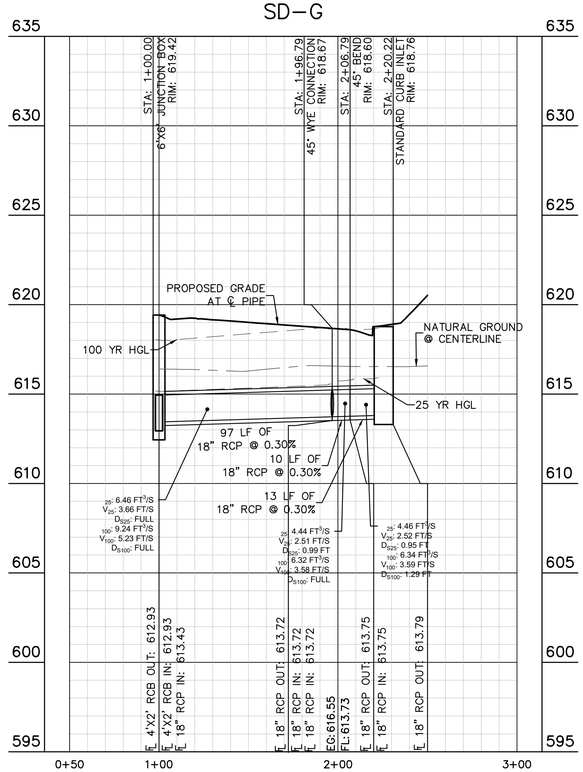
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

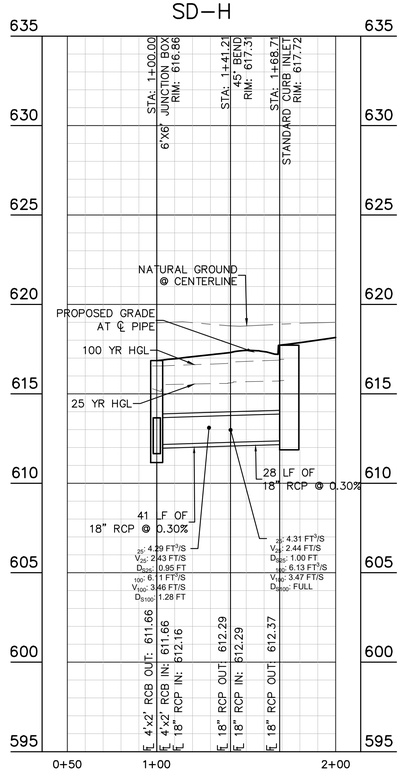


KEYMAP
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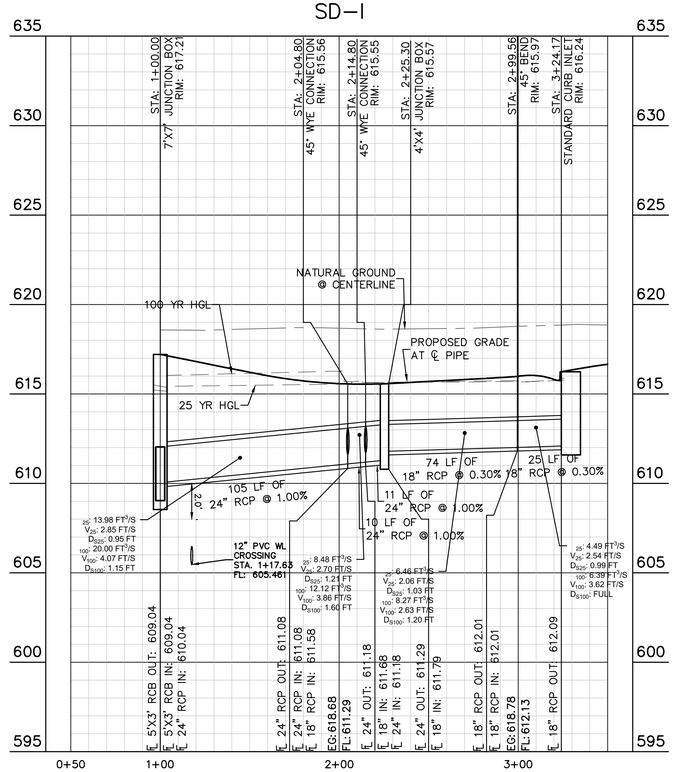
SD-G



SD-H



SD-I



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

No.	REVISIONS	DATE	BY
2	REVISED UNCTION BOXES	3/21/23	HMI
2	UPDATED UNCTION BOX SI ES	2/1/23	MH

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
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PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT 069278803
DATE JUNE 2021
SCALE AS SHOWN
DESIGNED BY: WB
DRAWN BY: XXMM
CHECKED BY: WB

STORM PLAN PROFILE LINE SD G H I

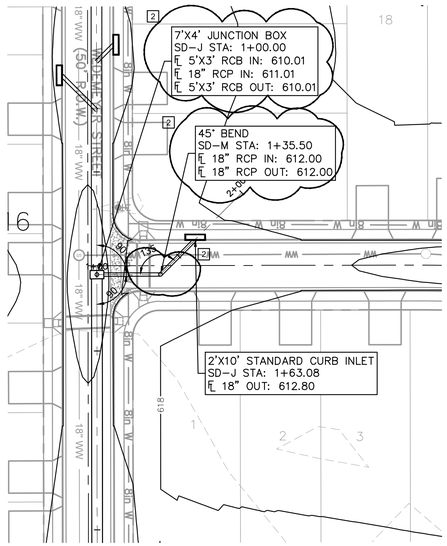
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

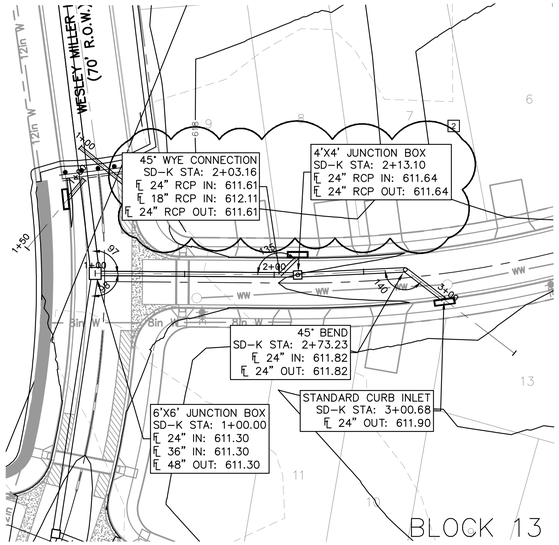
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64 OF 127

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STORM SD



STORM SD K



GRAPHIC SCALE IN FEET
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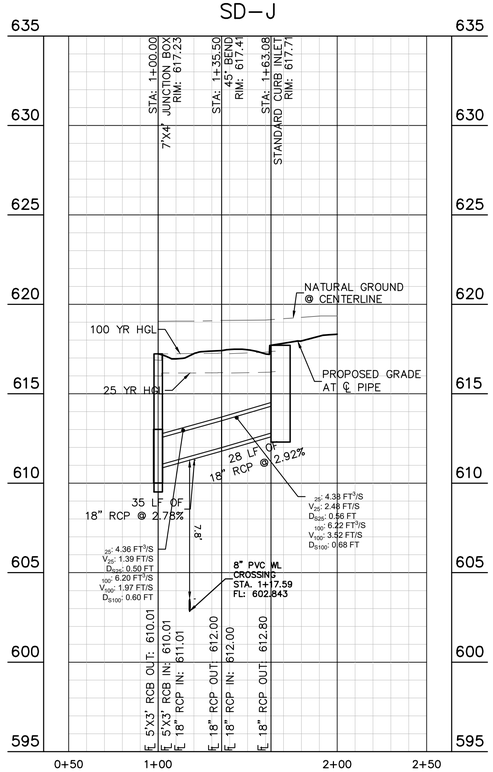
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

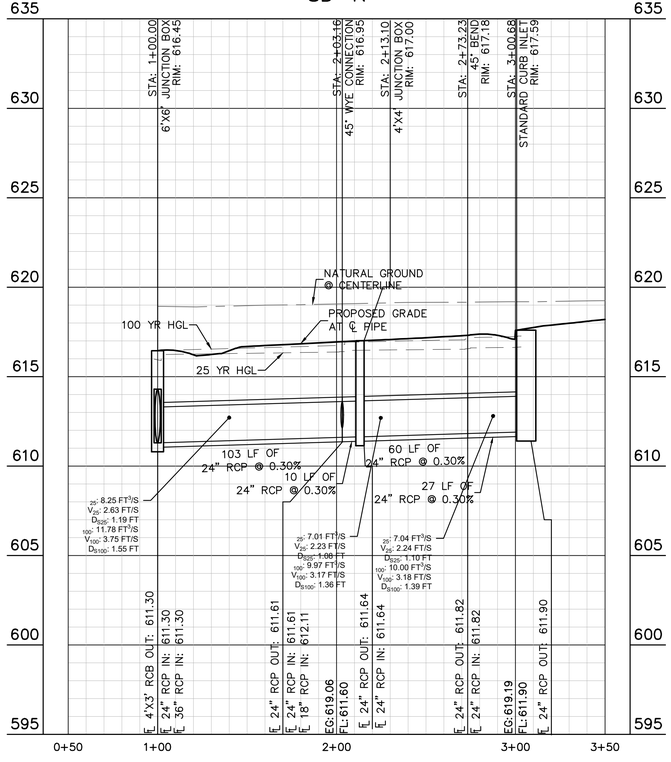


KEYMAP
SCALE 1:1000

SD-J



SD-K



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

No.	REVISIONS	DATE	BY
1	REVISED UNCTION BOXES	3/21/23	HMI
2	UPDATED UNCTION BOX SI ES	2/1/23	MH

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3/21/2023

KHA PROJECT 069279803		
DATE JUNE 2021	SCALE: AS SHOWN	
	DESIGNED BY:	WB
	DRAWN BY:	XMM
	CHECKED BY:	WB

STORM PLAN PROFILE LINE SD K

CASTLEWOOD SOUTH

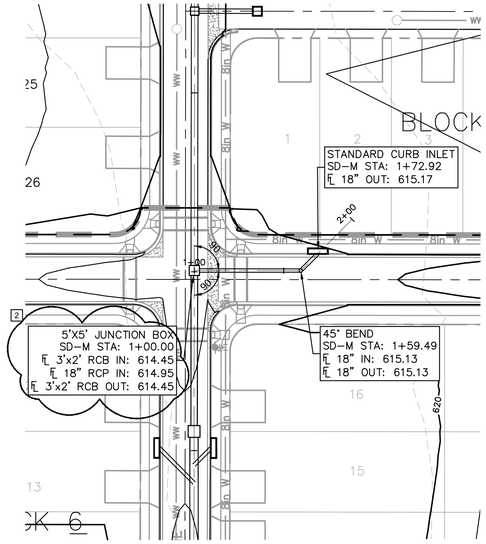
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
65 OF 127

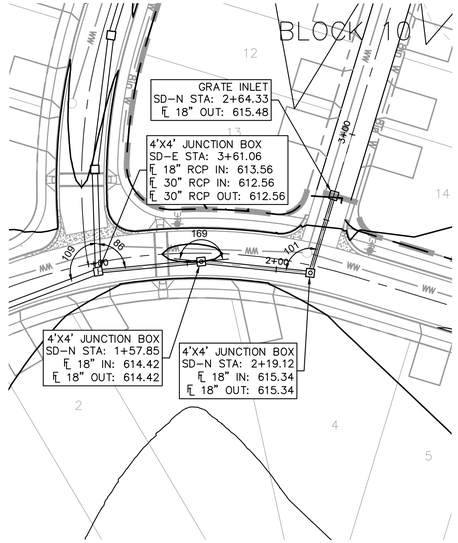
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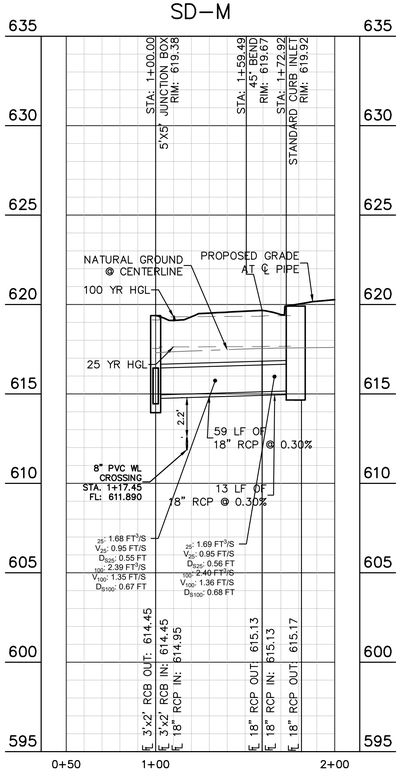
STORM SD M



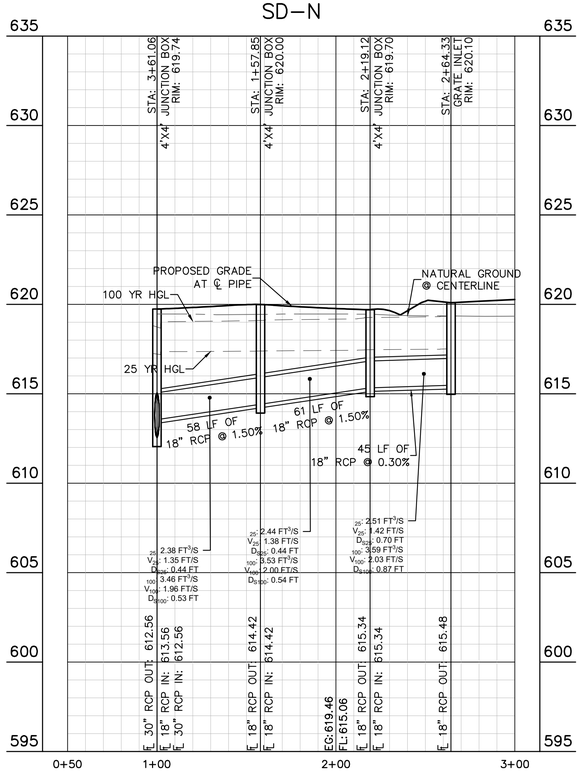
STORM SD N



SD-M



SD-N

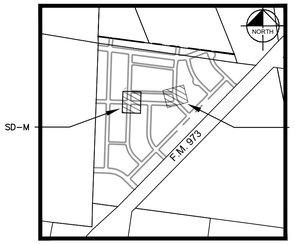


PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
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- EXISTING WASTE WATER LINE
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- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE



KEYMAP
SCALE 1:1000

No.	REVISIONS	DATE	BY
2	UPDATED JUNCTION BOX SIZES	2/1/23	MH

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KHA PROJECT	069278803
DATE	JUNE 2021
SCALE	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	XMM
CHECKED BY:	WB

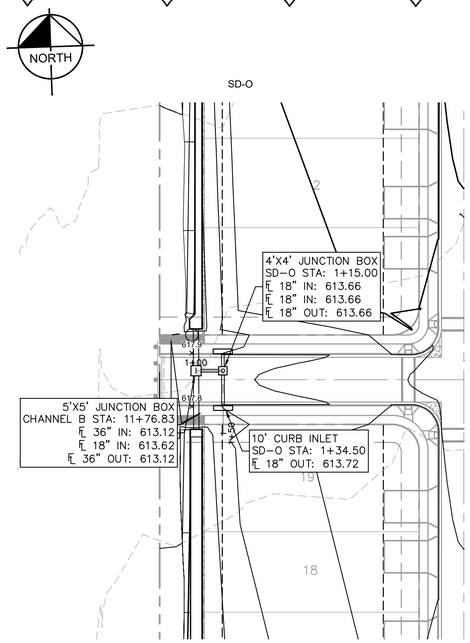
STORM PLAN PROFILE LINE SD M N

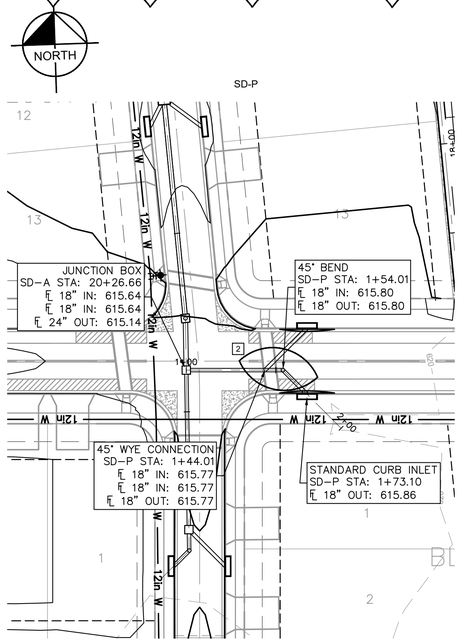
CASTLEWOOD SOUTH

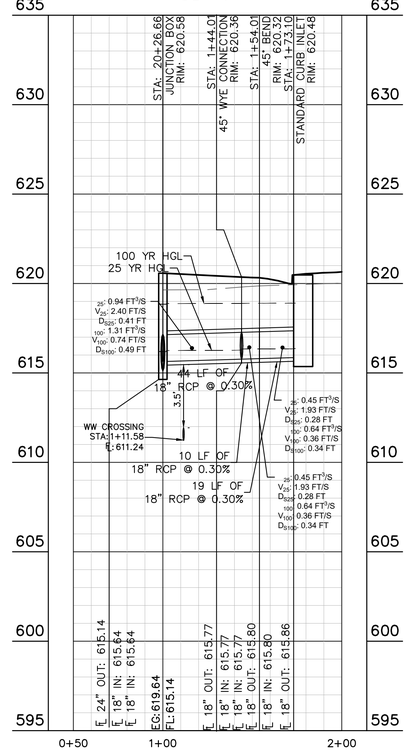
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
66 OF 127

Plotted By:Buzzelli, William Date:April 26, 2023 05:07:59pm File Path:K:\SAU_Civil\069278803 Castlewood South\Civil\PlanSheets\C-Storm P&P (Channels) - Offset.dwg
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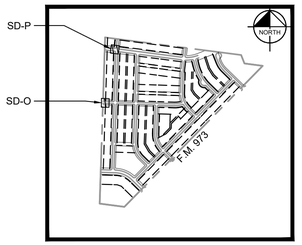




GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE



KEYMAP
SCALE 1:1000

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

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

- ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY
2	ADDED SHEET	2/2/23	HM
2	REVISED UNCTION BOXES	3/21/23	HM

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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
4/26/2023

KHA PROJECT 069278803
DATE JUNE 2021
SCALE AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

STORM PLAN PROFILE LINE SD O P

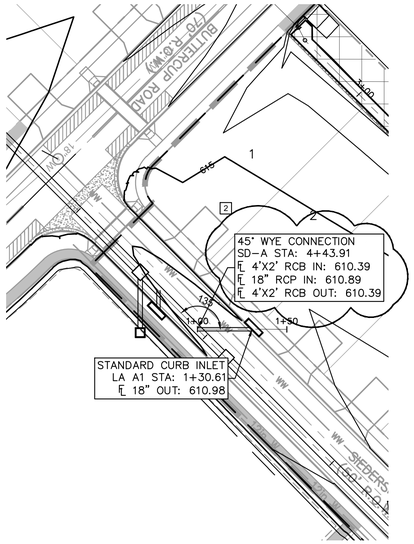
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

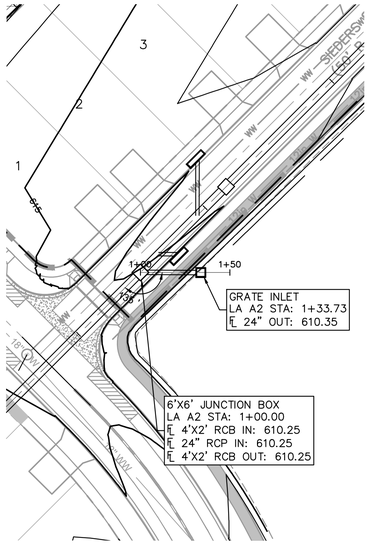
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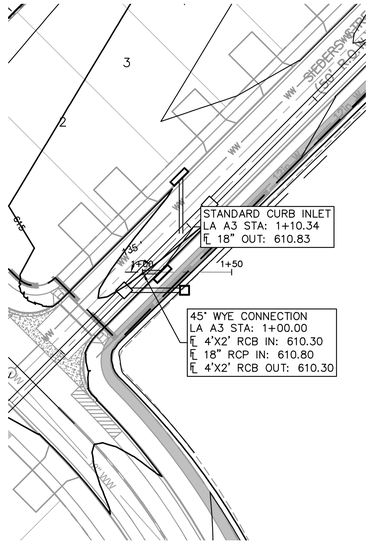
LA A1



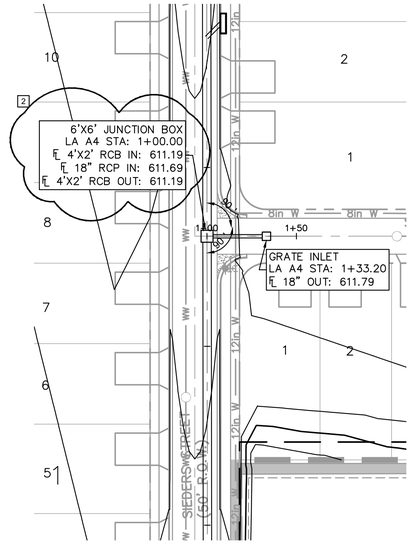
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LA A3



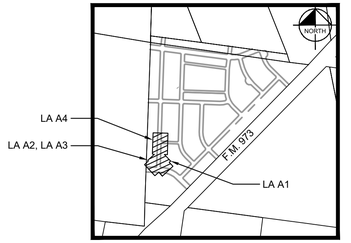
LA A4



GRAPHIC SCALE IN FEET
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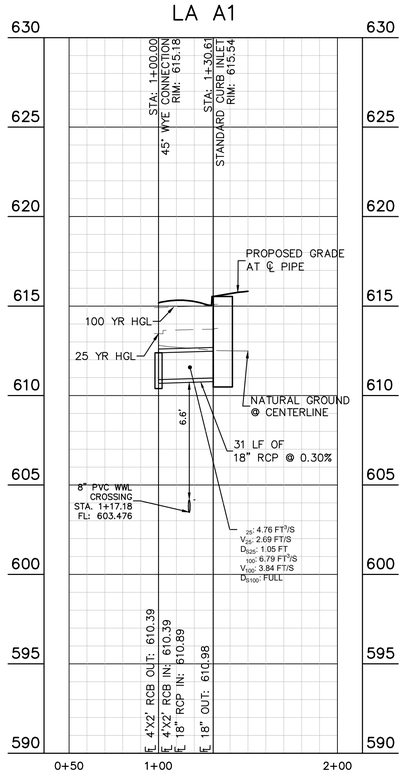
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
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- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

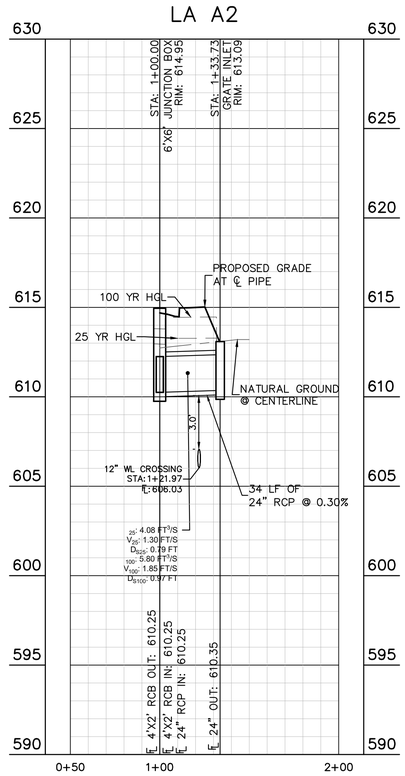


KEYMAP
SCALE 1:1000

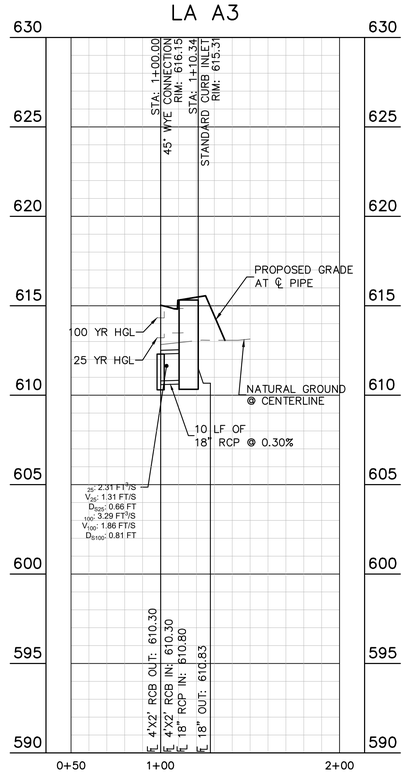
LA A1



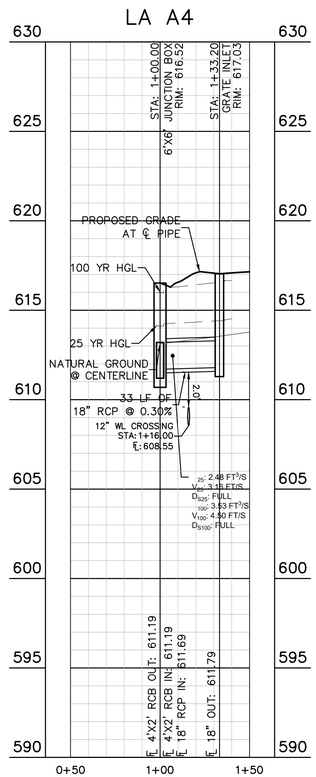
LA A2



LA A3



LA A4



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

No.	REVISIONS	DATE	BY
2	REVISED UNCTION BOXES	3/21/23	HM
2	UPDATED JUNCTION BOX SI ES	2/1/23	MH

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT
069278803

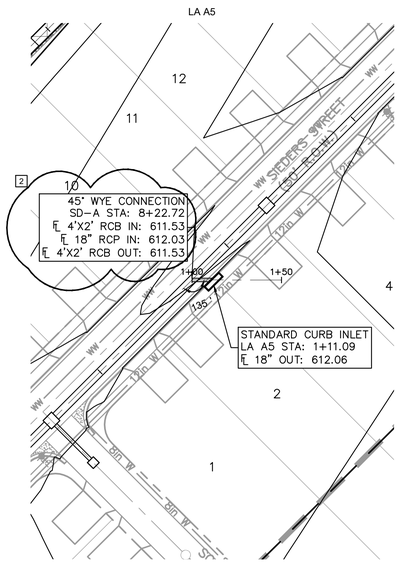
DATE	
SCALE:	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	XNM
CHECKED BY:	WB

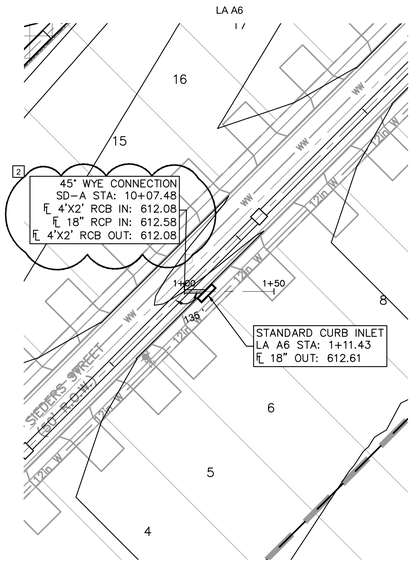
STORM PLAN PROFILE LINE LA A (SHEET 1 OF 3)

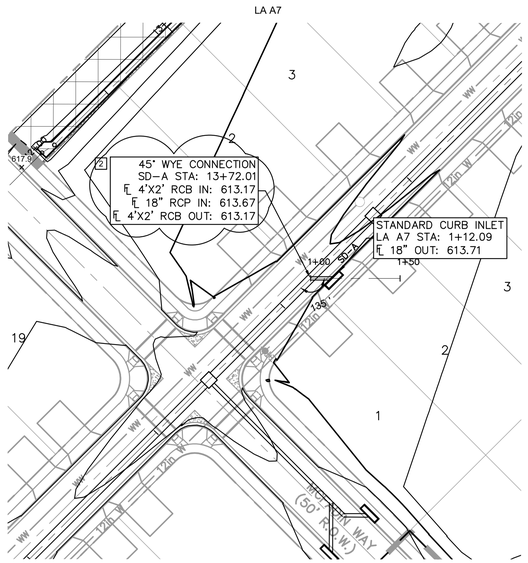
CASTLEWOOD SOUTH

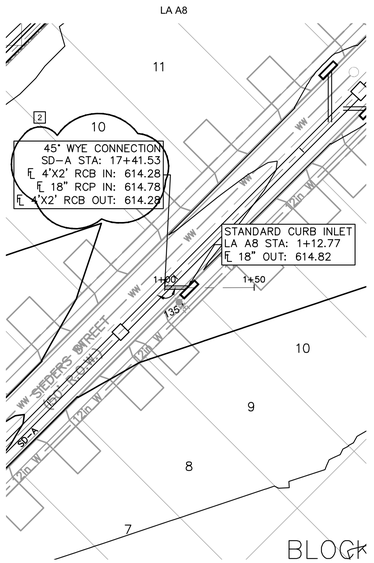
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

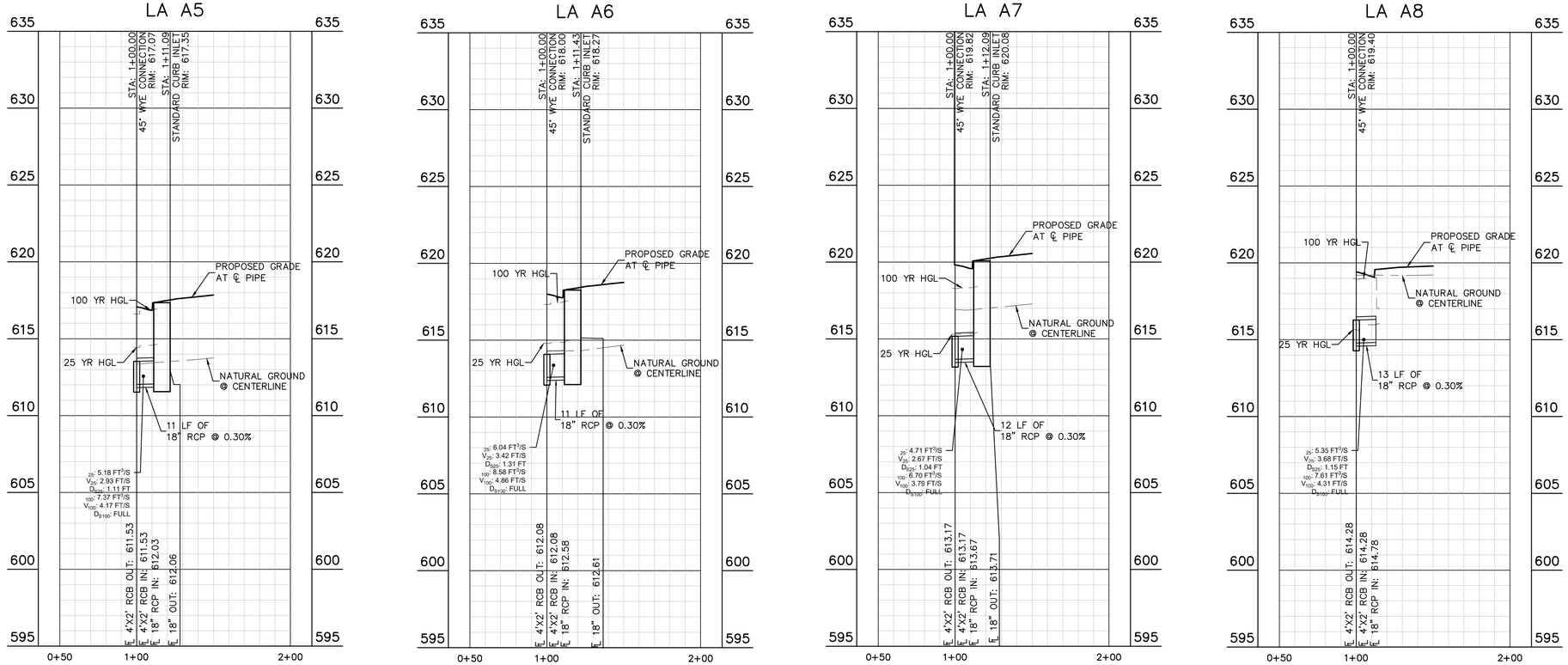
SHEET NUMBER
68 OF 127







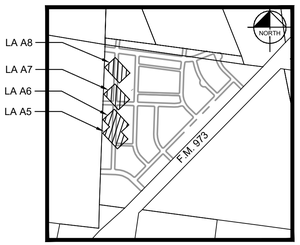




GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
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- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE



KEYMAP
SCALE 1:1000

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

No.	REVISIONS	DATE	BY
2	UPDATED JUNCTION BOX SIZES	2/1/23	MH
2	REVISED JUNCTION BOXES	3/21/23	HM

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	XXM
CHECKED BY:	WB

STORM PLAN PROFILE LINE LA A (SHEET 2 OF 3)

CASTLEWOOD SOUTH

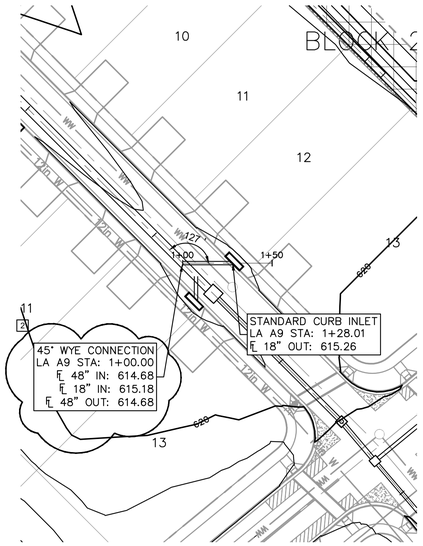
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
69 OF 127

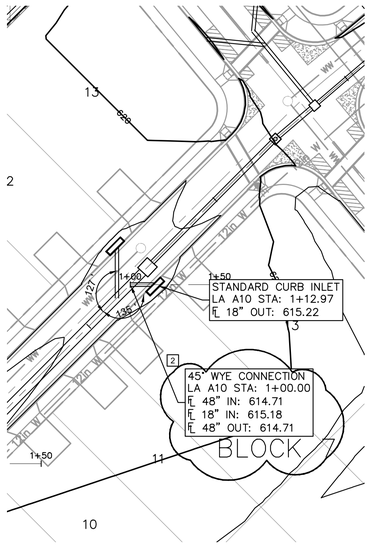
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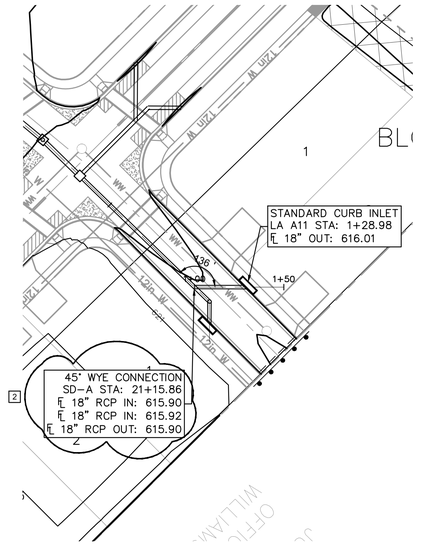
LA A9



LA A10



LA A11





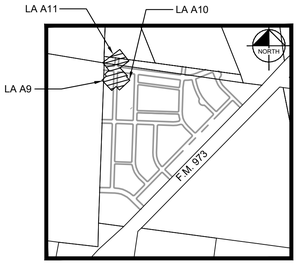




GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
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- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
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KEYMAP
SCALE 1:1000

LA A9

LA A10

LA A11

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

No.	REVISIONS	DATE	BY
2	UPDATED JUNCTION BOX SIZES	2/1/23	MH
2	REVISED JUNCTION BOXES	3/21/23	HM

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT 069278803			
DATE JUNE 2021	SCALE: AS SHOWN	DESIGNED BY:	WB
		DRAWN BY:	XMM
		CHECKED BY:	WB

STORM PLAN PROFILE LINE LA A (SHEET 3 OF 3)

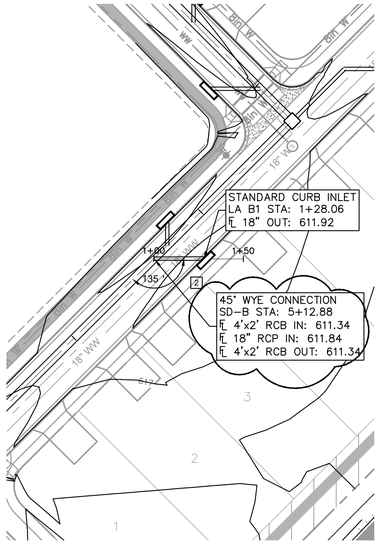
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

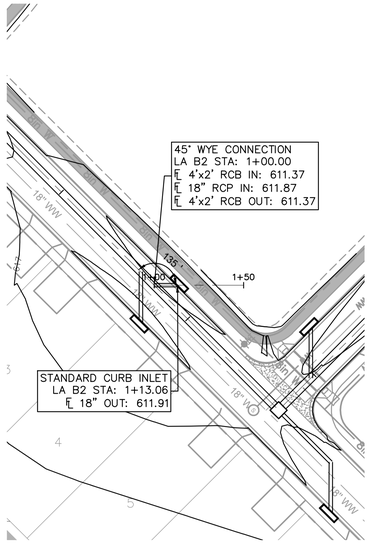
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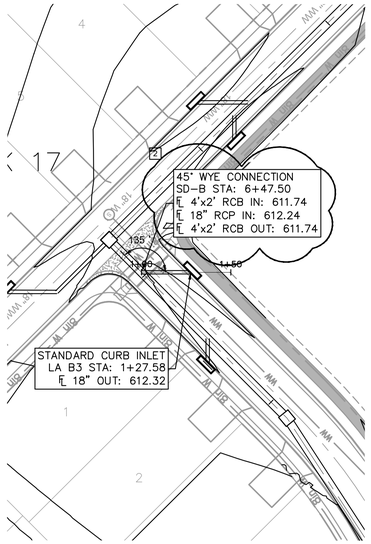
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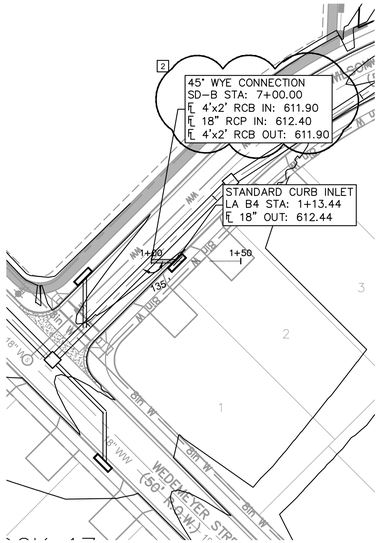
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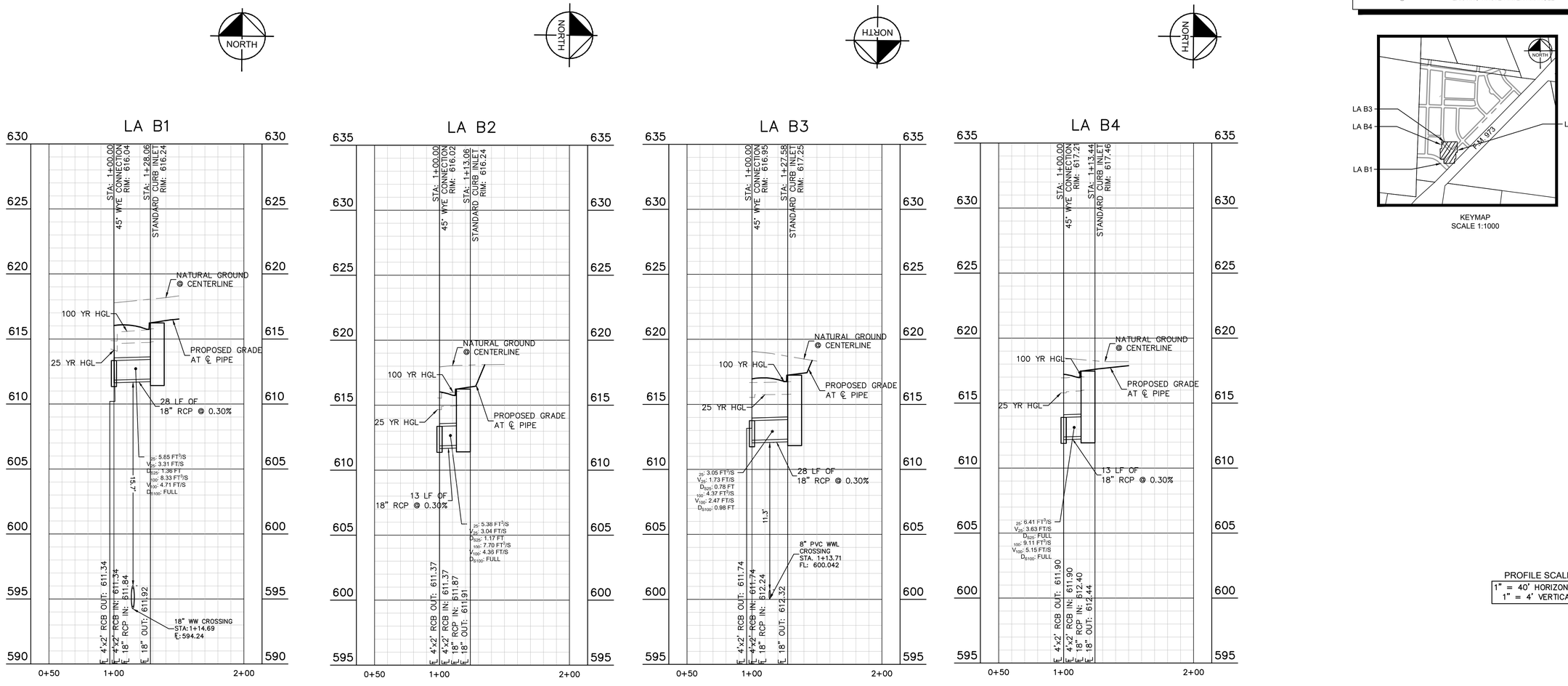


LA B3



LA B4





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GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

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KEYMAP
SCALE 1:1000

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2	REVISED JUNCTION BOXES	3/21/23	HM

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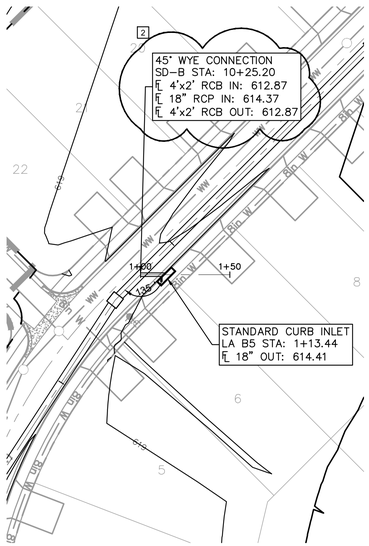
KHA PROJECT	069278803
DATE	JUNE 2021
SCALE: AS SHOWN	
DESIGNED BY:	WB
DRAWN BY:	XMM
CHECKED BY:	WB

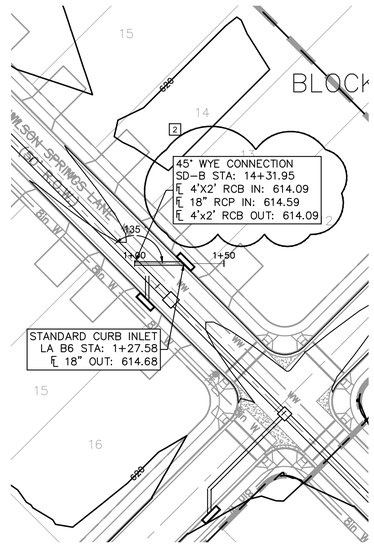
STORM PLAN PROFILE LINE LA B (SHEET 1 OF 3)

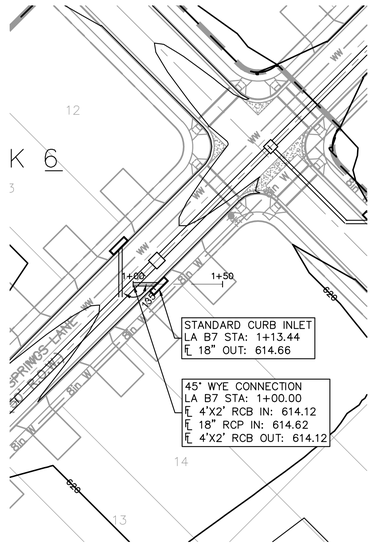
CASTLEWOOD SOUTH

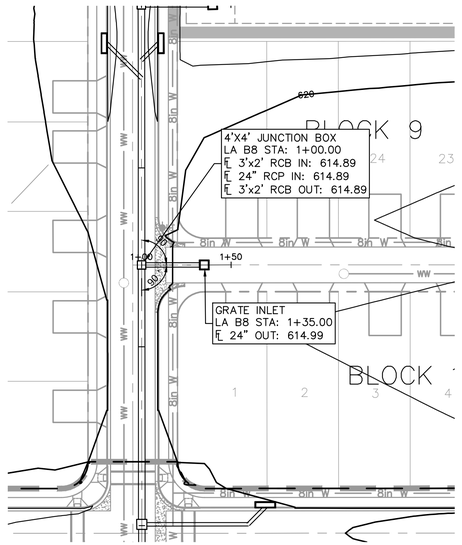
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

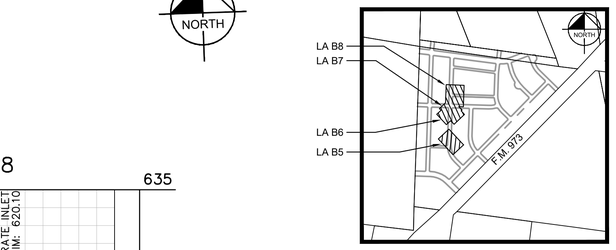
SHEET NUMBER
71 OF127









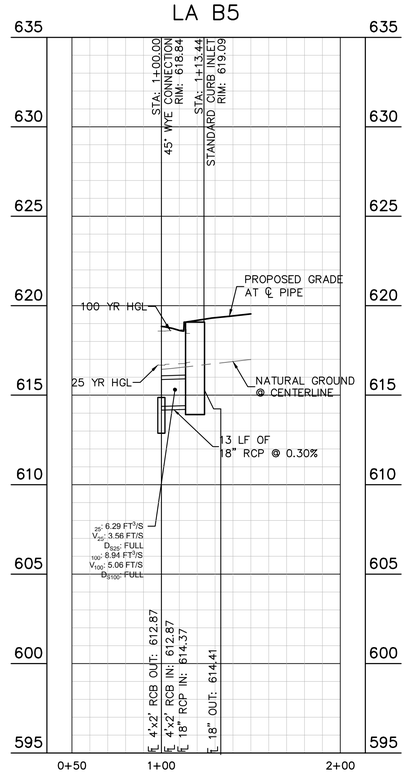


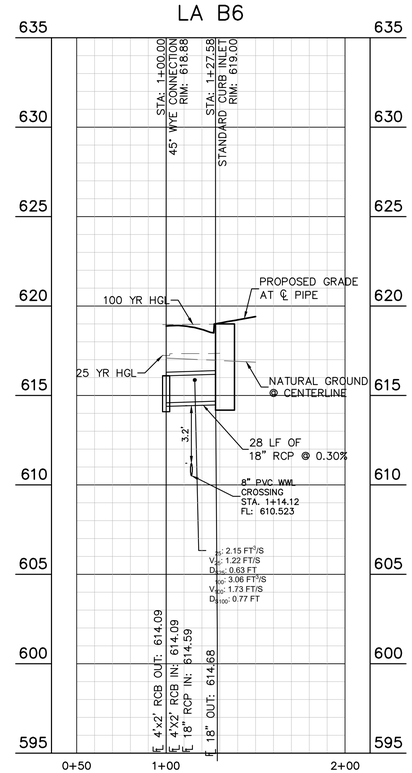
KEYMAP
SCALE 1:1000

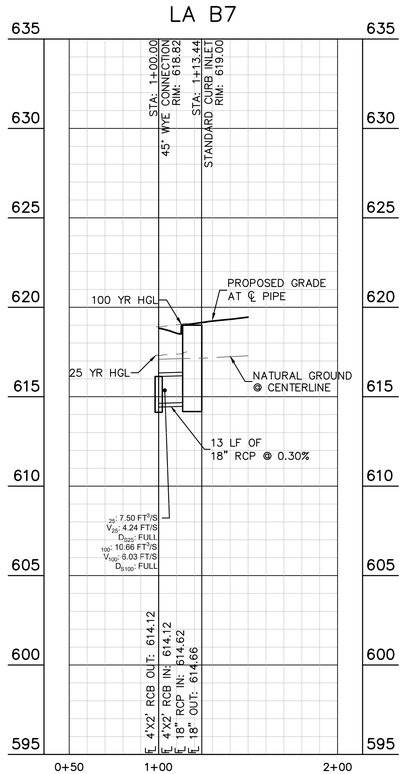
GRAPHIC SCALE IN FEET
0 20 40 80

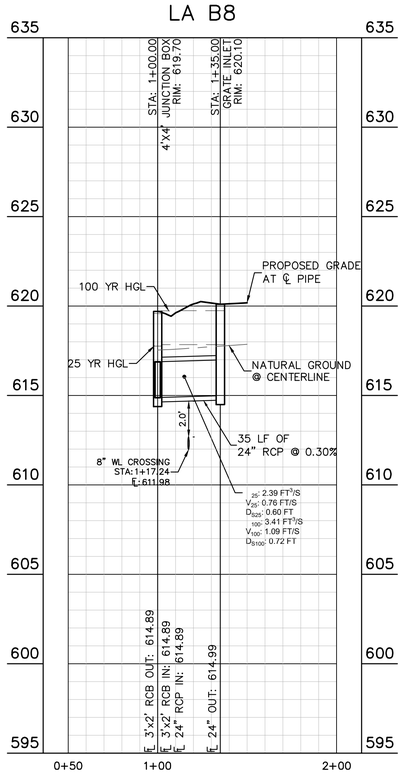
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE









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

No.	REVISIONS	DATE	BY
2	UPDATED JUNCTION BOX SI ES	2/1/23	MH
2	REVISED UNCTION BOXES	3/21/23	HM

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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE: AS SHOWN	
DESIGNED BY:	WB
DRAWN BY:	XMM
CHECKED BY:	WB

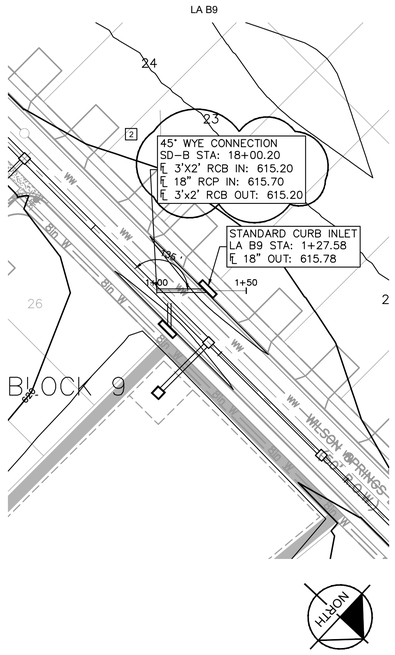
STORM PLAN PROFILE LINE LA B (SHEET 2 OF 3)

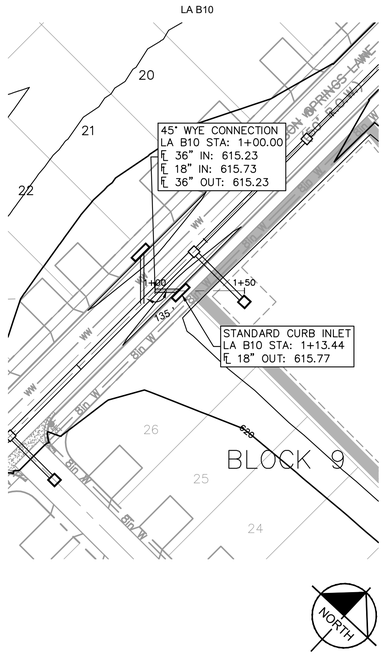
CASTLEWOOD SOUTH

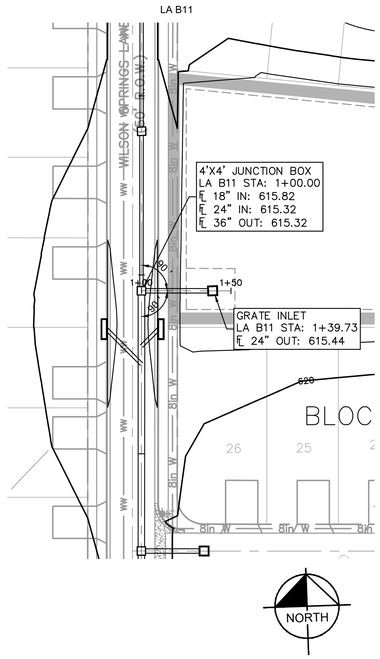
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

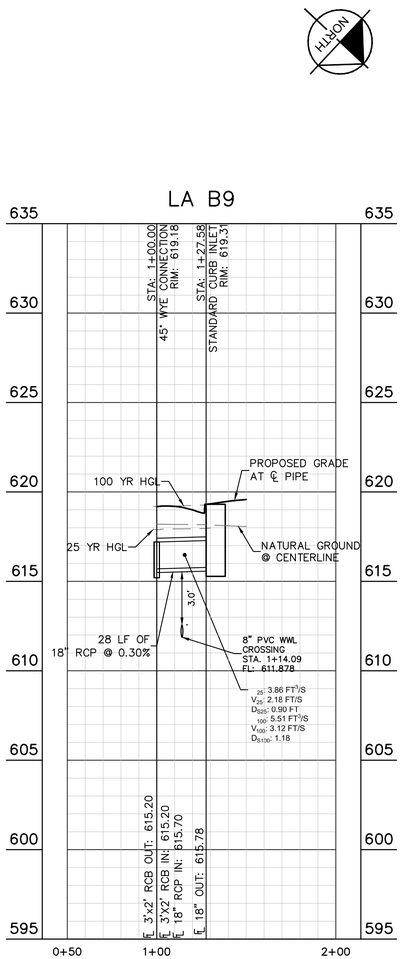
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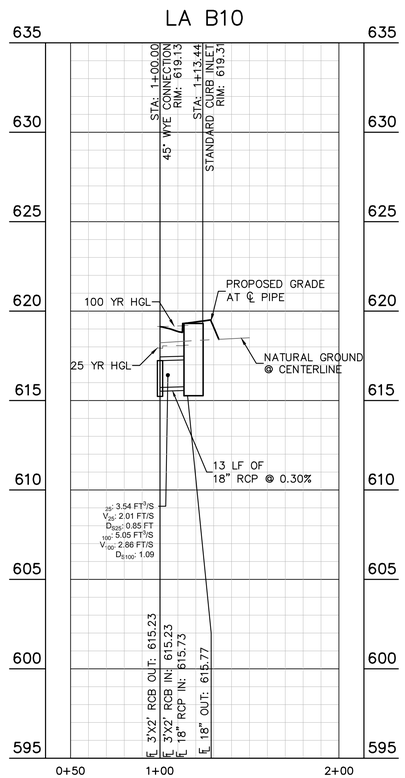
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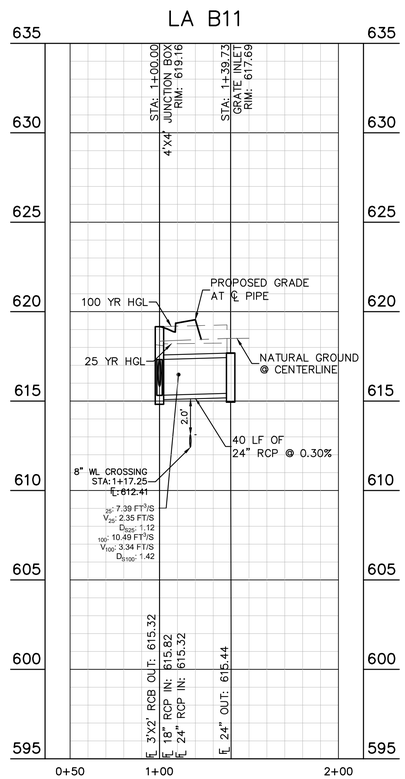








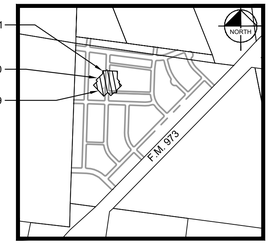




GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- OHP — EXISTING OVERHEAD POWER LINE
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- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE



KEYMAP
SCALE 1:1000

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

No.	REVISIONS	DATE	BY
2	REVISED JUNCTION BOXES	3/21/23	HM

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3/21/2023

KHA PROJECT 069278803			
DATE JUNE 2021	SCALE AS SHOWN	DESIGNED BY: WB	
		DRAWN BY: XMM	
		CHECKED BY: WB	

STORM PLAN PROFILE LINE LA B (SHEET 3 OF 3)

CASTLEWOOD SOUTH

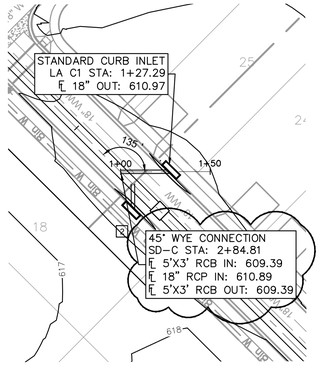
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
73 OF 127

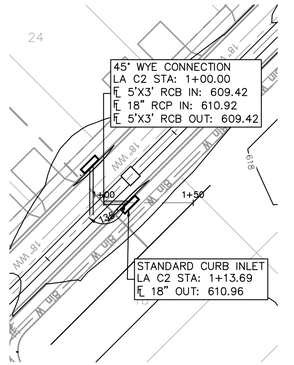
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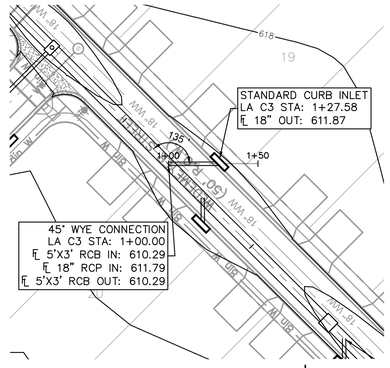
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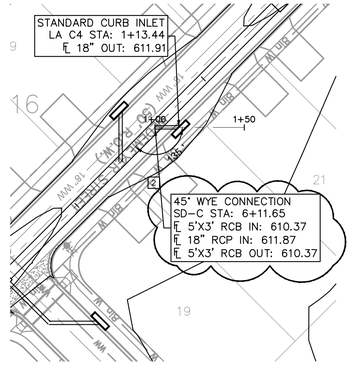
LA C2



LA C3



LA C4

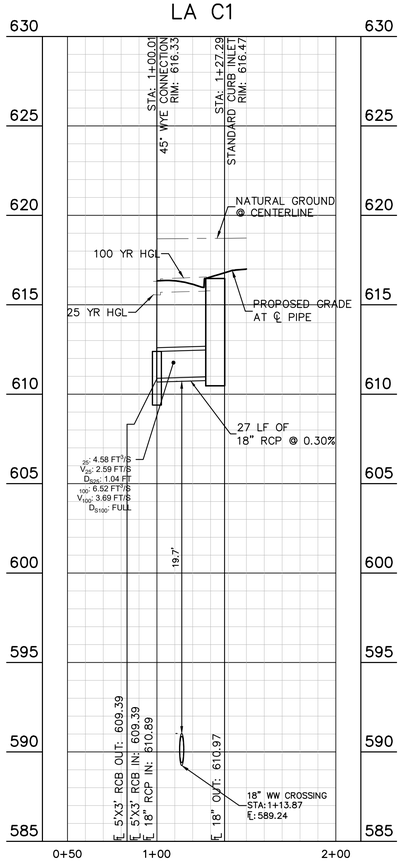


GRAPHIC SCALE IN FEET
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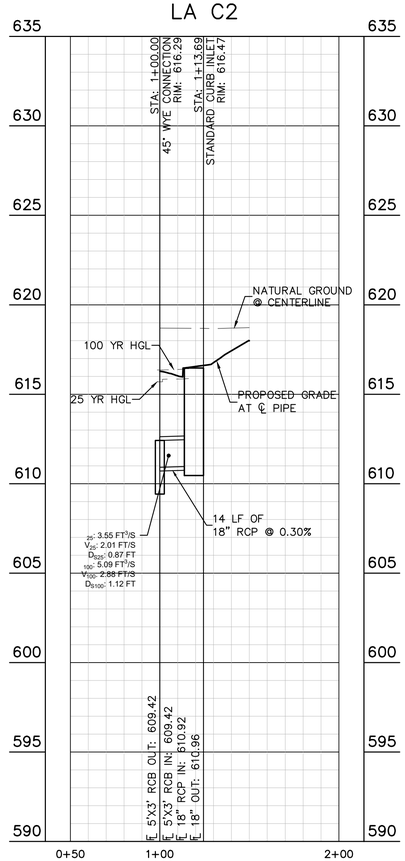
UTILITY LEGEND

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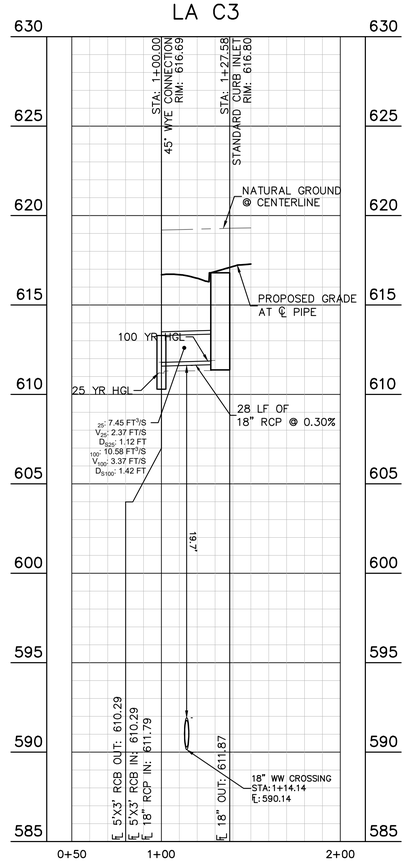
LA C1



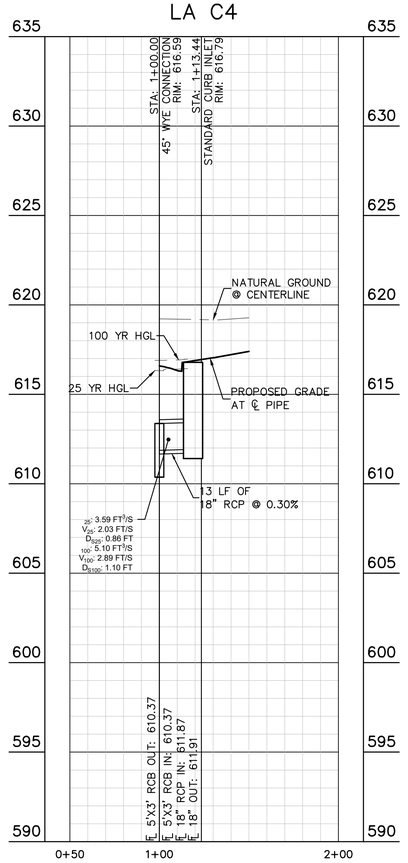
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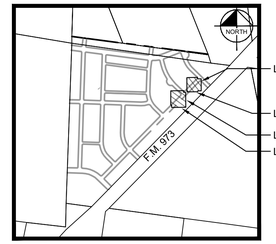


LA C3



LA C4





KEYMAP
SCALE 1:1000

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

No.	REVISIONS	DATE	BY
2	UPDATED JUNCTION BOX SI ES	2/1/23	MH
2	REVISED UNCTION BOXES	3/21/23	HM

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: XMM
CHECKED BY: WB

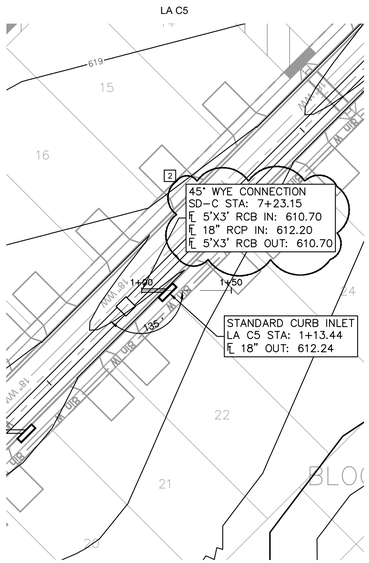
STORM PLAN PROFILE LINE LA C (SHEET 1 OF 2)

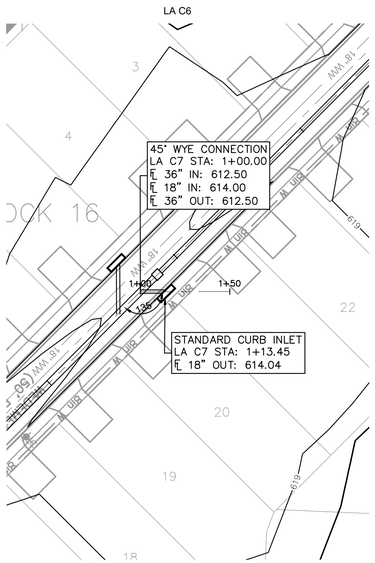
CASTLEWOOD SOUTH

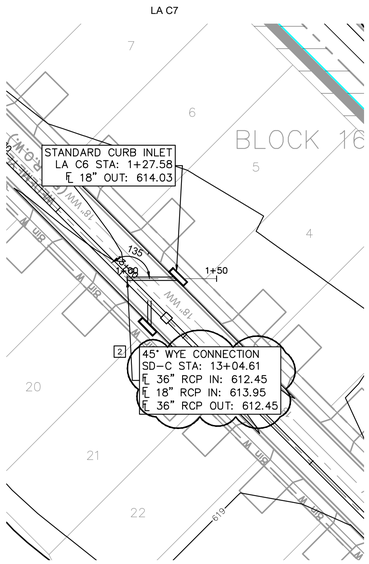
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

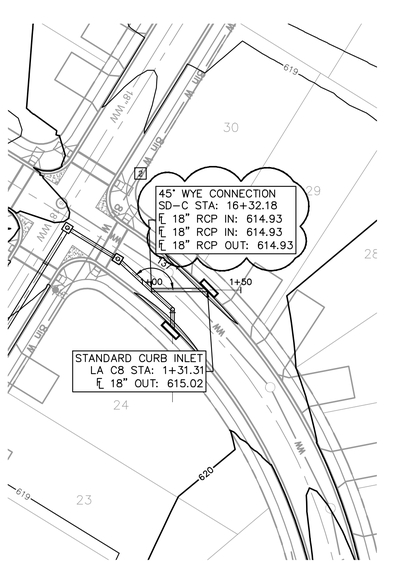
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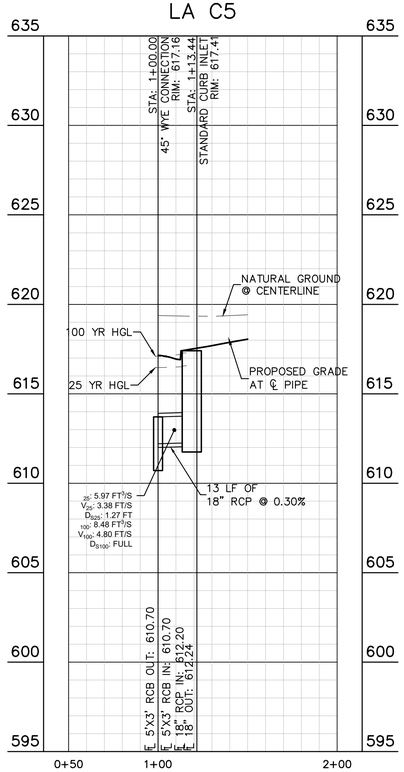
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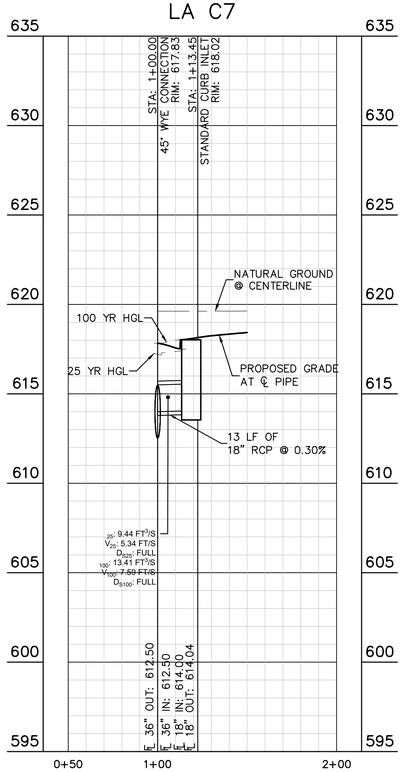


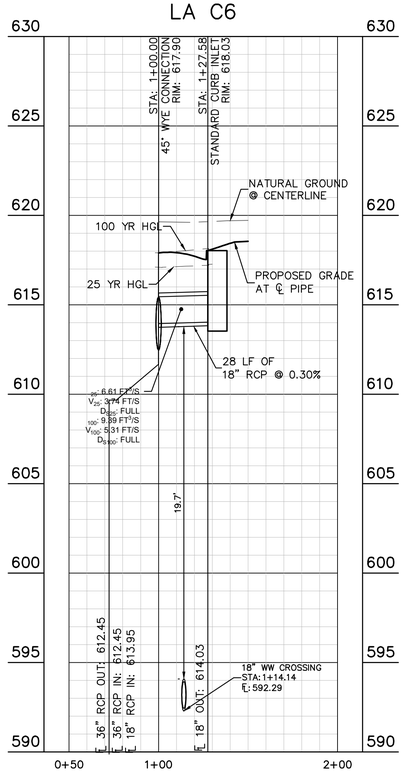


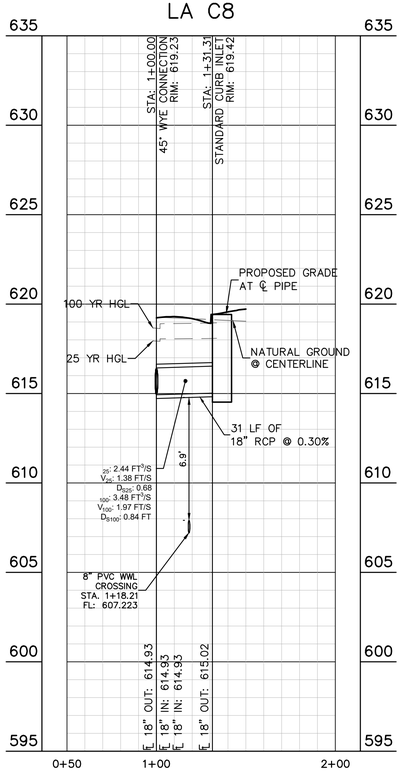








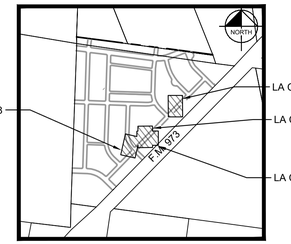




GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
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- EXISTING WASTE WATER MANHOLE



KEYMAP
SCALE 1:1000

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

No.	REVISIONS	DATE	BY
2	UPDATED JUNCTION BOX SI ES	2/1/23	MH
2	REVISED JUNCTION BOXES	3/21/23	HM

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STATE OF TEXAS
WILLIAM J. BUZZELLI
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LICENSED PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT 069278803			
DATE	JUNE 2021		
SCALE:	AS SHOWN		
DESIGNED BY:	WB	CURB INLET	
DRAWN BY:	XMM		
CHECKED BY:	WB		

STORM PLAN PROFILE LINE LA C (SHEET 2 OF 2)

CASTLEWOOD SOUTH

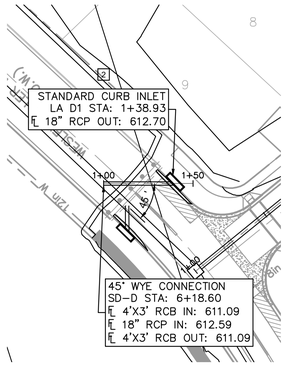
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

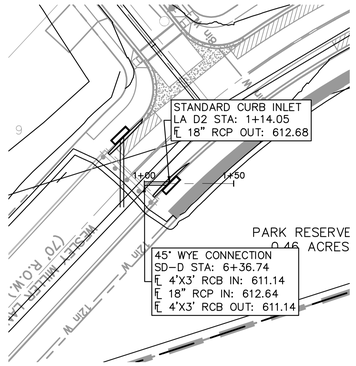
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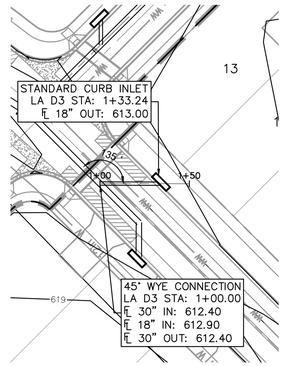
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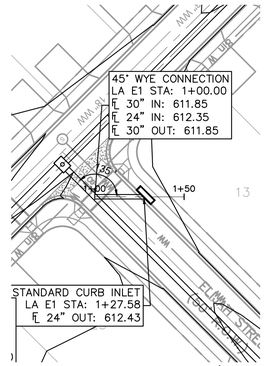
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2





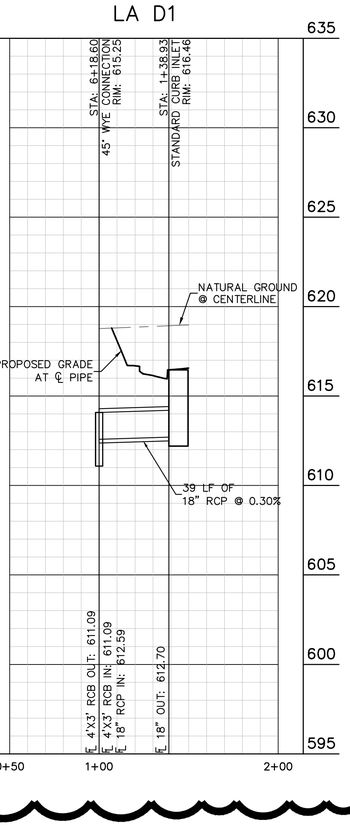


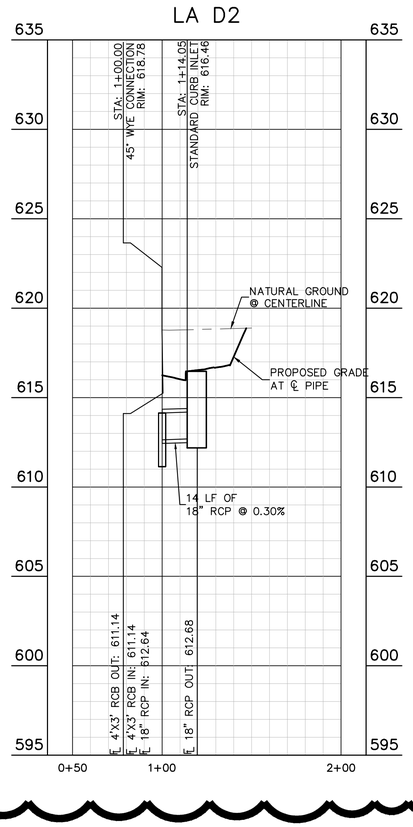


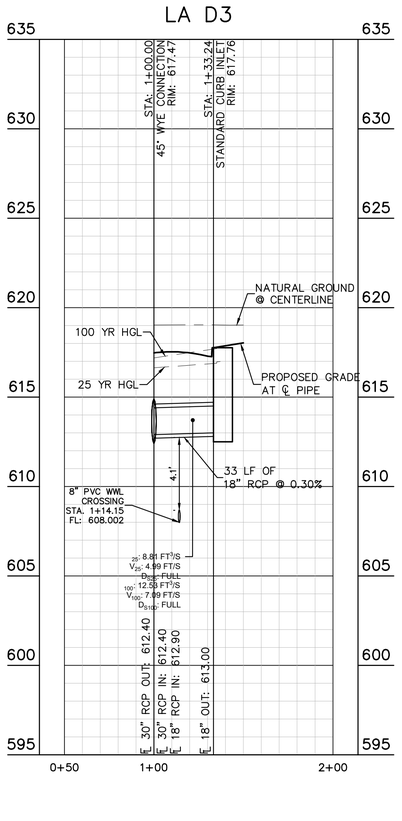
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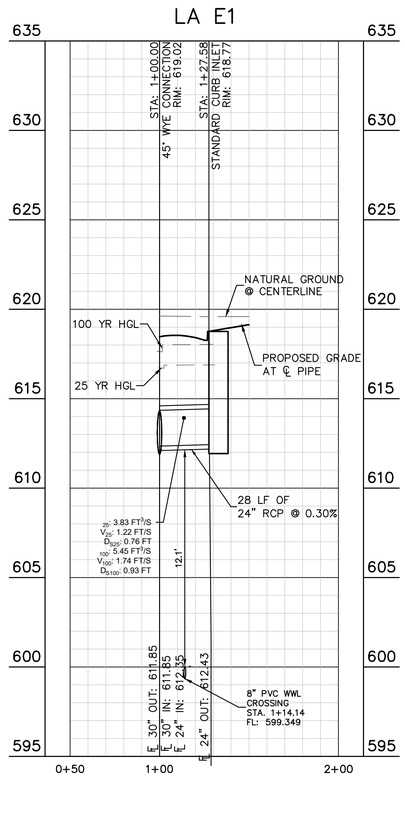
UTILITY LEGEND

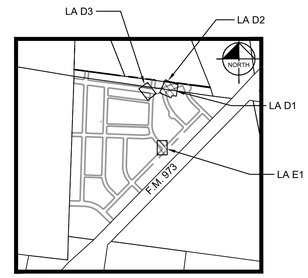
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KEYMAP
SCALE 1:1000

PROFILE SCALE
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No.	REVISIONS	DATE	BY
2	REMOVED TWO INLETS AND CAPPED PIPE	2/1/23	MH
2	REVISED LATERAL LOCATIONS	3/21/23	HM

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DRAWN BY: XXMM
CHECKED BY: WB

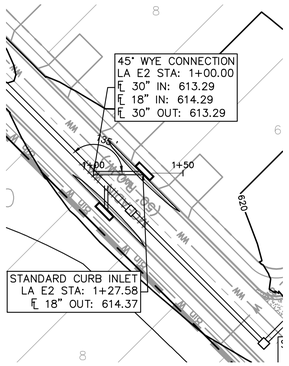
STORM PLAN PROFILE LINE LA D E (SHEET 1 OF 2)

CASTLEWOOD SOUTH

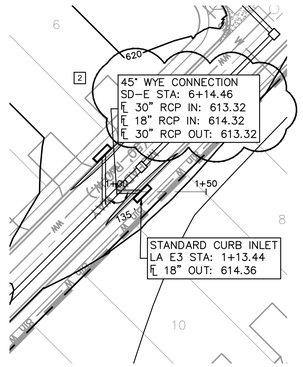
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
76 OF 127

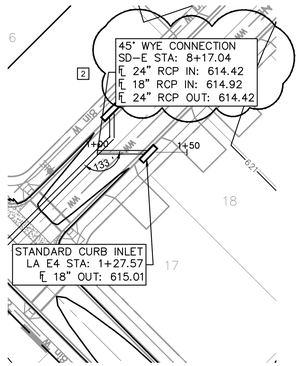
LA E2



LA E3



LA E4

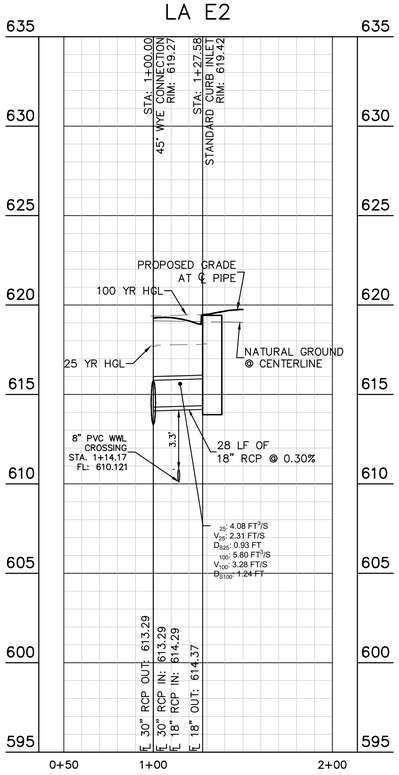


GRAPHIC SCALE IN FEET
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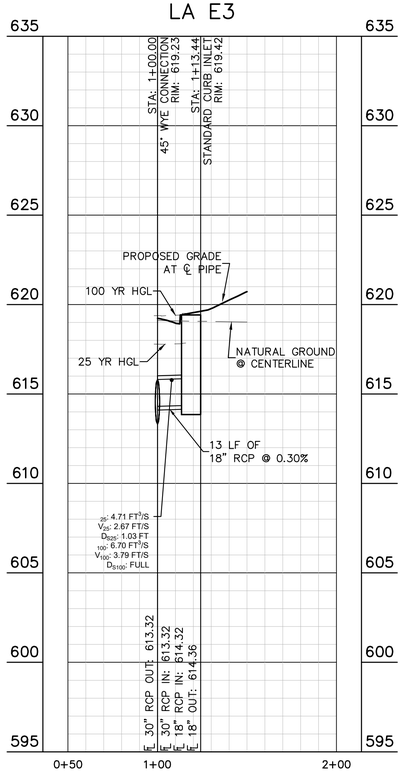
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

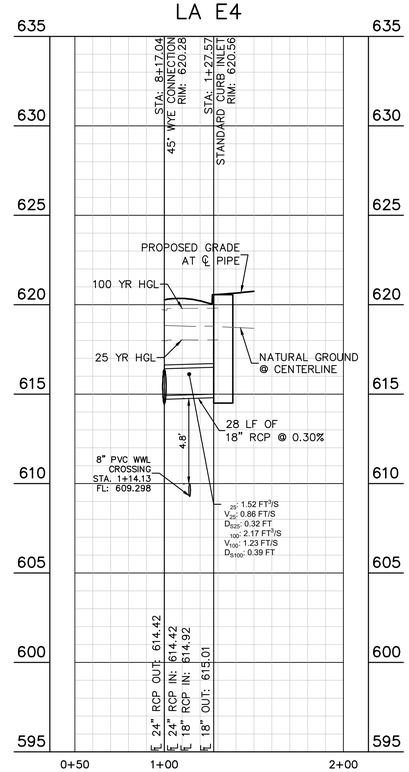
LA E2



LA E3



LA E4





KEYMAP
SCALE 1:1000

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

No.	REVISIONS	DATE	BY
2	REVISED UNCTION BOXES	3/21/23	HM

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PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT
069278803
DATE
JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: XM
CHECKED BY: WB

STORM PLAN PROFILE LINE LA E (SHEET 2 OF 2)

CASTLEWOOD SOUTH

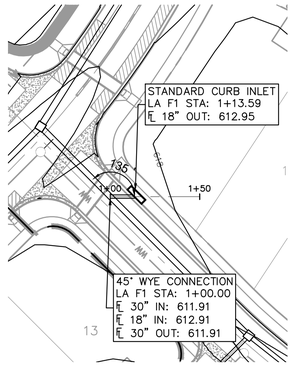
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
77 OF127

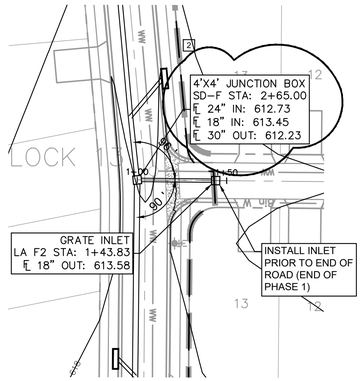
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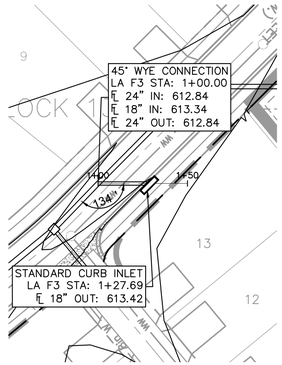
LA F1



LA F2



LA F3



GRAPHIC SCALE IN FEET
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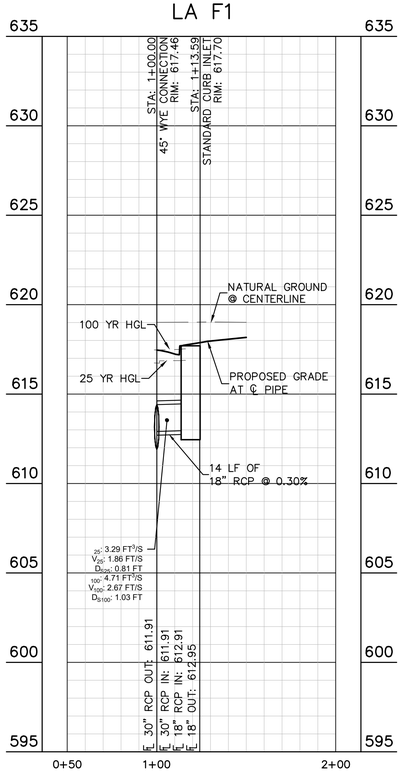
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

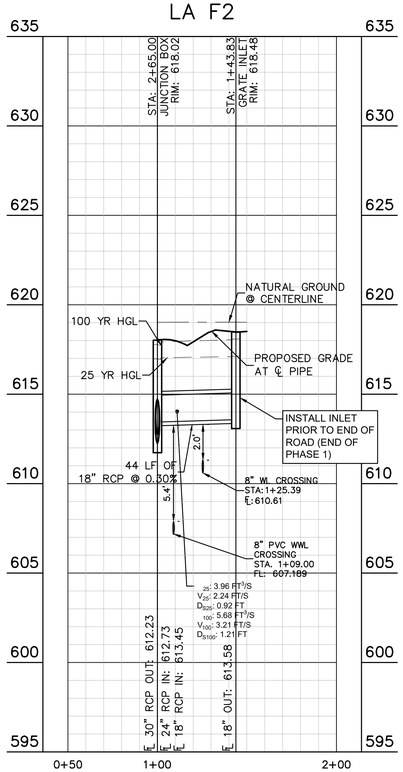
LA F1
LA F3
LA F2
NORTH
F.M. 973

KEYMAP
SCALE 1:1000

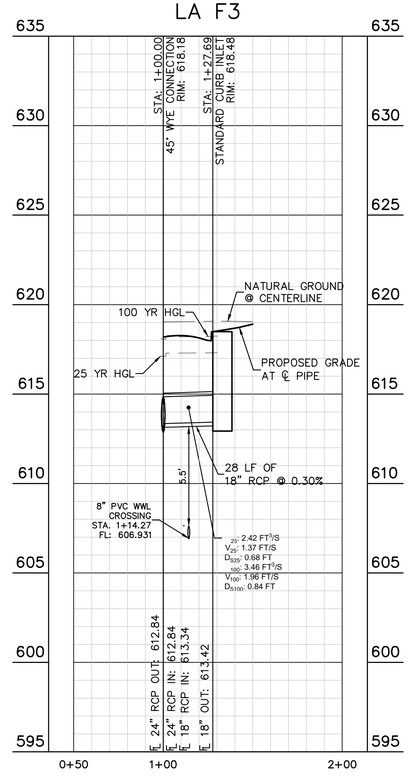
LA F1



LA F2



LA F3



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

No.	REVISIONS	DATE	BY
2	UPDATED JUNCTION BOX SIZES	2/1/23	MH

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT
069278803
DATE
JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

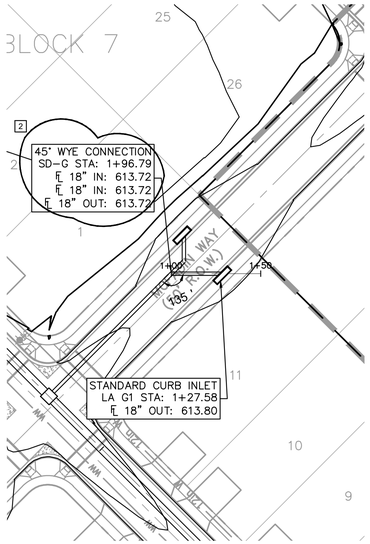
STORM PLAN PROFILE LINE LA F

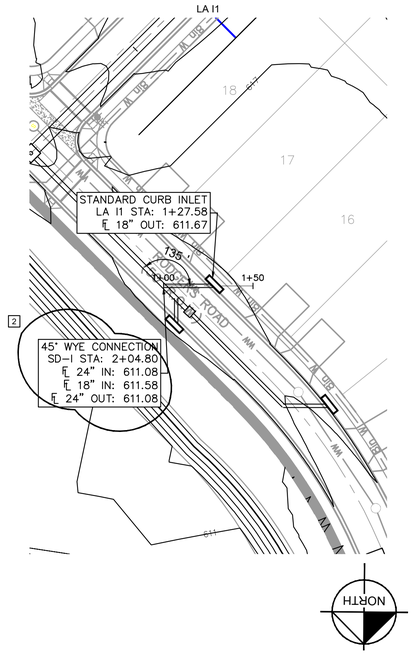
CASTLEWOOD SOUTH

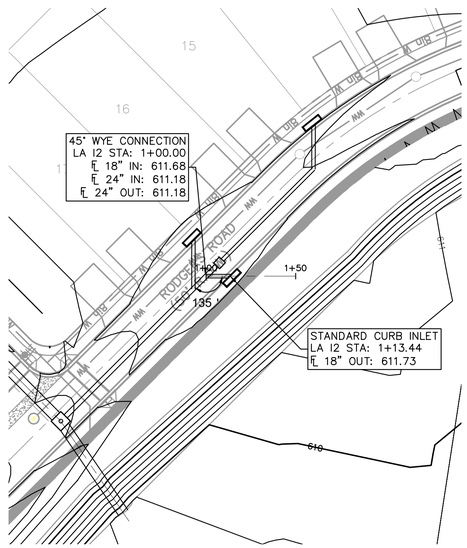
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

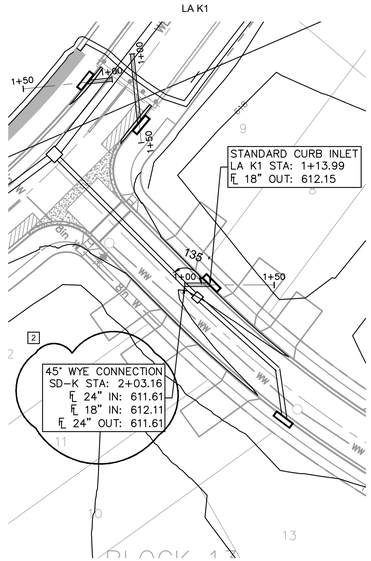
SHEET NUMBER
78 OF 127

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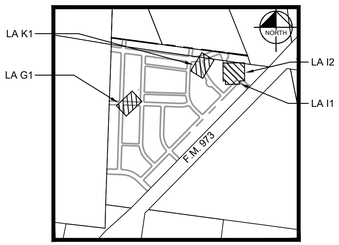




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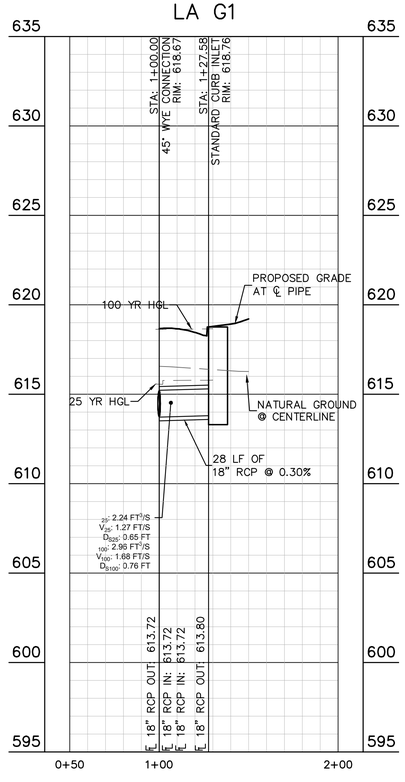
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
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- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

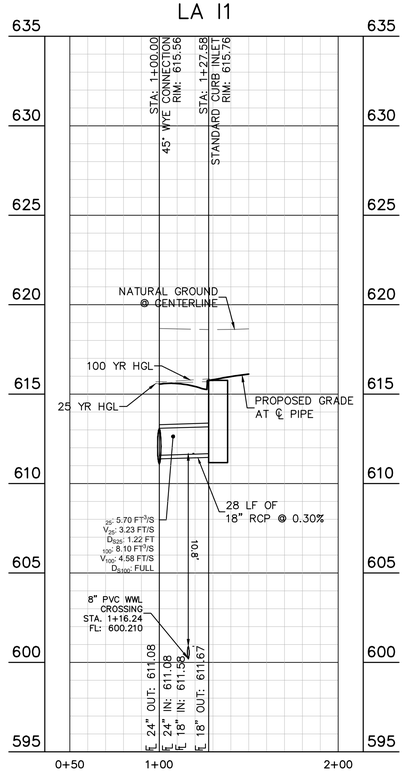


KEYMAP
SCALE 1:1000

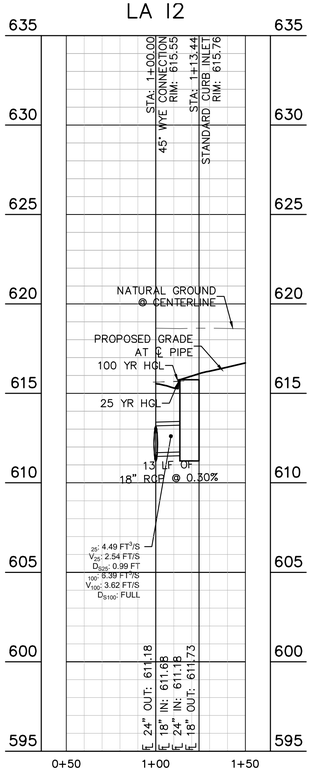
LA G1



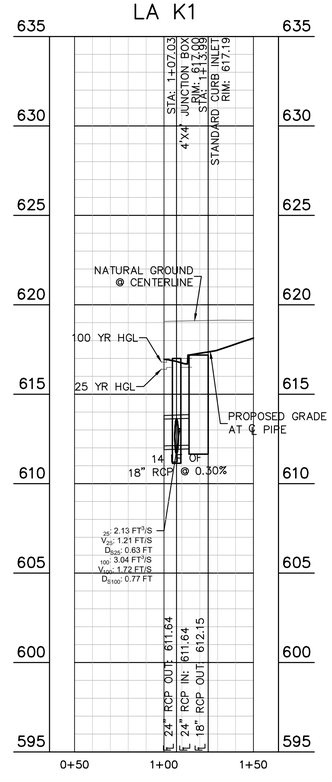
LA I1



LA I2



LA K1



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

No.	REVISIONS	DATE	BY
2	REVISED UNCTION BOXES	3/21/23	HM

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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE: AS SHOWN	
DESIGNED BY:	WB
DRAWN BY:	XMM
CHECKED BY:	WB

STORM PLAN PROFILE LINE LA G1, LA I1, LA I2, LA K1

CASTLEWOOD SOUTH

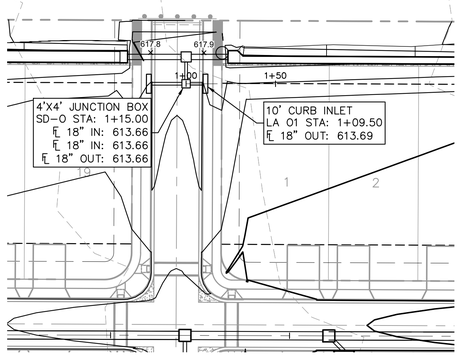
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

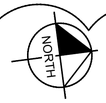
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Plotted By: Buzzelli, William Date: April 26, 2023 05:24:24pm File Path: K:\SAU_Civil\069278803 Castlewood South\Cad\PlanSheets\C-Storm P&P (Channels) - Offset.dwg
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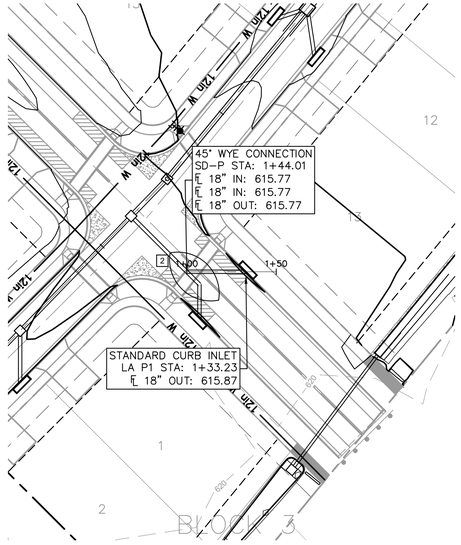


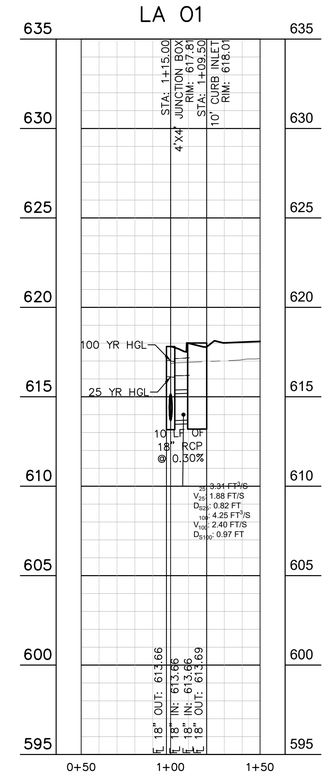
LA O1

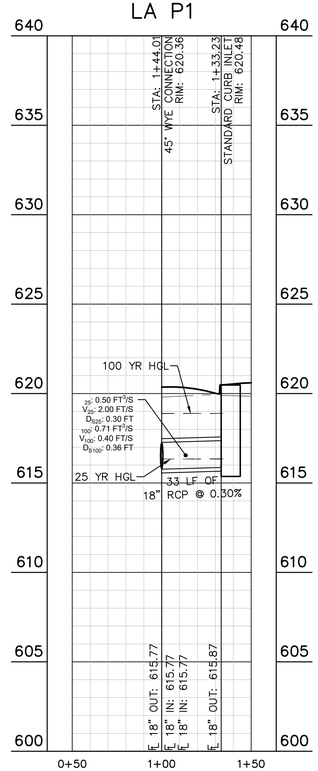




LA P1



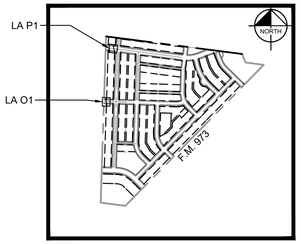




GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE



KEYMAP
SCALE 1:1000

PROFILE SCALE

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

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

x ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

x ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY
2	ADDED SHEET	2/2/23	HM
2	REVISED UNCTION BOXES	3/21/23	HM

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
4/26/2023

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

STORM PLAN PROFILE LINE LA O1 LA P1

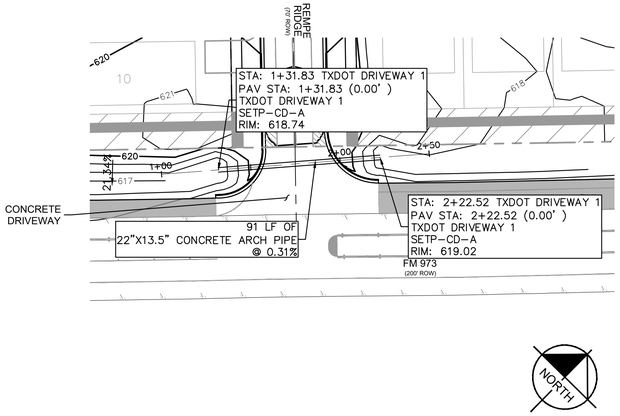
CASTLEWOOD SOUTH

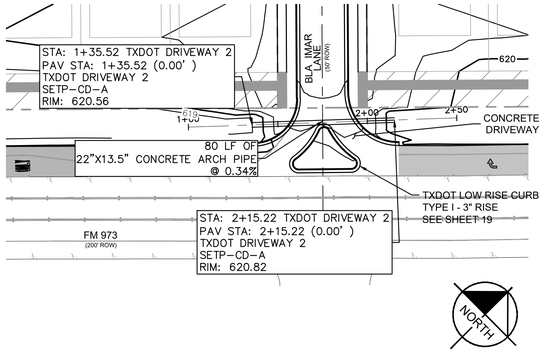
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

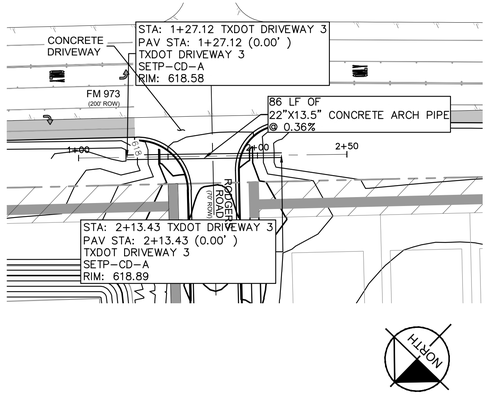
SHEET NUMBER
80 OF127

Plotted By:Hansen, Matthew Date:March 21, 2023 11:09:01pm File Path:K:\Sou_Civil\069278803 castlewood south\Cad\plansheets\C-Storm P&P (TxDOT).dwg
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GRAPHIC SCALE IN FEET
0 20 40 80



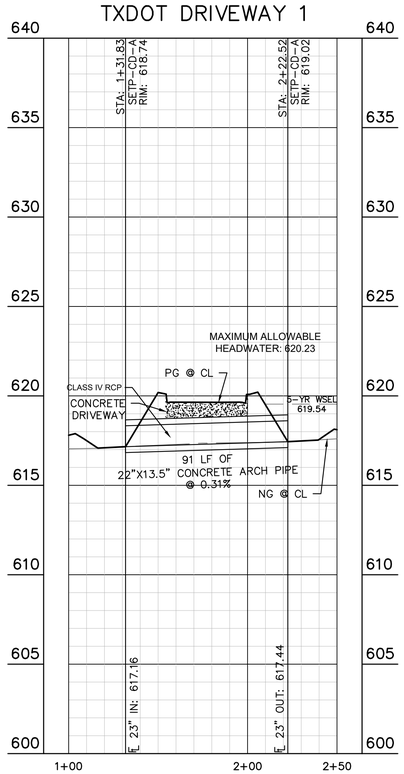




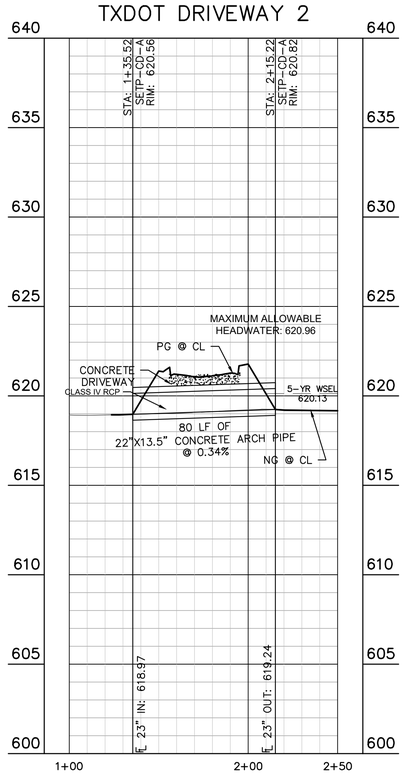
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING OVERHEAD POWER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
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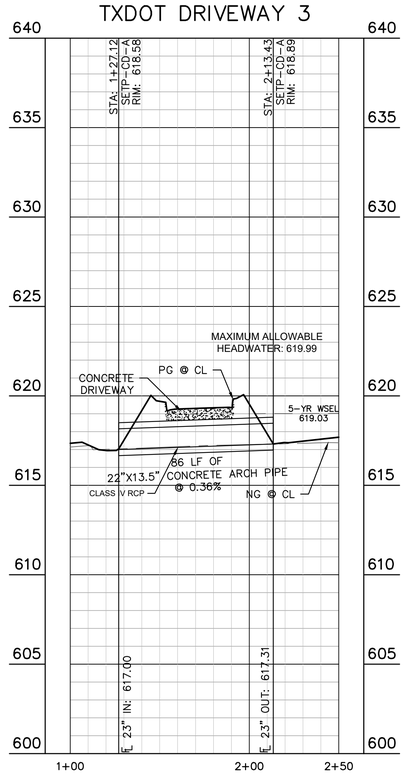
TXDOT DRIVEWAY 1

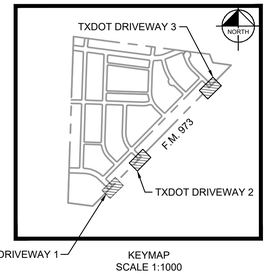


TXDOT DRIVEWAY 2



TXDOT DRIVEWAY 3





KEYMAP
SCALE 1:1000

NOTES:
1. ANY CONCRETE PAVEMENT PLACED WITHIN TXDOT RIGHT-OF-WAY SHOULD FOLLOW TXDOT SPECIFICATIONS.
2. ALL DRIVEWAY CULVERT SAFETY END TREATMENTS WILL BE PLACED AT A SLOPE OF 6H:1V.
3. ALL DRIVEWAY PIPE CULVERTS WILL BE LABELED PER ITEM 464 (REINFORCED CONCRETE PIPE).
4. ALL DRIVEWAY PIPE CULVERTS WILL BE TXDOT DESIGN SI E 1, ACCORDING TO TABLE 2 (ARCH PIPE) OF ITEM 464 (REINFORCED CONCRETE PIPE).

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

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

- ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY

Kimley»Horn
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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
09/15/2022

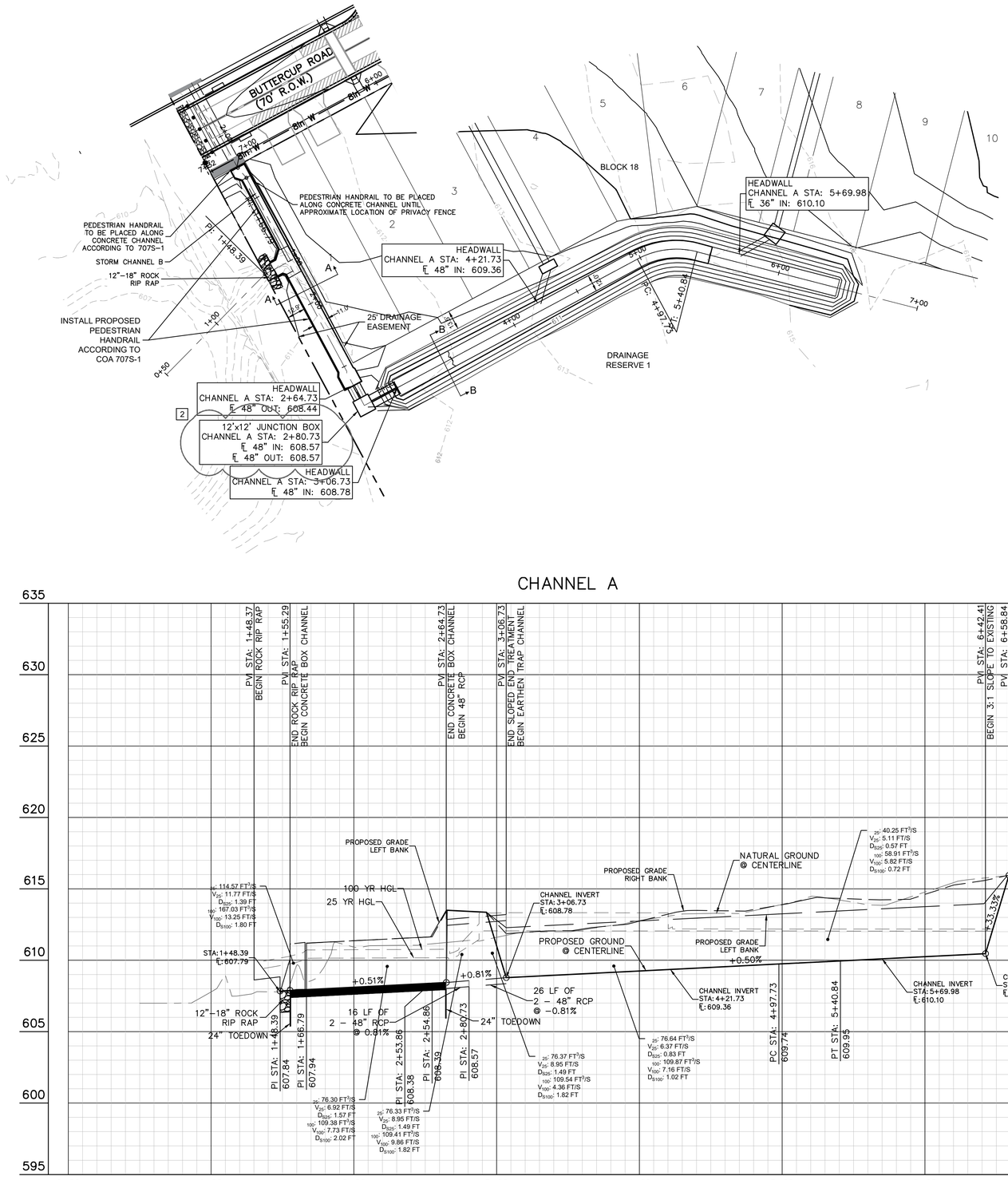
KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: XXM
CHECKED BY: WB

TXDOT CULVERTS 1-3

CASTLEWOOD SOUTH

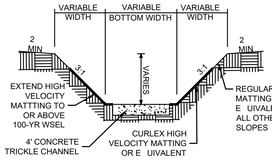
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
81 OF 127

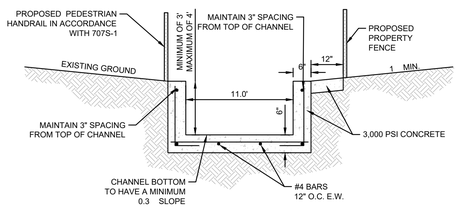




GRAPHIC SCALE IN FEET
0 20 40 80



STORM CHANNEL A EARTHEN SECTION "B-B"



STORM CHANNEL A CONCRETE U-CHANNEL SECTION "A-A"

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

No.	REVISIONS	DATE	BY
2	UPDATED JUNCTION BOX SI ES	2/1/23	D

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133535
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3/21/2023

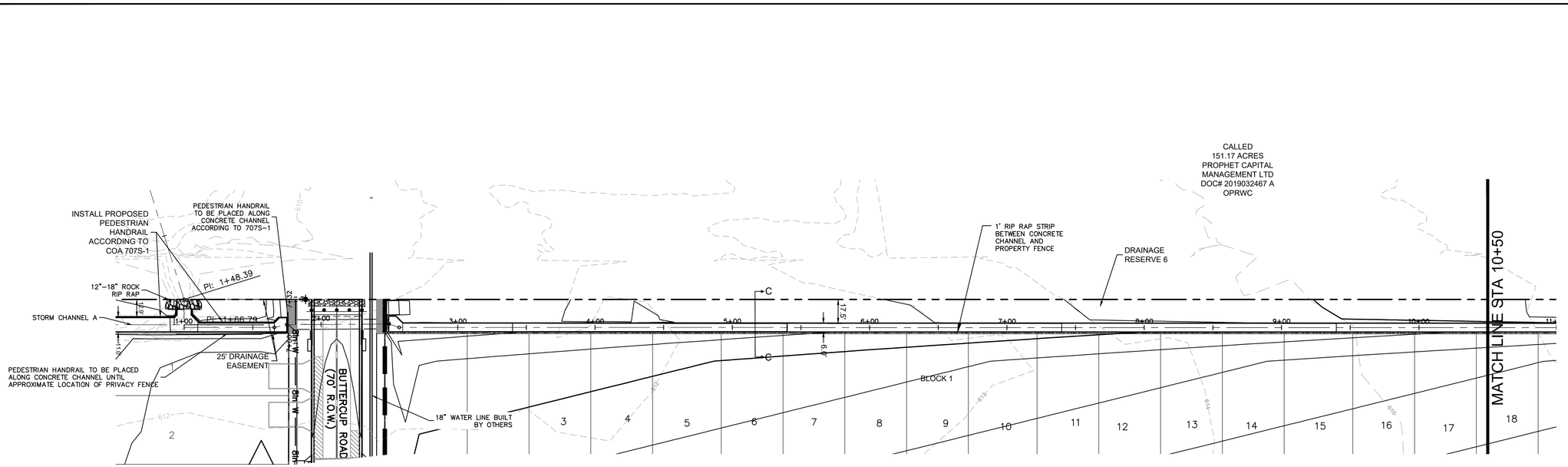
KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

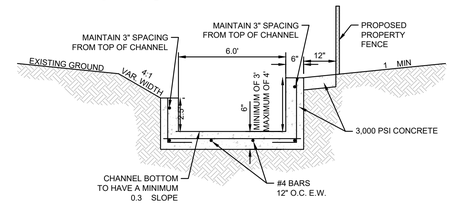
STORM CHANNEL A PLAN PROFILE

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
82 OF 127

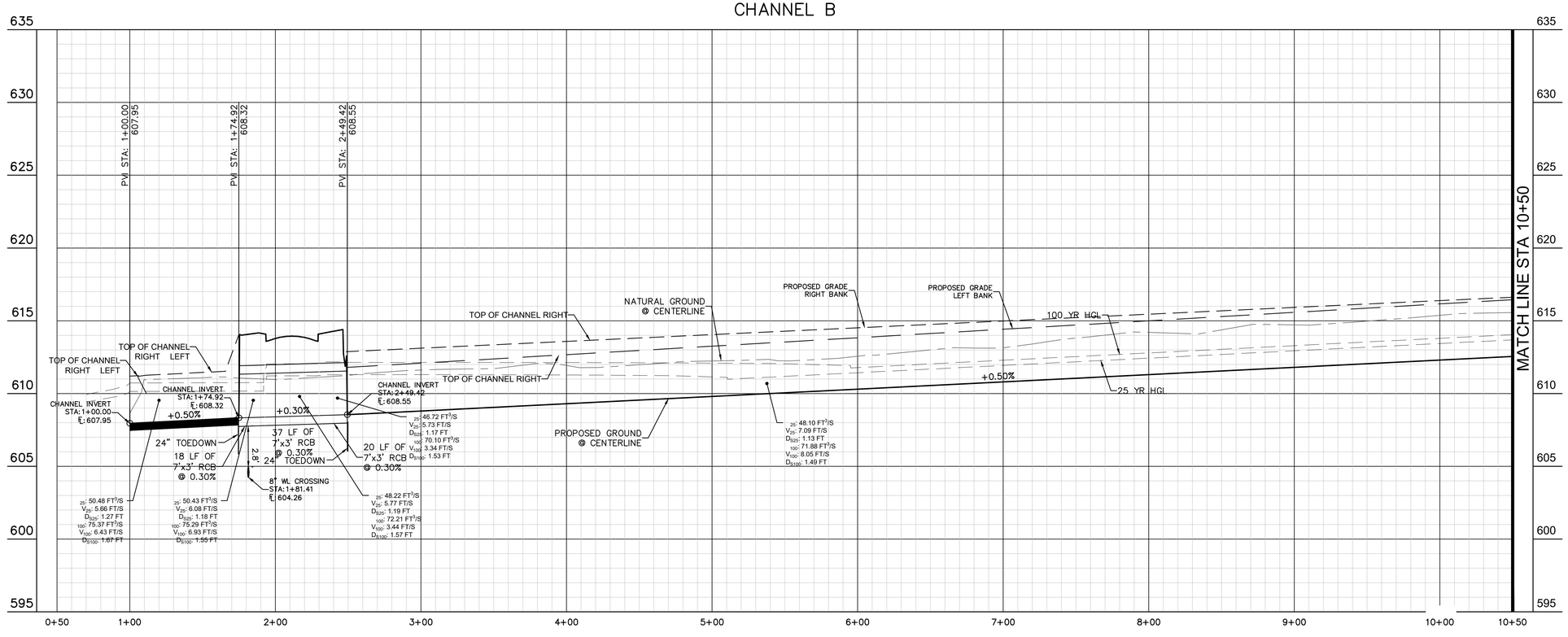
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STORM CHANNEL A CONCRETE U-CHANNEL SECTION "C-C"

CHANNEL B



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

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
09/15/2022

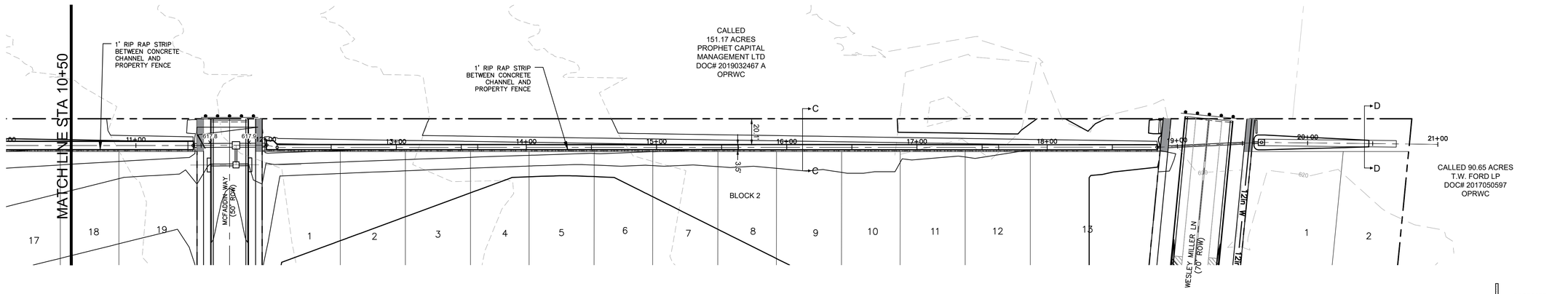
KHA PROJECT 069278803	DATE JUNE 2021	SCALE: AS SHOWN	DESIGNED BY: WB	DRAWN BY: MH	CHECKED BY: WB

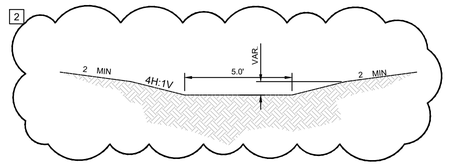
STORM CHANNEL B PLAN PROFILE (SHEET 1 OF 2)

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

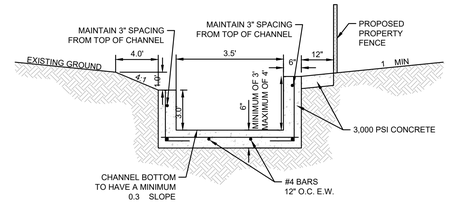
SHEET NUMBER
83 OF127

Plotted By:Hansen, Matthew Date:March 21, 2023 11:11:43pm File Path:K:\Sau_Civil\069278803 castlewood south\Cad\plansheets\C-Storm P&P (Channels).dwg
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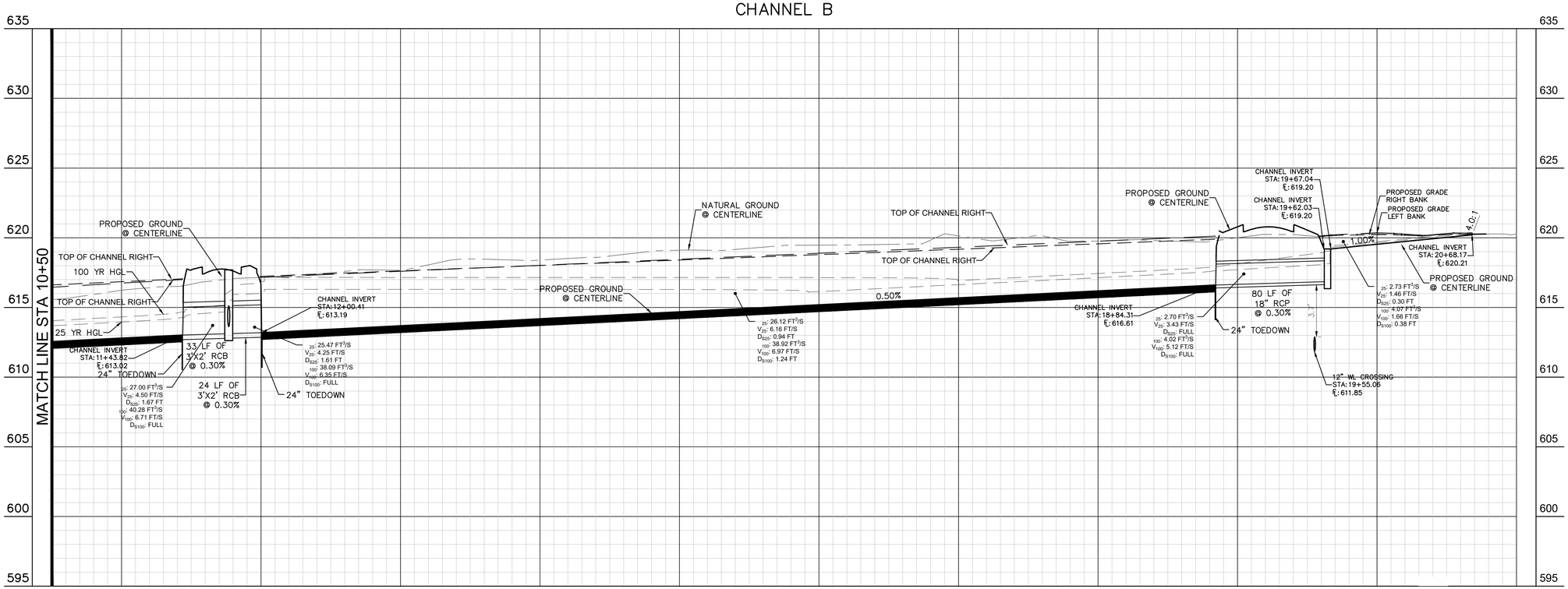


STORM CHANNEL A EARTHEN SECTION "D-D"



STORM CHANNEL A CONCRETE U-CHANNEL SECTION "C-C"

CHANNEL B



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

No.	REVISIONS	DATE	BY
2	UPDATED SECTION "D-D" DETAIL	2/2/23	HM

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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STATE OF TEXAS
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133535
LICENSED PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

STORM CHANNEL B PLAN PROFILE (SHEET 2 OF 2)

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
84 OF 127

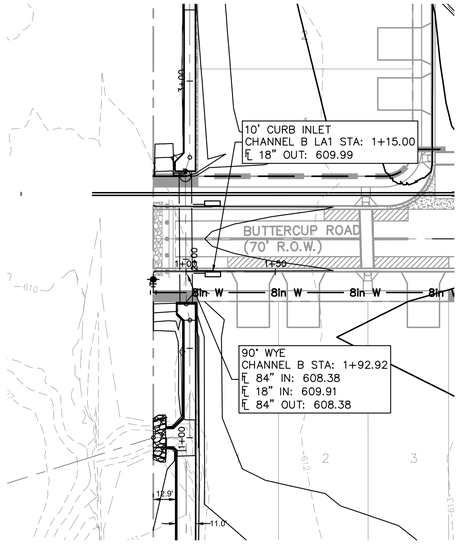
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○ Corrected junction box dimensions

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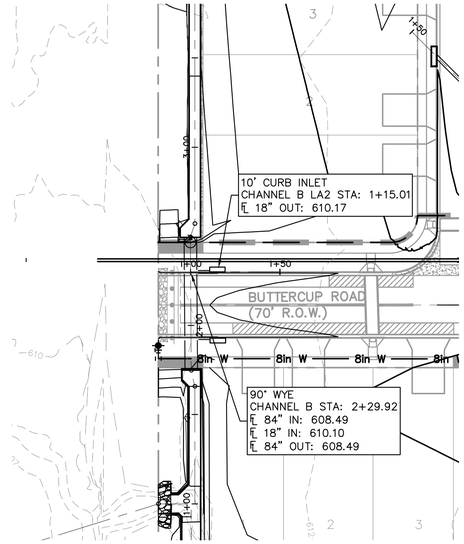
NORTH

CHANNEL B LA1



NORTH

CHANNEL B LA2

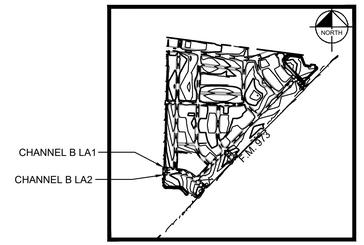


2

GRAPHIC SCALE IN FEET
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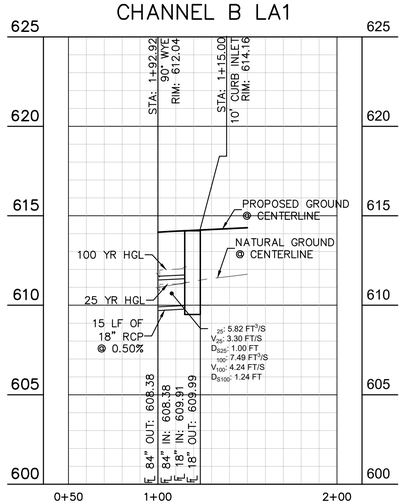
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

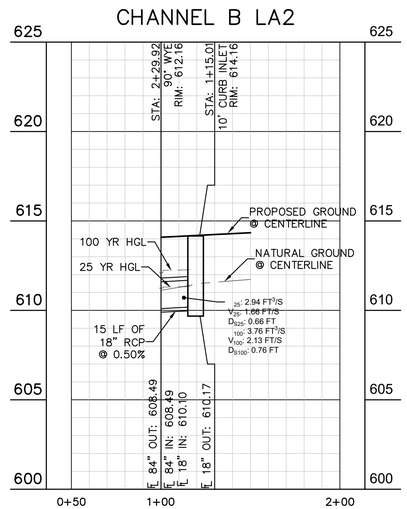


KEYMAP
SCALE 1:1000

CHANNEL B LA1



CHANNEL B LA2



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

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

- ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY
2	ADDED SHEET	2/2/23	D

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LICENSED
PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

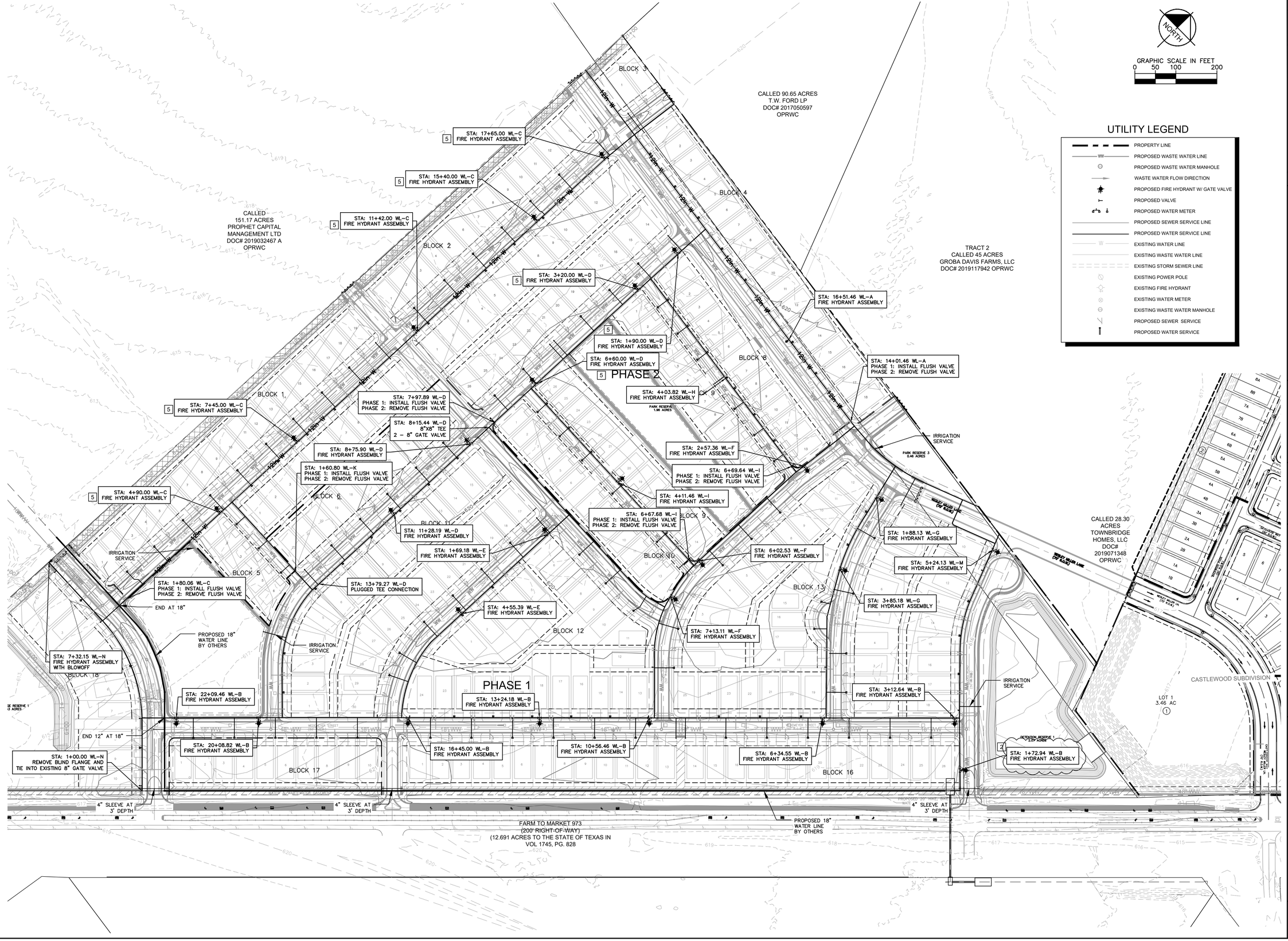
STORM PLAN PROFILE CHANNEL B LATERALS

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
85 OF 127

Plotted By: Hansen, Matthew Date: August 01, 2024 07:12:58am File Path: K:\sou_civil\069278803 castlewood south\Cad\plansheets\C-Overall Water Plan.dwg
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No.	REVISIONS	DATE	BY
2	ALIGNMENT AD USTED	3/21/23	MH
5	FIRE HYDRANTS AD USTED	5/17/24	MH

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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
MATTHEW H. M. HANSEN
147469
LICENSED PROFESSIONAL ENGINEER
7/26/2024

KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: XM
CHECKED BY: MH

OVERALL WATER PLAN

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
86 OF 127

Plotted By:Hansen, Matthew Date:August 01, 2024 07:13:54pm File Path:K:\Sou_Civil\069278803 castlewood south\Civil\Plansheets\C-Overall Water Plan.dwg
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N=10175075.02
E=3206737.11

GRAPHIC SCALE IN FEET
0 50 100 200

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- 8in W — PROPOSED 8" WATER LINE
- 12in W — PROPOSED 12" WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT W/ GATE VALVE
- PROPOSED VALVE
- PROPOSED WATER METER
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER SERVICE LINE
- W — EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE

PHASE 1

PHASE 2

BLOCK 1 · BLOCK 2 · BLOCK 3 · BLOCK 4 · BLOCK 5 · BLOCK 6 · BLOCK 7 · BLOCK 8 · BLOCK 9 · BLOCK 10 · BLOCK 11 · BLOCK 12 · BLOCK 13 · BLOCK 14 · BLOCK 15 · BLOCK 16 · BLOCK 17 · BLOCK 18

PARK RESERVE 3 0.46 ACRES

PARK 5+39.53 WL–N 8"X12" TEE 1 – 12" GATE VALVE 1 – 8" GATE VALVE

DRAINAGE RESERVE 1 2.63 ACRES

DETENTION RESERVE ACRES

1.96 ACRES

LOT 1 3.46 AC (1)

CASTLEWOOD SUBDIVISION (DOC #2022074792)

PROPHET CAPITAL MANAGEMENT LTD DOC. NO. 2019024P OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

JULIUS CHARLES STITZER, III DOC. NO. 2020076 OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

MATCH LINE "A-A"

STA: 7+97.89 WL–D
PHASE 1: INSTALL FLUSH VALVE
PHASE 2: REMOVE FLUSH VALVE

STA: 8+15.44 WL–D 8"X8" TEE 2 – 8" GATE VALVE

STA: 8+75.90 WL–D FIRE HYDRANT ASSEMBLY

STA: 1+60.80 WL–K
PHASE 1: INSTALL FLUSH VALVE
PHASE 2: REMOVE FLUSH VALVE

STA: 3+89.30 WL–J 8"X8" TEE 2 – 8" GATE VALVE

STA: 11+28.19 WL–D FIRE HYDRANT ASSEMBLY

STA: 1+69.18 WL–E FIRE HYDRANT ASSEMBLY

STA: 1+80.06 WL–C
PHASE 1: INSTALL FLUSH VALVE
PHASE 2: REMOVE FLUSH VALVE

STA: 13+79.27 WL–D PLUGGED TEE CONNECTION

STA: 14+00.45 WL–D 8"X8" TEE 2 – 8" GATE VALVE PIPE BEND

INSTALL: 1" IRRIGATION SERVICE WITH SLEEVE

STA: 16+08.10 WL–D PIPE BEND

STA: 7+32.15 WL–N FIRE HYDRANT ASSEMBLY WITH BLOWOFF

STA: 22+09.46 WL–B FIRE HYDRANT ASSEMBLY

STA: 2+77.71 WL–N 8"X8" TEE 2 – 8" GATE VALVE

STA: 1+00.00 WL–N REMOVE BLIND FLANGE AND TIE INTO EXISTING 8" GATE VALVE

STA: 20+08.82 WL–B FIRE HYDRANT ASSEMBLY

STA: 19+51.28 WL–B 8"X8" TEE 2 – 8" GATE VALVE

PROPOSED 18" WATER LINE BY OTHERS

STA: 13+87.17 WL–A 12"X12" TEE 1 – 12" GATE VALVE 1 – 8" GATE VALVE 1 – 12" TO 8" REDUCER

STA: 1+55.94 WL–F 45° VERTICAL BEND

STA: 2+57.36 WL–F FIRE HYDRANT ASSEMBLY

STA: 6+69.64 WL–I
PHASE 1: INSTALL FLUSH VALVE
PHASE 2: REMOVE FLUSH VALVE

STA: 6+67.68 WL–I
PHASE 1: INSTALL FLUSH VALVE
PHASE 2: REMOVE FLUSH VALVE

STA: 6+14.09 WL–J PIPE BEND

STA: 4+55.39 WL–E FIRE HYDRANT ASSEMBLY

STA: 6+73.42 WL–J PIPE BEND

STA: 5+59.19 WL–E 11.25° BEND

STA: 8+74.68 WL–F 11.25° BEND

STA: 9+99.35 WL–F 11.25° BEND

STA: 13+24.18 WL–B FIRE HYDRANT ASSEMBLY

STA: 16+45.00 WL–B FIRE HYDRANT ASSEMBLY

STA: 16+60.67 WL–B 8"X8" TEE 2 – 8" GATE VALVE

STA: 10+56.46 WL–B FIRE HYDRANT ASSEMBLY

STA: 10+44.32 WL–B 8"X8" TEE 2 – 8" GATE VALVE

STA: 6+34.55 WL–B FIRE HYDRANT ASSEMBLY

STA: 6+25.66 WL–B 8"X8" TEE 2 – 8" GATE VALVE

STA: 6+02.53 WL–F FIRE HYDRANT ASSEMBLY

STA: 6+18.10 WL–F 8"X8" TEE 2 – 8" GATE VALVE

STA: 6+83.72 WL–F 11.25° BEND

STA: 7+13.11 WL–F FIRE HYDRANT ASSEMBLY

STA: 7+42.65 WL–F 8"X8" TEE 2 – 8" GATE VALVE

STA: 14+01.46 WL–A
PHASE 1: INSTALL FLUSH VALVE
PHASE 2: REMOVE FLUSH VALVE

STA: 13+18.89 WL–A END PIPE DEFLECTION

STA: 12+46.73 WL–A 12"X12" TEE 1 – 12" GATE VALVE 1 – 8" GATE VALVE 1 – 12" TO 8" REDUCER PIPE BEND

STA: 11+61.05 WL–A START PIPE DEFLECTION

STA: 10+63.27 WL–A 12"X8" TEE 1 – 12" GATE VALVE 1 – 8" GATE VALVE

STA: 10+20.00 WL–A 2" FLUSH VALVE

STA: 1+61.54 WL–O 45° BEND

STA: 1+66.54 WL–O 45° BEND

STA: 1+88.13 WL–G FIRE HYDRANT ASSEMBLY

STA: 5+67.11 WL–M 2" FLUSH VALVE

STA: 5+24.13 WL–M FIRE HYDRANT ASSEMBLY

STA: 5+41.63 WL–M 8"X8" TEE 2 – 8" GATE VALVE

STA: 2+37.89 WL–G 45° VERTICAL BEND

STA: 3+85.18 WL–G FIRE HYDRANT ASSEMBLY

STA: 5+06.25 WL–G 11.25° BEND

STA: 3+97.62 WL–M 45° VERTICAL BEND

STA: 2+62.66 WL–M 45° VERTICAL BEND

STA: 3+00.66 WL–B 8"X8" TEE 2 – 8" GATE VALVE

STA: 3+12.64 WL–B FIRE HYDRANT ASSEMBLY

STA: 1+72.94 WL–B FIRE HYDRANT ASSEMBLY

STA: 1+23.71 WL–B 12"X8" TEE 1 – 12" GATE VALVE W/PLUG 1 – 8" GATE VALVE

STA: 1+10.00 WL–B EX. 18"X12" REDUCER EX. 12" GATE VALVE W/ BLIND FLANGE

STA: 1+00.00 WL–B EX. 18"X18" TEE

EX. 10 LF OF 18"
14 LF OF 12"
WATER LINE BY OTHERS

FARM TO MARKET 973 (200' RIGHT-OF-WAY) (12.691 ACRES TO THE STATE OF TEXAS IN VOL 1745, PG. 828

PROPOSED 18" WATER LINE BY OTHERS

No.	REVISIONS	DATE	BY
2	ADD IRRIGATION SLEEVES	2/1/23	MH
1	REVISE WL-B ALIGNMENT	3/21/23	

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STATE OF TEXAS
MATTHEW H. M. HANSEN
147469
LICENSED PROFESSIONAL ENGINEER
7/26/2024

KHA PROJECT 069278803
DATE JUNE 2021
SCALE AS SHOWN
DESIGNED BY: WB
DRAWN BY: XXM
CHECKED BY: MH

PHASE 1 WATER PLAN

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
87 OF 127

Plotted By:Hansen, Matthew Date:August 01, 2024 07:28:24am File Path:K:\Sou_Civil\069278803 castlewood south\Cad\plansheets\C-Overall Water Plan.dwg
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N=10175075.02

STA: 22+77.18 WL-A
12"X12" CROSS
3 – 12" GATE VALVE

39 LF OF 12"

CALLED 90.65 ACRES
T.W. FORD LP
DOC# 201705597
OPRWC

JULIUS CHARLES STEIZER, III
DOC# 2020-2020758
WILLIAMSON COUNTY, TEXAS

BLOCK 3

124 LF OF 12" WW

10 LF OF 12"

STA: 17+65.00 WL-C
FIRE HYDRANT ASSEMBLY

39 LF OF 12"

BLOCK 2

12in W

275 LF OF 12"

STA: 15+40.00 WL-C
FIRE HYDRANT ASSEMBLY

75 LF OF 12"

170 LF OF 12" WW

BLOCK 7

BLOCK 4

STA: 19+88.95 WL-A
12"X12" TEE
1 – 12" GATE VALVE
1 – 8" GATE VALVE
1 – 12" TO 8" REDUCER

CALLED
151.17 ACRES
PROPHET CAPITAL
MANAGEMENT LTD
DOC# 2019032467 A
OPRWC

STA: 11+42.00 WL-C
FIRE HYDRANT ASSEMBLY

BLOCK 2

STA: 2+80.19 WL-D
8"X8" TEE
2 – 8" GATE VALVE

90 LF OF 8"

STA: 11+05.06 WL-C
45° VERTICAL BEND

STA: 10+85.06 WL-C
45° VERTICAL BEND

56 LF OF 12" WW

402 LF OF 12" WW

STA: 3+20.00 WL-D
FIRE HYDRANT ASSEMBLY

WL-D

90 LF OF 8"

337 LF OF 12" WW

TRACT 2
CALLED 45 ACRES
GROBA DAVIS FARMS, LLC
DOC# 2019117942 OPRWC

STA: 16+51.46 WL-A
FIRE HYDRANT ASSEMBLY

PROPHET CAPITAL MANAGEMENT
DOC# 2019032467
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS

STA: 11+97.51 WL-C
VERTICAL BEND

74 LF OF 12"

20 LF OF 12"

40 LF OF 8"

STA: 1+90.00 WL-D
FIRE HYDRANT ASSEMBLY

340 LF OF 8"

304 LF OF 8"

BLOCK 1

STA: 6+75.32 WL-D
8"X8" TEE
2 – 8" GATE VALVE

STA: 6+60.00 WL-D
FIRE HYDRANT ASSEMBLY

BLOCK 8

BLOCK 4

STA: 14+01.46 WL-A
PHASE 1: INSTALL FLUSH VALVE
PHASE 2: REMOVE FLUSH VALVE

250 LF OF 12"

STA: 8+73.56 WL-C
VERTICAL BEND

208 LF OF 12" WW

STA: 7+97.89 WL-D
PHASE 1: INSTALL FLUSH VALVE
PHASE 2: REMOVE FLUSH VALVE

15 LF OF 8"

WL-I

123 LF OF 8"

STA: 4+03.82 WL-H
FIRE HYDRANT ASSEMBLY

BLOCK 9

PHASE 2

PARK
RESERVE
2
1.96
ACRES

BLOCK 1

STA: 7+45.00 WL-C
FIRE HYDRANT ASSEMBLY

STA: 6+05.42 WL-C
VERTICAL BEND

129 LF OF 12" WW

BLOCK 6

BLOCK 10

311 LF OF 8"

STA: 6+72.27 WL-H
PHASE 1: INSTALL FLUSH VALVE
PHASE 2: REMOVE FLUSH VALVE

STA: 5+28.01 WL-C
12"X12" TEE
1 – 12" GATE VALVE
1 – 8" GATE VALVE
1 – 12" TO 8" REDUCER

140 LF OF 12" WW

STA: 4+11.46 WL-I
FIRE HYDRANT ASSEMBLY

PARK
RESERVE
3
0.46
ACRES

STA: 4+90.00 WL-C
FIRE HYDRANT ASSEMBLY

10 LF OF 12"

18 LF OF 12"

MATCH LINE "A-A"

BLOCK 11

BLOCK 11

BLOCK 9

BLOCK 13

INSTALL: PHASE 2-1" IRRIGATION
SERVICE WITH SLEEVE
OUTSIDE SIDEWALK-BEHIND LOTS

24 LF OF 12"

BLOCK 10

STA: 6+67.68 WL-I
PHASE 1: INSTALL FLUSH VALVE
PHASE 2: REMOVE FLUSH VALVE

BLOCK 5

STA: 1+80.06 WL-C
PHASE 1: INSTALL FLUSH VALVE
PHASE 2: REMOVE FLUSH VALVE

STA: 1+60.80 WL-K
PHASE 1: INSTALL FLUSH VALVE
PHASE 2: REMOVE FLUSH VALVE

BLOCK 12

BLOCK 14

PARK
RESERVE
1
2.26
ACRES

INSTALL: 1" IRRIGATION
SERVICE WITH SLEEVE

BLOCK 11

PHASE 1

BLOCK 18

BLOCK 13

DRAINAGE
RESERVE
1
2.63
ACRES

BLOCK 17

BLOCK 16

BLOCK 16

LOT 1
3.46 AC
1

DETENTION
RESERVE
1
2.07
ACRES

N=10174828.41
E=3208637.26

PROPOSED 20' HIKE, BIKE
WATER & WASTEWATER
EASEMENT

FARM TO MARKET 973
(200' RIGHT-OF-WAY)
(12.691 ACRES TO THE STATE OF TEXAS IN
VOL 1745, PG. 828

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- 8in W — PROPOSED 8" WATER LINE
- 12in W — PROPOSED 12" WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT W/ GATE VALVE
- PROPOSED VALVE
- PROPOSED WATER METER
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER SERVICE LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE

No.	REVISIONS	DATE	BY
5	FIRE HYDRANTS AD USTED	5/17/24	MH

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STATE OF TEXAS
MATTHEW H. M. HANSEN
147469
LICENSED
PROFESSIONAL ENGINEER
7/26/2024

KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: XXM
CHECKED BY: MH

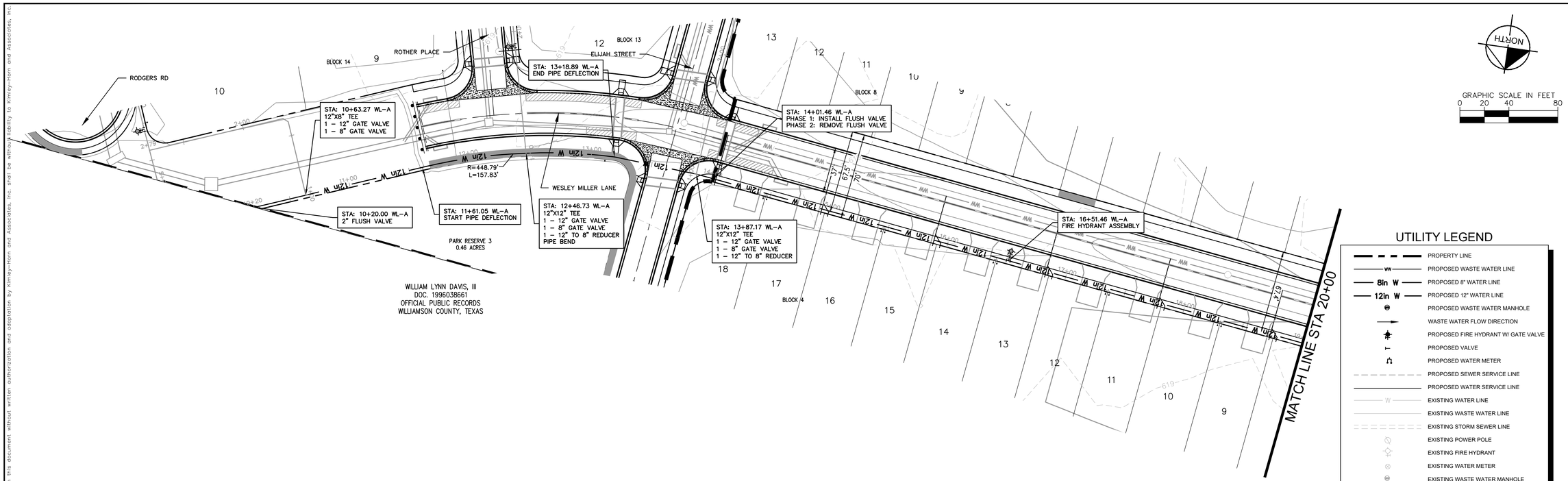
PHASE 2 WATER PLAN

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
88 OF 127

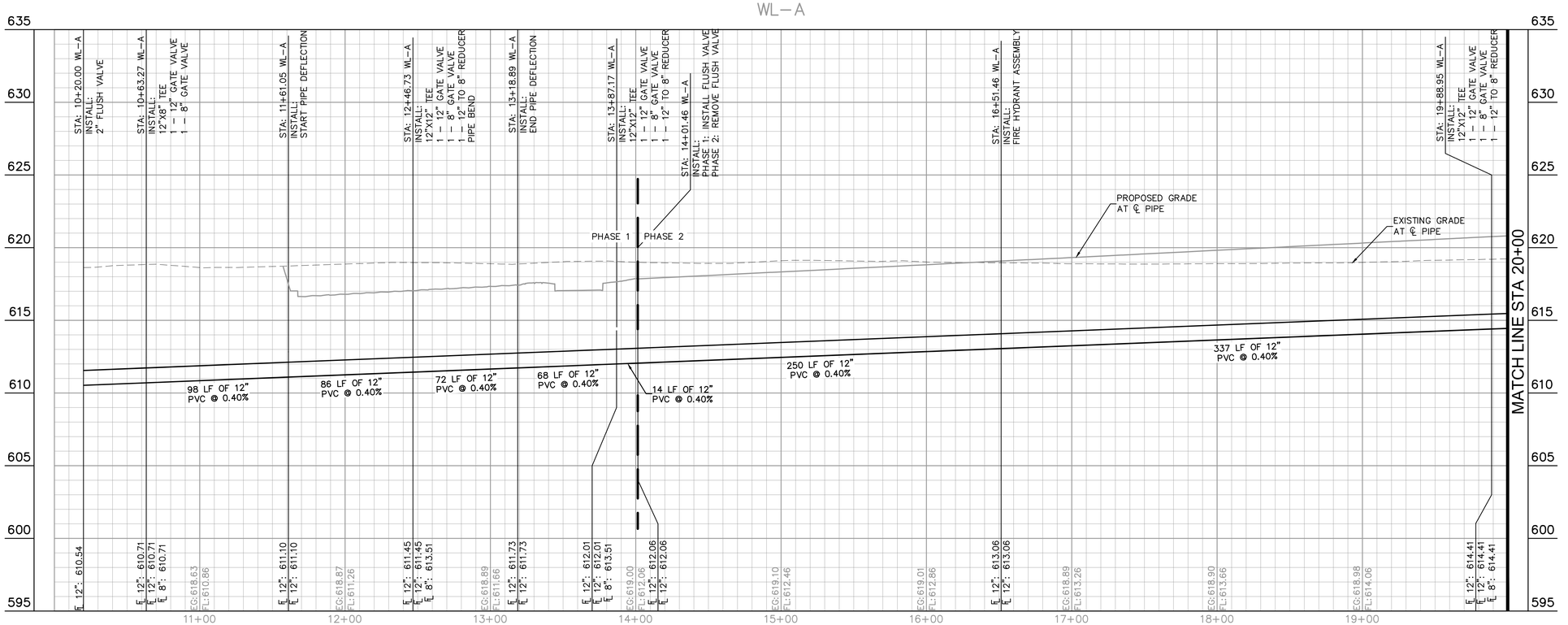
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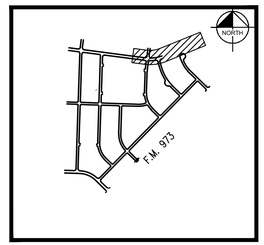


GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED 8" WATER LINE
- PROPOSED 12" WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT W/ GATE VALVE
- PROPOSED VALVE
- PROPOSED WATER METER
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER SERVICE LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE





KEYMAP
SCALE 1:1000

NOTE:
1. WATER LINE TO MAINTAIN 4' OF COVER ABOVE TOP OF PIPE.

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

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

- ELEV. = 620.67' (NAVD '88)

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WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
09/15/2022

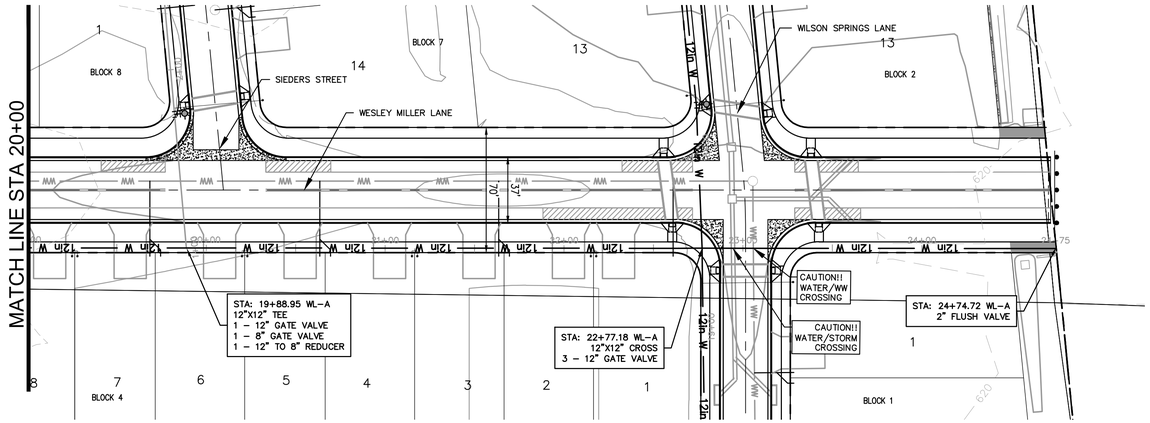
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DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

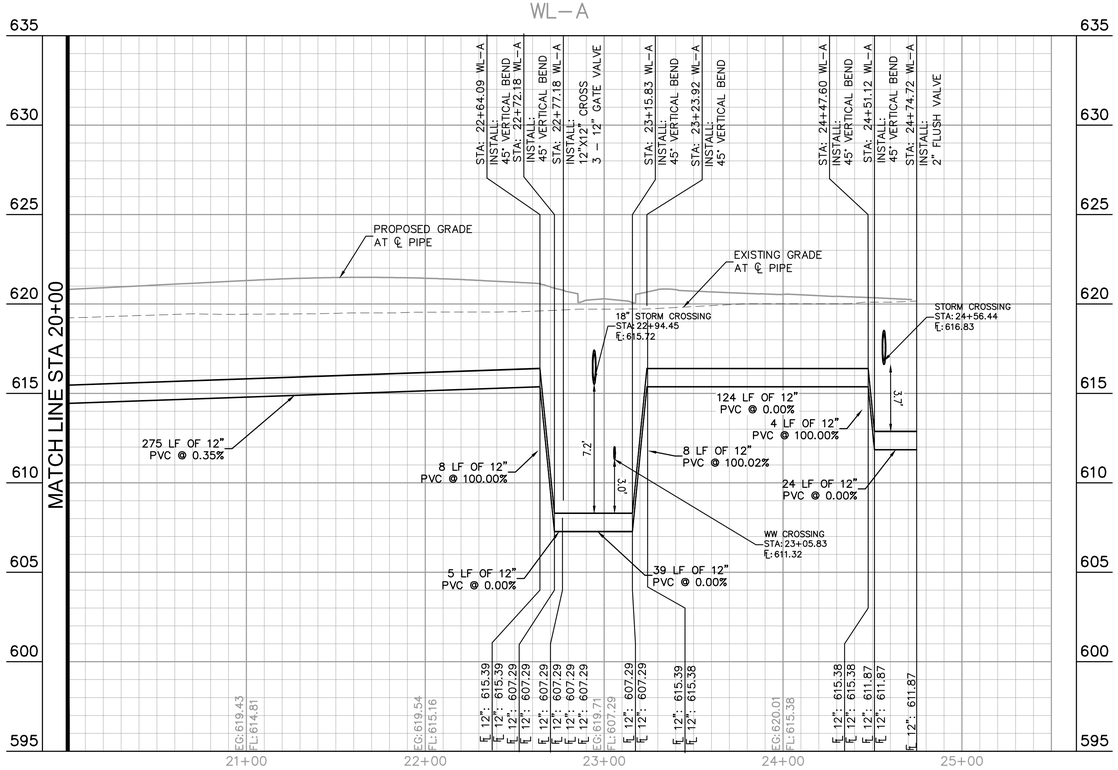
WATER PLAN PROFILE LINE WL-A (SHEET 1 OF 2)

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
89 OF 127



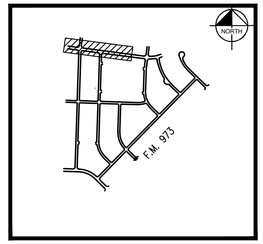




GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED 8" WATER LINE (8in W)
- PROPOSED 12" WATER LINE (12in W)
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT W/ GATE VALVE
- PROPOSED VALVE
- PROPOSED WATER METER
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER SERVICE LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE



KEYMAP
SCALE 1:1000

PROFILE SCALE
1" = 40' HORIZONTAL
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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT 069278803		
DATE	JUNE 2021	
SCALE:	AS SHOWN	
DESIGNED BY:	WB	
DRAWN BY:	MH	
CHECKED BY:	WB	

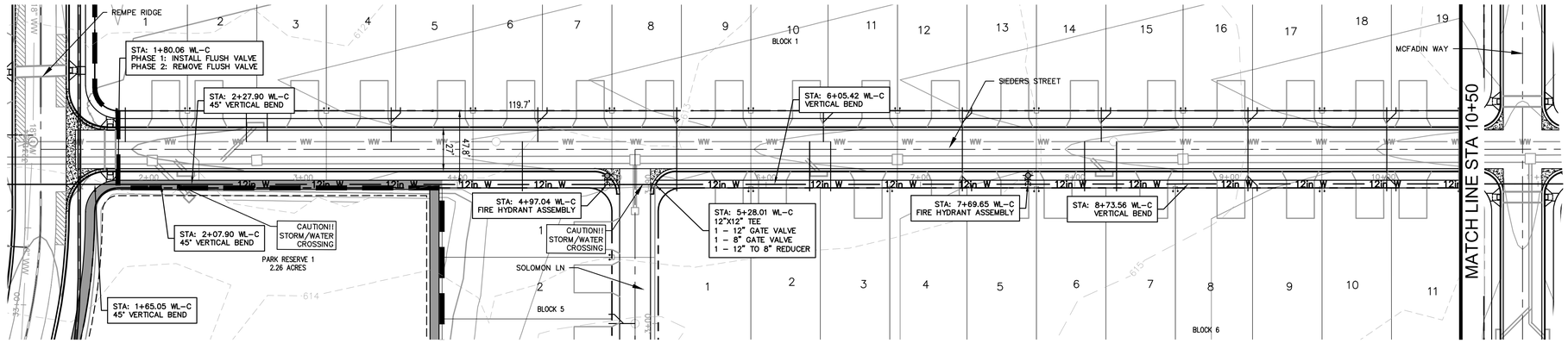
WATER PLAN PROFILE LINE WL-A (SHEET 2 OF 2)

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
90 OF 127

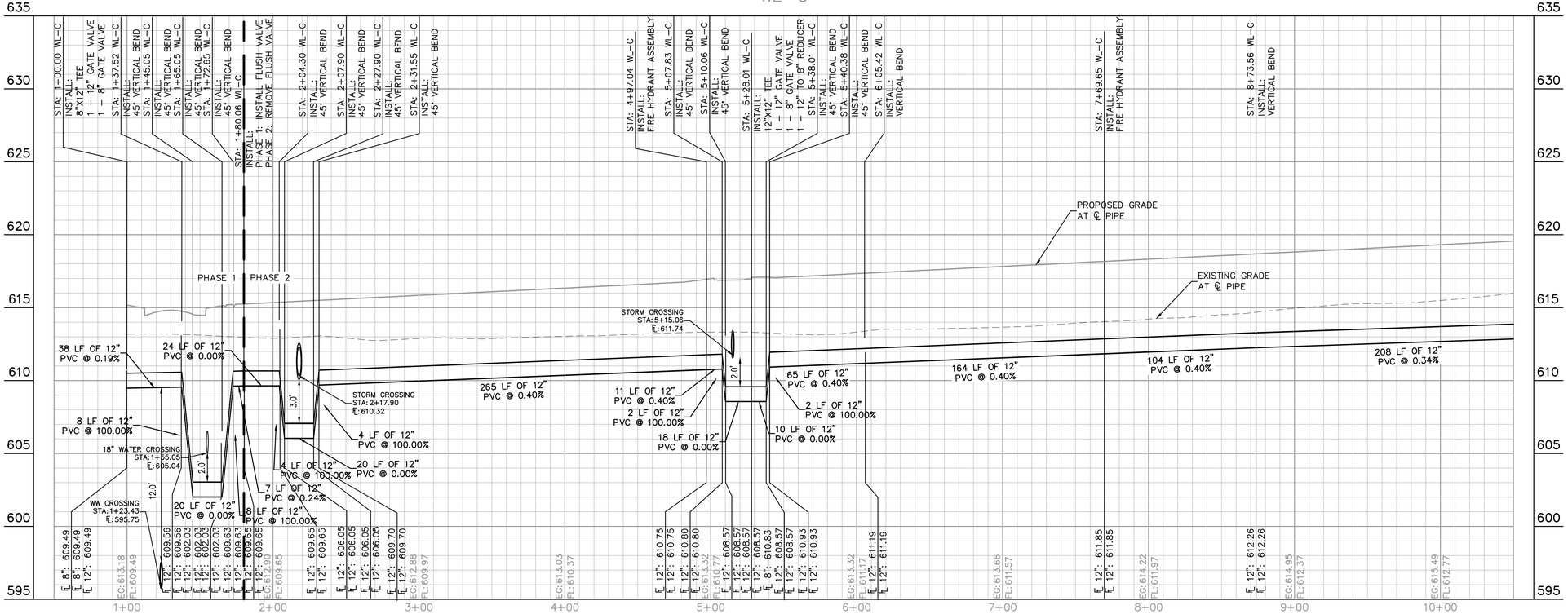
Plotted By:Hansen, Matthew Date:March 21, 2023 11:22:41pm File Path:K:\sou_civil\069278803 castlewood south\Cad\plansheets\C-Water Plan & Profiles.dwg
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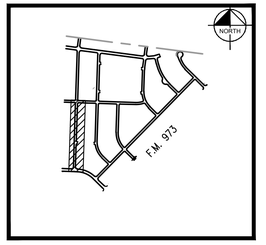


GRAPHIC SCALE IN FEET
0 20 40 80

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SCALE 1:1000

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DATE JUNE 2021	SCALE: AS SHOWN		

WATER PLAN PROFILE LINE WL-C (SHEET 1 OF 2)

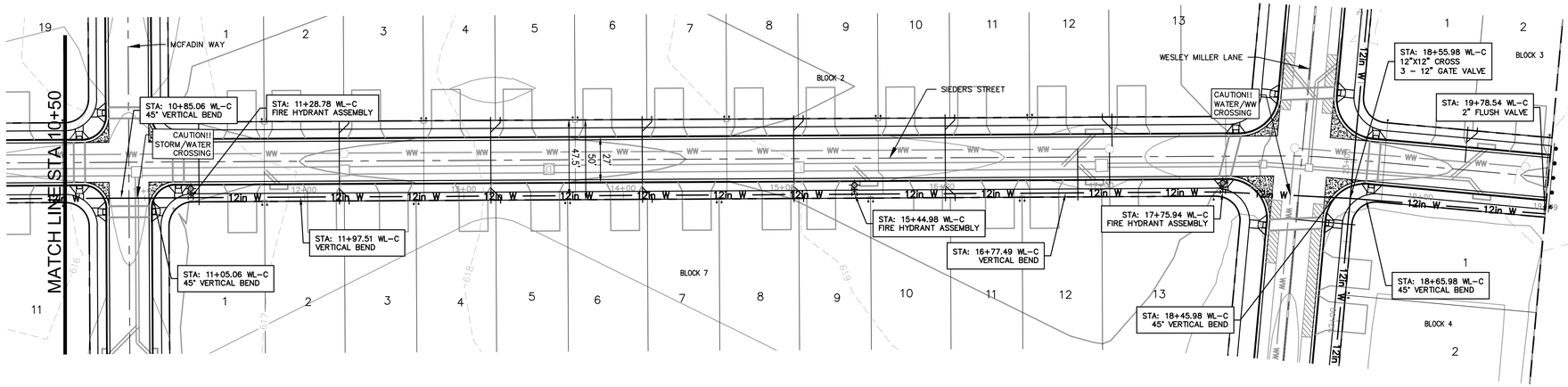
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
91 OF 127

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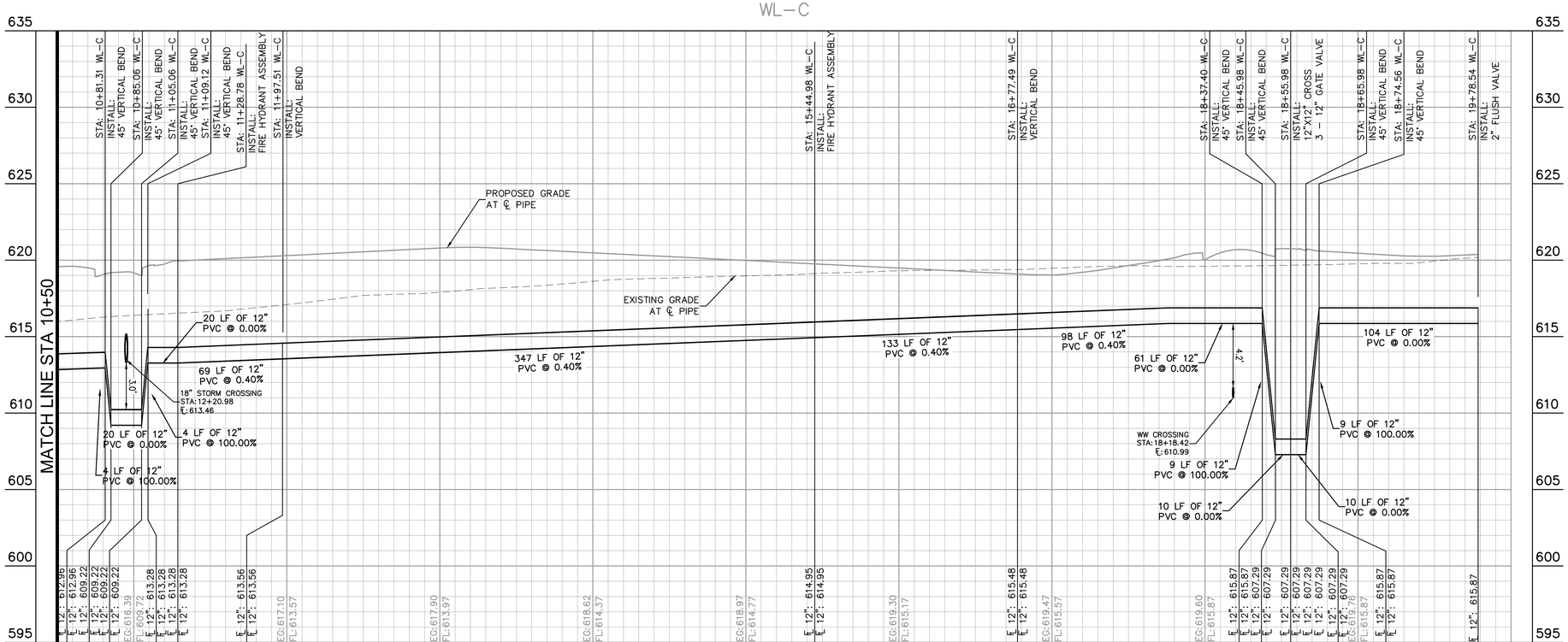
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DOC. 2008077958
OFFICIAL PUBLIC RECORDS,
WILLIAMSON COUNTY, TEXAS

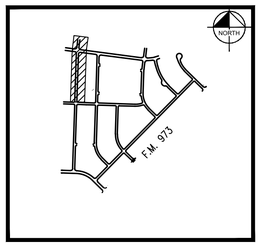
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED 8" WATER LINE
- PROPOSED 12" WATER LINE
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KEYMAP
SCALE 1:1000

PROFILE SCALE
1" = 40' HORIZONTAL
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No.	REVISIONS	DATE	BY

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STATE OF TEXAS
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9/15/2022

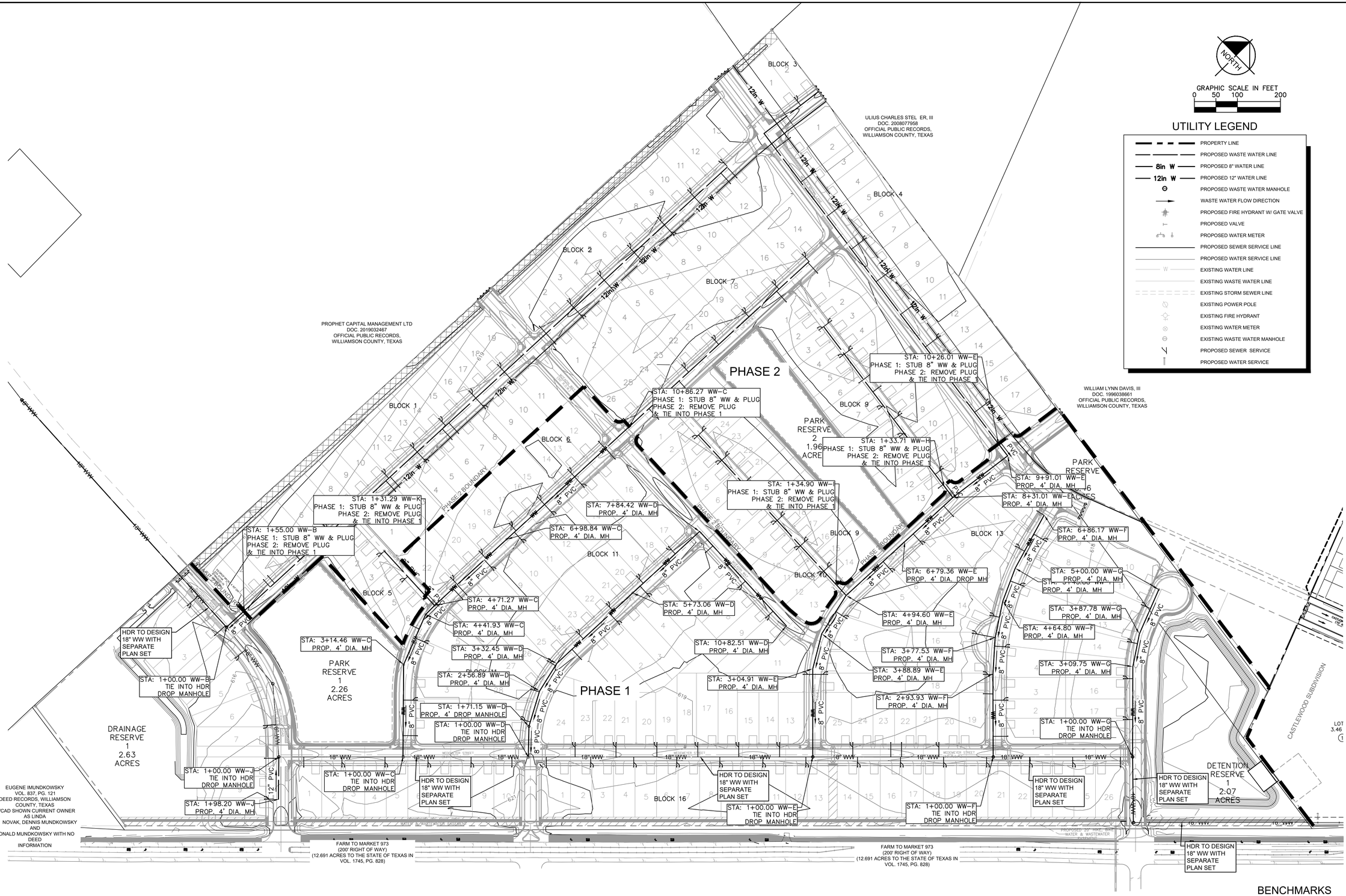
KHA PROJECT 069278803		
DATE JUNE 2021	SCALE: AS SHOWN	
	DESIGNED BY:	WB
	DRAWN BY:	MH
	CHECKED BY:	WB

WATER PLAN PROFILE LINE WL-C (SHEET 2 OF 2)

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
92 OF 127



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KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
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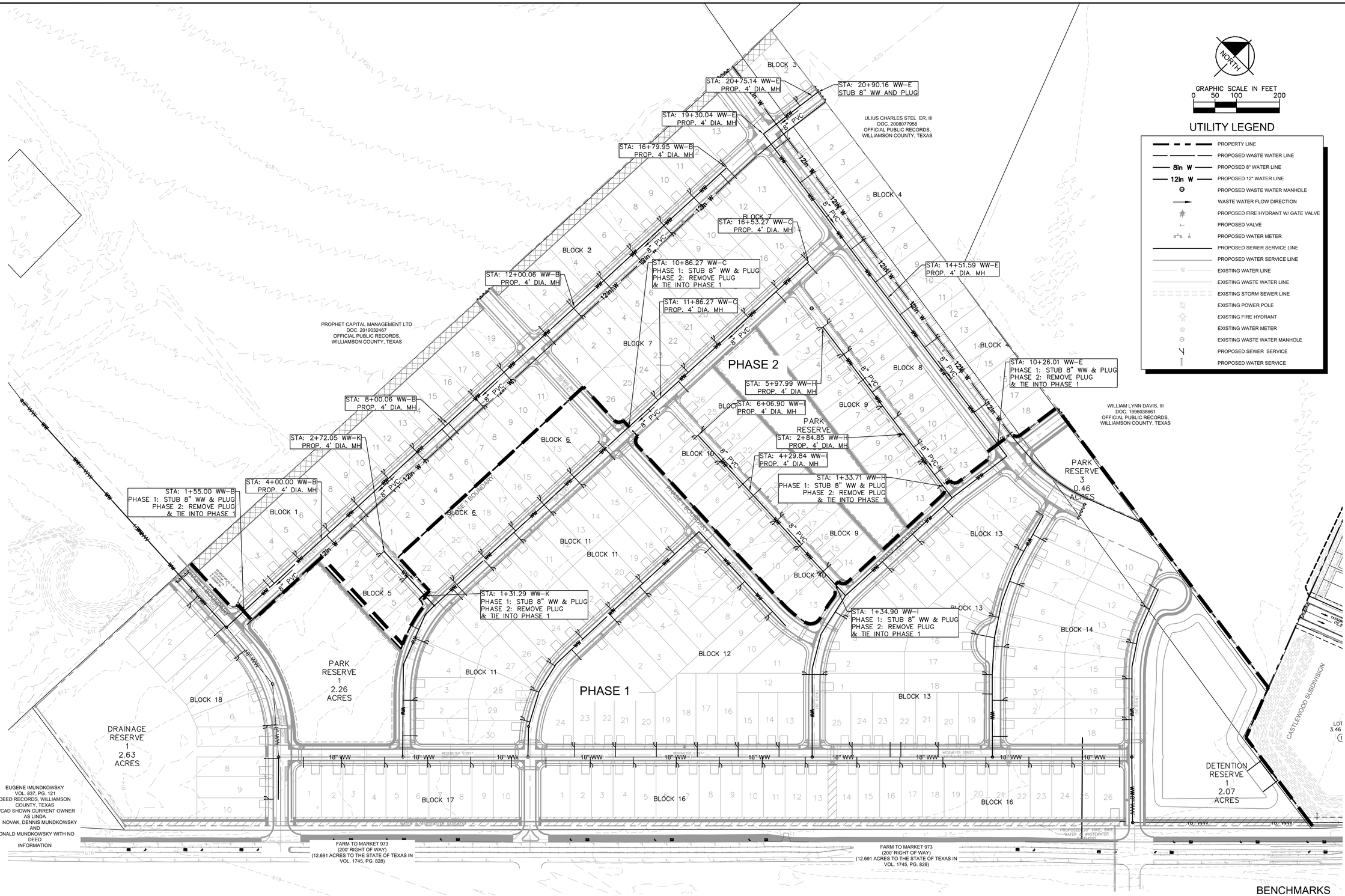
PHASE 1 OVERALL WASTEWATER PLAN

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
93 OF127

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9/15/2022

KHA PROJECT 069278803			
DATE JUNE 2021	SCALE: AS SHOWN	DESIGNED BY:	WB
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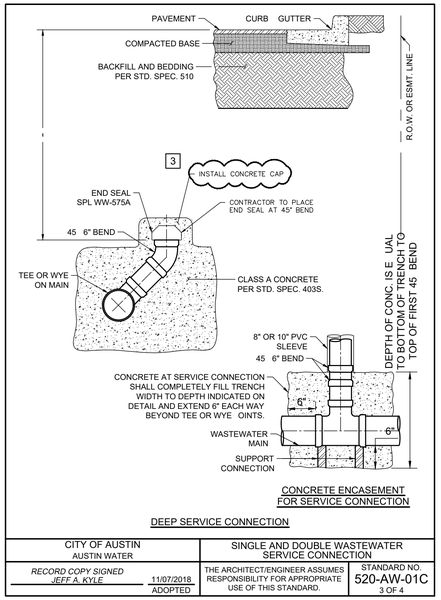
PHASE 2 OVERALL WASTEWATER PLAN

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
94 OF127

Plotted By: Hansen, Matthew Date: March 22, 2023 04:49:37pm File Path: K:\sau_civil\069278803 castlewood south\Cad\plansheets\C-Overall Wastewater Plan.dwg
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DEEP SERVICE CONNECTION

CITY OF AUSTIN AUSTIN WATER	SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION	
RECORD COPY SIGNED JEFF A. KYLE 11/07/2018 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-01C 3 OF 4

EXISTING SERVICE PLUG DETAIL
N.T.S.

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- 8in W — PROPOSED 8" WATER LINE
- 12in W — PROPOSED 12" WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT W/ GATE VALVE
- PROPOSED VALVE
- PROPOSED WATER METER
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER SERVICE LINE
- W — EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE

3 NOTES:

FOR ALL PROPOSED SEWER SERVICES THAT TIE-IN TO THE EXISTING 18-INCH WASTEWATER LINE, THE TRENCH ONE SHALL BE BACKFILLED IN ACCORDANCE WITH MLA GEOTECHNICAL MEMORANDUM DATED ULY 26, 2023.

EXISTING 18-INCH SEWER LINE ALONG WESLEY MILLER LANE TO BE REMOVED AND REPLACED UNDER SEPARATE AGREEMENT. REPAIR WORK IS BETWEEN STATIONS 47+75 AND 51+94 AND STATIONS 53+50 AND 54+00. SEE CASTLEWOOD SOUTH SEWER REPAIR PLAN PREPARED BY HDR, INC., DATED ULY 6TH, 2023.

4 DUAL SERVICE AT STATION 40+62 IS TO BE CONSTRUCTED WITH AN ACTIVE SERVICE AT 40+68 AND AN INACTIVE SERVICE AT 40+62. INACTIVE SERVICE SHALL TERMINATE WITH A CLEANOUT AT THE RIGHT OF WAY.

DUAL SERVICE AT STATION 46+59 IS TO BE CONSTRUCTED WITH AN ACTIVE SERVICE AT 46+65 AND AN INACTIVE SERVICE AT 46+59. INACTIVE SERVICE SHALL TERMINATE WITH A CLEANOUT AT THE RIGHT OF WAY.

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

- ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY
2	ADDED SHEET	3/21/23	MH
3	SWAP SERVICES AROUND	4/27/23	WB
3	CAP SERVICES AND BACKFILL NOTE	6/14/23	MH
3	REFERENCED SEWER REPAIR PLAN	8/1/23	MH
4	AD USTED SERVICES TO MATCH EXISTING	3/19/24	MH
4	ADDED NOTE FOR SELECT DUAL SERVICES	3/26/24	MH

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TEXAS REGISTERED ENGINEERING FIRM F–928

STATE OF TEXAS
MATTHEW H. M. HANSEN
147469
LICENSED PROFESSIONAL ENGINEER
3/26/2024

KHA PROJECT 069278803			
DATE	JUNE 2021	DESIGNED BY:	WB
SCALE	AS SHOWN	DRAWN BY:	MH
		CHECKED BY:	WB

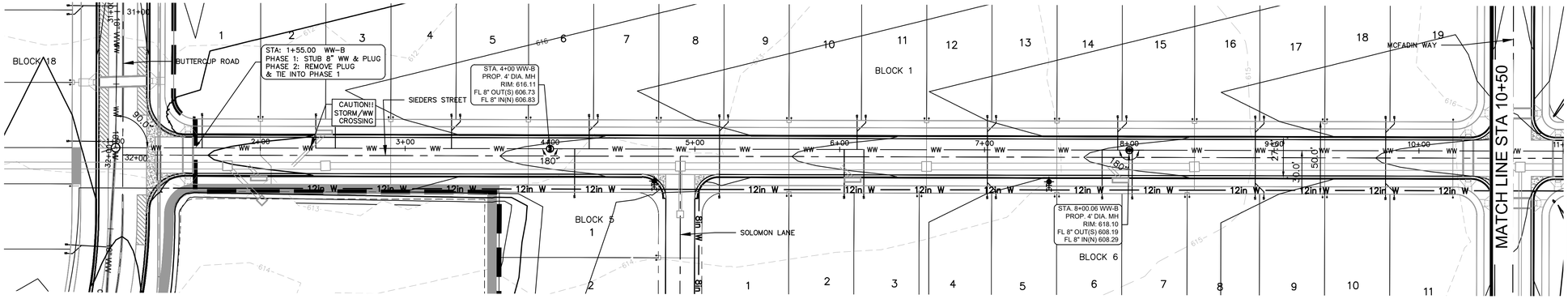
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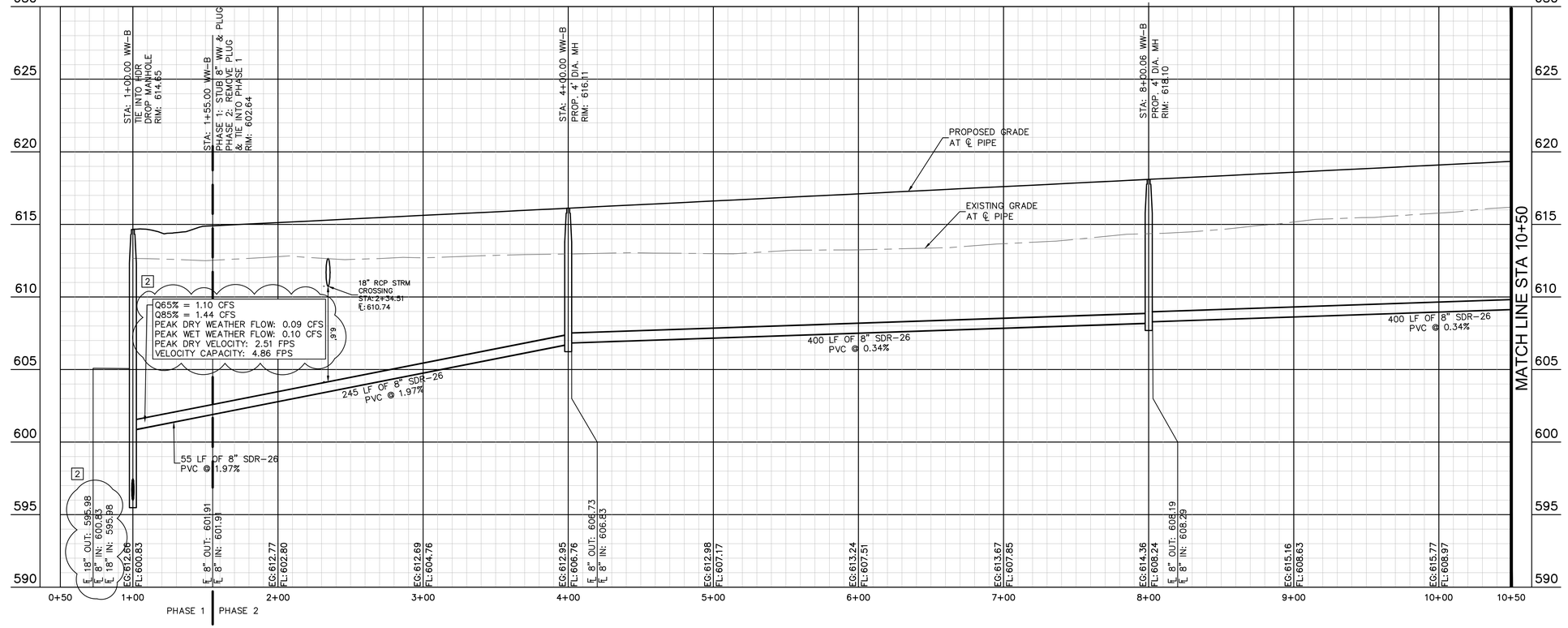
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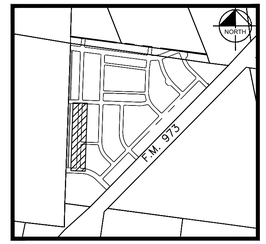
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
95 OF 127

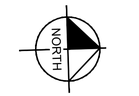
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KEYMAP
SCALE 1:1000



GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED 8" WATER LINE
- PROPOSED 12" WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT W/ GATE VALVE
- PROPOSED VALVE
- PROPOSED WATER METER
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER SERVICE LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

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

BENCHMARKS

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- ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY
2	TIE IN ELEVATIONS	2/1/23	JD
2	WASTEWATER FLOW CALCULATIONS	3/17/23	HM

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

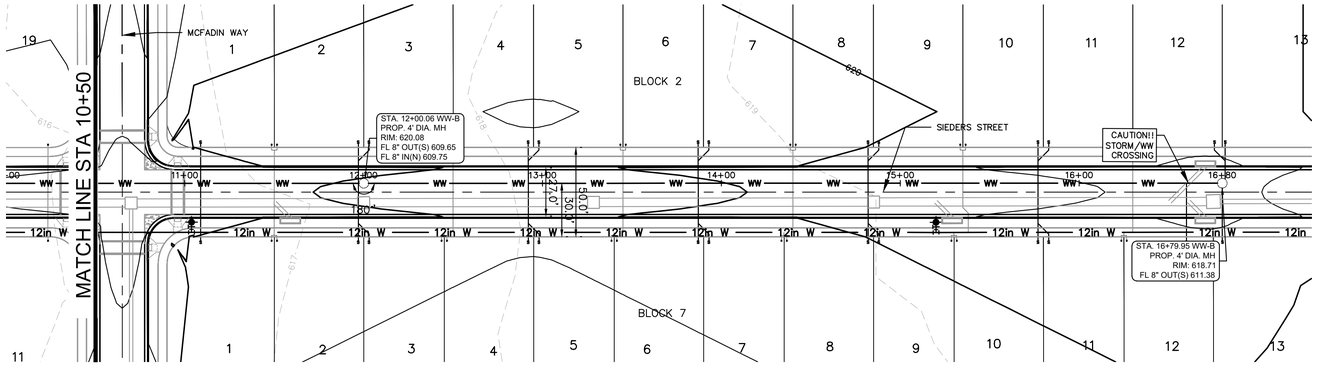
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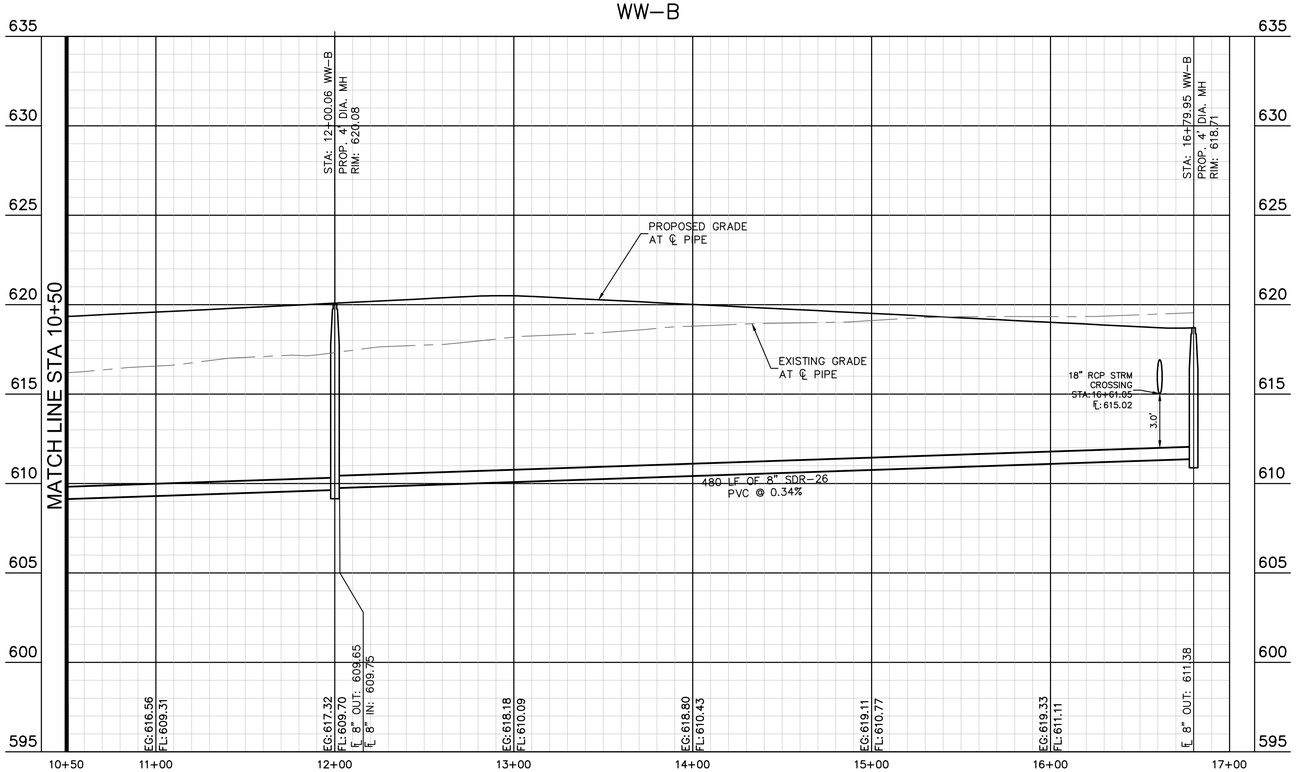
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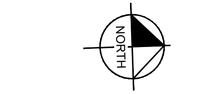
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
96 OF 127

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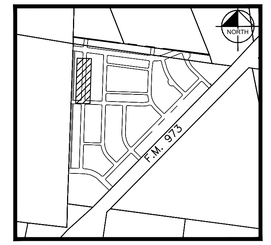




GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
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- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
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KEYMAP
SCALE 1:1000

PROFILE SCALE
1" = 40' HORIZONTAL
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BENCHMARKS

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No.	REVISIONS	DATE	BY

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STATE OF TEXAS
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133535
LICENSED PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

WASTEWATER PLAN AND PROFILE LINE WW-B (SHEET 2 of 2)

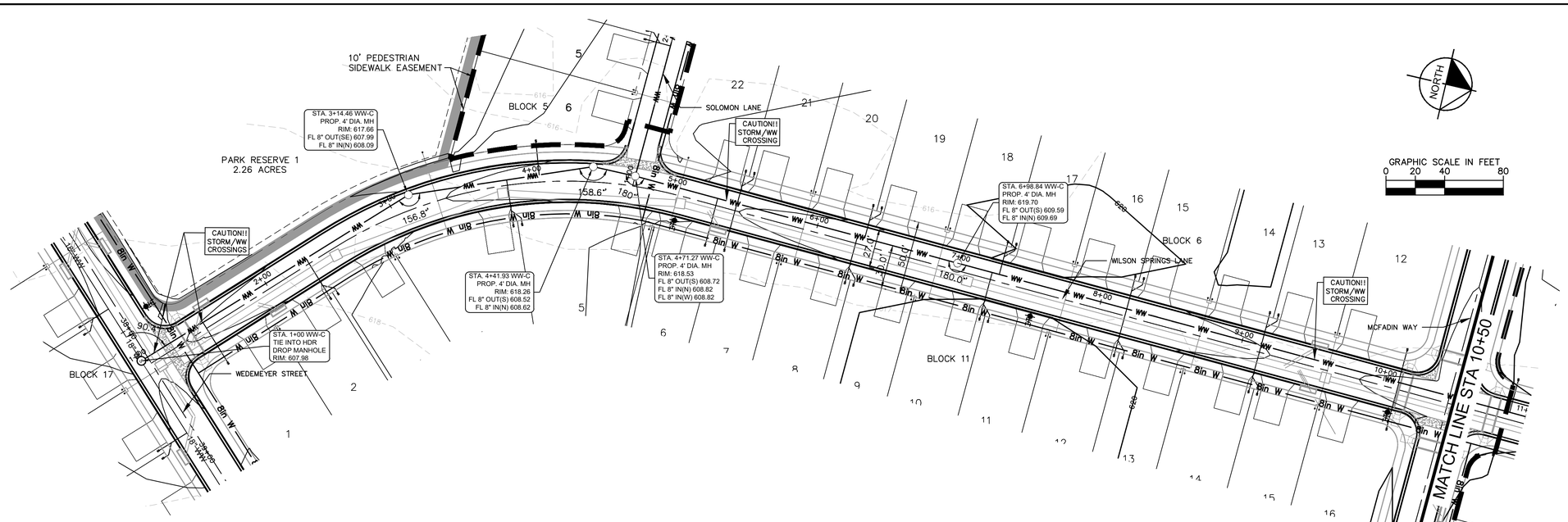
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CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
97 OF127

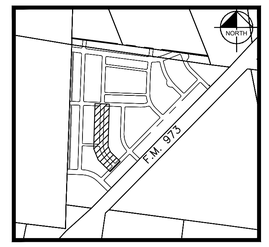
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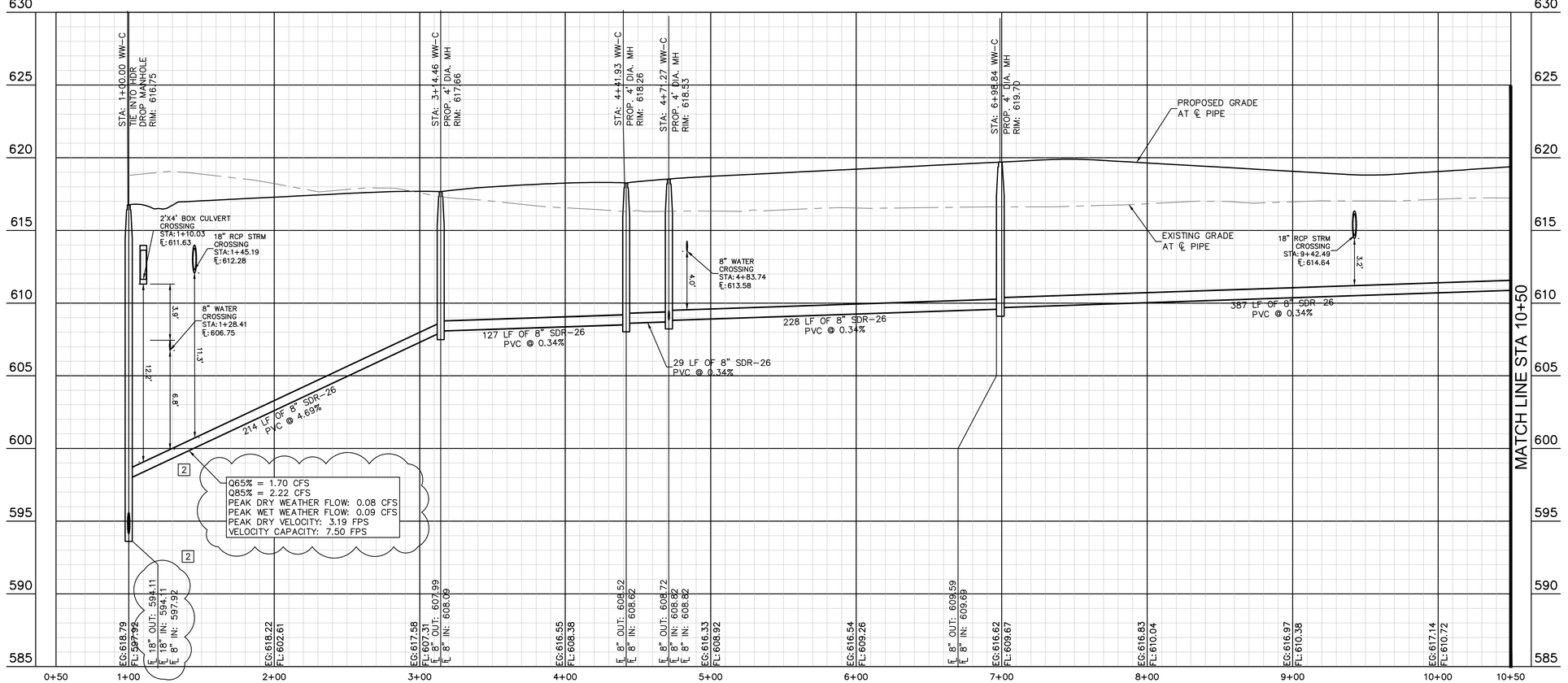
UTILITY LEGEND

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KEYMAP
SCALE 1:1000

WW–C



PROFILE SCALE
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BENCHMARKS

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2	WASTEWATER FLOW CALCULATIONS	3/17/23	HM
2	TIE IN ELEVATIONS	2/1/23	JD

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STATE OF TEXAS
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3/21/2023

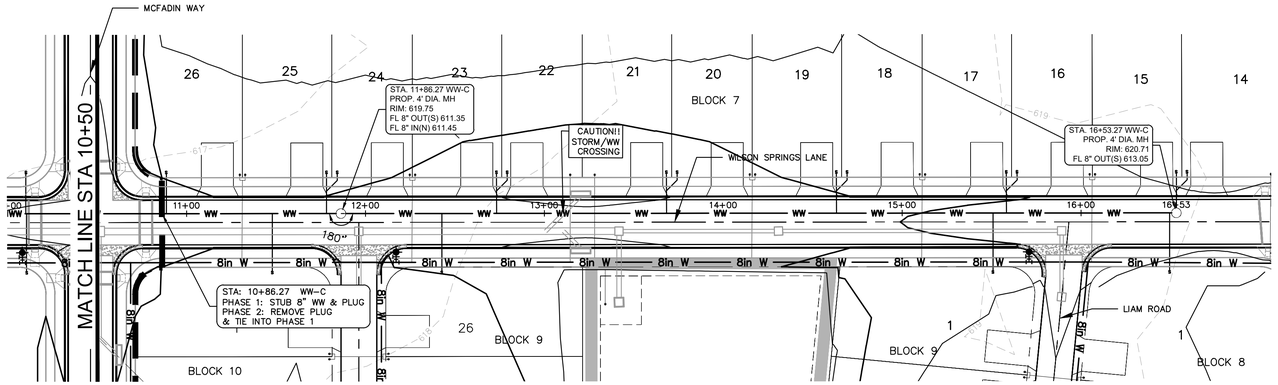
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DATE	JUNE 2021
SCALE:	AS SHOWN
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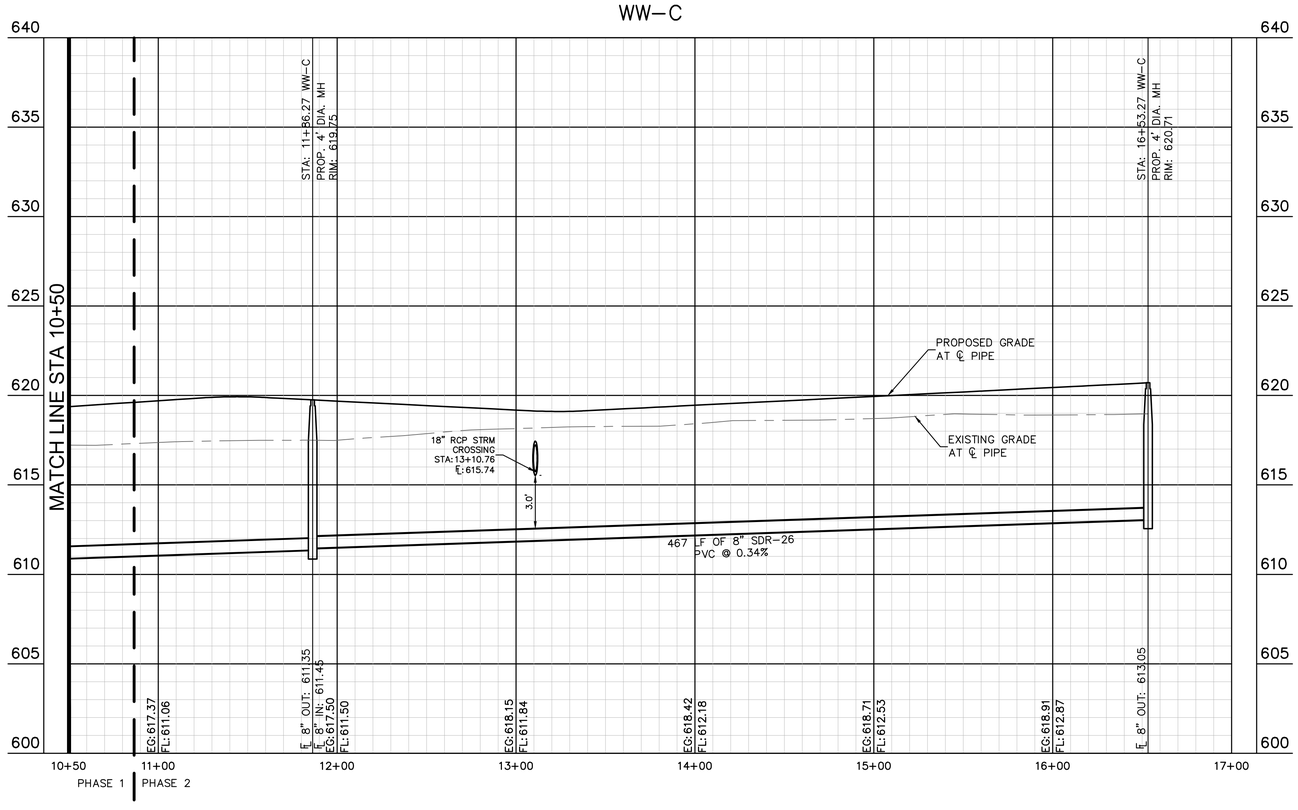
WASTEWATER PLAN AND PROFILE LINE WW-C (SHEET 1 of 2)

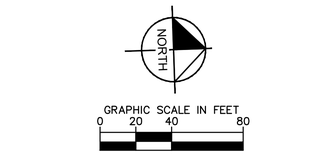
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
98 OF 127

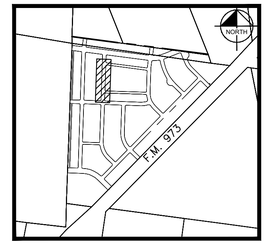






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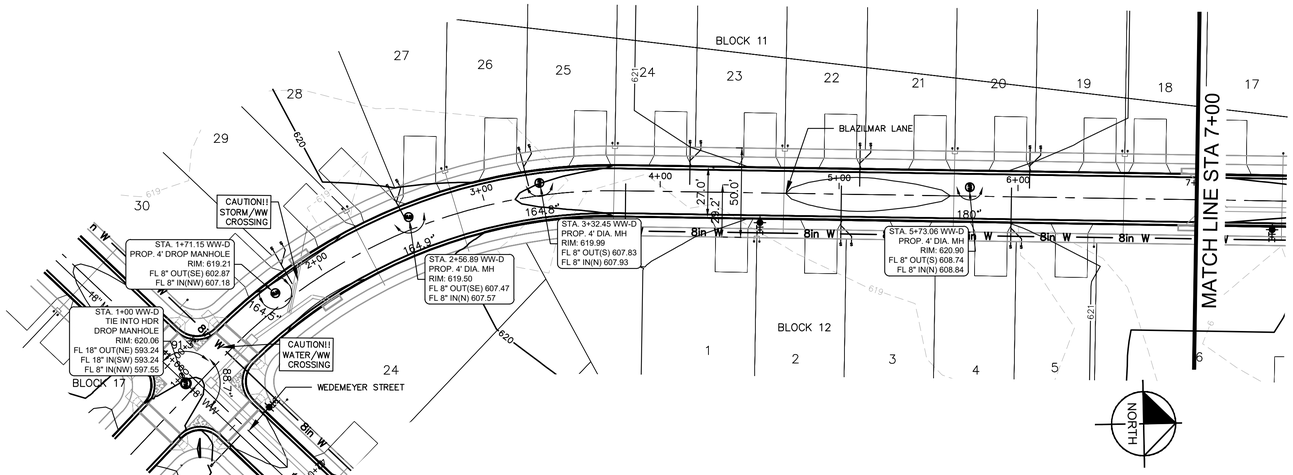
WASTEWATER PLAN AND PROFILE LINE WW-C (SHEET 2 of 2)

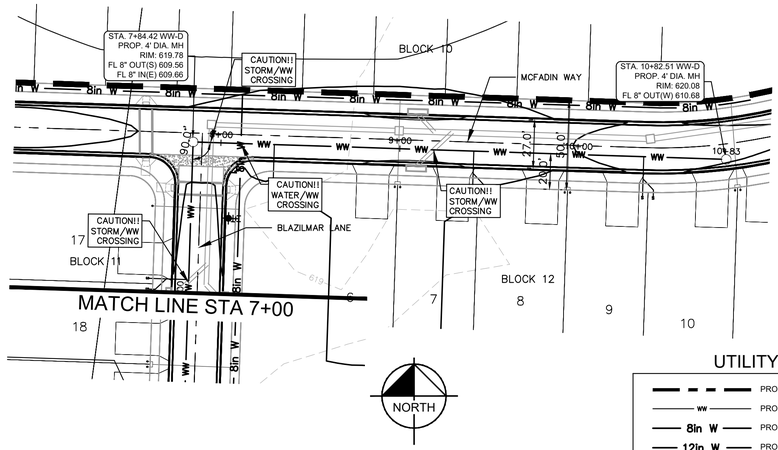
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

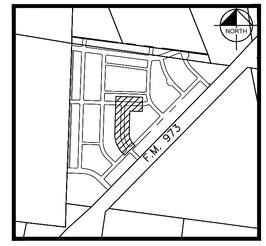
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99 OF 127

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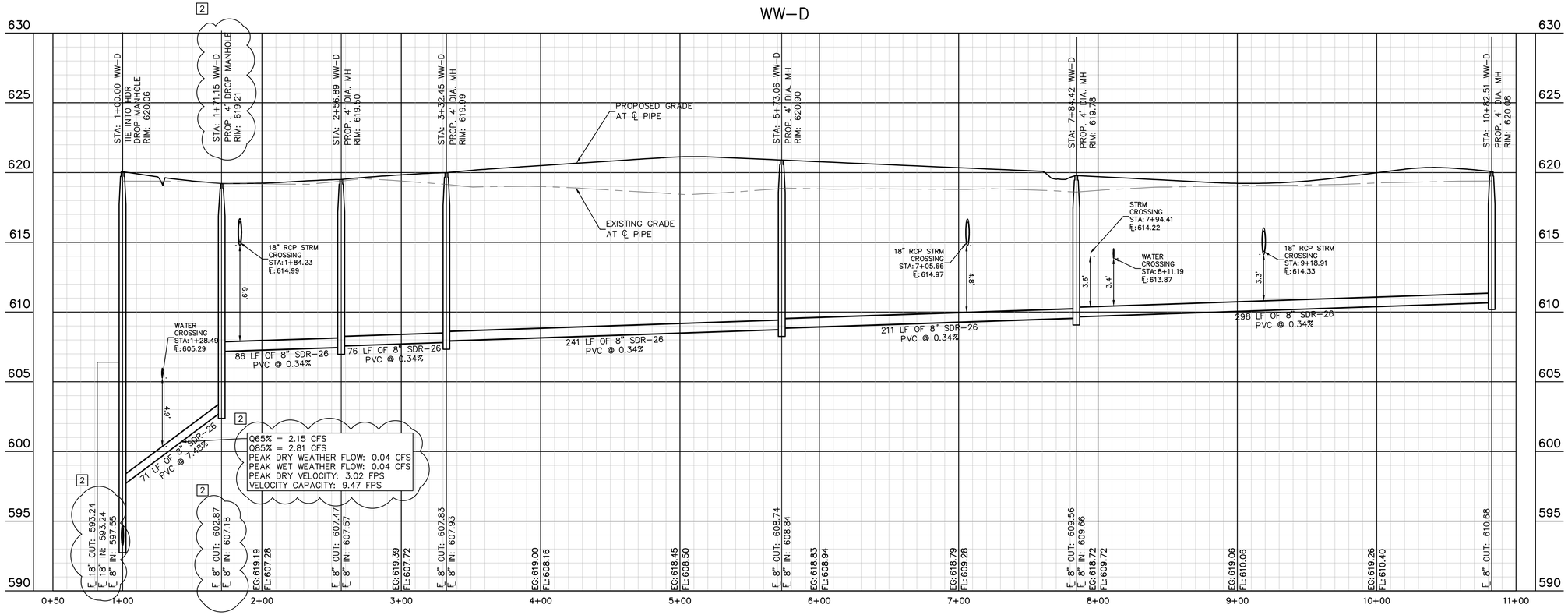
GRAPHIC SCALE IN FEET
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KEYMAP
SCALE 1:1000

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2	WASTEWATER FLOW CALCULATIONS	3/17/23	HM

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3/21/2023

KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

WASTEWATER PLAN AND PROFILE LINE WW-D

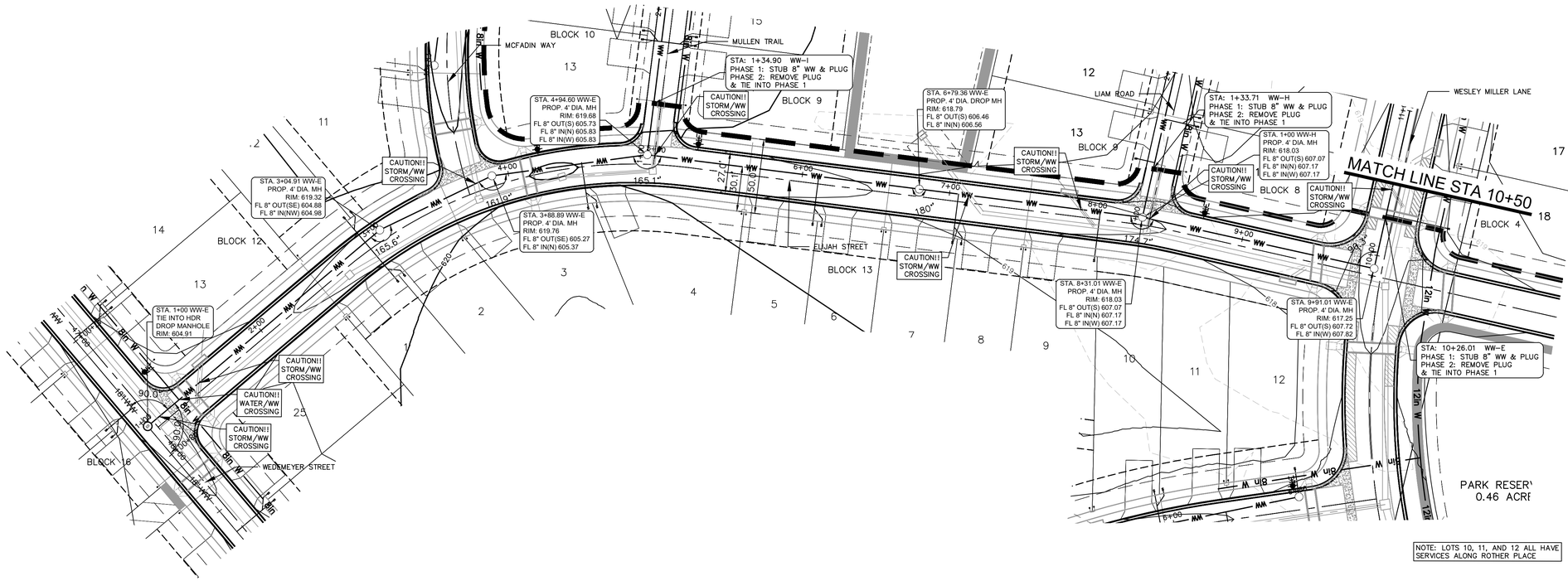
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
100 OF 127

Plotted By: Hansen, Matthew Date: March 22, 2023 05:06:48pm File Path: K:\Sou_Civil\069278803 castlewood south\Cad\plansheets\02 WASTEWATER PLAN AND PROFILE LINE WW - K.dwg
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Plotted By:Buzzelli, William Date:April 26, 2023 04:54:10pm File Path:K:\SAN_Civil\069278803_Castlewood South\Cad\PlanSheets\02 WASTEWATER PLAN AND PROFILE LINE WW - K.dwg
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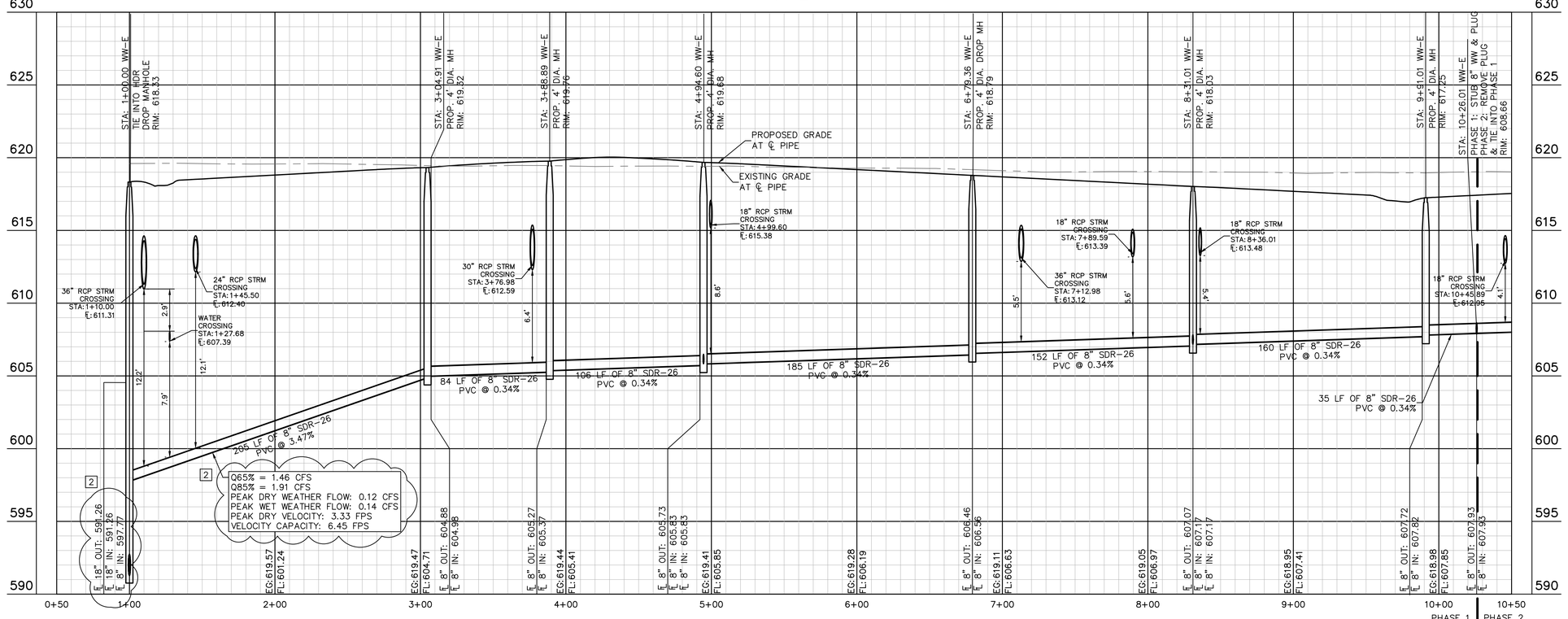


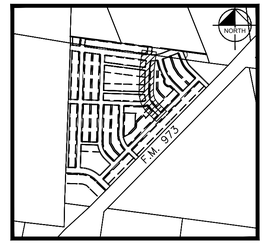
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED 8" WATER LINE
- PROPOSED 12" WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT W/ GATE VALVE
- PROPOSED VALVE
- PROPOSED WATER METER
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER SERVICE LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

GRAPHIC SCALE IN FEET
0 20 40 80

WW–E





KEYMAP
SCALE 1:1000

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

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

- ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY
2	WASTEWATER FLOW CALCULATIONS	3/17/23	HM
2	TIE IN ELEVATIONS	2/1/23	JD

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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
4/26/2023

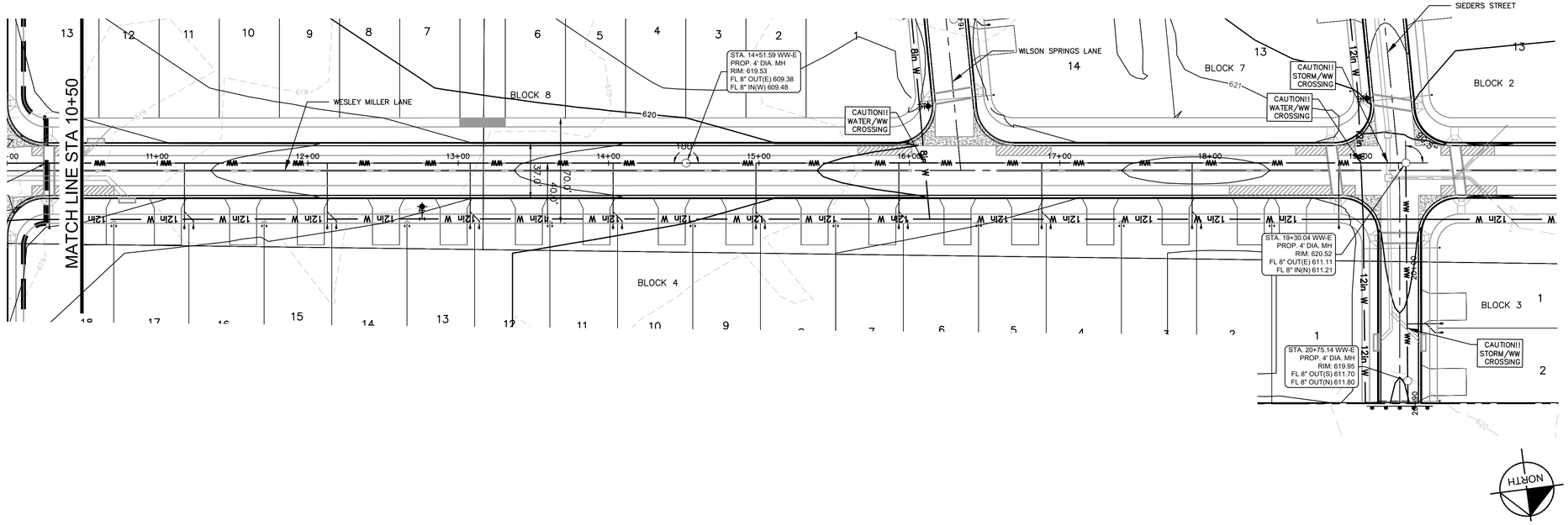
KHA PROJECT	069278803
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	WB / MH
DRAWN BY:	MH
CHECKED BY:	WB

WASTEWATER PLAN AND PROFILE LINE WW-E (SHEET 1 of 2)

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

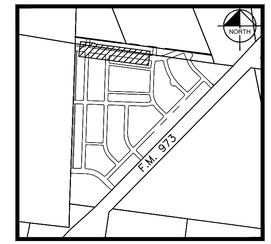
SHEET NUMBER
101 OF 127



GRAPHIC SCALE IN FEET
0 20 40 80

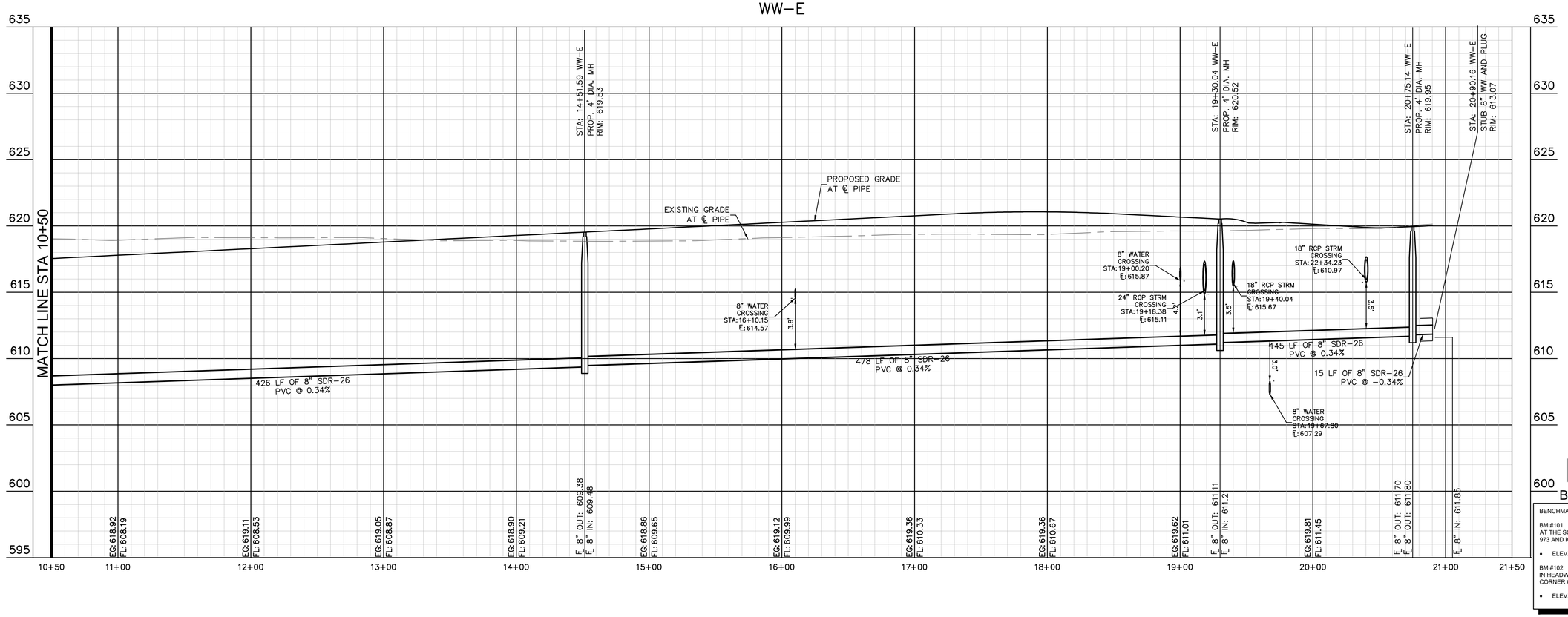
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED 8" WATER LINE
- PROPOSED 12" WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT W/ GATE VALVE
- PROPOSED VALVE
- PROPOSED WATER METER
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER SERVICE LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE



KEYMAP
SCALE 1:1000

WW–E



PROFILE SCALE
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No.	REVISIONS	DATE	BY

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT 069278803	DESIGNED BY:	WB
DATE JUNE 2021	DRAWN BY:	MH
SCALE: AS SHOWN	CHECKED BY:	WB

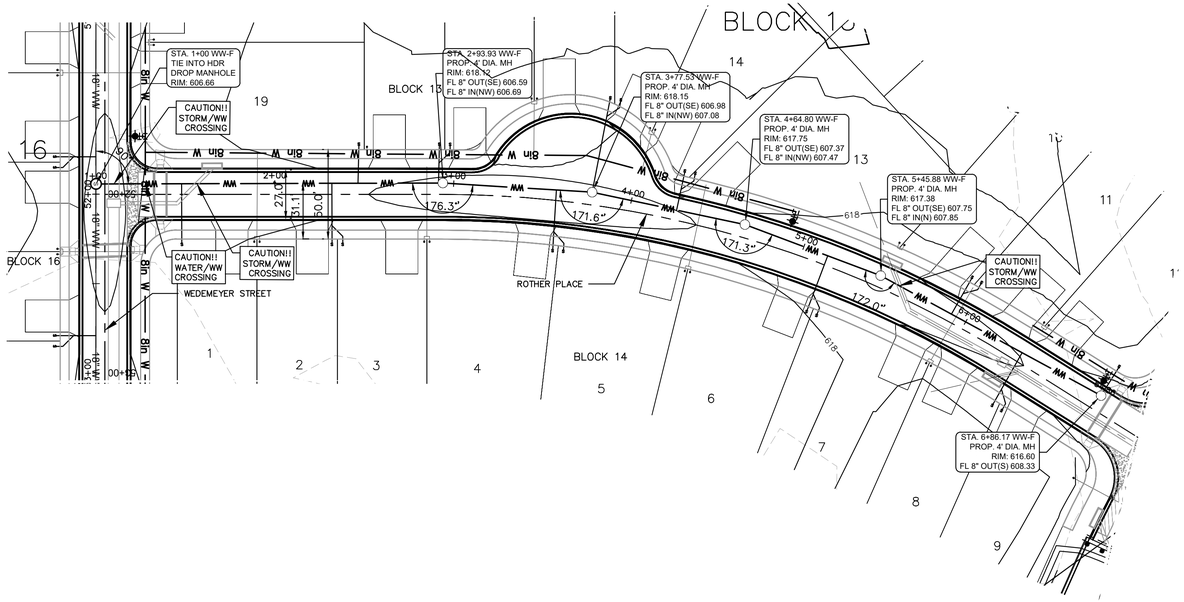
WASTEWATER PLAN AND PROFILE LINE WW-E (SHEET 2 of 2)

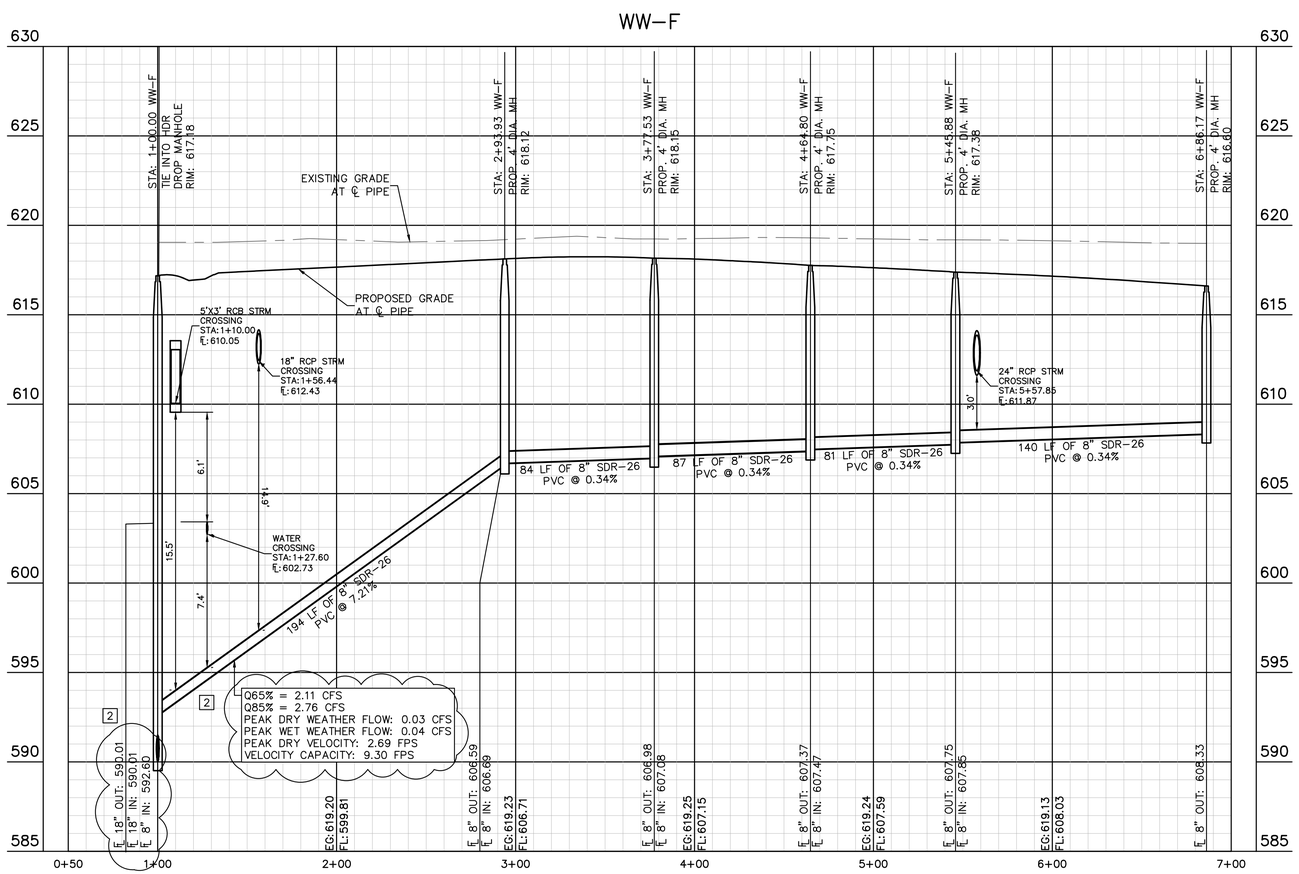
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
102OF127

Plotted By:Hansen, Matthew Date:March 21, 2023 11:37:56pm File Path:K:\sou_civil\069278803 castlewood south\Cad\plansheets\02 WASTEWATER PLAN AND PROFILE LINE WW – K.dwg
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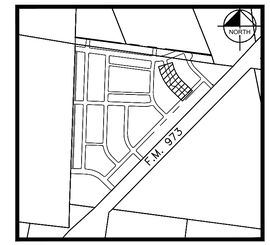






UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED 8" WATER LINE
- PROPOSED 12" WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
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KEYMAP
SCALE 1:1000

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1" = 40' HORIZONTAL
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No.	REVISIONS	DATE	BY
2	WASTEWATER FLOW CALCULATIONS	3/17/23	HM
2	TIE IN ELEVATIONS	2/1/23	JD

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT 069278803		
DATE	JUNE 2021	
SCALE:	AS SHOWN	
DESIGNED BY:	WB	
DRAWN BY:	MH	
CHECKED BY:	WB	

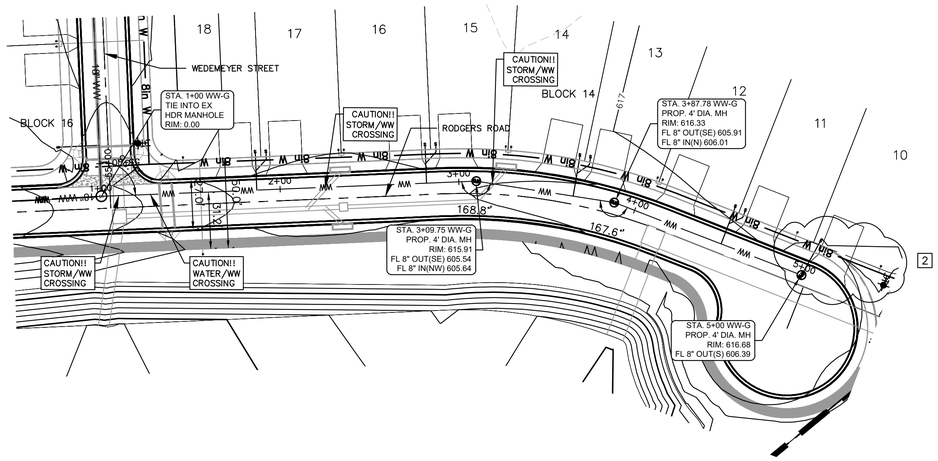
WASTEWATER PLAN AND PROFILE LINE WW - F

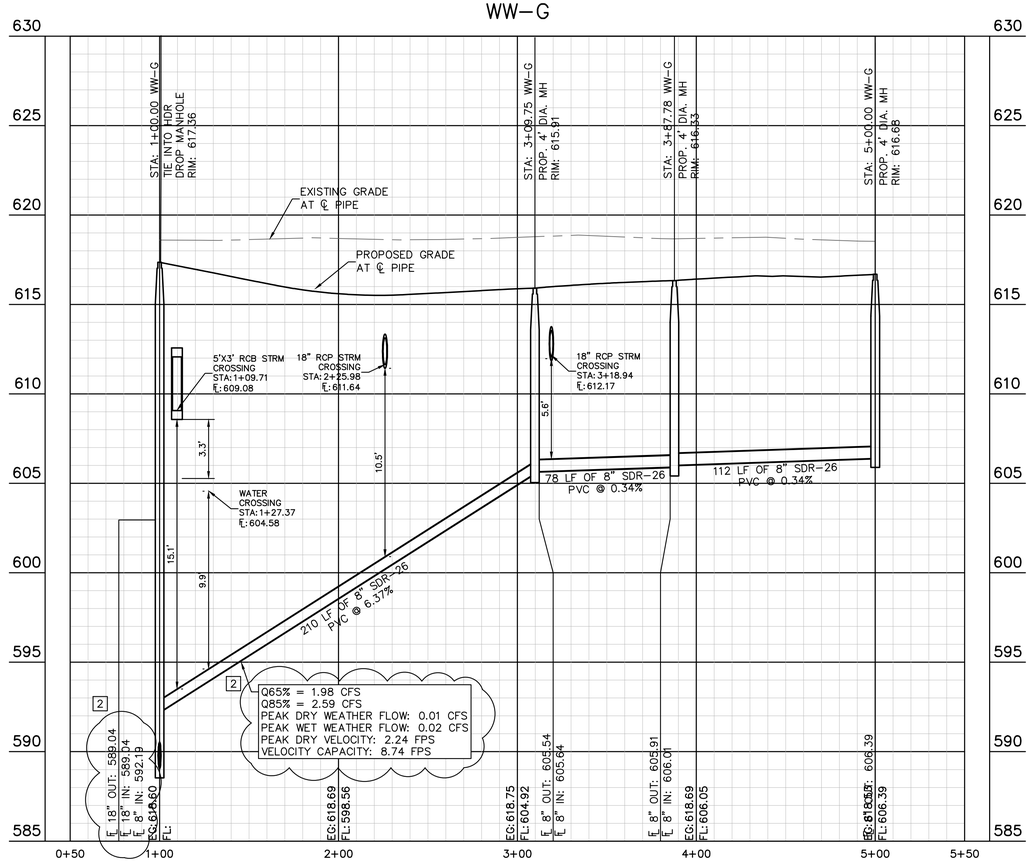
CASTLEWOOD SOUTH

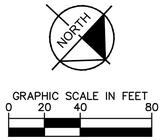
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
103 OF 127

Plotted By:Hensen, Matthew Date:March 22, 2023 05:08:05pm File Path:K:\Sou_Civil\069278803 castlewood south\Cad\plansheets\92 WASTEWATER PLAN AND PROFILE LINE WW - K.dwg
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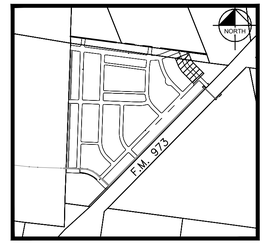




GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED 8" WATER LINE
- PROPOSED 12" WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT W/ GATE VALVE
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KEYMAP
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No.	REVISIONS	DATE	BY
2	TIE IN ELEVATIONS / MANHOLE MOVED	2/1/23	JD
2	WASTEWATER FLOW CALCULATIONS	3/17/23	HM

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PROFESSIONAL ENGINEER
3/21/2023

KHA PROJECT 069278803			
DATE	JUNE 2021		
SCALE:	AS SHOWN		
DESIGNED BY:	WB		
DRAWN BY:	MH		
CHECKED BY:	WB		

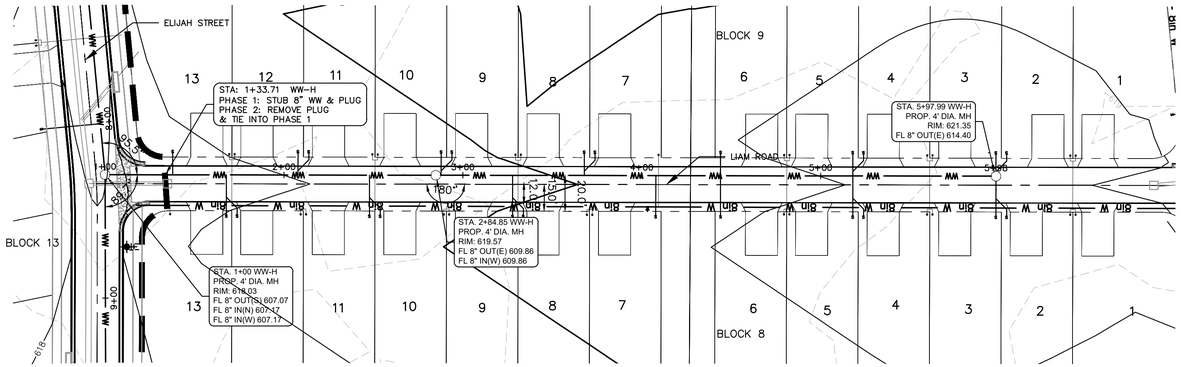
WASTEWATER PLAN AND PROFILE LINE WW - G

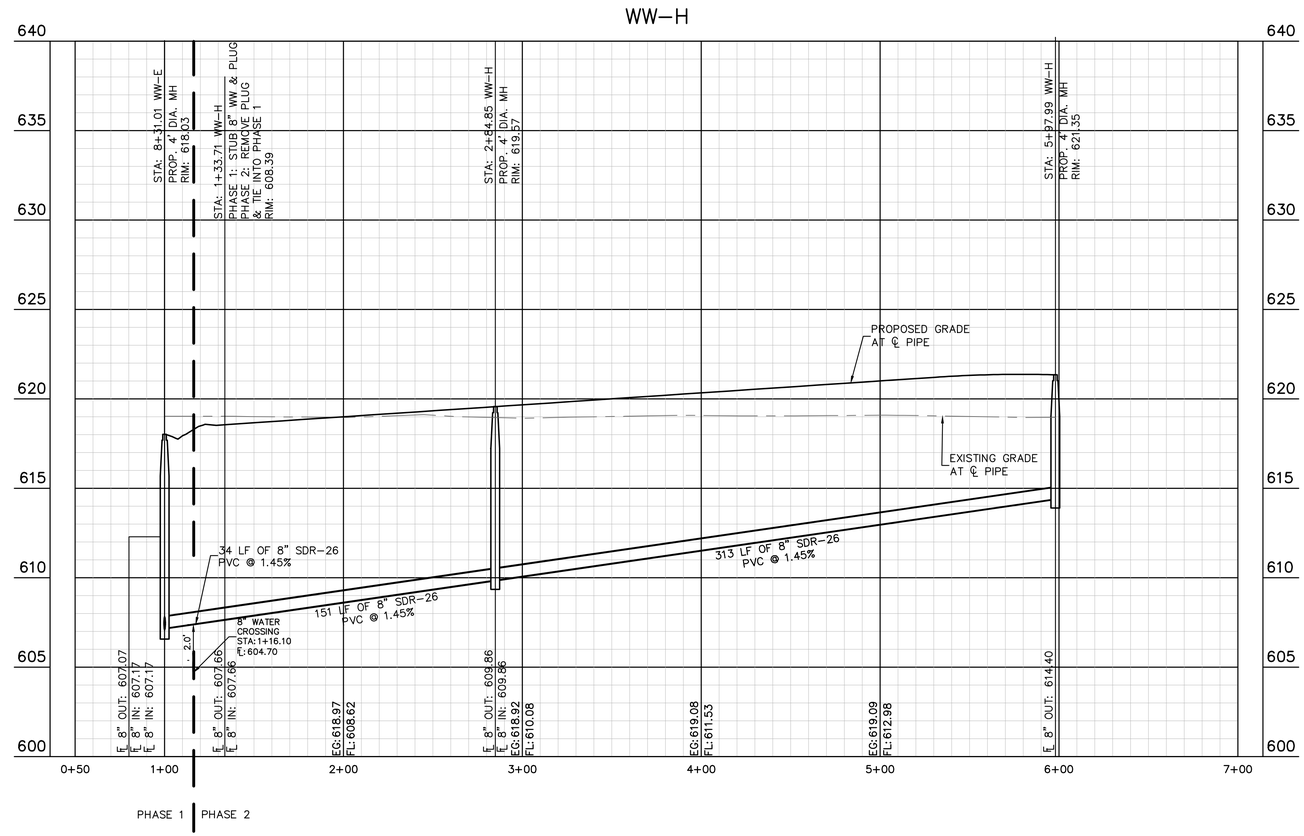
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
104OF127

Plotted By:Hansen, Matthew Date:March 22, 2023 05:08:48pm File Path:K:\Tay_civil\069278803 castlewood south\Cad\plansheets\92 WASTEWATER PLAN AND PROFILE LINE WW - K.dwg
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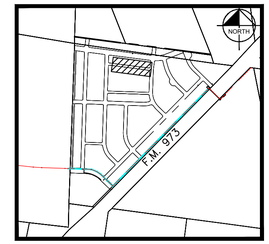




GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
- WW — PROPOSED WASTE WATER LINE
- 8in W — PROPOSED 8" WATER LINE
- 12in W — PROPOSED 12" WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT W/ GATE VALVE
- PROPOSED VALVE
- PROPOSED WATER METER
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER SERVICE LINE
- W — EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE



KEYMAP
SCALE 1:1000

PROFILE SCALE
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1" = 4' VERTICAL

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No.	REVISIONS	DATE	BY

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STATE OF TEXAS
WILLIAM J. BUZZELLI
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LICENSED
PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT 069278803			
DATE JUNE 2021	SCALE: AS SHOWN	DESIGNED BY: WB	
		DRAWN BY: MH	
		CHECKED BY: WB	

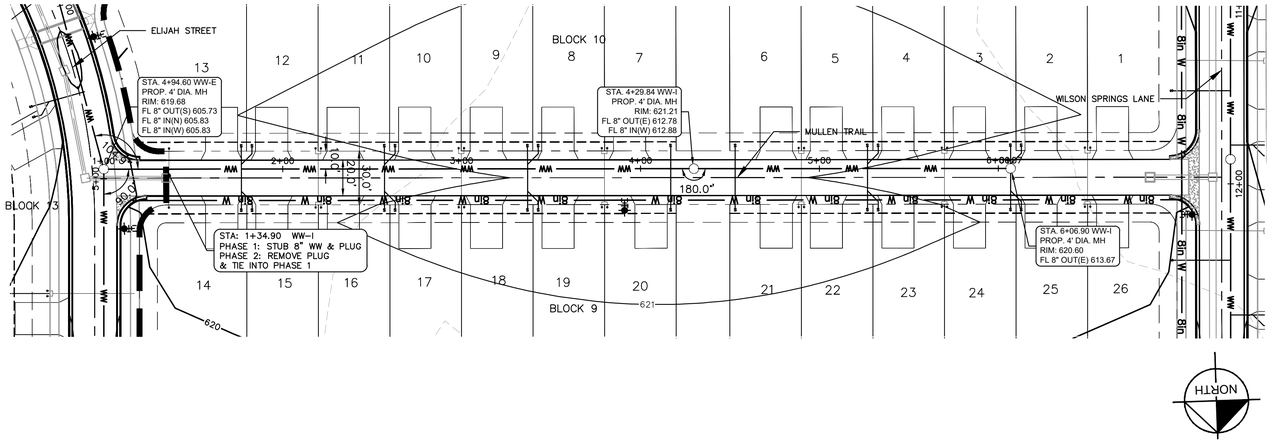
WASTEWATER PLAN AND PROFILE LINE WW - H

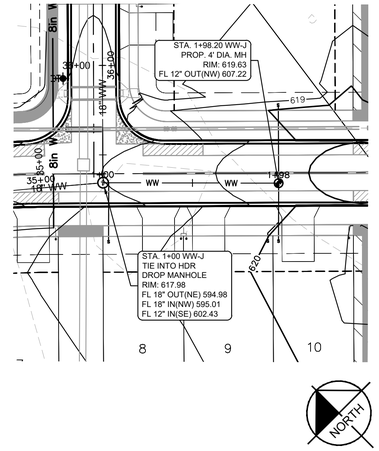
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
105 OF 127

Plotted By:Hansen, Matthew Date:March 21, 2023 11:40:08am File Path:K:\sou_civil\069278803 castlewood south\Cad\plansheets\02 WASTEWATER PLAN AND PROFILE LINE WW - K.dwg
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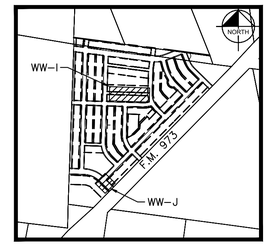




GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

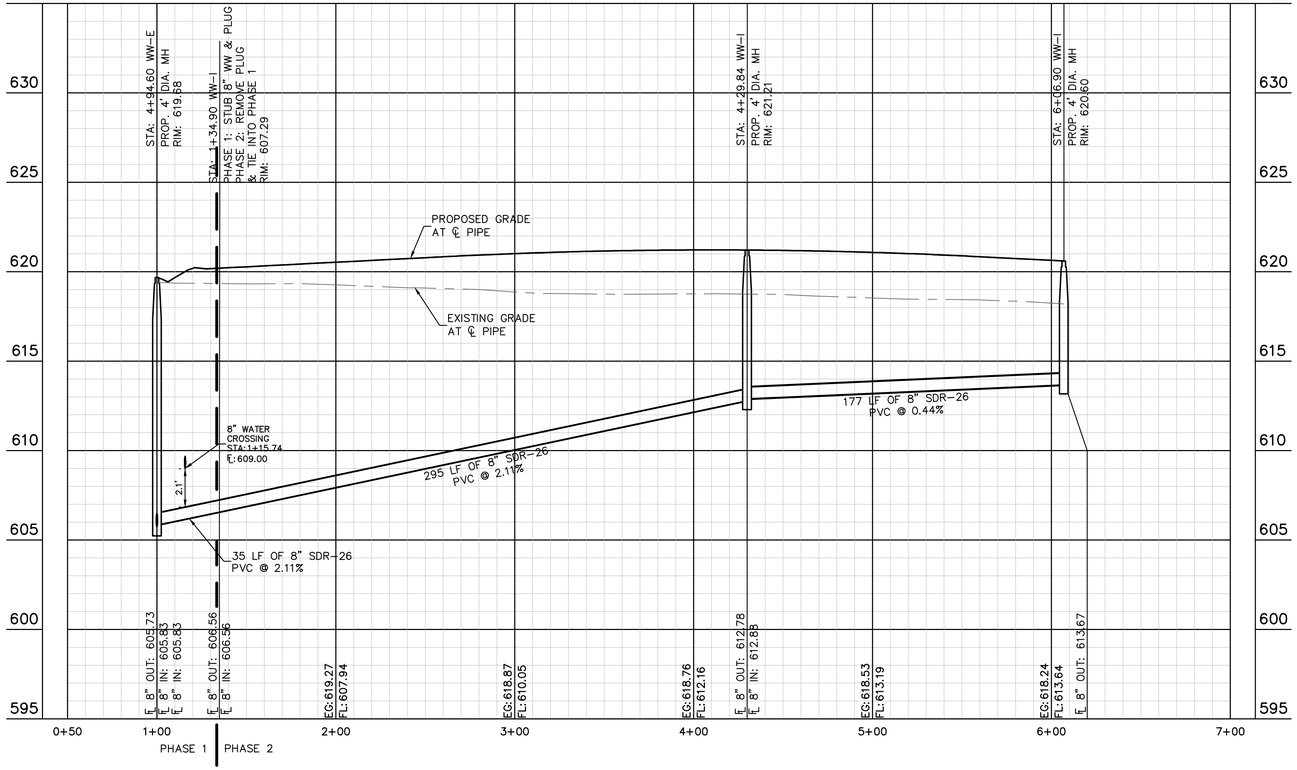
- PROPERTY LINE
- PROPOSED WASTE WATER LINE (WW)
- PROPOSED 8" WATER LINE (8in W)
- PROPOSED 12" WATER LINE (12in W)
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT W/ GATE VALVE
- PROPOSED VALVE
- PROPOSED WATER METER
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER SERVICE LINE
- EXISTING WATER LINE (W)
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE



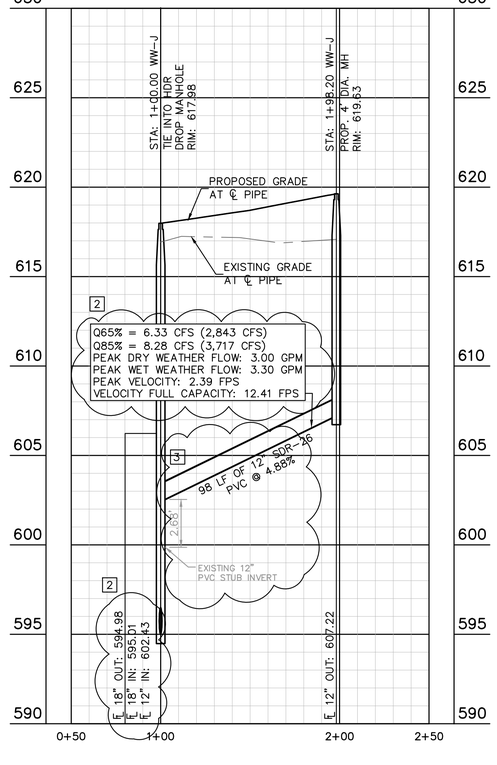
KEYMAP
SCALE 1:1000

[3] NOTE:
CONTRACTOR TO FIELD LOCATE TIE-IN ELEVATION.

WW-I



WW-J



PROFILE SCALE
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BENCHMARKS

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No.	REVISIONS	DATE	BY
2	TIE IN ELEVATIONS AND STUB SIZE	3/21/23	JD
3	TIE IN ELEVATION CHANGED	5/17/23	MH

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STATE OF TEXAS
MATTHEW H. M. HANSEN
147469
LICENSED PROFESSIONAL ENGINEER
7/3/2023

KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

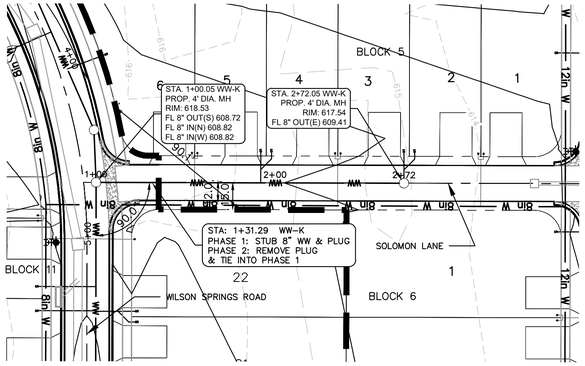
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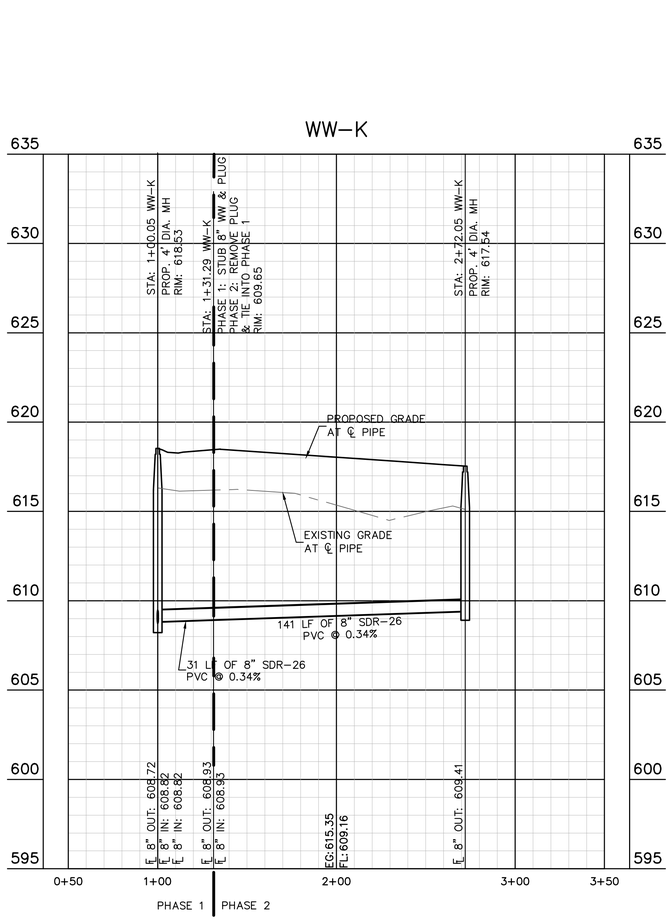
CASTLEWOOD SOUTH

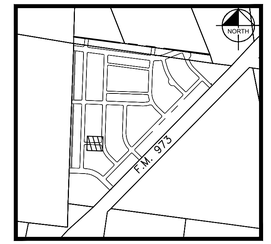
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
106 OF 127

Plotted By:Hansen, Matthew Date:July 03, 2023 04:02:55pm File Path:K:\sou_civil\069278803 eastwood south\Cad\plansheets\02 WASTEWATER PLAN AND PROFILE LINE WW - K.dwg
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KEYMAP
SCALE 1:1000



GRAPHIC SCALE IN FEET
0 20 40 80

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED 8" WATER LINE
- PROPOSED 12" WATER LINE
- PROPOSED WASTE WATER MANHOLE
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT W/ GATE VALVE
- PROPOSED VALVE
- PROPOSED WATER METER
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER SERVICE LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

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

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

- ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY

Kimley»Horn
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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT 069278803			
DATE JUNE 2021	SCALE AS SHOWN		
DESIGNED BY:	WB	DRAWN BY:	MH
CHECKED BY:	WB		

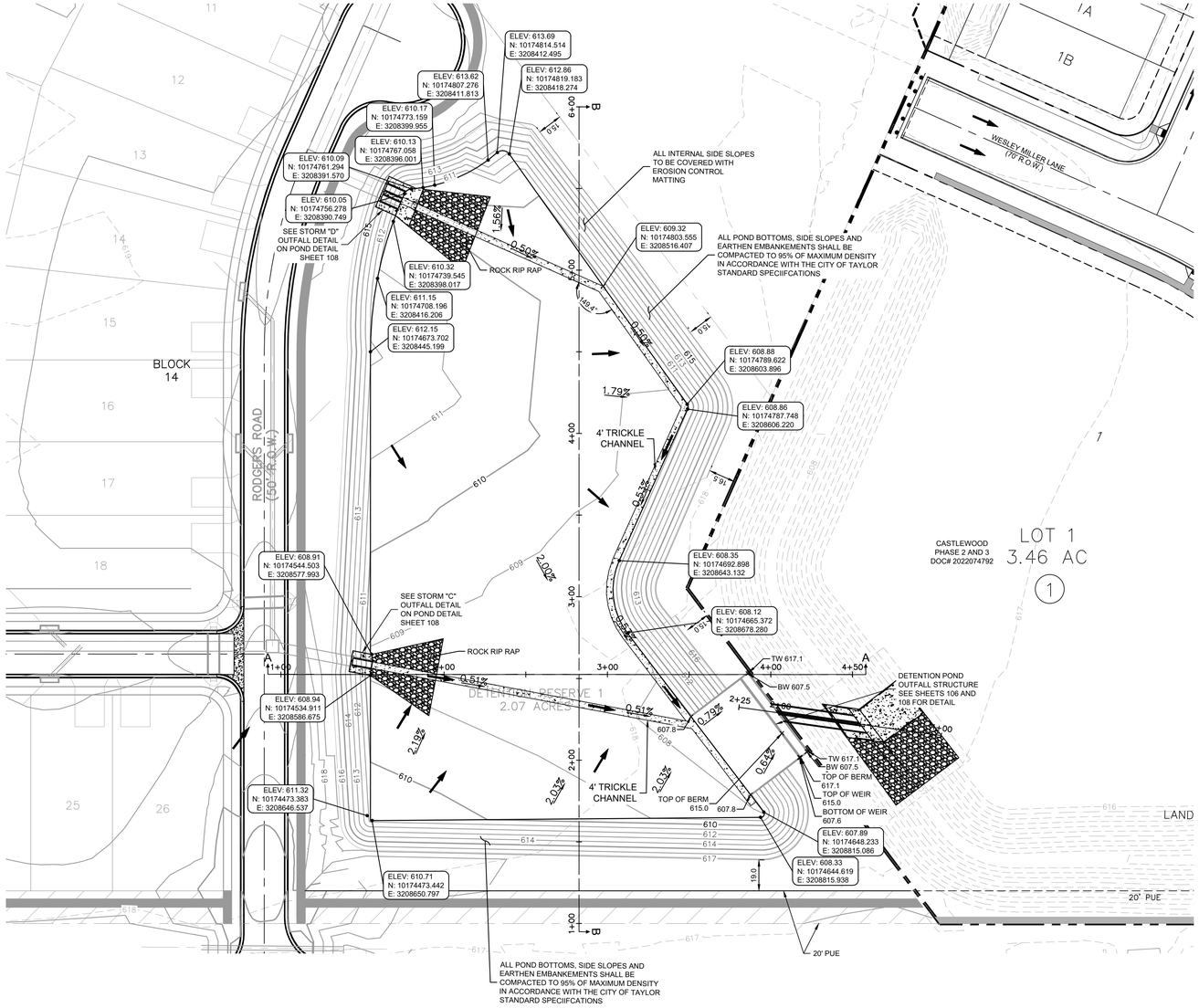
WASTEWATER PLAN AND PROFILE LINE WW - K

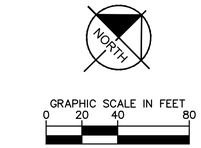
CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
107 OF 127

Plotted By:Hansen, Matthew Date:March 21, 2023 11:41:37am File Path:K:\sau_civil\069278803 castlewood south\Cad\plansheets\02 WASTEWATER PLAN AND PROFILE LINE WW – K.dwg
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LEGEND

- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- PROPOSED CONTOUR (555)
- EXISTING CONTOUR (555)
- TRICKLE CHANNEL

Detention Pond Stage Storage LOT REMOVAL

Stage (ft msl) (Elevation)	Pond Depth (ft)	Cumulative Pond Depth (ft)	Area (sf)	Area (ac.)	Volume (cf)	Volume (ac-ft)	Cumulative Volume (cf)	Cumulative Volume (ac-ft)
607.80	0.00	0.00	0	0.000	0	0	0	0
608.00	0.20	0.20	4,164	0.096	416	0.010	416	0.010
609.00	1.00	1.20	28,133	0.646	16,149	0.371	16,565	0.380
610.00	1.00	2.20	53,682	1.232	40,908	0.939	57,472	1.319
611.00	1.00	3.20	69,310	1.591	61,496	1.412	118,968	2.731
612.00	1.00	4.20	76,362	1.753	72,836	1.672	191,804	4.403
613.00	1.00	5.20	79,938	1.835	78,150	1.794	269,954	6.197
614.00	1.00	6.20	83,516	1.917	81,727	1.876	351,681	8.073
615.00	1.00	7.20	87,149	2.001	85,333	1.959	437,014	10.032
616.00	1.00	8.20	90,834	2.085	88,992	2.043	526,005	12.075
616.80	0.80	9.00	93,782	2.153	73,846	1.695	599,435	13.761

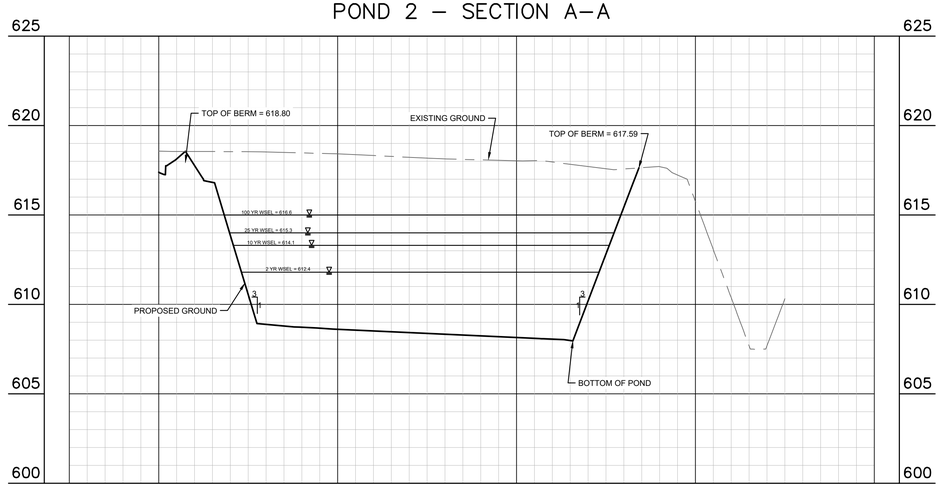
Storm-Stage-Storage-Flow

Storm	Elevation (Ft.)	Storage (Ac-Ft)	Flow (cfs.)
2 yr.	612.4	5.0	14.9
10 yr.	614.1	8.3	24.3
25 yr.	615.3	10.5	33.6
100 yr.	616.6	13.3	72.4

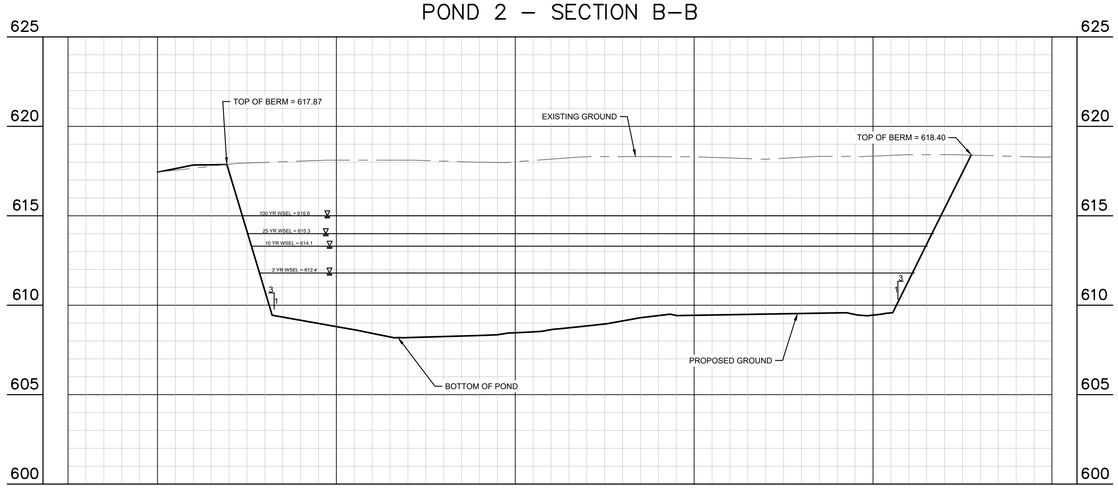
Overflow Spillway

Crest Elevation (ft., msl.)	615
100 yr. Flow (cfs.)	192.00
Weir Coefficient	3
Provided Length (ft.)	60
Actual HGL (ft.)	616.04

POND 2 – SECTION A–A



POND 2 – SECTION B–B



BENCHMARKS

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BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

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KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

DETENTION POND PLAN

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
108 OF 127

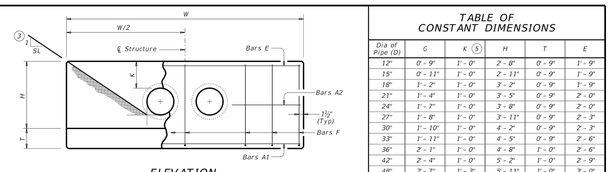
Plotted By:Hansen, Matthew Date:March 21, 2023 11:43:28am File Path:K:\Geu_civil\069278803 castlewood south\Cad\plansheets\C–Pond Plan.dwg
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TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL (5)

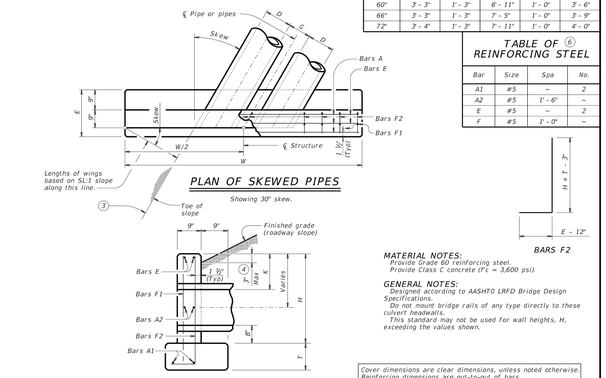
Slope	Dia of Pipe (D)	15° Skew: Values for One Pipe W	15° Skew: Values for One Pipe Reinf (Lbs) (1)	15° Skew: Values for One Pipe Conc (CY) (2)	15° Skew: Values To Be Added For Each Add'l Pipe W	15° Skew: Values To Be Added For Each Add'l Pipe Reinf (Lbs) (1)	15° Skew: Values To Be Added For Each Add'l Pipe Conc (CY) (2)	30° Skew: Values for One Pipe W	30° Skew: Values for One Pipe Reinf (Lbs) (1)	30° Skew: Values for One Pipe Conc (CY) (2)	30° Skew: Values To Be Added For Each Add'l Pipe W	30° Skew: Values To Be Added For Each Add'l Pipe Reinf (Lbs) (1)	30° Skew: Values To Be Added For Each Add'l Pipe Conc (CY) (2)	45° Skew: Values for One Pipe W	45° Skew: Values for One Pipe Reinf (Lbs) (1)	45° Skew: Values for One Pipe Conc (CY) (2)	45° Skew: Values To Be Added For Each Add'l Pipe W	45° Skew: Values To Be Added For Each Add'l Pipe Reinf (Lbs) (1)	45° Skew: Values To Be Added For Each Add'l Pipe Conc (CY) (2)
2:1	12"	9'-4"	124	1.1	1'-9 3/4"	15	0.2	10'-5"	130	1.2	2'-0"	16	0.2	12'-9"	159	1.5	2'-5 3/4"	17	0.3
	15"	10'-7"	136	1.3	2'-3"	17	0.2	11'-10"	159	1.5	2'-6"	18	0.2	14'-6"	191	1.8	3'-0 3/4"	20	0.3
	18"	11'-11"	165	1.5	2'-9"	19	0.3	13'-3"	174	1.7	3'-1"	20	0.3	16'-3"	207	2.1	3'-9 1/4"	33	0.4
	21"	13'-2"	203	1.9	3'-2 1/4"	31	0.4	14'-9"	233	2.1	3'-6 3/4"	33	0.4	18'-0"	276	2.6	4'-4 1/2"	36	0.5
	24"	14'-6"	240	2.1	3'-8 1/2"	34	0.4	16'-2"	251	2.4	4'-1 1/2"	36	0.5	19'-10"	318	2.9	5'-0 3/4"	39	0.6
	27"	15'-9"	258	2.5	4'-0 3/4"	38	0.5	17'-7"	292	2.8	4'-6 1/2"	39	0.6	21'-7"	342	3.4	5'-6 1/2"	44	0.7
	30"	17'-1"	297	2.8	4'-5 3/4"	40	0.6	19'-1"	311	3.1	5'-0"	42	0.6	23'-4"	388	3.8	6'-1 3/4"	47	0.8
	33"	18'-5"	320	3.3	4'-9 3/4"	43	0.6	20'-6"	358	3.6	5'-4 3/4"	46	0.7	25'-1"	439	4.4	6'-7 1/2"	51	0.9
	36"	19'-8"	401	4.0	5'-3"	47	0.9	21'-11"	422	4.5	5'-10 3/4"	50	0.9	26'-10"	517	5.5	7'-2 1/2"	55	1.2
	42"	22'-3"	476	5.0	6'-0 3/4"	53	1.1	24'-10"	528	5.6	6'-8 3/4"	56	1.2	30'-5"	634	6.9	8'-3"	76	1.4
	48"	25'-11"	577	6.6	6'-9 3/4"	60	1.3	28'-10"	637	7.3	7'-7 1/2"	79	1.5	35'-4"	791	9.0	9'-3 3/4"	88	1.8
	54"	28'-6"	711	7.8	7'-9"	83	1.6	31'-9"	781	8.7	8'-8"	81	1.8	38'-11"	958	10.7	10'-7 1/2"	97	2.2
	60"	31'-1"	805	9.2	8'-6 1/2"	91	1.9	34'-8"	881	10.2	9'-6 1/2"	97	2.1	42'-5"	1,113	12.5	11'-8"	124	2.6
	66"	33'-8"	907	10.6	9'-0 3/4"	98	2.1	37'-6"	1,028	11.8	10'-1 1/2"	102	2.4	46'-0"	1,235	14.5	12'-4 1/2"	132	2.9
	72"	36'-3"	1,071	12.1	9'-8"	105	2.4	40'-5"	1,207	13.5	10'-9 1/2"	110	2.6	49'-6"	1,446	16.6	13'-2 1/2"	141	3.2
3:1	12"	13'-6"	178	1.6	1'-9 3/4"	15	0.2	15'-0"	189	1.8	2'-0"	15	0.2	18'-5"	237	2.2	2'-5 3/4"	17	0.2
	15"	15'-3"	212	1.9	2'-3"	17	0.2	17'-0"	223	2.1	2'-6"	17	0.3	20'-10"	276	2.6	3'-0 3/4"	20	0.3
	18"	17'-1"	231	2.3	2'-9"	19	0.3	19'-1"	259	2.5	3'-1"	29	0.3	23'-4"	318	3.1	3'-9 1/2"	32	0.4
	21"	18'-11"	306	2.7	3'-2 1/2"	31	0.4	21'-1"	339	3.0	3'-6 3/4"	33	0.4	25'-10"	413	3.7	4'-4 1/2"	36	0.5
	24"	20'-8"	345	3.1	3'-8 3/4"	35	0.4	23'-1"	384	3.5	4'-1 3/4"	36	0.5	28'-3"	462	4.2	5'-0 3/4"	40	0.6
	27"	22'-6"	376	3.7	4'-0 3/4"	38	0.5	25'-1"	438	4.1	4'-6 1/4"	39	0.6	30'-9"	522	5.0	5'-6 1/2"	44	0.7
	30"	24'-4"	422	4.1	4'-5 3/4"	40	0.6	27'-2"	466	4.6	5'-0"	42	0.6	33'-3"	578	5.6	6'-1 3/4"	47	0.8
	33"	26'-2"	476	4.8	4'-10"	43	0.6	29'-2"	522	5.3	5'-4 3/4"	46	0.7	35'-9"	644	6.5	6'-7 1/2"	51	0.9
	36"	27'-11"	590	5.9	5'-3"	47	0.8	31'-2"	645	6.6	5'-10 3/4"	50	0.9	38'-2"	787	8.0	7'-2 1/2"	56	1.2
	42"	31'-7"	684	7.3	6'-0 1/2"	53	1.1	35'-3"	776	8.2	6'-8 3/4"	56	1.2	43'-2"	933	10.0	8'-3"	79	1.4
	48"	36'-9"	880	9.6	6'-9 3/4"	61	1.3	41'-0"	953	10.7	7'-7 1/2"	81	1.5	50'-2"	1,166	13.1	9'-3 3/4"	88	1.8
	54"	40'-5"	1,065	11.4	7'-9"	85	1.6	45'-0"	1,185	12.7	8'-8"	89	1.8	55'-2"	1,435	15.5	10'-7 1/2"	97	2.2
	60"	44'-0"	1,224	13.2	8'-6 1/2"	93	1.9	49'-1"	1,356	14.8	9'-6 1/2"	96	2.1	60'-1"	1,635	18.2	11'-8"	124	2.6
	66"	47'-7"	1,357	15.4	9'-1"	98	2.1	53'-1"	1,497	17.2	10'-1 1/2"	103	2.3	65'-1"	1,892	21.1	12'-4 1/2"	130	2.9
	72"	51'-3"	1,624	17.7	9'-8"	105	2.3	57'-2"	1,787	19.7	10'-9 1/2"	109	2.6	70'-0"	2,218	24.1	13'-2 1/2"	139	3.2
4:1	12"	17'-7"	232	2.1	1'-9 3/4"	15	0.2	19'-8"	259	2.4	2'-0"	16	0.2	24'-0"	314	2.9	2'-5 3/4"	18	0.2
	15"	19'-11"	272	2.5	2'-3"	17	0.2	22'-3"	301	2.8	2'-6"	18	0.3	27'-3"	361	3.5	3'-0 3/4"	21	0.3
	18"	22'-3"	313	3.0	2'-9"	19	0.3	24'-10"	344	3.3	3'-1"	29	0.3	30'-5"	427	4.0	3'-9 1/2"	32	0.4
	21"	24'-7"	407	3.6	3'-2 1/2"	31	0.4	27'-5"	446	4.0	3'-6 3/4"	33	0.4	33'-7"	549	4.9	4'-4 1/2"	36	0.5
	24"	26'-11"	455	4.1	3'-8 3/4"	35	0.4	30'-0"	499	4.5	4'-1 3/4"	36	0.5	36'-9"	609	5.6	5'-0 3/4"	40	0.6
	27"	29'-3"	514	4.8	4'-0 3/4"	38	0.5	32'-7"	562	5.4	4'-6 1/2"	40	0.6	39'-11"	703	6.6	5'-6 1/2"	43	0.7
	30"	31'-7"	568	5.4	4'-5 3/4"	40	0.6	35'-1"	620	6.0	5'-0"	42	0.6	43'-2"	768	7.4	6'-1 3/4"	49	0.8
	33"	33'-11"	634	6.2	4'-10"	43	0.7	37'-10"	710	7.0	5'-4 3/4"	46	0.7	46'-4"	848	8.5	6'-7 1/2"	52	0.9
	36"	36'-3"	776	7.7	5'-3"	48	0.9	40'-5"	868	8.6	5'-10 3/4"	49	0.9	49'-6"	1,058	10.6	7'-2 1/2"	56	1.1
	42"	40'-11"	921	9.6	6'-0 1/2"	53	1.0	45'-7"	1,022	10.7	6'-8 3/4"	57	1.2	55'-10"	1,262	13.1	8'-3"	78	1.4
	48"	45'-7"	1,152	12.6	6'-10"	61	1.3	50'-8"	1,268	14.0	7'-7 1/2"	80	1.5	65'-1"	1,587	17.2	9'-3 3/4"	86	1.8
	54"	52'-3"	1,416	14.9	7'-9 1/2"	86	1.6	58'-4"	1,589	16.6	8'-8"	89	1.8	71'-5"	1,924	20.4	10'-7 1/2"	95	2.2
	60"	56'-11"	1,606	17.5	8'-6 3/4"	92	1.9	63'-6"	1,806	19.5	9'-6 1/2"	95	2.1	77'-9"	2,192	23.9	11'-8"	122	2.6
	66"	61'-7"	1,819	20.2	9'-0 3/4"	97	2.1	68'-8"	2,019	22.5	10'-1 1/2"	101	2.4	84'-2"	2,472	27.6	12'-4 1/2"	131	2.9
	72"	66'-3"	2,150	23.2	9'-8"	104	2.4	73'-11"	2,379	25.9	10'-9 1/2"	108	2.6	90'-6"	2,937	31.7	13'-2 1/2"	138	3.2
6:1	12"	25'-11"	342	3.1	1'-9 3/4"	15	0.2	28'-10"	374	3.5	2'-0"	16	0.2	35'-4"	456	4.3	2'-5 3/4"	17	0.2
	15"	29'-3"	390	3.7	2'-3"	17	0.2	32'-7"	442	4.2	2'-6"	18	0.2	39'-11"	549	5.1	3'-0 3/4"	20	0.3
	18"	32'-7"	459	4.4	2'-9"	20	0.3	36'-4"	515	4.9	3'-1"	29	0.3	44'-7"	629	6.0	3'-9 1/2"	33	0.4
	21"	36'-0"	608	5.3	3'-2 1/2"	31	0.4	40'-2"	660	5.9	3'-6 3/4"	33	0.4	49'-2"	823	7.2	4'-4 1/2"	38	0.5
	24"	39'-4"	672	6.0	3'-8 3/4"	35	0.4	43'-11"	748	6.7	4'-1 3/4"	36	0.5	53'-9"	920	8.2	5'-0 3/4"	42	0.6
	27"	42'-8"	770	7.1	4'-0 3/4"	38	0.5	47'-8"	852	8.0	4'-6 1/4"	41	0.5	58'-4"	1,039	9.7	5'-6 1/2"	45	0.7
	30"	46'-1"	839	8.0	4'-5 3/4"	40	0.6	51'-5"	949	8.9	5'-0"	44	0.6	62'-11"	1,162	10.9	6'-1 3/4"	48	0.8
	33"	49'-5"	947	9.2	4'-10"	45	0.7	55'-2"	1,040	10.3	5'-4 3/4"	48	0.7	67'-6"	1,292	12.6	6'-7 1/2"	50	0.9
	36"	52'-10"	1,151	11.4	5'-3"	49	0.8	58'-11"	1,287	12.7	5'-10 3/4"	51	1.0	72'-1"	1,583	15.6	7'-2 1/2"	55	1.1
	42"	59'-6"	1,365	14.2	6'-0 1/2"	55	1.0	66'-5"	1,530	15.8	6'-8 3/4"	57	1.2	81'-4"	1,875	19.4	8'-3"	76	1.4
	48"	69'-4"	1,737	18.5	6'-10"	59	1.3	77'-4"	1,942	20.7	7'-7 1/2"	79	1.5	94'-9"	2,368	25.3	9'-3 3/4"	86	1.8
	54"	76'-1"	2,138	22.0	7'-9 1/2"	83	1.6	84'-10"	2,378	24.6	8'-8"	87	1.8	103'-11"	2,912	30.1	10'-7 1/2"	95	2.2
	60"	82'-10"	2,426	25.8	8'-6 3/4"	90	1.9	92'-5"	2,681	28.8	9'-6 1/2"	94	2.1	113'-2"	3,294	35.3	11'-8"	122	2.6
	66"	89'-7"	2,730	29.9	9'-0 1/2"	96	2.1	99'-11"	3,038	33.3	10'-1 1/2"	101	2.4	122'-4"	3,697	40.8	12'-4 1/2"	130	2.9
	72"	96'-3"	3,218	34.2	9'-8"	102	2.4	107'-5"	3,580	38.2	10'-9 1/2"	108	2.6	131'-6"	4,372	46.8	13'-2 1/2"	139	3.2

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by the Texas Department of Transportation for any purpose whatsoever. The Texas Department of Transportation assumes no responsibility and shall not be liable for any damages resulting from the reuse of this standard or for incorrect results or damages resulting from its use.

DATE:



ELEVATION



PLAN OF SKEWED PIPES
Showing 30° skew.

SECTION AT CENTER OF PIPE

BARS F2

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.

1. Total quantities include one 3'-1" lap for bars over 60' in length.
2. Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.
3. Indicated slope is perpendicular to centerline pipe or pipes.
4. 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.
5. Dimensions shown are usual and maximum.
6. Quantities shown are for one structure end only (one headwall).

TABLE OF CONSTANT DIMENSIONS

Dia of Pipe (D)	G	K (3)	H	T	E
12"	0'-9"	1'-0"	2'-8"	0'-9"	1'-9"
15"	0'-11"	1'-0"	2'-11"	0'-9"	1'-9"
18"	1'-2"	1'-0"	3'-2"	0'-9"	1'-9"
21"	1'-4"	1'-0"	3'-5"	0'-9"	2'-0"
24"	1'-7"	1'-0"	3'-8"	0'-9"	2'-0"
27"	1'-8"	1'-0"	3'-11"	0'-9"	2'-3"
30"	1'-10"	1'-0"	4'-2"	0'-9"	2'-3"
33"	1'-11"	1'-0"	4'-5"	0'-9"	2'-6"
36"	2'-1"	1'-0"	4'-8"	1'-0"	2'-6"
42"	2'-4"	1'-0"	5'-2"	1'-0"	2'-9"
48"	2'-7"	1'-3"	5'-11"	1'-0"	3'-0"
54"	3'-0"	1'-3"	6'-5"	1'-0"	3'-3"
60"	3'-3"	1'-3"	6'-11"	1'-0"	3'-6"
66"	3'-3"	1'-3"	7'-5"	1'-0"	3'-9"
72"	3'-4"	1'-3"	7'-11"	1'-0"	4'-0"

TABLE OF (6) REINFORCING STEEL

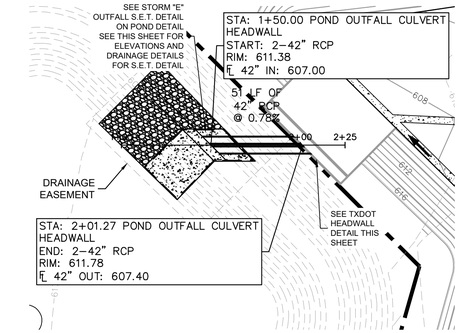
Bar	Size	Spa	No.
A1	#5	~	2
A2	#5	1'-6"	~
E	#5	~	2
F	#5	1'-0"	~

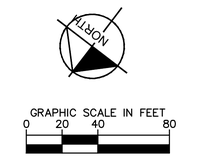
Texas Department of Transportation — Bridge Division Standard

CONCRETE HEADWALLS WITH PARALLEL WINGS FOR SKEWED PIPE CULVERTS

CH-PW-S

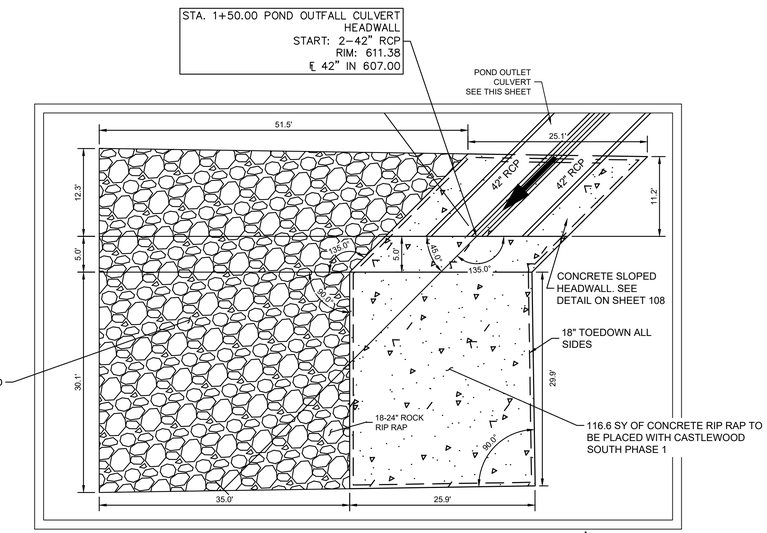
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©TxDOT February 2020	CONT: SECT:	HWY:		HIGHWAY
REVISIONS	DIST:	COUNTY:		SHEET NO.



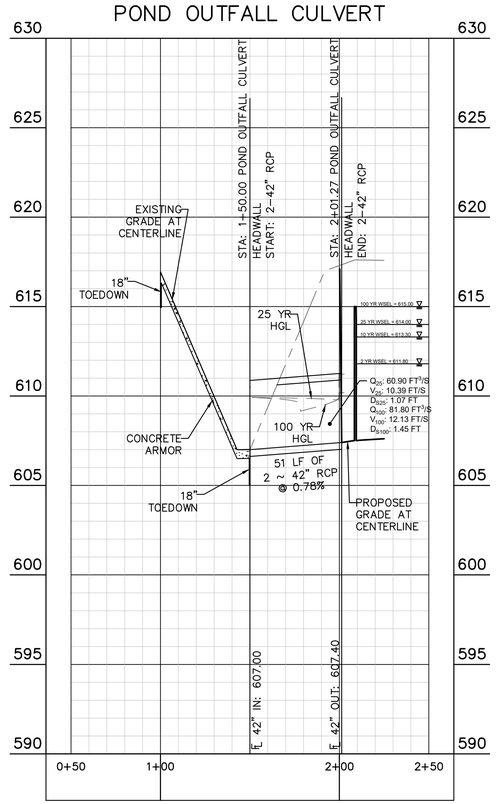


LEGEND

- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- 555 PROPOSED CONTOUR
- 555 EXISTING CONTOUR
- TRICKLE CHANNEL



STORM "E" SLOPED HEADWALL
1":10'



BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

- ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY

Kimley»Horn

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT 069278803		DESIGNED BY:	WB
DATE JUNE 2021		DRAWN BY:	MH
SCALE: AS SHOWN		CHECKED BY:	WB

POND OUTFALL CULVERT PLAN & PROFILE

CASTLEWOOD SOUTH

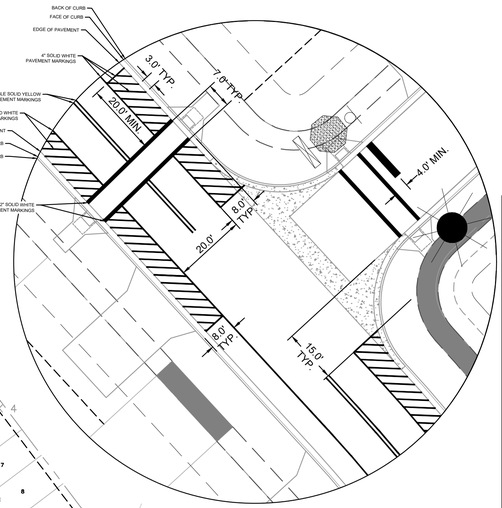
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
109 OF 127

Plotted By:Hansen, Matthew Date:March 21, 2023 11:43:59am File Path:K:\sou_civil\069278803 castlewood south\Cad\plansheets\C-Pond Plan.dwg
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NOTES:

1. STOP SIGNS (R1-1) ARE SHOWN FOR SCHEMATIC PURPOSES ONLY, SEE DETAIL SHEET FOR PLACEMENT.
2. STREET NAME SIGNS SHOULD MEET THE REQUIREMENTS OF CITY OF TAYLOR STANDARD #PV-015.
3. CONTRACTOR TO SEE BLUEBONNET ELECTRIC STREET LIGHT PLAN FOR STREET LIGHT LOCATIONS.
4. ALL STOP BARS TO CONFORM TO TMUTCD STANDARDS FOR LOCATIONS AND DIMENSIONS AND THERMOPLASTIC STRIPING.
5. CROSS HATCHED STRIPING TO BE WHITE AND 4 INCHES WIDE WITH 10' SPACING (PER TMUTCD STANDARDS FOR THERMOPLASTIC STRIPING).
6. ALL SIGNS AND MOUNTS SHALL CONFORM TO THE STANDARDS AS SET FORTH IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).
7. THE CONTRACTOR SHALL SUBMIT A LIST OF SIGNS TO BE PLACED AND A GRAPHICAL REPRESENTATION OF THE SIGNS FOR REVIEW BY CITY ENGINEER PRIOR TO INSTALLATION.
8. ALL RESIDENTIAL SIDEWALK SHALL HAVE 5' WIDTH ALONG 50' R.O.W. AND 6' WIDTH ALONG 70' R.O.W.
9. PROPOSED PAVEMENT MARKINGS SHALL BE PLACED IN ACCORDANCE WITH TMUTCD. ALL PROPOSED PAVEMENT MARKINGS WILL CONFORM WITH TXDOT ITEM 666 RETROREFLECTORIZED PAVEMENT MARKINGS.
10. PARKING PAVEMENT MARKINGS SHOWN ARE FOR SCHEMATIC PURPOSES AND IN ACCORDANCE WITH CITY OF TAYLOR COMPREHENSIVE PLAN. FINAL PLACEMENT OF PARKING PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH TMUTCD.
11. PARKING PAVEMENT MARKINGS ARE TO BE SPACED AT LEAST 20' AWAY FROM ADA RAMPS OR CROSSWALKS, IN ACCORDANCE WITH TMUTCD (SECTION 3B.19). PARKING PAVEMENT MARKINGS ALONG COLLECTOR STREETS SHALL MAINTAIN 8' OF WIDTH BETWEEN THE PLACEMENT OF THE PAVEMENT MARKINGS AND THE FACE-OF-CURB, IN ACCORDANCE WITH TMUTCD (SECTION 3B.19).
12. PARKING PAVEMENT MARKINGS ALONG COLLECTOR STREETS SHALL NOT INHIBIT DRIVEWAY ACCESS.



GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- PROPERTY BOUNDARY
- STREET LIGHT
- STOP SIGN (R1-1) AND STOP BAR (TYP.)
- STREET NAME SIGN
- DEVELOPER CONCRETE SIDEWALK [1]
- RESIDENTIAL SIDEWALK (NOT IN THIS CONTRACT)
- CLUSTERED DRIVEWAY LOTS PER AMOC
- FIRE HYDRANT PAVEMENT MARKER
- CROSSWALK 4" DOUBLE-YELLOW THERMOPLASTIC STRIPE (CENTERLINE)
- 4" WHITE THERMOPLASTIC STRIPE (EDGE-OF-LANE AND PARKING LIMITS) SIGHT-DISTANCE SETBACK
- 4" WHITE THERMOPLASTIC STRIPE (HATCHED NO PARKING AREA)



R1-1



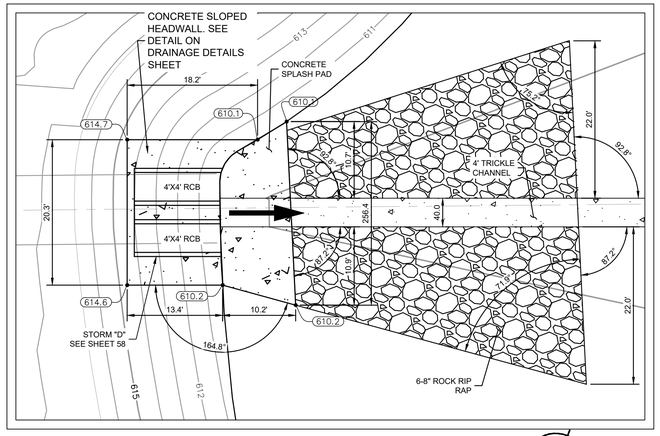
R2-1



D3-1

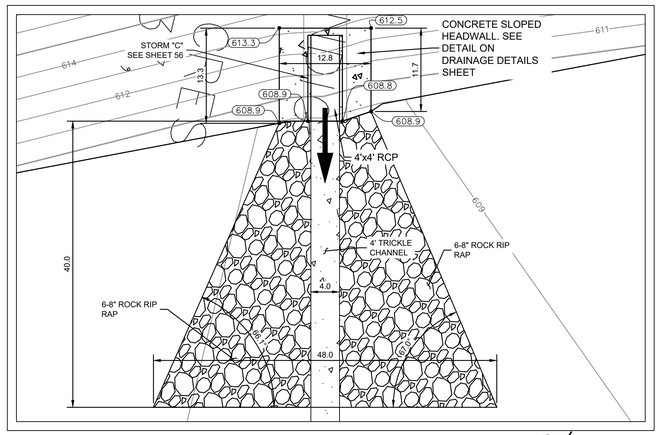
KHA PROJECT 069278803

DATE	BY
11/07/22	MH



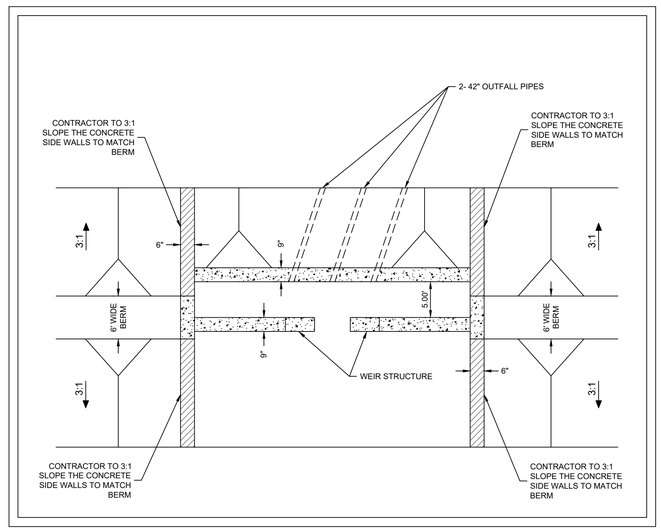
STORM "D" SLOPED HEADWALL

1"=10'



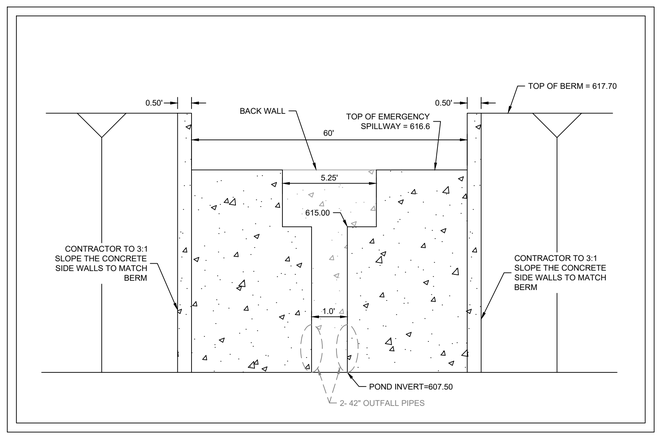
STORM "C" SLOPED HEADWALL

1":10'



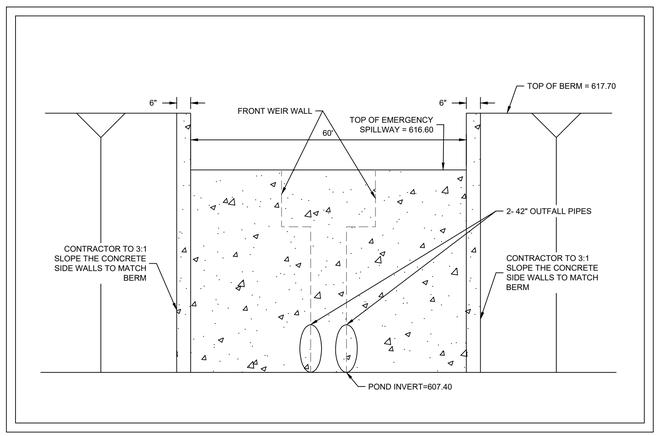
DETENTION POND OUTLET STRUCTURE (TOP VIEW)

N.T.S.



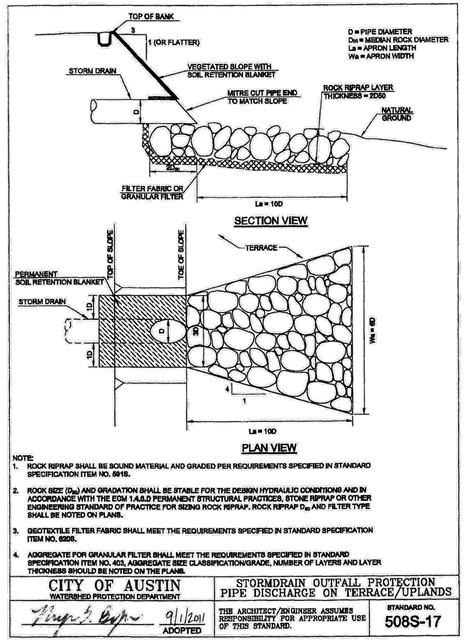
DETENTION POND OUTLET STRUCTURE (FRONT WEIR STRUCTURE VIEW)

N.T.S.



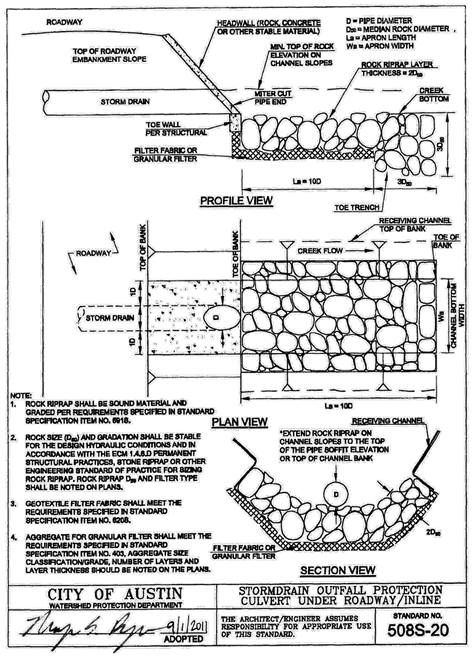
DETENTION POND OUTLET STRUCTURE (BACK WALL FRONT VIEW)

N.T.S.



NOTE:
1. ROCK RIPRAP SHALL BE SOUND MATERIAL AND GRADED PER REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 6216.
2. ROCK SIZE (D_{50}) 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_{50} AND FILTER TYPE SHALL BE NOTED ON PLANS.
3. GEOTEXTILE FILTER FABRIC SHALL MEET THE REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 6208.
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 TERRACE/UPLANDS	
9/1/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-17



NOTE:
1. ROCK RIPRAP SHALL BE SOUND MATERIAL AND GRADED PER REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 6216.
2. ROCK SIZE (D_{50}) 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_{50} AND FILTER TYPE SHALL BE NOTED ON PLANS.
3. GEOTEXTILE FILTER FABRIC SHALL MEET THE REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 6208.
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 CULVERT UNDER ROADWAY/INLINE	
9/1/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-20

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

- ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT 069278803		
DATE	JUNE 2021	
SCALE	AS SHOWN	
DESIGNED BY:	WB	MH
DRAWN BY:		WB
CHECKED BY:		

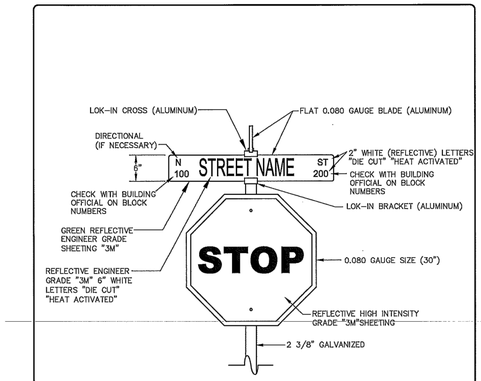
POND DETAILS

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

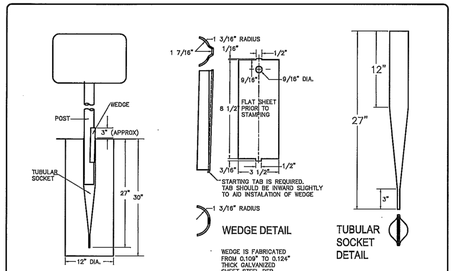
SHEET NUMBER
111OF127

Plotted By:Hansen, Matthew Date:March 21, 2023 11:46:00pm File Path:K:\sav_civil\069278803 castlewood south\Cad\plansheets\C-Pond Plan.dwg
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NOTE:
1. 7'-FOOT MIN. HEIGHT FROM GROUND TO BOTTOM OF LOWEST SIGN

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



POST DETAIL

WEDGE DETAIL

WEDGE IS FABRICATED FROM 0.109" TO 0.134" THICK GALVANIZED SHEET STEEL PER ASTM A653 SS GRADE 40 OR 50 STAMPED TO PROFILE SHOWN.

TUBULAR SOCKET DETAIL

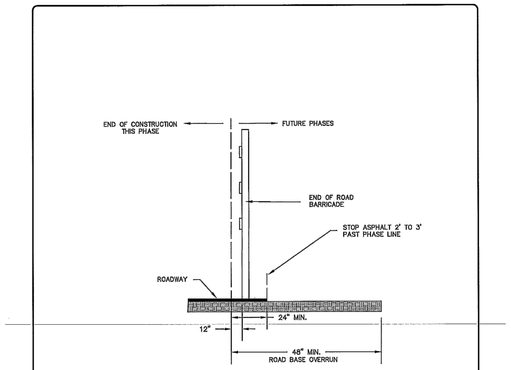
POST – 1.3 BWM TUBING (2.375" OUTSIDE DIAMETER)

0.095" NOMINAL WALL THICKNESS
SEAMLESS OR ELECTRIC-RESISTANCE WEDDED STEEL TUBING
STEEL SHALL BE HSLAS Gr 55 PER ASTM A1011 OR ASTM A1008
OTHER STEEL MAY BE USED IF THEY MEET THE FOLLOWING:
55,000 PSI MINIMUM YIELD STRENGTH
70,000 PSI MINIMUM TENSILE STRENGTH
18% MINIMUM ELONGATION IN 2"
WALL THICKNESS (UNCOATED) SHALL BE WITHIN THE RANGE OF 0.083" TO 0.099".
OUTSIDE DIAMETER (UNCOATED) SHALL BE WITHIN THE RANGE OF 2.369" TO 2.381"
GALVANIZATION PER ASTM A123 OR A653 G210. FOR PRECOATED STEEL TUBING (ASTM A653)
RECOAT TUBE OUTSIDE DIAMETER WELD SEAM BY METALLIZING WIRE PER ASTM B833

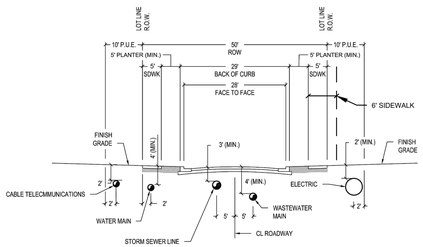
SOCKET

TUBULAR SOCKET PREFABRICATED FROM 12 BWM SEAMLESS OR ELECTRIC-RESISTANCE WELDED STEEL TUBING
2.875" OUTSIDE DIAMETER X 0.109" NORMAL WALL THICKNESS
STEEL SHALL BE HSLAS Gr 55 PER ASTM A1011 OR ASTM A1008
OTHER STEEL MAY BE USED IF THEY MEET THE FOLLOWING:
55,000 PSI MINIMUM YIELD STRENGTH
70,000 PSI MINIMUM TENSILE STRENGTH
20% MINIMUM ELONGATION IN 2"
WALL THICKNESS (UNCOATED) SHALL BE WITHIN THE RANGE OF 0.097" TO 0.113"
GALVANIZATION PER ASTM A123 AFTER FABRICATION, OR PER ASTM A653 G210. FOR PERCOATED STEEL TUBING (ASTM A653) RECOAT TUBE OUTSIDE DIAMETER WELD SEAM BY METALLIZING WITH ZINC WIRE PER ASTM B833.

CITY OF TAYLOR	APPROVED BY: CS	DATE: JULY 2009	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD PV 016
			WEDGE ANCHOR SYSTEM	



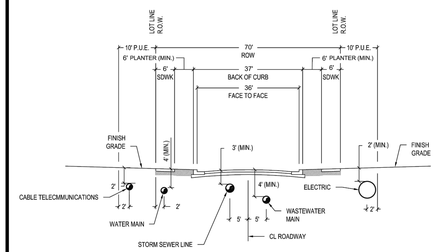
CITY OF TAYLOR	APPROVED BY: CS	DATE: JULY 2009	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD PV 012
			CONSTRUCTION LIMITS AT STREET HEADER WITH BARRICADE	



NOTES:

1. 6' SIDEWALK SHALL EXTEND INTO SIDEWALK EASEMENT FOR PARK RESERVE LOT 1 ALONG WILSON SPRINGS LANE AND SIEDERS STREET IN ORDER TO MAINTAIN A MINIMUM OF A 5' WIDE PLANTER STRIP WITHIN 50' R.O.W. AS SHOWN.
2. 6' SIDEWALK SHALL EXTEND INTO SIDEWALK EASEMENT FOR PARK RESERVE LOT 2 ALONG WILSON SPRINGS LANE AND ELIJAH IN ORDER TO MAINTAIN A MINIMUM OF A 5' WIDE PLANTER STRIP WITHIN 50' R.O.W. AS SHOWN.
3. SEE SHEET 107 FOR STREET LIGHT, SIDEWALK, SIGN AND STRIPING PLAN.

CITY OF TAYLOR	TYPICAL UTILITY AND STREET SECTION ASSIGNMENT LOCAL STREET



CITY OF TAYLOR	TYPICAL UTILITY AND STREET SECTION ASSIGNMENT COLLECTOR STREET

No.	REVISIONS	DATE	BY

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09/15/2022

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DATE JUNE 2021
SCALE: AS SHOWN
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CHECKED BY: WB

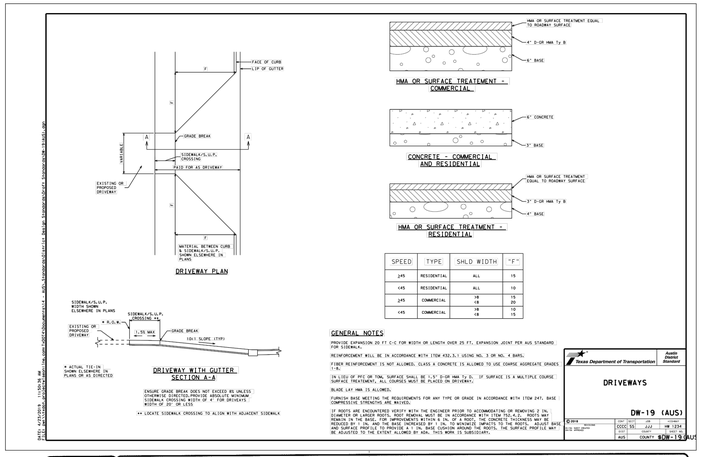
SIGNAGE DETAILS & TYPICAL UTILITY AND STREET SECTION ASSIGNMENTS

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
112 OF 127

Plotted By:Hansen, Matthew Date:March 21, 2023 11:46:20pm File Path:K:\sau_civil\069278803 castlewood south\Cad\plansheets\07 SIGNAGE DETAILS.dwg
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SPEED	TYPE	SHLD WIDTH	"F"
≥45	RESIDENTIAL	ALL	15
<45	RESIDENTIAL	ALL	10
≥45	COMMERCIAL	18	15
		19	20
<45	COMMERCIAL	18	10
		19	15

GENERAL NOTES

PROVIDE EXPANSION JO FT. C-C FOR WIDTH OR LENGTH OVER 25 FT. EXPANSION JOINT PER AUS STANDARD FOR SIDEWALK.

REINFORCEMENT WILL BE IN ACCORDANCE WITH ITEM 432.3.1 USING NO. 3 OR NO. 4 BARS.

FIBER REINFORCEMENT IS NOT ALLOWED. CLASS A CONCRETE IS ALLOWED TO USE COARSE AGGREGATE GRADES 1-A.

IN LIEU OF PFC OR TRA, SURFACE SHALL BE 1.5" D-GR HMA Ty D. IF SURFACE IS A MULTIPLE COURSE SURFACE, THE TOP COURSE SHALL BE PLACED ON DRIVEWAY.

BLANK CLAY MAY IS ALLOWED.

FURNISH BASE MEETING THE REQUIREMENTS FOR ANY TYPE OR GRADE IN ACCORDANCE WITH ITEM 247. BASE COMPACTION, STRENGTHS ARE WAIVED.

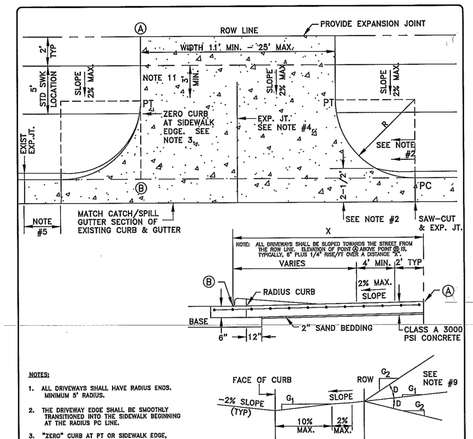
IF ROOTS ARE ENCOUNTERED VERIFY WITH THE ENGINEER PRIOR TO ACCOMMODATING OR REMOVING 2 IN. DIAMETER OR LARGER ROOTS. ROOT REMOVAL MUST BE IN ACCORDANCE WITH ITEM 752.4.D. ROOTS MAY REMAIN IN THE BASE. FOR IMPROVEMENTS WITHIN 8 FT. OF 2 ROOT, THE CONCRETE THICKNESS MAY BE INCREASED TO 6 IN. AND REINFORCED WITH #3 BARS @ 18 IN. O.C.E.W. FOR IMPROVEMENTS WITHIN 4 FT. OF A ROOT, BASE AND SURFACE MAY BE USED TO PROVIDE A 7 IN. BASE SECTION AROUND THE ROOTS. THE SURFACE PROFILE MAY BE ADJUSTED TO THE EXTENT ALLOWED BY ADA. THIS WORK IS SUBSIDIARY.

Texas Department of Transportation — Austin District Standard Numbers

DRIVEWAYS

DW-19 (AUS)

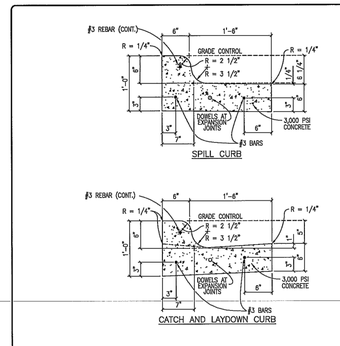
©	DATE	FED.RD.DIV.NO.
	7/1/95	
	REVISIONS	STATE
	8-95	TEXAS
	8-13	COUNTY: ALL



NOTES:

1. ALL DRIVEWAYS SHALL HAVE RADIUS ENDS. MINIMUM 9' 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 "G2" IS GREATER THAN 15%. "G1" PLUS "G" SHOULD NOT EXCEED 15%.
10. DRIVEWAYS SHALL BE 6 INCHES THICK WITH #4 REBAR @ 18" O.C.E.W.

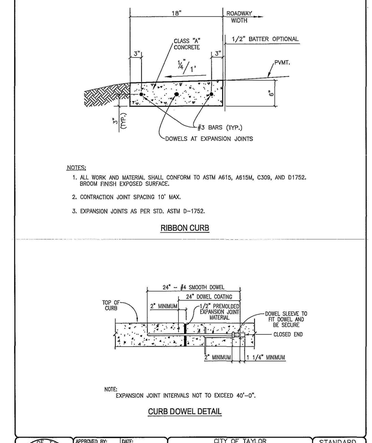
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	DRIVEWAY DETAIL	PV 005



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



NOTES:

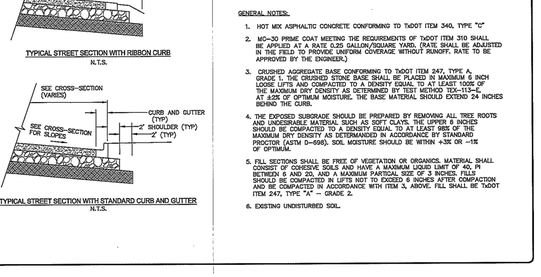
1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAX.
3. EXPANSION JOINTS AS PER STD. ASTM D-1752.

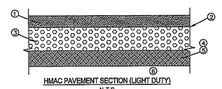
RIBBON CURB

NOTE:
EXPANSION JOINT INTERVALS NOT TO EXCEED 40'-0".

CURB DOWEL DETAIL

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	RIBBON CURB DETAILS	PV 008

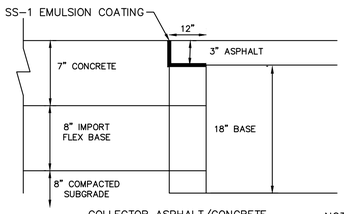




GENERAL NOTES:

1. HOT MIX ASPHALTIC CONCRETE CONFORMING TO TxDOT ITEM 340, TYPE "C"
2. MC-30 PRIME COAT MEETING THE REQUIREMENTS OF TxDOT ITEM 310 SHALL BE APPLIED AT A RATE 0.35 GALLON/SQUARE YARD. (RATE SHALL BE ADJUSTED IN THE FIELD TO PROVIDE UNIFORM COVERAGE WITHOUT RUNOFF. RATE TO BE APPROVED BY THE ENGINEER.)
3. CRUSHED AGGREGATE BASE CONFORMING TO TxDOT ITEM 247, TYPE A, GRADE 1. THE CRUSHED STONE BASE SHALL BE PLACED IN MAXIMUM 6 INCH LOOSE LIFTS AND COMPACTED TO A DENSITY EQUAL TO AT LEAST 100% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY TEST METHOD TEX-113-E, AT ±2% OF OPTIMUM MOISTURE. THE BASE MATERIAL SHOULD EXTEND 24 INCHES BEHIND THE CURB.
4. THE EXPOSED SUBGRADE SHOULD BE PREPARED BY REMOVING ALL TREE ROOTS AND OTHER DELETERIOUS MATERIAL SUCH AS SOFT CLAYS. THE UPPER 8 INCHES SHOULD BE COMPACTED TO A DENSITY EQUAL TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMANDED IN ACCORDANCE BY STANDARD PROCTOR (ASTM D-698). SOIL MOISTURE SHOULD BE WITHIN +3% OR -1% OF OPTIMUM.
5. FILL SECTIONS SHALL BE FREE OF VEGETATION OR ORGANICS. MATERIAL SHALL CONSIST OF COHESIVE SOILS AND HAVE A MAXIMUM LIQUID LIMIT OF 40, PI BETWEEN 6 AND 20, AND A MAXIMUM PARTICAL SIZE OF 3 INCHES. FILLS SHOULD BE COMPACTED IN LIFTS NOT TO EXCEED 8 INCHES AFTER COMPACTION AND BE COMPACTED IN ACCORDANCE WITH ITEM 3, ABOVE. FILL SHALL BE TxDOT ITEM 247, TYPE "A" – GRADE 2.
6. EXISTING UNDISTURBED SOIL.

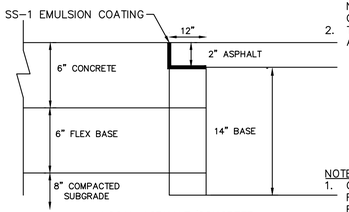
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	PAVEMENT SECTIONS	PV 004



COLLECTOR ASPHALT/CONCRETE TIE IN DETAIL

N.T.S.

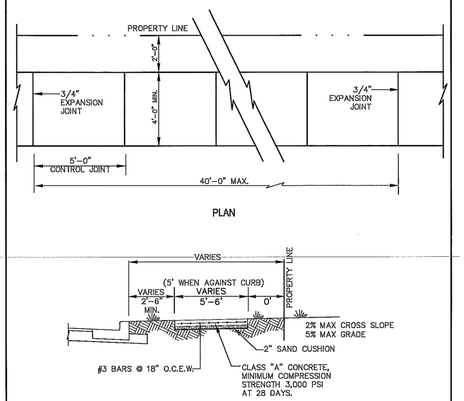
NOTE:
1. TO BE USED AT TXDOT AND ALLEY DRIVEWAYS



LOCAL ASPHALT/CONCRETE TIE IN DETAIL

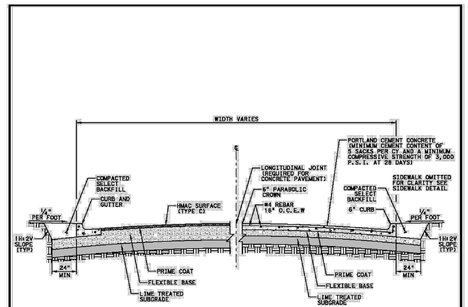
N.T.S.

NOTES:
1. CONTRACTOR TO REFERENCE GEOTECH REPORT, DONE BY PSI, FOR SECTIONS. PROJECT NO. 03031101, DATED OCTOBER 22, 2020
2. TO BE USED AT TXDOT AND ALLEY DRIVEWAYS



NOTE:
1. SIDEWALK WIDTH SHOULD FOLLOW PLANNED DEVELOPMENT REQUIREMENTS. SIDEWALK WIDTH IS GENERALLY 5' ALONG LOCAL STREETS AND 6' ALONG COLLECTOR STREETS. SEE SHEET 103 FOR SIDEWALK PLAN.

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



NOTE:
1. THIS STANDARD DISPLAYS THE MINIMUM CITY OF TAYLOR REPRESENTATIVE SECTION.
2. REFER TO SHEET 113 FOR PROPOSED TYPICAL SECTIONS. CONTRACTOR TO BUILD PER DESIGN PLANS AND GEOTECHNICAL REPORT.

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
	DECEMBER 2020	TYPICAL STREET SECTION DETAIL W/ STANDARD CURB & GUTTER	PV002

Kimley»Horn
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PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE:	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

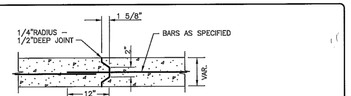
PAVING DETAILS (1 OF 4)

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
113 OF 127

Plotted By: Hansen, Matthew Date: March 21, 2023 11:46:41pm File Path: K:\Sou_Civil\069278803 castlewood south\Cad\plansheets\107 TRAFFIC CONTROL DETAILS (3 OF 3).dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



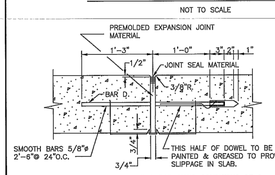
NOTE:
CONTRACTOR SHALL PROVIDE TRANSVERSE CONSTRUCTION JOINT SIMILAR IN DETAIL TO LONGITUDINAL CONSTRUCTION JT. OR EXPANSION JT. AT THE END OF EACH DAYS POUR OR WHEN DIRECTED BY ENGINEERS.

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



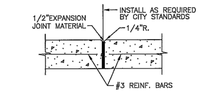
EXPANSION JOINTS TO BE AT INTERSECTIONS, BRIDGES, AND OTHER STRUCTURES AND AT SPACINGS NOT TO EXCEED 300 FEET. ALL JOINTS TO BE PROPERLY SEALED.

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

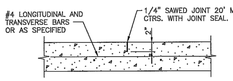
NOT TO SCALE

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



CURB & GUTTER EXPANSION JOINT DETAIL

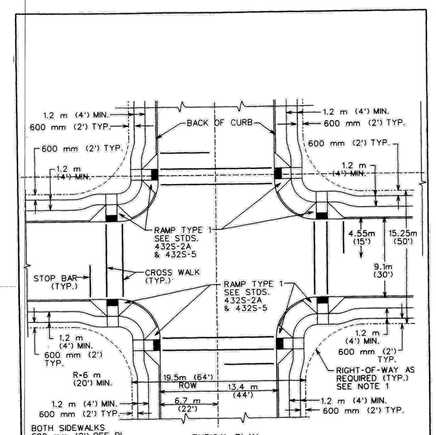
NOT TO SCALE



CONTRACTION JOINT DETAIL

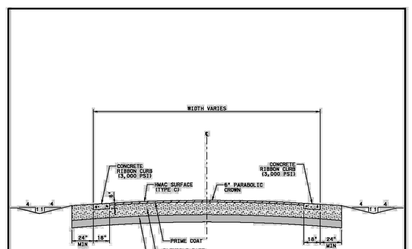
NOT TO SCALE

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



TYPICAL PLAN

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1 CURB RAMPS-FULL INTERSECTION
Bill Gardner 3/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 432S-3 1 OF 3



ASPHALT PAVEMENT SECTION

LOCAL STREET ASPHALT PAVEMENT SECTIONS:

TWO (2") INCHES TYPE "C" HMAC

FOURTEEN (14") INCHES MINIMUM THICKNESS FLEXIBLE BASE (LIFT THICKNESS 4" TO 8")

EIGHT (8") INCHES MINIMUM THICKNESS LIME TREATED SUBGRADE

COLLECTOR STREET ASPHALT PAVEMENT SECTIONS:

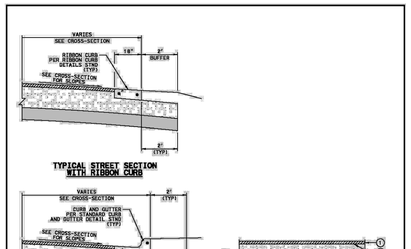
THREE (3") INCHES TYPE "C" HMAC

EIGHTEEN (18") INCHES MINIMUM THICKNESS FLEXIBLE BASE (LIFT THICKNESS 4" TO 8")

EIGHT (8") INCHES MINIMUM THICKNESS LIME TREATED SUBGRADE

NOTE:
1. THIS STANDARD DISPLAYS THE MINIMUM CITY OF TAYLOR REPRESENTATIVE SECTION.
2. REFER TO SHEET 113 FOR PROPOSED TYPICAL SECTIONS. CONTRACTOR TO BUILD PER DESIGN PLANS AND GEOTECHNICAL REPORT.

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
	DECEMBER 2020	TYPICAL STREET SECTION DETAIL W/ RIBBON CURB	PV003



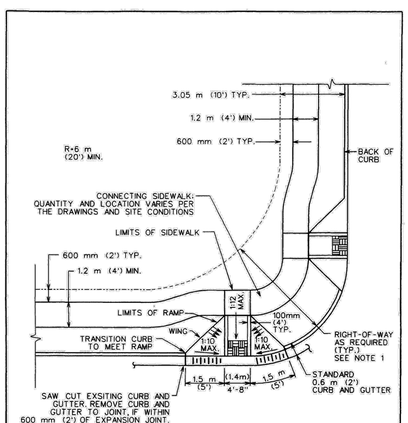
TYPICAL STREET SECTION WITH RIBBON CURB

TYPICAL STREET SECTION WITH STANDARD CURB AND GUTTER

HMAC PAVEMENT SECTION

NOTES:
1. TYPE "C" HOT MIX ASPHALTIC CONCRETE ACCORDING TO TXDOT SPECIFICATION FOR "DENSE-GRADED HOT-MIX ASPHALT".
2. MC-30 PRIME COAT ACCORDING TO TXDOT SPECIFICATION "PRIME COAT" WILL BE APPLIED AT A RATE OF 0.25 GALLON/SQUARE YARD. GRATE WILL BE ADJUSTED IN THE FIELD TO PROVIDE UNIFORM COVERAGE WITHOUT RUNOFF AS APPROVED BY THE ENGINEER.
3. FLEXIBLE BASE ACCORDING TO TXDOT SPECIFICATION FOR "FLEXIBLE BASE". LIFT THICKNESS TO BE 4" TO 8", AND INSTALLED IN MULTIPLE LIFTS FOR LIFTS GREATER THAN 8" THICK. TYPE A, GRADE 3 UNLESS OTHERWISE SHOWN. EXCAVATE SUBGRADE TO FLEXIBLE BASE THICKNESS.
4. LIME TREATED SUBGRADE ACCORDING TO TXDOT SPECIFICATION "LIME TREATMENT (ROAD MIXED)". APPLY LIME AT THE RATE AND DEPTH INDICATED IN THE GEOTECHNICAL APPROVED PAVEMENT DESIGN REPORT; ADJUST LIME APPLICATION AS DIRECTED BY THE CITY DURING CONSTRUCTION.
5. FILL SECTIONS WILL BE FREE OF VEGETATION OR ORGANICS, PROVIDE THE REQUIRED DENSITY AND MOISTURE CONTROL FOR THE SUBGRADE AND EACH LAYER OF BASE MATERIAL. PROOF ROLL SUBGRADE AND BASE MATERIAL TO REVEAL ANY UNSUITABLE SUBGRADE MATERIAL AND COMPACT TO THE DEPTH NECESSARY TO PROVIDE THE DENSITY SPECIFIED IN THE ENGINEERING MANUAL FOR THE SPECIFIC STREET CLASSIFICATION USED.
6. EXISTING UNDISTURBED SOIL.

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
	DECEMBER 2020	PAVEMENT SECTIONS	PV004



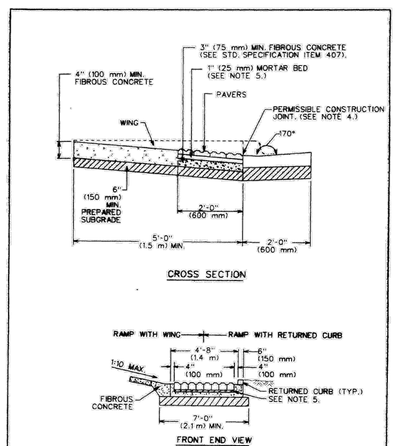
TYPICAL PLAN

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1 CURB RAMPS-FULL INTERSECTION
Bill Gardner 3/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 432S-3 2 OF 3

GENERAL NOTES:

1. THIS STANDARD IS APPICABLE FOR RAMP CONSTRUCTION WITHIN RIGHT-OF-WAY OR EASEMENT ONLY.
2. THIS STANDARD REPRESENTS A TYPICAL CURB RAMP DESIGN FOR A NEWLY CONSTRUCTED INTERSECTION WITH A 6 m (20') RADIUS. LARGER RADII, STREET GRADES, LIMITED SIGHT DISTANCES, STREET CLASSIFICATION, SIGNALIZATION AND OTHER FACTORS MAY REQUIRE THE ENGINEER OR DESIGNATED REPRESENTATIVE TO MODIFY THIS STANDARD. SUFFICIENT RIGHT-OF-WAY SHALL BE DEDICATED SUCH THAT THE ENTIRE CURB RAMP, INCLUDING LANDING, AND THE INTER-CONNECTING SIDEWALK ARE CONTAINED WITHIN THE RIGHT-OF-WAY.
3. THE CURB, GUTTER AND RAMP SYSTEM SHALL BE CONFIGURED TO MAINTAIN ALL RUNOFF FROM A 25 YEAR FREQUENCY STORM WITHIN THE RIGHT-OF-WAY (DRAINAGE CRITERIA MANUAL SECTION 1.2.2.B). WHEN THERE IS AN ELEVATION DIFFERENCE BETWEEN THE BOTTOM OF RAMPS (IE. ELEVATION AT THE GUTTER) WITHIN A QUADRANT OF AN INTERSECTION, THE LOWER ELEVATION RAMP SHALL BE CONSTRUCTED WITH A POSITIVE RAMP SLOPE OF 1:12 IN ACCORDANCE WITH STANDARDS 432S-5, 432S-5A AND 432S-5B.
4. STANDARD ASSIGNMENT OF SIDEWALKS IS 600 mm (2') OFF PROPERTY LINE, EXCEPT AS INDICATED ON THE DRAWINGS.
5. ALTHOUGH CURB RAMPS MAY BE PLACED WITHIN THE RADIUS, PLACING THE RAMP OUTSIDE OF THE RADIUS WILL ALLOW FOR THE GREATEST DIFFERENCE IN ELEVATION BETWEEN THE RAMPS.
6. WINGS ARE REQUIRED ONLY IF PEDESTRIANS WOULD NORMALLY CROSS THE RAMP.
7. LANDINGS SHALL BE FLAT AND MATCH PT, PC OR TOP OF CURB ELEVATION.
8. CURB RAMPS WILL BE PERPENDICULAR TO ROADWAY CENTERLINES AND SHALL ALIGN WITH EACH OTHER.
9. GRADES ON SIDEWALKS LEADING TO OR FROM THE RAMPS SHALL FOLLOW CURB GRADES.
10. THE SLOPE OF THE SIDEWALK WHICH IS LOCATED WITHIN THE RADIUS AND CONNECTS TWO CURB RAMPS SHALL NOT EXCEED 1:20. THE DEVELOPER, AS PART OF THE CURB RAMP INSTALLATION, SHALL CONSTRUCT THIS CONNECTING SIDEWALK.
11. STRIPING AND SIGNAGE NOT REQUIRED IN ALL INSTANCES. STOP BARS, IF REQUIRED, SHALL BE LOCATED 1.2 m (4') FROM CROSSWALK.
12. IF A MEDIAN EXTENDS INTO THE CROSSWALK AREA, AN OPENING SHALL BE PROVIDED IN THE MEDIAN THE SAME WIDTH AS THE CURB RAMP.
13. CURB INLETS SHALL NOT BE LOCATED WITHIN 3.0 m (10') OF A CURB RAMP.
14. GUTTER SHALL PROVIDE SMOOTH TRANSITION TO RAMPS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1 CURB RAMPS-FULL INTERSECTION
Bill Gardner 3/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 432S-3 3 OF 3



CROSS SECTION

FRONT END VIEW

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)
Bill Gardner 6/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD: 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 BASIS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO 1/4" (6 mm) JOINT SIZE. GAPS LARGER THAN 1/4" (6 mm) MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE 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)
Bill Gardner 6/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 432S-2A 2 OF 2

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TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
09/15/2022

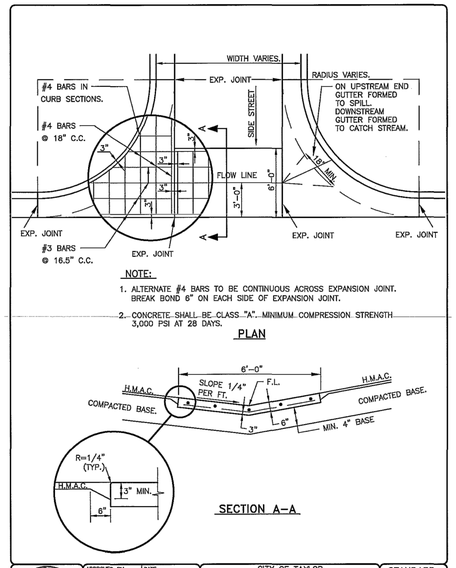
KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

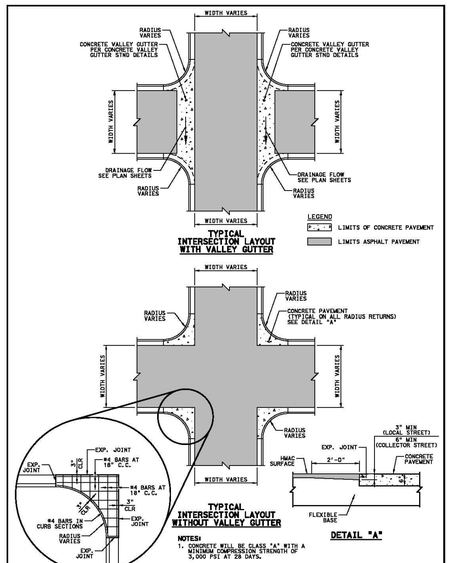
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SHEET NUMBER
114 OF 127

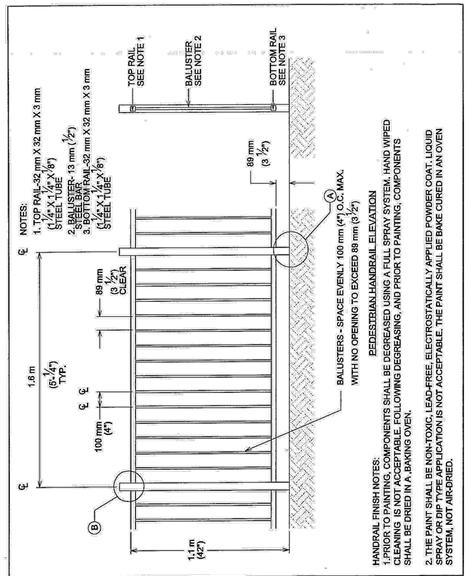
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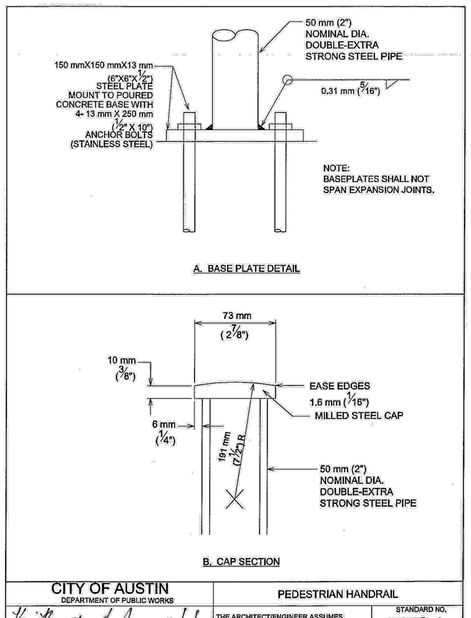
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CONCRETE VALLEY GUTTER DETAIL	CS	JULY 2009	PV 009



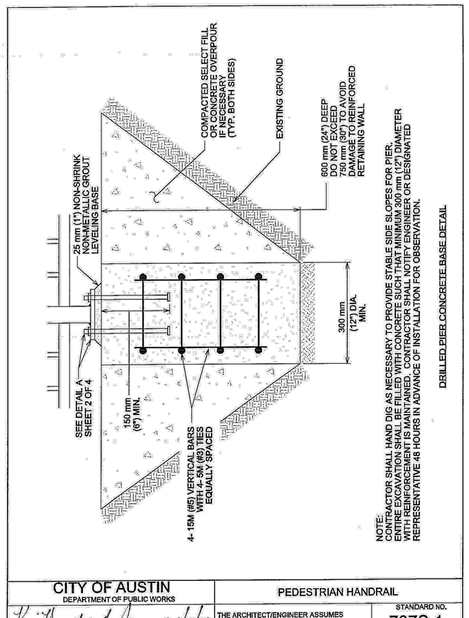
Taylor Texas	APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
		DECEMBER 2020	TYPICAL STREET INTERSECTION LAYOUT	PV009A



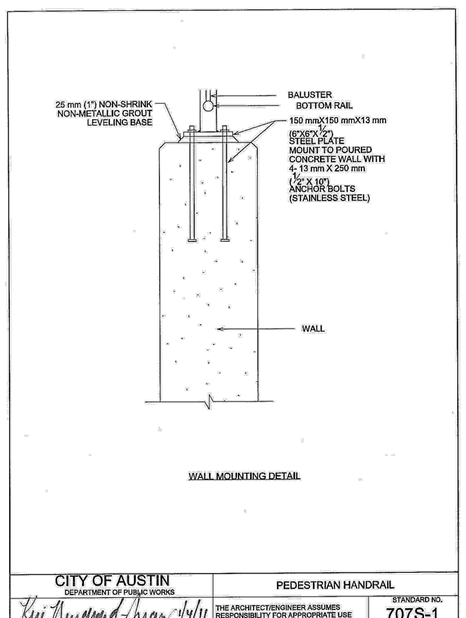
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Keri Burchard-Ivey 1/4/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 707S-1 1 OF 4



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PEDESTRIAN HANDRAIL	
Keri Burchard-Ivey 1/4/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 707S-1 2 OF 4



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PEDESTRIAN HANDRAIL	
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CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PEDESTRIAN HANDRAIL	
Keri Burchard-Ivey 1/4/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 707S-1 4 OF 4

No.	REVISIONS	DATE	BY

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STATE OF TEXAS
WILLIAM J. BUZZELLI
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LICENSED PROFESSIONAL ENGINEER
09/15/2022

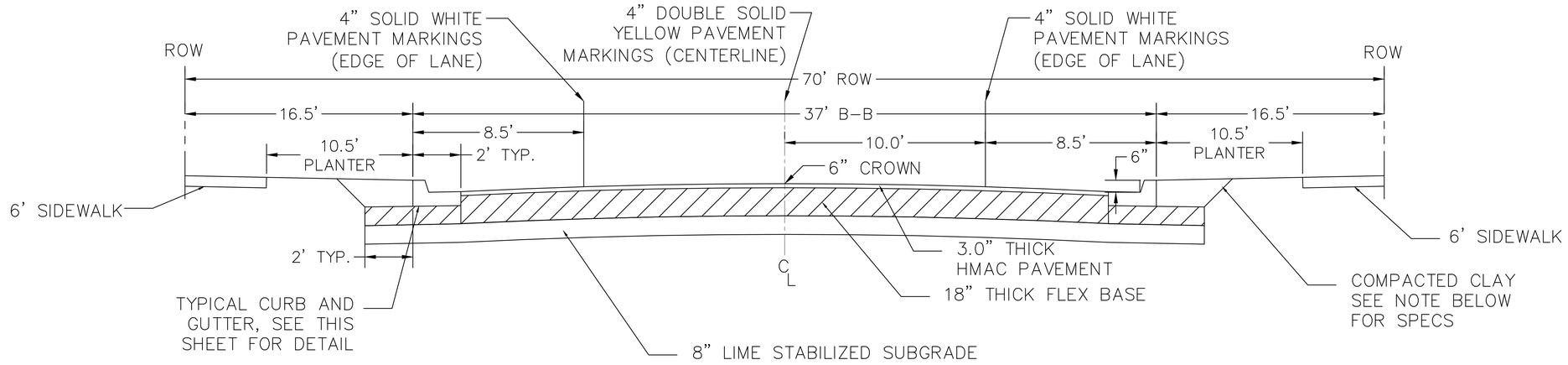
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DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

PAVING DETAILS (3 OF 4)

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
115 OF 127

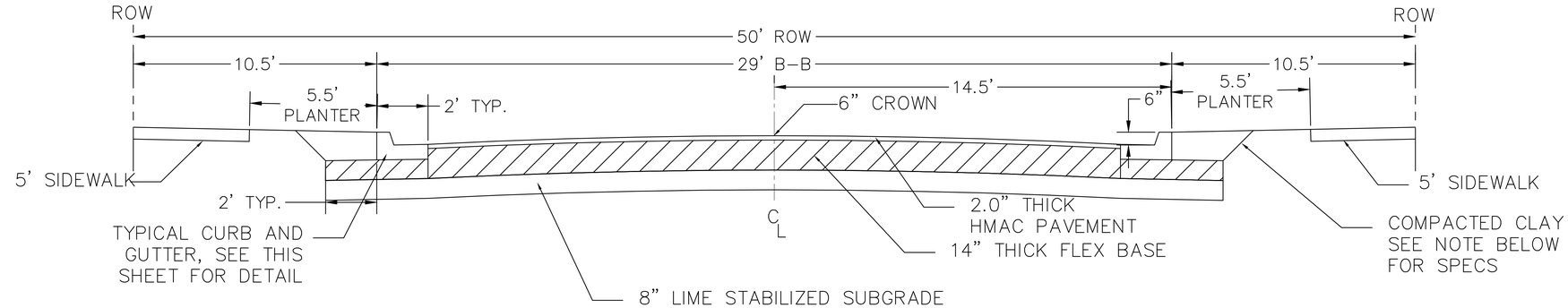
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PARABOLIC COLLECTOR STREET SECTION

NTS

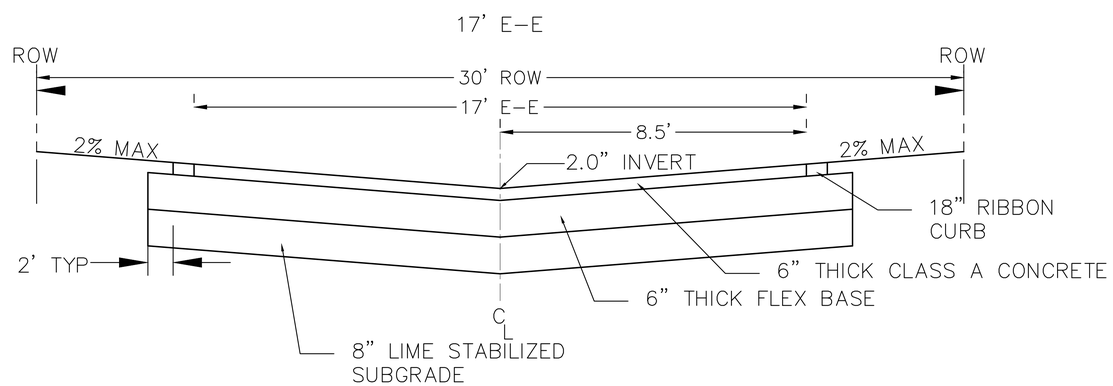
NOTE: SEE PV002 ON SHEET 110 FOR PAVING COMPRESSIVE STRENGTH



PARABOLIC LOCAL STREET SECTION

NTS

NOTE: SEE PV002 ON SHEET 110 FOR PAVING COMPRESSIVE STRENGTH



RESIDENTIAL ALLEY SECTION

NTS

CONCRETE CONTRACTION JOINT MIN. REINFORCEMENT:
NO. 4 BARS AT 18-INCH ON CENTER EACH WAY LOCATED IN TOP HALF OF CONCRETE SECTION. MINIMUM 2 INCHES COVER.

CONCRETE CONSTRUCTION JOINT MIN. REINFORCEMENT:
12" ON CENTER SPACED, 14" LONG ¾" DIAMETER DOWELS

CONTRACTION JOINT SPACING (IN GENERAL ACCORDANCE WITH ACI 330):
MAXIMUM JOINT SPACING SHOULD BE LESS THAN 30 TIMES THE THICKNESS OF THE CONCRETE PAVEMENT OR 15 FEET, WHICHEVER IS SMALLER.

EXPANSION JOINT COMMENTS:
EXPANSION JOINTS ARE NOT RECOMMENDED EXCEPT WHERE THERE ARE LARGE CHANGES IN PAVEMENT GEOMETRY OR ADJACENT TO STRUCTURES. THIS IS TYPICALLY DETERMINED BY THE CIVIL ENGINEER.

COMPACTED CLAY NOTE (FROM SUPPLEMENTAL LETTER DATED JANUARY 2021)
IT IS RECOMMENDED A CLAY TYPE MATERIAL HAVING A LIQUID LIMIT GREATER THAN 45%, A PI GREATER THAN 30 AND HAVING AT LEAST 50% MATERIAL PASSING THE #200 SIEVE. THIS MATERIAL SHOULD BE COMPACTED IN MAXIMUM 8" LIFTS TO 94 TO 98% OF THE MAXIMUM STANDARD PROCTOR (ASTM D-698) DRY DENSITY AT 0 TO +4 OF OPTIMUM MOISTURE CONTENT. ON SITE MATERIAL FREE OF ORGANICS AND DELETERIOUS MATERIALS WOULD TYPICALLY MEET THESE REQUIREMENTS

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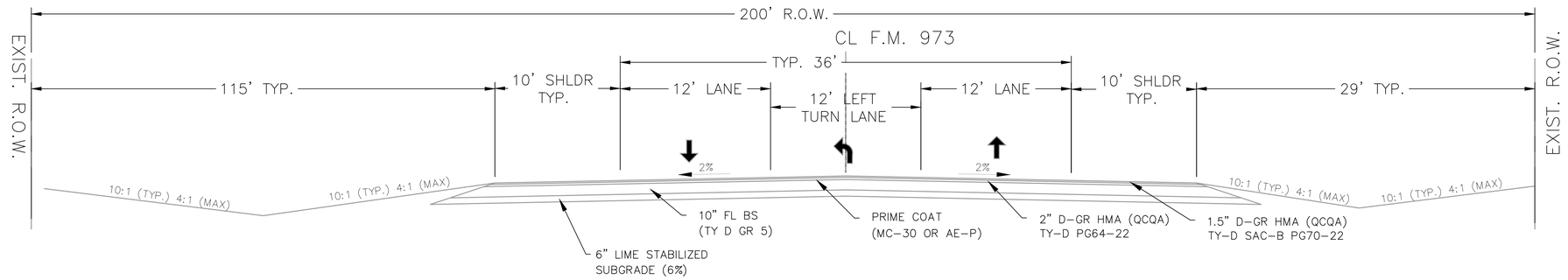
KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

PAVING DETAILS (4 OF 4)

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

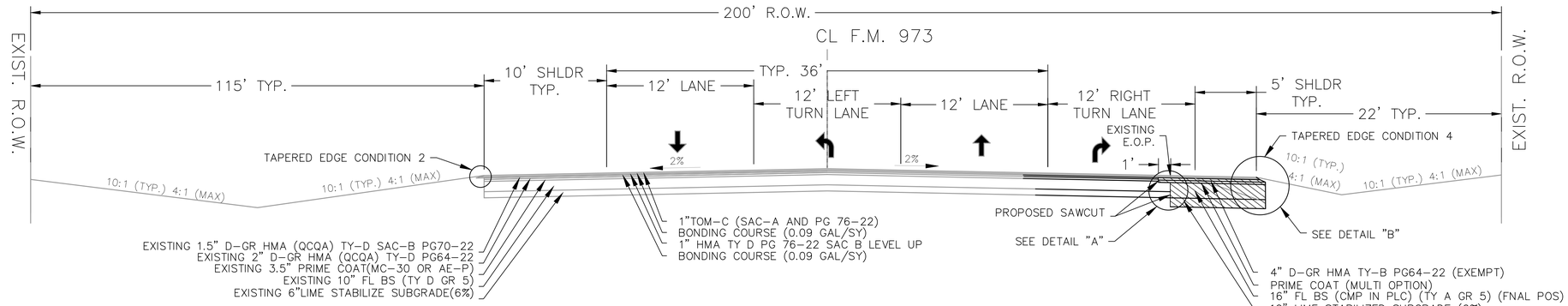
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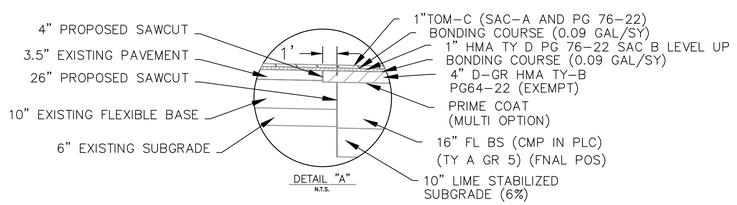
EXISTING SECTION A

STA: 1+00.00 TO 12+00.00
N.T.S.

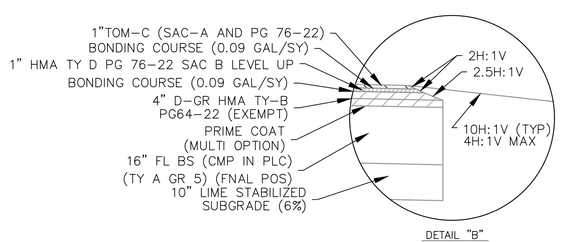


PROPOSED SECTION A

STA. 1+72.93 TO STA. 2+55.59 (TRANSITION)
STA. 2+55.59 TO STA. 8+08.81
N.T.S.



DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.

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

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

- ELEV. = 620.67' (NAVD '88)

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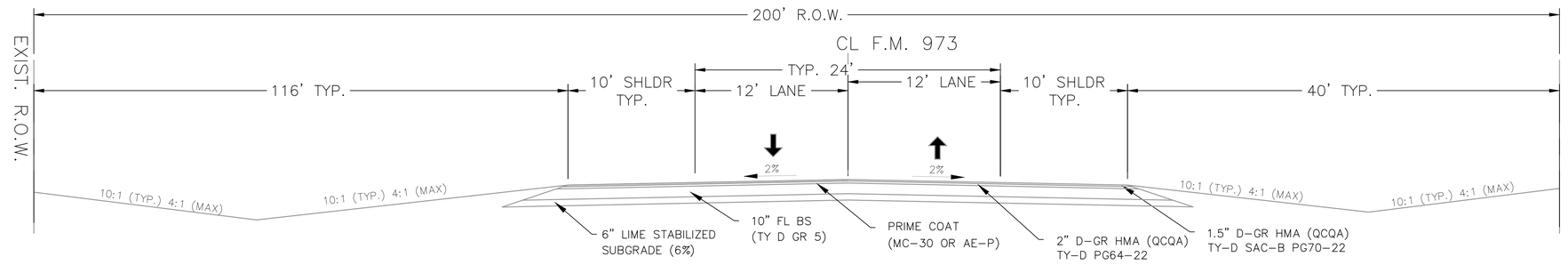
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FM 973 TYPICAL SECTION (1 OF 3)

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

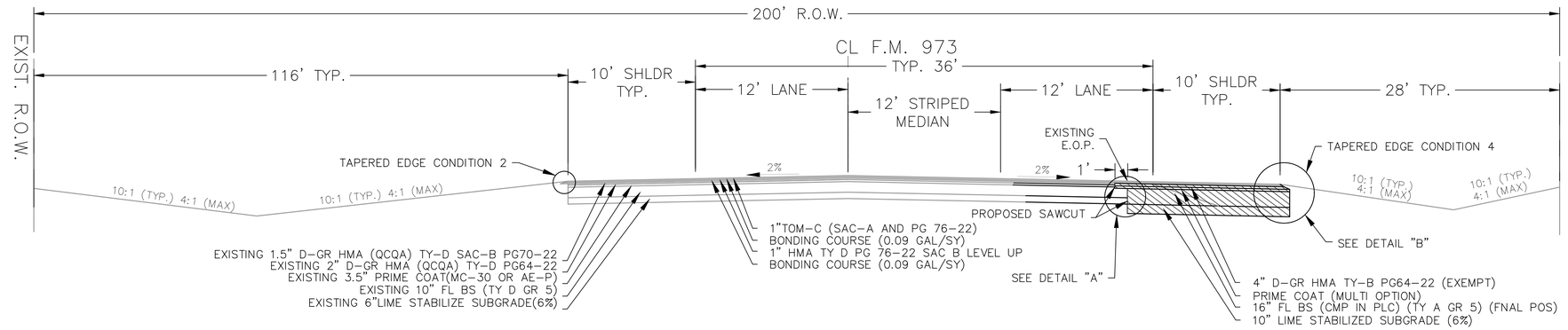
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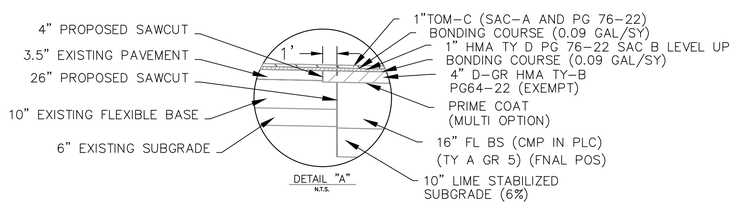
EXISTING SECTION B & C

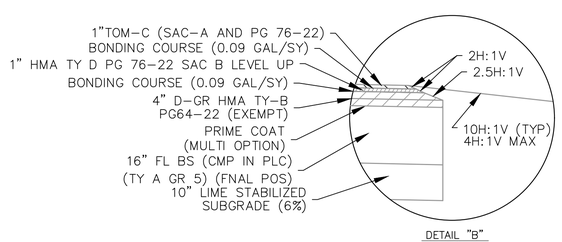
STA. 12+00.00 TO STA. 43+15.00
N.T.S.



PROPOSED SECTION B

STA. 8+08.81 TO STA. 16+02.12
STA. 27+94.62 TO STA. 35+34.62
STA. 35+34.62 TO STA. 43+15.00 (TRANSITION TO EXISTING)
N.T.S.





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

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

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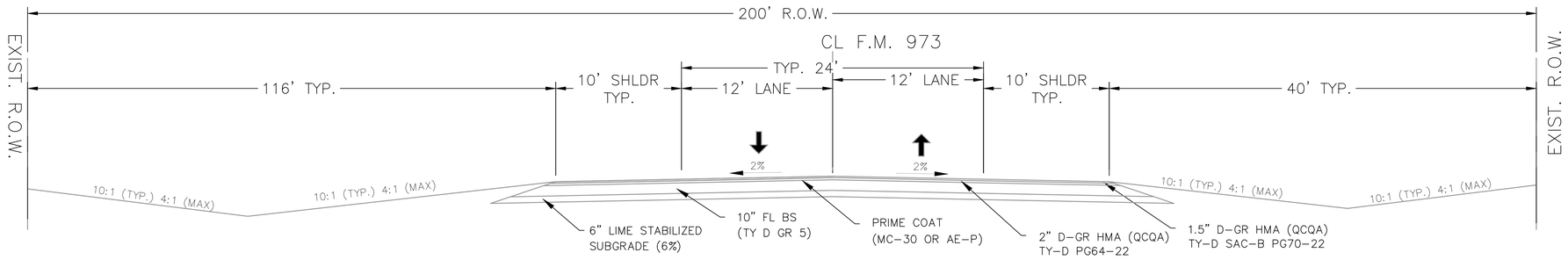
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FM 973 TYPICAL SECTION (2 OF 3)

CASTLEWOOD SOUTH
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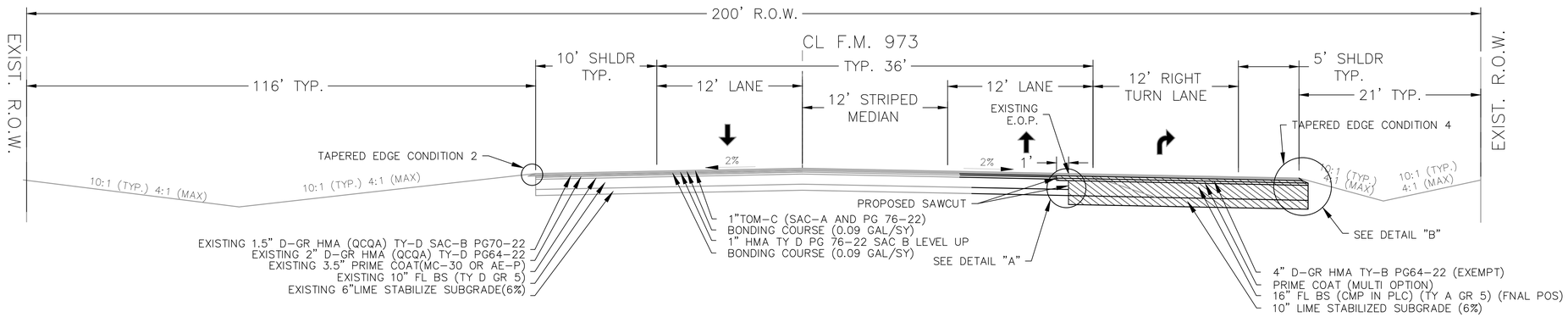
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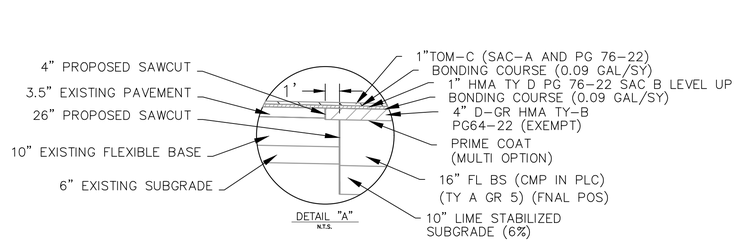
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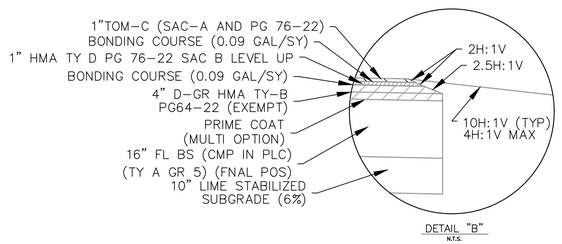
STA. 12+00.00 TO STA. 43+15.00
N.T.S.



PROPOSED SECTION C

STA. 16+02.12 TO 16+61.75 (TRANSITION)
STA. 16+61.75 TO STA. 27+94.62
N.T.S.





BENCHMARKS

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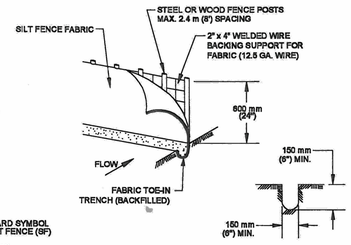
KHA PROJECT	069278803
DATE	MARCH 2021
SCALE:	AS SHOWN
DESIGNED BY:	WB,DM
DRAWN BY:	DM,WB
CHECKED BY:	WB

FM 973 TYPICAL SECTION (3 OF 3)

CASTLEWOOD SOUTH
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TRENCH CROSS SECTION

1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 Inches) DEPTH, USE STEEL POSTS.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 Inches) DEEP AND 150 mm (6 Inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

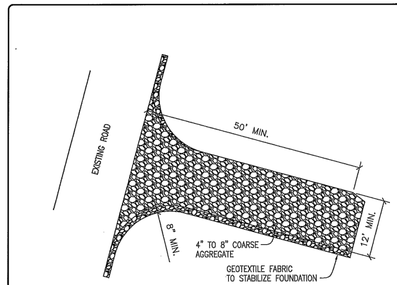
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

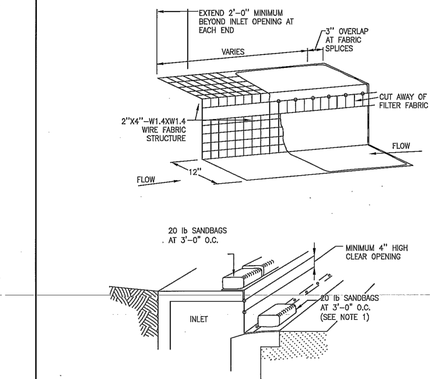
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
9/1/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1



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.

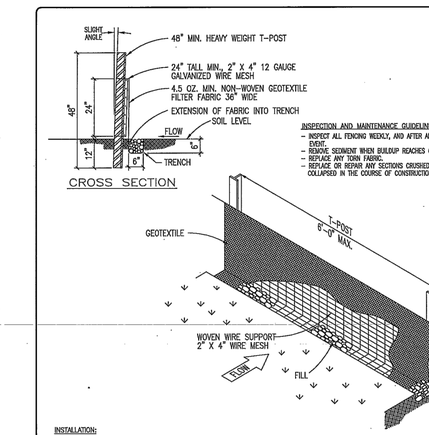
INSPECTIONS AND MAINTENANCE GUIDELINES:
- THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO 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



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.

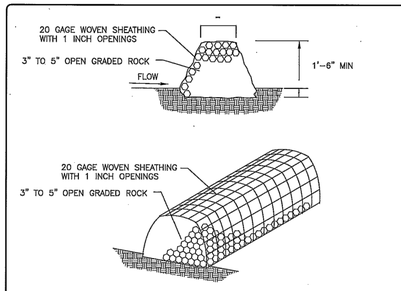
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	FILTER DIKE CURB INLET PROTECTION	EN 002



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 PROVIDE A SMOOTH FLOW APPROACH SURFACE. EXCAVATE 6" DEEP X 6" WIDE TRENCH ON UPSTREAM SIDE OF FACE PER PLANS.
- DRIVE THE HEAVY DUTY T-POST AT LEAST 12 INCHES INTO THE GROUND AND AT A SLIGHT ANGLE TOWARDS THE FLOW.
- ATTACH THE 2" X 4" 12 GAUGE WELDED WIRE MESH TO THE T-POST WITH 11 1/2 GAUGE GALVANIZED T-POST CLIPS. THE TOP OF THE WIRE TO BE 24" ABOVE GROUND LEVEL. THE WELDED WIRE MESH TO BE OVERLAPPED 6" AND TIED AT LEAST 6 TIMES WITH HOG RINGS.
- THE SILT FENCE TO BE INSTALLED WITH A SKIRT A MINIMUM OF 11" 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



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 IT'S 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

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.
- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.
- ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY

Kimley»Horn
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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT 069278803
DATE JUNE 2021
SCALE: AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

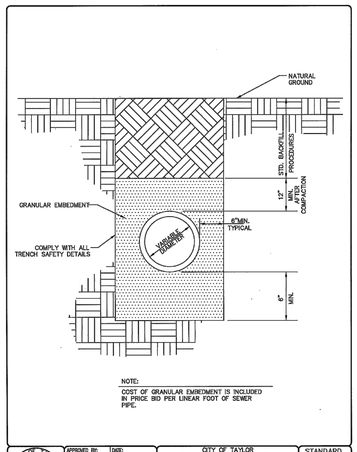
EROSION CONTROL DETAILS

CASTLEWOOD SOUTH

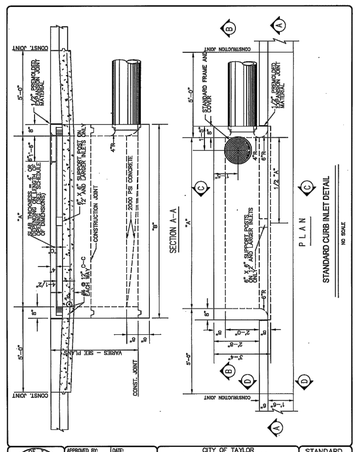
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
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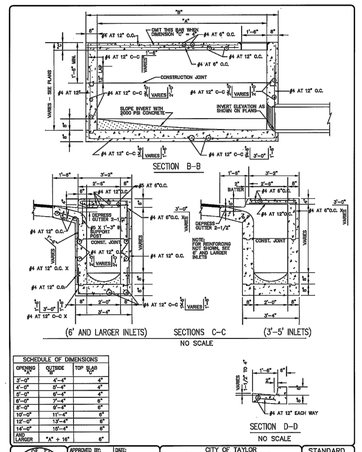
Plotted By:Hansen, Matthew Date:March 21, 2023 11:48:08pm File Path:K:\sau_civil\069278803 castlewood south\Cad\plansheets\101 EROSION CONTROL DETAILS.dwg
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APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	STORM DRAIN PIPE EMBEDMENT DETAIL	UT 300

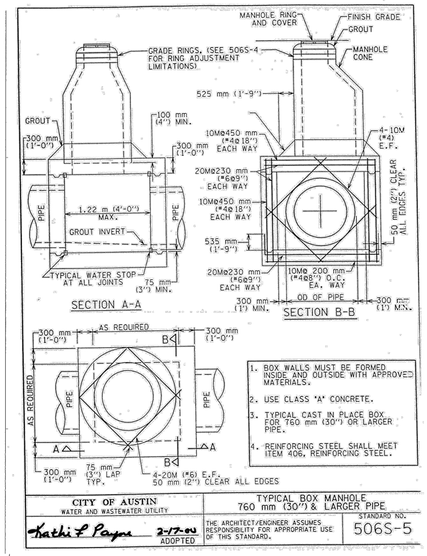


APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	STANDARD CURB INLET DETAIL	UT 301 1 of 2

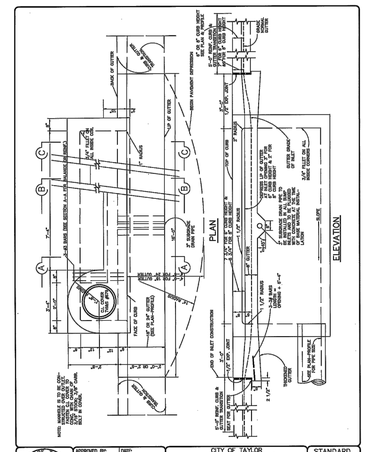


SCHEDULE OF DIMENSIONS		
OPENING	CLEAR OUTSIDE	TOP SLAB
3'-0"	4'-4"	6"
4'-0"	5'-4"	6"
5'-0"	6'-4"	6"
6'-0"	7'-4"	6"
7'-0"	8'-4"	6"
8'-0"	9'-4"	6"
9'-0"	10'-4"	6"
10'-0"	11'-4"	6"
11'-0"	12'-4"	6"
12'-0"	13'-4"	6"
VARIES	"A" + 16"	

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	STANDARD CURB INLET DETAIL	UT 301 2 of 2



CITY OF AUSTIN WATER AND WASTEWATER UTILITY	TYPICAL BOX MANHOLE 760 mm (30") & LARGER PIPE	STANDARD NO.
Kathi L Payne 2-7-05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	506S-5



APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	STANDARD 10' CURB INLET DETAIL	UT 303

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

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	STORM SEWER LINE BEDDING DETAIL (NON-PAVED SURFACE)	UT 307

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

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

- ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY
3	MODIFY UT308	7/3/23	MH

Kimley»Horn
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STATE OF TEXAS
MATTHEW H. M. HANSEN
147469
LICENSED
PROFESSIONAL ENGINEER
7/26/2023

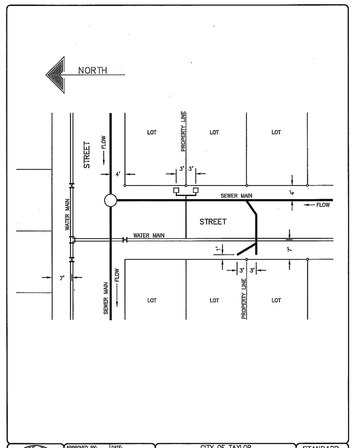
KHA PROJECT 069278803			
DATE JUNE 2021	SCALE: AS SHOWN	DESIGNED BY:	WB
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		CHECKED BY:	WB

STORM DRAIN DETAILS

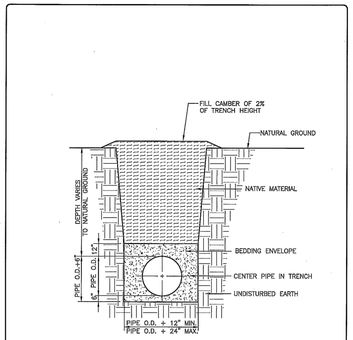
CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

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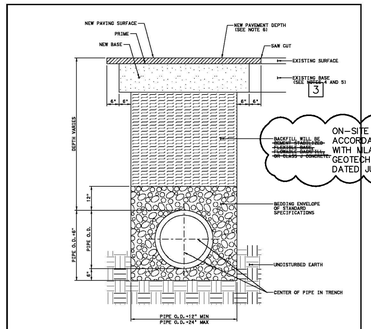
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APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	TYPICAL MAIN & SERVICE LOCATIONS	UT 002



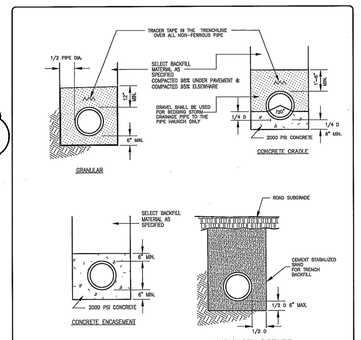
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	TYPICAL TRENCH WITH UNFINISHED SURFACE	UT 003



ON-SITE MATERIAL IN ACCORDANCE WITH NLA GEOTECHNICAL MEMO DATED JULY 26, 2023

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, SURFACE WILL BE MAINTAINED LEVEL WITH THE ADJACENT PAVING SURFACE WITH COLD MIX OR TEMPORARY ASPHALT.
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, ENDINGS, CHANGES IN SLOPE, STOPS (ROAD ENDS), VALVES, AND OR AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE ENGINEER.

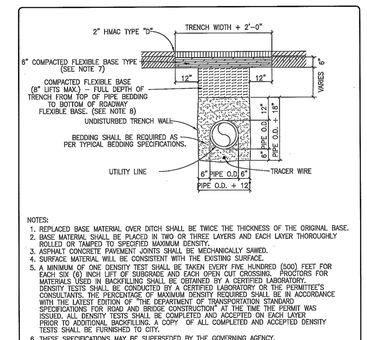
APPROVED BY:	DATE:	STATE OF TEXAS WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
	DECEMBER 2020	TYPICAL TRENCH WITH PAVED SURFACE	UT004



** TYPICAL BEDDING SPECIFICATIONS:

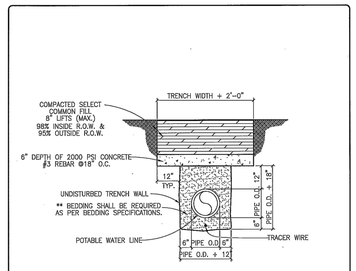
SIEVE SIZE	3/8" F % RETAINED	1/2" D % RETAINED	WASHED GRAVEL % RETAINED
1/2"	0	0	0
3/8"	0–2	5–25	–
4m	40–85	80–100	–
10m	95–100	98–100	–
3/4"	–	–	100

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

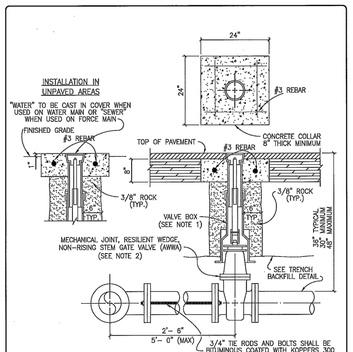


* WHERE 48" MINIMUM COVER CAN NOT BE OBTAINED OR DUE TO POTENTICAL SURFACE LOADING THE CITY MAY REQUIRE A CAP TO BE INSTALLED.

** TYPICAL BEDDING SPECIFICATIONS:

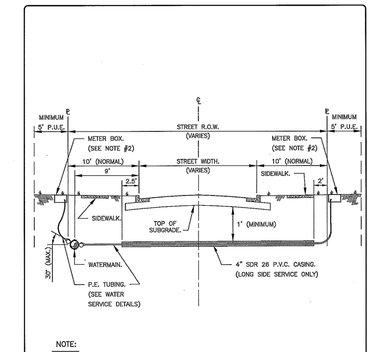
SIEVE SIZE	3/8" F % RETAINED	1/2" D % RETAINED	WASHED GRAVEL % RETAINED
1/2"	0	0	0
3/8"	0–2	5–25	–
4m	40–85	80–100	–
10m	95–100	98–100	–
3/4"	–	–	100

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	CONCRETE TRENCH CAP DETAIL	UT 007



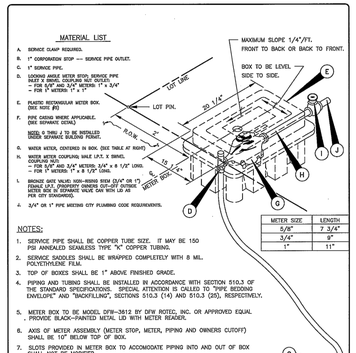
NOTES:
1. VALVE BOX SHALL BE AMERICAN FLOW CONTROL TRENCH ADAPTER OR APPROVED EQUAL HAVING AN ADJUSTABLE RANGE OF + OR – 6 INCHES FROM INSTALLED FINISH GRADE.
2. ACCEPTABLE GATE VALVES ARE:
   A. AMERICAN FLOW CONTROL – SERIES 2500
   B. MUELLER – 2360 SERIES
   C. CLOW

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



NOTE:
1. REFER TO "STANDARD INSTALLATION DETAIL FOR ONE OR TWO METERS" FOR SERVICE SPECIFICS.
2. METER BOXES SHALL BE SET AS CLOSE TO R.O.W. (℞) AS POSSIBLE, WITH NO PART OF BOX WITHIN R.O.W. METER BOXES SHALL BE LEVEL FROM SIDE TO SIDE AND NO MORE THAN 1/4"/FT. SLOPE FROM FRONT TO BACK (OR BACK TO FRONT). GRADING IN P.U.E. AROUND METER BOX SHALL BE 3:1 MAXIMUM AND SHALL BLEND TO OTHER UTILITY APPURTENANCES WITHOUT ABRUPT ELEVATION CHANGES.

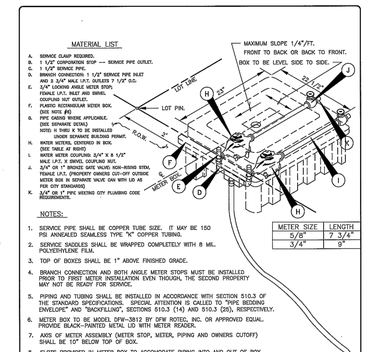
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	WATER SERVICE CASING DETAIL	UT 010



METER SIZE	LENGTH
5/8"	7 3/4"
3/4"	9"
1"	11"

OWNER BY:	PM	DATE:	01/26/2009
APPROVED BY:	CS	DATE:	-
REVISION NO.:	-	KEY MAP#:	
REVISED BY:		DATE:	

CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
SINGLE 5/8", 3/4" OR 1" WATER METER DETAIL	UT 011



METER SIZE	LENGTH
5/8"	7 3/4"
3/4"	9"

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	DOUBLE 5/8" OR 3/4" WATER METERS DETAIL	UT 013

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

- ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY
3	MODIFY UT004	7/3/23	MH

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TEXAS REGISTERED ENGINEERING FIRM F–928

STATE OF TEXAS
MATTHEW H. M. HANSEN
147469
LICENSED PROFESSIONAL ENGINEER
7/26/2023

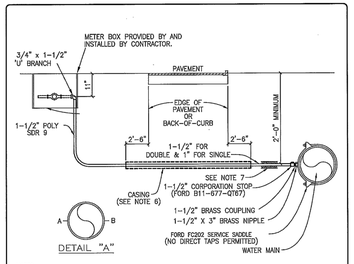
KHA PROJECT 069278803	
DATE	JUNE 2021
SCALE: AS SHOWN	
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

WATER DETAILS (SHEET 1 OF 2)

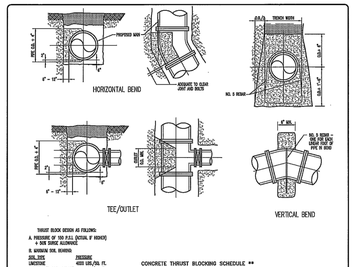
SHEET NUMBER
122OF127

Plotted By:Hansen, Matthew Date:July 26, 2023 10:01:26am File Path:K:\Sou_Civil\069278803 castlewood south\Cad\plansheets\103 WATER DETAILS.dwg
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NOTES:
1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET AND AT THE CENTERLINE AS SHOWN ON DETAIL "A".
2. WHERE NO SIDEWALK EXISTS, METER BOXES SHALL BE SET TO CONFORM TO FINISHED GRADE.
3. AUTHORIZED SERVICE LINE MATERIAL: TYPE "K" COPPER OR POLY SDR 9.
4. SERVICE LINES SHALL BE CONTINUOUS FROM CORPORATION STOP TO CORPORATION STOP WITH NO FITTINGS IN BETWEEN.
5. SERVICE CASING SHALL NOT BE INSTALLED BY WATER JETTING UNDER ROADWAY.
6. CASING REQUIRED FOR ALL PAVEMENT CROSSINGS. 4" SDR-26 REQUIRED FOR OPEN-CUT. STEEL CASING PIPE REQUIRED FOR BORE AND JOBE. LIMITS OF CASING SHOULD EXTEND SIX FEET BEYOND THE EDGE OF PAVEMENT OR BACK-OF-CURB WHERE REASONABLE WITH 2.5' MINIMUM.
7. THERE SHALL BE A 6" ENVELOPE OF 3/8" ROCK AROUND ALL SERVICE PIPE.
8. ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.
9. SINGLE METER BOX AND LID – HUGHES SUPPLY PART NO. D12–BMRL OR APPROVED EQUAL. DOUBLE METER BOX – HUGHES SUPPLY PART NO. D1500–DUB/D, LID – D15–BMRL, OR APP. EQUAL.

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	TYPICAL WATER SERVICE - ELEVATION	UT 014



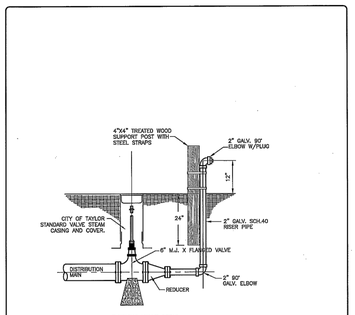
THRUST BLOCK DESIGN AS FOLLOWS:
A. PRESSURE OF 150 P.S.I. (TOTAL IF ABOVE) + 50% SURGE ALLOWANCE
B. SAFE SOIL BEARING
SOIL TYPE — PRESSURE
LIMESTONE — 4000 LBS./SQ. FT.
UNDISTURBED SOIL, CALCHE — 3000 LBS./SQ. FT.
LOOSE OR SPOOIL DIR. — 1000 LBS./SQ. FT.

CONCRETE THRUST BLOCKING SCHEDULE **

PIPE SIZE (INCHES)	THRUST (POUNDS)	AREA REQUIRED (SQUARE FEET) BEARING AGAINST TRENCH WALL FOR PRESSURE PIPE: TEES AND PLUGS	BENDS: 90°	45°	22-1/2°	11-1/4°	5°	1°
4	2,013	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	2.01	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	69.26	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

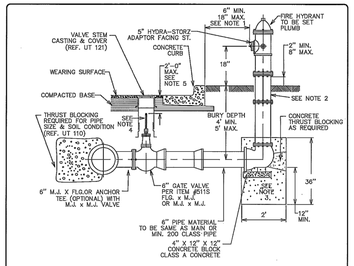
** BASED ON A 4,000 P.S.F. SOIL BEARING CAPACITY AND A 200 P.S.I. MAX. LINE PRESSURE INCREASE AND DECREASE BEARING AREA IN ACCORDANCE WITH THE BEARING STRENGTH OF SOIL AS DESCRIBED IN SCHEDULE.

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	CONCRETE THRUST BLOCKING	UT 015



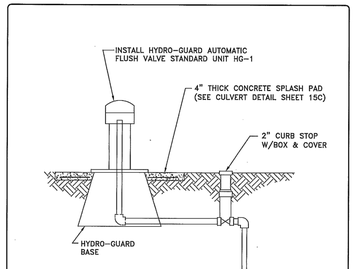
FLUSHING VALVE DETAIL
(FOR PERMANENT DEAD END LINES, USE 2" BALL VALVE – FORD OR EQUAL)

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

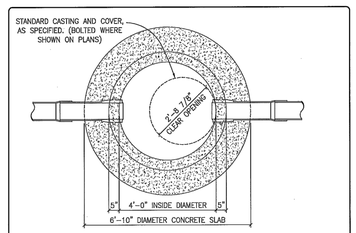


NOTES:
1. DIMENSIONS ARE APPLICABLE IN SPACE BETWEEN CURB AND SIDEWALK. WHERE WALK ABUTS CURB, AND IN PUBLIC OR COMMERCIAL AREAS, DIMENSION FROM BACK OF CURB SHALL BE 3' TO 6'. HYDRANTS ARE NOT TO BE PLACED IN SIDEWALK OR RAMP AREAS. SEE CITY OF TAYLOR STANDARD SPECIFICATIONS FOR LOCATION OF HYDRANT.
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 2⅞" 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 TO BE PAINTED BY THE MANUFACTURER IN THE COLOR SILVER.
7. CAPS AND CHAINS ARE TO BE SUPPLIED WITH THE HYDRANT.
8. THE 5–INCH CENTER STORZ CAP TO INCORPORATE A CENTER PENTAGON.

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



APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	AUTOMATIC FLUSHING VALVE	UT 019

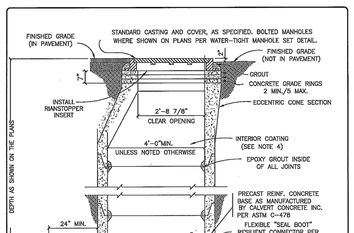


MANHOLE PLAN

CITY OF TAYLOR NOTES:

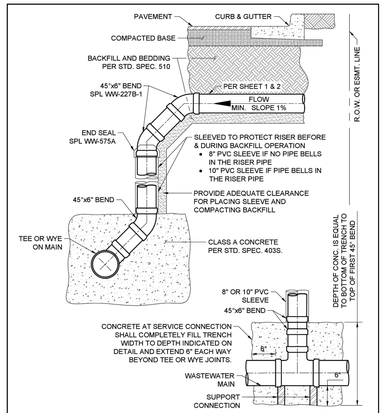
MANHOLE DETAILS SHALL REFLECT THE CITY'S MINIMUM SPECIFICATIONS, AS STATED BELOW:
A. ALL MANHOLES SHALL BE 48" I.D., R.C.P., CLASS III, WITH RUBBER O–RING GASKET JOINTS CONFORMING TO ASTM C478, C433 AND C76.
B. ALL MANHOLES SHALL HAVE WATER–TIGHT FRAME AND COVER, WITH A MINIMUM 36" CLEAR OPENING, AS 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 INTERIORS OF EACH WASTEWATER MANHOLE AND UNDERSIDE OF FLAT TOPS.
5. ALL MANHOLE COVERS SHALL BE BOLTED AND GASKETTED 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 45–85 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



CONCRETE ENCASEMENT FOR SERVICE CONNECTION

DEEP SERVICE CONNECTION

CITY OF AUSTIN AUSTIN WATER	SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION	
RECORD COPY SIGNED JEFF A. KYLE 11/07/2018 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-01C 3 OF 4

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

- ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F–928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
09/15/2022

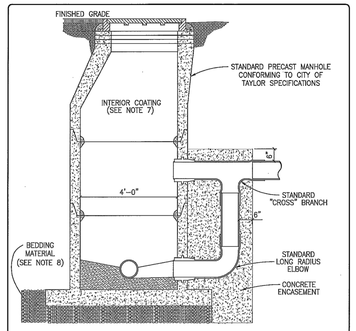
KHA PROJECT 069278803
DATE JUNE 2021
SCALE AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

WATER DETAILS (SHEET 2 OF 2)

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
123OF127

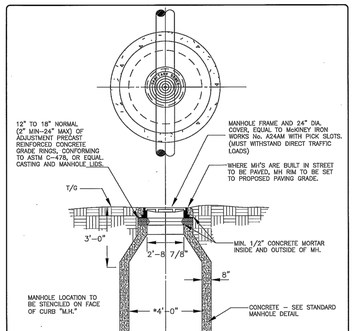
Plotted By:Hansen, Matthew Date:March 21, 2023 11:49:09am File Path:K:\Sav_civil\069278803 castlewood south\Cad\plansheets\103 WATER DETAILS.dwg
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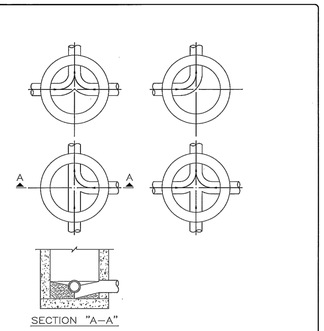
NOTES:

1. CONCRETE ENCASEMENT FOR DROP CONNECTION TO BE POURED INTEGRALLY WITH BOTH MANHOLE SLAB AND WALL.
2. DROP CONNECTIONS SHALL BE REQUIRED WHENEVER AN INFLUENT SEWER IS LOCATED TWO FEET (2') OR MORE ABOVE THE MAIN INVERT CHANNEL.
3. A PLASTER COATING SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
4. WHEN P.V.C. IS USED IN SANITARY SEWER LINES, SOLVENT TYPE JOINT P.V.C. FITTINGS MAY BE UTILIZED IN THE DROP ASSEMBLY ONLY.
5. MINIMUM PIPE SIZE FOR DROP IS EIGHT INCHES (8").
6. SEE STANDARD MANHOLE DETAIL FOR ADDITIONAL REQUIREMENTS.
7. AN 80 MIL COAT OF RAVEN LINING SYSTEM, 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.
8. MANHOLE BASE BEDDING MATERIAL SPECIFIED FOR 3/4" WASHED GRAVEL:
   - SIEVE SIZE 1", PERCENT (%) RETAINED 0
   - SIEVE SIZE 1 1/2", % RETAINED 0-10
   - SIEVE SIZE 1", % RETAINED 40-80
   - SIEVE SIZE 3/4", % RETAINED 85-100
   - SIEVE SIZE 3/8", % RETAINED 95-100

CITY OF TAYLOR	APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
	CS	JULY 2009	DROP CONNECTION PRECAST MANHOLE TYPE "A"	UT 202



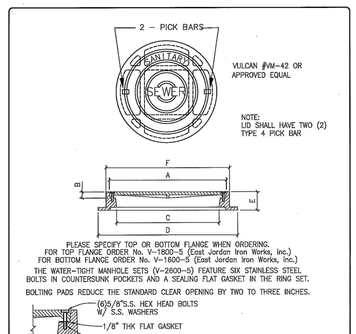
CITY OF TAYLOR	APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
	CS	JULY 2009	STANDARD CAST-IN-PLACE MANHOLE	UT 203



NOTES:

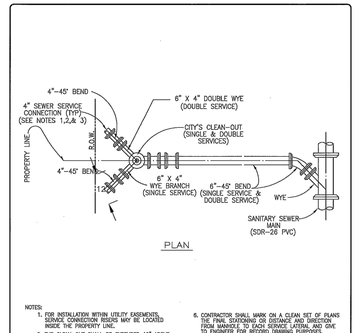
1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOW.
3. CHANNELS FOR FUTURE CONSTRUCTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND, AND COVERED WITH 1" OF MORTAR.
4. 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.

CITY OF TAYLOR	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-1800-S	38	2	36	46	6	40	41600523	365 LBS	41600510	320 LBS	685 LBS
V-1800-S	38	2	36	46	6	40	41600523	365 LBS	41600510	320 LBS	685 LBS
V-2600-S	38	2	36	46	6	40	42600523	365 LBS	41600511	320 LBS	685 LBS

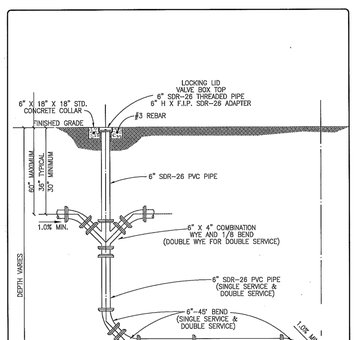
CITY OF TAYLOR	APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
	CS	JULY 2009	STANDARD WASTEWATER MANHOLE SET	UT 205



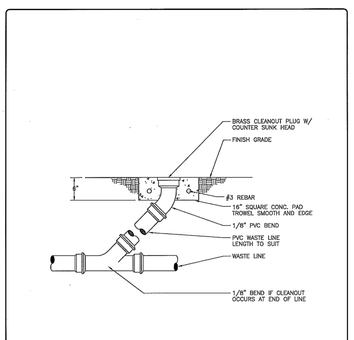
NOTES:

1. FOR INSTALLATION WITHIN UTILITY EASEMENTS, SERVICE CONNECTION RISERS MAY BE LOCATED INSIDE THE PROPERTY LINE.
2. ~~2 FT CLEAN-OUT SHALL BE EXTENDED 12" ABOVE FINISH GRADE.~~
3. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED CAP OR PLUG.
4. CONNECT YARD LINE TO SERVICE LINE WITH RIGID, SOLVENT-WELDED PVC TO PVC ADAPTER.
5. SOLIDLY TAMP BACKFILL AT LEAST ONE FOOT (1'-0") ABOVE TOP OF PIPE. SERVICES UNDER PAVED AREAS SHALL BE BACKFILLED TO THE SAME SPECIFICATIONS AS SHOWN ON PAVEMENT REPLACEMENT DETAIL.
6. CONTRACTOR SHALL MARK ON A CLEAN SET OF PLANS THE FINAL STATIONING OR DISTANCE AND DIRECTION FROM MANHOLE TO EACH SERVICE LATERAL AND GIVE TO ENGINEER FOR RECORD DRAWING PURPOSES.
7. ANY DEVIATION FROM THESE METHODS MUST BE APPROVED BY THE CITY ENGINEERING DEPARTMENT.
8. SERVICE LINE MATERIAL SHALL BE P.V.C., SCH-26.
9. SEWER SERVICE SLOPE TO BE 45° OFF CENTERLINE OF MAIN.

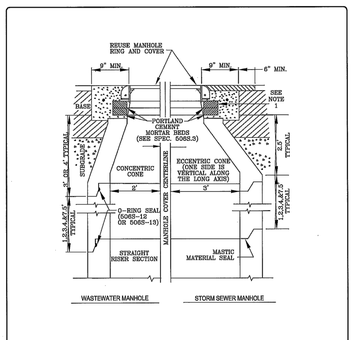
CITY OF TAYLOR	APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
	CS	JULY 2009	SEWER SERVICE CONNECTION PLAN VIEW	UT 206



CITY OF TAYLOR	APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
	CS	JULY 2009	SEWER SERVICE CONNECTIONS SECTION VIEW	UT 207

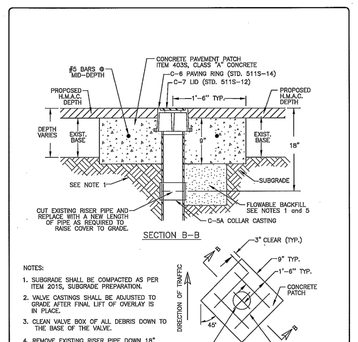


CITY OF TAYLOR	APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
	CS	JULY 2009	SANITARY SEWER CLEANOUT	UT 208



1. SEE "MINOR MANHOLE ADJUSTMENTS" STANDARD 5068-4 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 SEISS SECTION OF THE MANHOLE SHALL BE ACCEPTABLE TO TEMPORARILY LOWER THE MANHOLE GRADE FOR ROADWAY RECONSTRUCTION.
4. WHILE THE MANHOLE IS TEMPORARILY LOWERED, A RISER OF STEEL SUITABLE TO SUPPORT THE TRAFFIC LOADS SHALL BE PLACED OVER THE OPENING IN THE TOP OF THE WASTEWATER MANHOLE. 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.

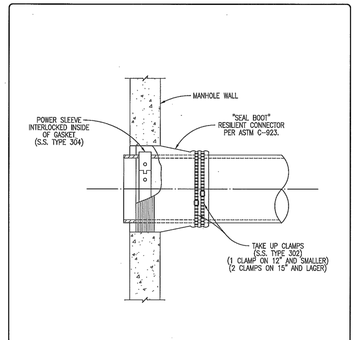
CITY OF TAYLOR	APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
	CS	JULY 2009	MAJOR MANHOLE ADJUSTMENT	UT 209



NOTES:

1. SUBGRADE SHALL BE COMPACTED AS PER ITEM 2015, SUBGRADE PREPARATION.
2. VALVE CASTINGS SHALL BE ADJUSTED TO GRADE AFTER FINAL LIFT OF OVERLAY IS IN PLACE.
3. CLEAN VALVE BOX OF ALL DEBRIS DOWN TO THE BASE OF THE VALVE.
4. REMOVE EXISTING RISER PIPE DOWN 18" AND REPLACE TO THE NEW ELEVATION NEW PIPE AND A C-5A CASTING.
5. WHERE CAST IRON CASTINGS TO BE REMOVED REQUIRE EXCAVATION GREATER THAN 20" DEEP, CONTRACTOR MAY ELECT TO FILL EXCAVATION WITH CONTROLLED LOW STRENGTH MATERIAL (ITEM 4025) TO THE UNDERSIDE OF THE CONCRETE PAVEMENT PATCH IN LIEU OF COMPACTED BACKFILL.
6. REINFORCING STEEL SHALL MEET ITEM 4085, REINFORCING STEEL.

CITY OF TAYLOR	APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
	CS	JULY 2009	VALVE BOX ADJUSTMENT DETAIL	UT 210



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

BENCHMARKS

BENCHMARKS:

BM #101 PK NAIL WITH WASHER SET AT THE SOUTHWEST CORNER OF FM 973 AND KYRA LANE.

- ELEV. = 619.03' (NAVD '88)

BM #102 PK NAIL WITH WASHER SET IN HEADWALL AT THE NORTHEAST CORNER OF REAGER DRIVE AND FM 973.

- ELEV. = 620.67' (NAVD '88)

No.	REVISIONS	DATE	BY

Kimley»Horn
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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT 069278803
DATE JUNE 2021
SCALE AS SHOWN
DESIGNED BY: WB
DRAWN BY: MH
CHECKED BY: WB

WASTEWATER DETAILS

CASTLEWOOD SOUTH

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
124 OF 127

Plotted By:Hansen, Matthew Date:March 21, 2023 11:49:31pm File Path:K:\sau_civil\069278803 castlewood south\Cad\planSheets\104 WASTEWATER DETAILS.dwg
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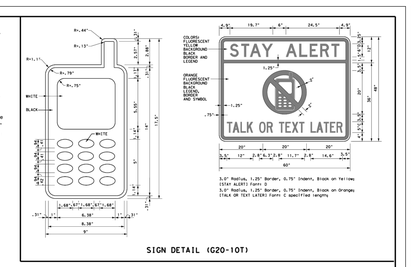
Plotted By:Hansen, Matthew Date:March 21, 2023 11:40:58pm File Path:K:\sou-civil\0692778803 castlewood south\Cad\plansheets\107 TRAFFIC CONTROL DETAILS (3 OF 3).dwg
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BARRICADE AND CONSTRUCTION (BC) STANDARD SHEETS GENERAL NOTES:

1. The Barricade and Construction Standard Sheets (BC sheets) are intended to show typical examples for placement of temporary traffic control devices for typical applications on streets and highways. They are not all-inclusive. The information contained in these sheets meets or exceeds the requirements shown in the "Texas Manual on Uniform Traffic Control Devices" (TMUTCD).
2. The development and design of the Traffic Control Plan (TCP)is the responsibility of the Engineer.
3. The Contractor may propose changes to the TCP that are signed and sealed by a licensed professional engineer for approval. The Engineer may develop, sign and seal Contractor proposed changes.
4. The Contractor is responsible for installing and maintaining the traffic control devices as shown in the plans. The Contractor may not move or change the approximate location of any device without the approval of the Engineer.
5. Geometric design of lane shifts and detours should, when possible, meet the applicable design criteria contained in manuals such as the American Association of State Highway and Transportation Officials (AASHTO), "A Policy on Geometric Design of Highways and Streets," the TxDOT "Roadway Design Manual" or engineering judgment.
6. When projects abut, the Engineersit may omit the END ROAD WORK, TRAFFIC FINES DOUBLE, and other advance warning signs 1-7 the signing would be redundant. For example, if the end of one project is 1/2 mile or less from the adjacent project to commence first, the Contractor shall inspect and install necessary warning signs as shown on these sheets, the TCP sheets or as directed by the Engineer. The BEGIN ROAD WORK NEXT X MILES sign shall be revised to show appropriate work zone distances.
7. The Engineer may require duplicate warning signs on the median side of divided highways where median width will permit and traffic volumes justify the signing.
8. All signs shall be constructed in accordance with the details found in the "Standard Highway Sign Designs for Texas," latest edition. Sign details not shown in this manual shall be shown in the plans or the Engineer shall provide a detail to the Contractor before the sign is manufactured.
9. The temporary traffic control devices shown in the illustrations of the BC sheets are examples. As necessary, the Engineer will determine the most appropriate traffic control devices to be used.
10. As shown on BC(1), the ONE-WAY WARNING SIGNS STAY LAW sign, STAY ALERT TALK OR TEXT LATER (see Sign Detail) (G20-10T) and the WORK ZONE TRAFFIC FINES DOUBLE sign when placed shall be erected in advance of the CSJ limits. However, the TRAFFIC FINES DOUBLE sign will not be required on projects containing only a short duration operation, such as resurfacing, that will be completed before strips. The BEGIN ROAD WORK NEXT X MILES, CONTRACTOR and END ROAD WORK signs shall be erected at or near the CSJ limits.
11. Except for devices required by Note 10, traffic control devices should be left in place only while work is in progress or a definite need exists.
12. The Engineer has the final decision on the location of all traffic control devices.
13. Inactive equipment and work vehicles, including workers' private vehicles must be parked away from travel lanes. They should be as close to the right-of-way line as possible, or located behind a barrier or guardrail, or as approved by the Engineer.

WORKER SAFETY APPAREL NOTES

1. Workers on foot who are exposed to traffic or to construction equipment within the right-of-way shall wear high-visibility safety apparel meeting the requirements of ISEA "American National Standard for High-Visibility Apparel," or equivalent revisions, and labeled as ANSI 107-2004 standard performance for Class 2 risk exposure. Class 3 shall be required to be considered for high traffic volume work areas or night time work.



SIGN DETAIL (G20-10T)

Only pre-qualified products shall be used. The "Compliant Work Zone Traffic Control Devices List" (CWZTCD) describes pre-qualified products and their sources and may be found on-line at the web address given below or by contacting:

Texas Department of Transportation
Traffic Operations Division - TE
Phone (512) 416-3118

THE DOCUMENTS BELOW CAN BE FOUND ON-LINE AT http://www.txdot.gov
COMPLIANT WORK ZONE TRAFFIC CONTROL DEVICES LIST (CWZTCD)
DEPARTMENTAL MATERIAL SPECIFICATIONS (DMS)
MATERIAL PRODUCER LIST (MPL)
ROADWAY DESIGN MANUAL - "SEE" MANUALS (ONLINE MANUALS)"
STANDARD HIGHWAY SIGN DESIGNS FOR TEXAS (SHSD)
TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD)
TRAFFIC ENGINEERING STANDARD SHEETS

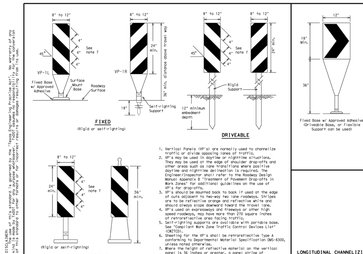
SHEET 1 OF 12

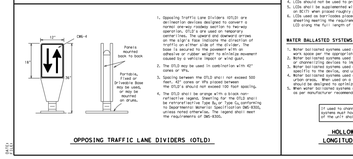
Texas Department of Transportation — Traffic Operations Division Standard

BARRICADE AND CONSTRUCTION GENERAL NOTES AND REQUIREMENTS

BC(1)-14

FILE: bc-14.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
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REVISIONS 8-92 5-10 8-14	DIST	COUNTY		SHEET NO.





1. Opposing Traffic Lane Dividers (OTLD) are used to separate opposing traffic lanes on normal raodway roadway to two-way operation. OTLD's are used on temporary traffic control zones where traffic is directed to use portions of the roadway normally used for traffic in the opposite direction. OTLD's should be located to the pavement with an approved adhesive or by a ballast mounted base.
2. The OTLD may be used in combination with 42" cones or VPs.
3. Spacing between the OTLD shall not exceed 500 feet. The OTLD should be placed in advance of the work area.
4. The OTLD shall be orange with a black non-reflective legend. Sheeting for the OTLD shall be nonretroreflective Type B, or Type C_{IF} conforming to DMS-8300 "Signs and Sheeting" for short term uses unless otherwise. The legend shall meet the requirements of DMS-8300.

1. The 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. Channelizing devices placed on the shoulder or pavement to perform and in accordance with the "Texas Manual on Uniform Traffic Control Devices".
2. Channelizing devices shown on this sheet may have a reflective, fixed or portable base. The requirements for positioning channelizing devices must be considered when selecting the appropriate base.
3. Channelizing devices on self-righting supports should be used in work zone areas where they will be subject to frequent impact from errant vehicles or vehicle mirrors while quick-erecting in present of the channelizing devices difficult to maintain. Locations of these devices shall be detailed enough in the plans, or by the Engineer, to properly install the devices.
4. The Contractor shall maintain devices in a clean condition and replace damaged devices. Damaged devices may be repaired in accordance with Item 666 "Reflectorized Pavement Markings" if approved by the Engineer. Replacement shall be required for approved quick-erecting self-righters.
5. Ballasting, repair and removal of channelizing devices shall not cause environmental concerns to the pavement surfaces. Channelizing devices shall surface discoloration or surface integrity. Driveable bases shall not be used on asphalt pavements during hot weather. Ballasting shall be approved by the Engineer and removed immediately after use.

Posted Speed	Suggested Maximum Device Spacing	Suggested Minimum Taper Length	Suggested Minimum Downstream Taper Length	Suggested Minimum Shoulder Taper Length
MPH	ft	L (ft)	ft	ft
30	60	90	60	60
35	70	105	70	70
40	80	120	80	80
45	90	135	90	90
50	100	150	100	100
55	110	165	110	110
60	120	180	120	120
65	130	195	130	130
70	140	210	140	140
75	150	225	150	150

GENERAL NOTES

1. Barricades should not be used as a substitute for channelizing devices.
2. Barricades should not be used to support signs or flags.
3. Barricades should be used in conjunction with channelizing devices to indicate the desired path for road users.
4. Barricades should be placed at the beginning of a road closure or detour.

LONGITUDINAL CHANNELIZING DEVICES (LCD)

1. LCDs are channelizing, lightweight, deformable devices that are highly visible, have good target value and can be connected together. They are not designed to withstand impact by a vehicle or heavy equipment.
2. LCDs shall be placed in accordance to application and channelization requirements specific to the device, and shall be placed in a straight line.
3. LCDs shall not be used to protect fixed objects.
4. LCDs shall be supplemented with retroreflective delineation as required for temporary barriers.
5. LCDs shall be supplemented with signs as shown in the plans.
6. LCDs shall be placed perpendicular to the traffic flow and should have at least one line of reflective sheeting meeting the requirements for Retroreflectivity as shown on BC(10) placed near the top of the LCD facing 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 workers, pedestrians, and property behind the barrier from errant vehicles and from debris in the event of impact.
2. Water ballasted systems used to channelize vehicular traffic shall be supplemented with retroreflective delineation and/or channelizing devices to improve daytime/nighttime visibility. They may also be supplemented with pavement markings, signs, and/or other channelizing devices as required for temporary barriers. Refer to applicable specifications for specific to the device, and used only when shown on the PLANS.
3. Water ballasted systems used as barriers shall not be used for a merging taper except in low speed (less than 45 MPH) urban areas where the posted speed limit is 40 MPH or less. The length of the merging taper for these devices should be designed to maintain road user operations considering the local lane geometric conditions.
4. When water ballasted systems used as barriers have blunt ends exposed to traffic, they should be enhanced as per manufacturer's recommendations or fitted to a point outside the road area.

If used to channelize pedestrians, longitudinal channelizing devices or water ballasted systems must have a continuous detectable surface for use by long canes and the top of the unit shall not be less than 27 inches in height.

HOLLOW OR WATER BALLASTED SYSTEMS USED AS LONGITUDINAL CHANNELIZING DEVICES OR BARRIERS

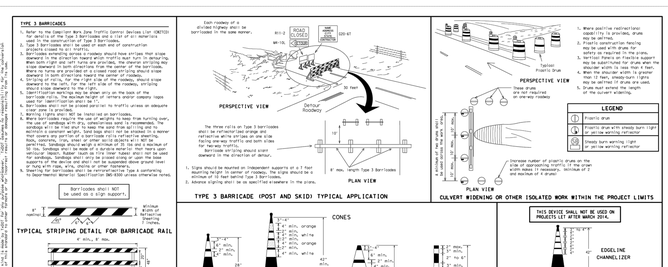
SHEET 9 OF 12

Texas Department of Transportation — Traffic Operations Division Standard

BARRICADE AND CONSTRUCTION CHANNELIZING DEVICES

BC(9)-14

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TYPE 3 BARRICADES
1. Refer to the Compliant Work Zone Traffic Control Devices List (CWTCD) for a list of pre-qualified Type 3 barricades and other channelizing devices used in the construction of Type 3 Barricades.
2. Type 3 barricades should be used on low speed urban streets where pedestrian traffic is present.
3. Type 3 barricades placed across the entire roadway should have rails sloped downward from the activity area toward traffic to direct errant vehicles to pass both right and left turns are provided, the diversion arrangement should be clearly indicated by the placement of the rails. Where no turns are provided on a closed road exiting should slope downward in both directions toward the center of roadway.
4. Where Type 3 barricades are used to close a roadway, they should slope downward to the left, for the left side of the roadway, exiting traffic should slope downward to the right.
5. Type 3 barricades should be placed only on the back of the barricade rails. The maximum height of lanterns and/or raceway loops used for identification shall be 6'-0".
6. Type 3 barricades are not intended to traffic unless an adequate lane area is provided.
7. Where barricades require the use of weights to keep them turning over, sandbags shall be placed on the bottom rail of the barricade. The sandbags shall be tied to keep them from falling off the rail. To maintain a consistent weight, sand bags shall not be stacked in a manner that prevents them from lying flat against the rail. Sandbags shall not be made from materials, like burlap, which will deteriorate prematurely. Sandbags should weigh a minimum of 25 lbs and a maximum of 40 lbs. Sandbags shall be placed on the bottom rail of the barricade and vertical rail(s). Rebar, such as 1/2 inch or larger, shall not be used for sandbags. Sandbags shall only be placed along or upon the base of the barricade. Sandbags shall not be placed on the top rail of the barricade. Sandbags shall not be placed on the ground in front of the barricade.
8. Barricades shall NOT be used as a support for temporary signs unless approved by Texas Department Maintenance Specification SM-8300 unless otherwise noted.
9. Barricades shall NOT be used as a support for temporary signs unless approved by Texas Department Maintenance Specification SM-8300 unless otherwise noted.
10. Where positive redirectional capability is provided, shall be crashworthy.
11. Where positive redirectional capability is provided, shall be crashworthy.
12. Where temporary barricades are placed in front of a permanent guardrail, the barricades shall be placed a minimum of 2 feet from the face of the guardrail.
13. Where barricades are placed in front of a permanent guardrail, the barricades shall be placed a minimum of 2 feet from the face of the guardrail.
14. When the shoulder width is greater than 12 feet, sheeps-burn lights may be used for all sides are used.
15. Signs must extend the length of the barricade rail.
16. Signs must extend the length of the barricade rail.
17. Signs should be mounted on the barricade rail with sheeps-burn light or per-use warning reflector.
18. Signs should be mounted on the barricade rail with sheeps-burn light or per-use warning reflector.

PLAN VIEW
PERSPECTIVE VIEW
TYPE 3 BARRICADE (POST AND SKID) TYPICAL APPLICATION

Each roadway of a divided highway shall be barricaded in the same manner.

PERSPECTIVE VIEW
PLAN VIEW
CULVERT WIDENING OR OTHER ISOLATED WORK WITHIN THE PROJECT LIMITS

The three rails on Type 3 barricades shall be reflectorized orange and white stripes sloping down at 45° in the direction they are intended to direct traffic. Rails shall be at least 6" wide.

8" min. Length Type 3 Barricades

Barricades shall NOT be used as a support for temporary signs.

TYPICAL STRIPING DETAIL FOR BARRICADE RAIL

Striping may be limited on outside of support, but no more than 1/3 of barrier's short or beveled on one exterior surface.

TYPICAL PANEL DETAIL FOR SKID OR POST TYPE BARRICADES

Increase number of plastic drums on the taper as needed to keep the taper within the limits shown.

LEGEND

	Plastic Drum
	Type III Barricade with sheeps-burn light or per-use warning reflector

TRAFFIC CONTROL FOR MATERIAL STOCKPILES

Two-Piece cones
One-Piece cones
Tubular Marker

28" Cones shall have a minimum weight of 9 1/2 lbs.

42" 2-piece cones shall have a minimum weight of 30 lbs. including base.

1. Traffic cones and tubular markers shall be predominantly orange, and may have incidental markings in other colors.
2. Traffic cones less than the tall size shall have at the cone marked in one consistent unit. Two-piece cones have a cone shaped base and a separate rubber base.
3. Tubular markers shall be at least 18" tall and have a 6" base diameter. Tubular markers may have a handle or loop extending up to 4" above the minimum height shown, in order to aid in retrieving the device.
4. Tubular markers shall be made of flexible material and have white and orange retroreflective bands as shown above. The reflective bands shall have a smooth, sealed outer surface, and shall be at least 4" wide and have a minimum retroreflectivity.

THIS DEVICE SHALL NOT BE USED ON PROJECTS LET AFTER MARCH 2014.

EDGELINE CHANNELIZER

1. This device is intended only for use in place of a vertical panel to channelize traffic along the edge of pavement. See Type III in BC(9) for typical application.
2. This device shall not be used to separate lanes of traffic opposing one another on undivided highways.
3. This device is limited to the 2-drum, flexible cone with reflective striping pattern. Four 4 inch reflectorized bands, with an alternating orange and white pattern, shall be used. The bands should correspond to the color of the edge line marking it is used for. The white for right edge/lane for which the device is substituted or for the yellow for left edge/lane for which the device is substituted or for the yellow for left edge/lane for which the device is substituted.
4. The base shall have a minimum of 36 lbs.

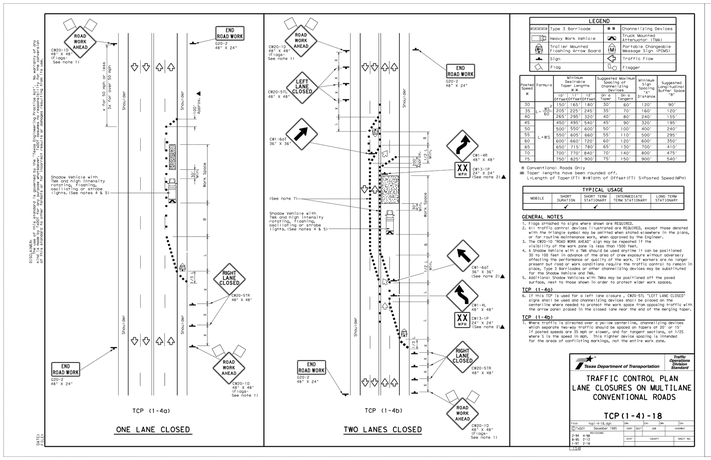
SHEET 10 OF 12

Texas Department of Transportation — Traffic Operations Division Standard

BARRICADE AND CONSTRUCTION CHANNELIZING DEVICES

BC(10)-14

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LEGEND

Type 3 Barricade		Channelizing Devices	
Heavy Work Vehicle		Sign	
Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)	
Sign		Traffic Flow	
Flag		Flagger	

Posted Speed	Minimum Desirable Taper Lengths		Suggested Maximum Spacing of Channelizing Devices	Suggested Minimum Buffer Space
	Taper	Downstream Taper	Channelizing Devices	
MPH	L (ft)	ft	ft	ft
30	150 / 180	150	30	120
35	205 / 245	205	35	160
40	265 / 320	265	40	240
45	450 / 495	540	45	305
50	500 / 550	600	50	360
55	550 / 605	660	55	425
60	600 / 660	720	60	495
65	650 / 715	780	65	570
70	700 / 770	840	70	645
75	750 / 825	900	75	730

* Conventional Roads Only
(1) Taper lengths have been rounded off.
L=Length of Taper (ft) L=WS for 45 MPH or greater
L=WS^2/60 for 40 MPH or less

TYPICAL USAGE

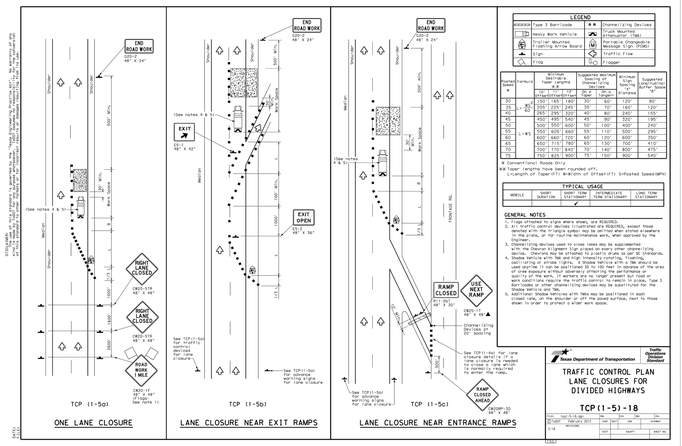
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE (TIME VARIES)	LONG TERM STATIONARY
		✓		

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the hi/single symbol may be omitted when shorted elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. The CW20-1D "ROAD WORK AHEAD" sign may be repeated if the Engineer feels it is necessary for added driver alert.
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 its visibility to approaching traffic. If a TMA cannot be positioned to prevent bad 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 without attenuators may be positioned off the paved surface, next to those shown in order to protect wider work spaces.

TCP (1-4a):
6. If this TCP is used for a left lane closure, CW20-5TL "LEFT LANE CLOSED" sign shall be used instead of CW20-5TR "RIGHT LANE CLOSED" sign and centerline where needed to protect the work space from opposing traffic with the drive panel placed in the closed lane near the end of the merging taper.

TCP (1-4b):
7. Where traffic is to directed over a center centerline, channelizing devices should be placed on the centerline. Where posted speeds are 45 MPH or less, the TCP posted speeds are 50 MPH or greater, and for longer term stationary, or LCD, where L is the speed in MPH. This tighter device spacing is timeless for the areas of conflicting markings, not the entire work zone.
8. Small design cones may be noted between the manufacturers.
9. See Standard Sheet BC(10)TM for tab placement on two pavements. See Standard Sheet TCP(1-1) for tab placement on two pavements.
10. Shadow vehicles may be positioned in the buffer space.
11. Where traffic is directed over a center centerline, channelizing devices should be placed on the centerline. Where posted speeds are 45 MPH or less, and for longer term stationary, or LCD, where L is the speed in MPH. This tighter device spacing is timeless for the areas of conflicting markings, not the entire work zone.



LEGEND

Type 3 Barricade		Channelizing Devices	
Heavy Work Vehicle		Sign	
Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)	
Sign		Traffic Flow	
Flag		Flagger	

Posted Speed	Minimum Desirable Taper Lengths		Suggested Maximum Spacing of Channelizing Devices	Suggested Minimum Buffer Space
	Taper	Downstream Taper	Channelizing Devices	
MPH	L (ft)	ft	ft	ft
30	150 / 180	150	30	120
35	205 / 245	205	35	160
40	265 / 320	265	40	240
45	450 / 495	540	45	305
50	500 / 550	600	50	360
55	550 / 605	660	55	425
60	600 / 660	720	60	495
65	650 / 715	780	65	570
70	700 / 770	840	70	645
75	750 / 825	900	75	730

* Conventional Roads Only
(1) Taper lengths have been rounded off.
L=Length of Taper (ft) L=WS for 45 MPH or greater
L=WS^2/60 for 40 MPH or less

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE (TIME VARIES)	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 hi/single symbol may be omitted when shorted elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. Channelizing devices used to close lanes may be supplemented with the Uneven Alignment Sign placed on every other channelizing device. The Uneven Alignment Sign should not be used on the shoulder.
4. A Shadow Vehicle with TMA should be used anytime it can be positioned for installing or similar lights. A Shadow Vehicle with a TMA should be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting its visibility to approaching traffic. If a TMA cannot be positioned to prevent bad 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 without attenuators may be positioned off the paved surface, next to those shown in order to protect wider work spaces.

TCP (1-5a):
6. If this TCP is used for a left lane closure, CW20-5TL "LEFT LANE CLOSED" sign shall be used instead of CW20-5TR "RIGHT LANE CLOSED" sign and centerline where needed to protect the work space from opposing traffic with the drive panel placed in the closed lane near the end of the merging taper.

TCP (1-5b):
7. Where traffic is to directed over a center centerline, channelizing devices should be placed on the centerline. Where posted speeds are 45 MPH or less, and for longer term stationary, or LCD, where L is the speed in MPH. This tighter device spacing is timeless for the areas of conflicting markings, not the entire work zone.
8. Small design cones may be noted between the manufacturers.
9. See Standard Sheet BC(10)TM for tab placement on two pavements. See Standard Sheet TCP(1-1) for tab placement on two pavements.
10. Shadow vehicles may be positioned in the buffer space.
11. Where traffic is directed over a center centerline, channelizing devices should be placed on the centerline. Where posted speeds are 45 MPH or less, and for longer term stationary, or LCD, where L is the speed in MPH. This tighter device spacing is timeless for the areas of conflicting markings, not the entire work zone.

TCP (1-5a):
12. See TCP(1-5a) for lane closure if ramp closure is needed to be closed and traffic is normally required to enter the ramp.

Texas Department of Transportation — Traffic Operations Division Standard

TRAFFIC CONTROL PLAN CONVENTIONAL ROADS

TCP(1-4)-18

FILE: tcp1-4-18.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT: December 2017	CONT	SECT	JOB	HIGHWAY
REVISIONS 8-18	DIST	COUNTY		SHEET NO.

Texas Department of Transportation — Traffic Operations Division Standard

TRAFFIC CONTROL PLAN CONVENTIONAL ROADS

TCP(1-5)-18

FILE: tcp1-5-18.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT: December 2017	CONT	SECT	JOB	HIGHWAY
REVISIONS 8-18	DIST	COUNTY		SHEET NO.

WORK ZONE PAVEMENT MARKINGS

GENERAL

The Contractor shall be responsible for maintaining work zone pavement markings in accordance with the standard specifications and special provisions, on all roadways open to traffic within the CSJ limits unless otherwise stated in the plans.

Color, patterns and dimensions shall be in conformance with the applicable standard sheets and the TMUTCD, unless noted.

Pavement application process and material may be found in the plans or specifications.

Pavement markings shall be installed in accordance with the TMUTCD and as shown on the plans.

When short term markings required on the plans, short term markings shall conform with the TMUTCD, the plans and details as directed by the Engineer and as follows:

When project pavement markings are not in place and the roadway is opened to traffic, DO NOT PASS signs shall be erected to each approach of the project. Additional DO NOT PASS signs shall be placed 4/5 mile apart at the beginning of sections where passing is permitted.

All work zone pavement markings shall be installed in accordance with Item 662, "Work Zone Pavement Markings."

RAISED PAVEMENT MARKERS

1. Raised pavement markers are to be placed according to the patterns in BC(11).
2. All raised pavement markers used for work zone markings shall meet the requirements of Item 672, "RAISED PAVEMENT MARKERS" and Departmental Material Specification DMS-4200 or DMS-4300.

PREFABRICATED PAVEMENT MARKINGS

1. Removable prefabricated pavement markings shall meet the requirements of DMS-8241.
2. Non-removable prefabricated pavement markings shall meet shall meet the requirements of DMS-8242.

MAINTAINING WORK ZONE PAVEMENT MARKINGS

1. The Contractor will be responsible for maintaining work zone pavement markings within the work limits.
2. Work zone pavement markings shall be inspected in accordance with the frequency and reporting requirements of work zone traffic control devices listed in the applicable special specification.
3. The markings should provide a visible nighttime for a minimum distance of 300 feet during normal daylight hours and 100 feet when illuminated by automobile low-beam headlights at night, unless slight distance is restricted by roadway geometrics.
4. Markings failing to meet this criteria within the first 30 days after installation shall be replaced at the expense of the Contractor as per Specification Item 662.

REMOVAL OF PAVEMENT MARKINGS

1. Pavement markings which no longer apply, misleadingly, could create confusion or shown a hazard to traffic from the closed portion of the roadway shall be removed or obliterated before the roadway is opened to traffic.
2. The above shall not apply to delineation in place for less than three days, where flaggers and/or sufficient channelizing devices are used to keep traffic away from the markings.
3. Pavement markings shall be removed to the fullest extent possible, so as not to cause a discernable marking. This shall be by any method approved by the Engineer that will not cause rough cut for future striping. Pavement Markings See Material.
4. The removal of pavement markings may require resurfacing or seal coating portions of the roadway as described in Item 672.
5. Subject to the approval of the Engineer, any method that proves to be successful on a particular type pavement may be used.
6. Blast sheeting may be used but will not be required unless specifically shown in the plans.
7. Over-painting of the markings SHALL NOT BE permitted.
8. Removal of raised pavement markers shall be as directed by the Engineer.
9. Replacement of existing pavement markings and markers will be paid for directly in accordance with Item 672, "ELIMINATING EXISTING PAVEMENT MARKINGS AND MARKERS," unless otherwise stated in the plans.

10.Grade-out marking tape may be used to cover conflicting marking markings for periods less than two weeks when approved by the Engineer.



STAPLES OR NAILS SHALL NOT BE USED TO SECURE TEMPORARY FLEXIBLE-REFLECTIVE ROADWAY MARKER TABS TO THE PAVEMENT SURFACE

DEPARTMENTAL MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
TRAFFIC BUTTONS	DMS-4300
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240
TEMPORARY REMOVABLE, PREFABRICATED PAVEMENT MARKINGS	DMS-8241
TEMPORARY FLEXIBLE, REFLECTIVE ROADWAY MARKER TABS	DMS-8242

A list of pre-qualified reflective raised pavement markers, non-reflective traffic buttons, roadway marker tabs and other pavement marking materials may be found on the Material Producer List web address shown on BC(1).

RAISED PAVEMENT MARKERS USED AS GUIDEMARKS

1. Raised pavement markers used as guidemarks shall be from the approved product list, and meet the requirements of DMS-4200.
2. Guidemarks shall be placed in accordance with markers provided on a project shall be of the same manufacturer.
3. Adhesive for guidemarks shall be bituminous material hot applied or butyl rubber pad for dry surfaces, or thermoplastic for concrete surfaces.

Guidemarks shall be designated as:
YELLOW - two sided reflective surfaces with yellow body).
WHITE - one sided reflective surface with white body).

SHEET 11 OF 12

Texas Department of Transportation — Traffic Operations Division Standard

BARRICADE AND CONSTRUCTION PAVEMENT MARKINGS

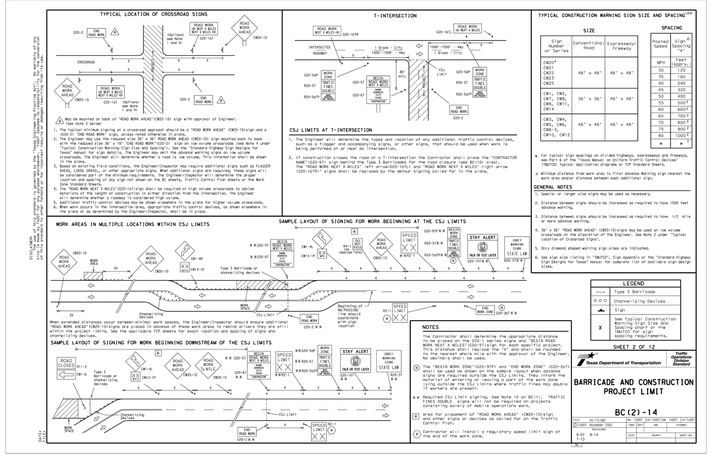
BC(11)-14

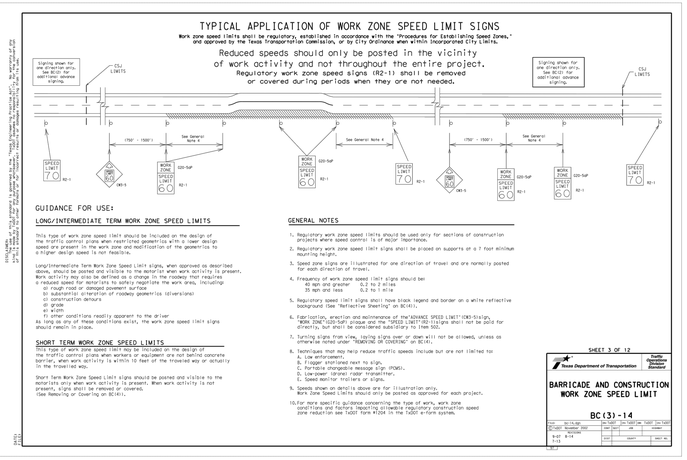
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©TxDOT: December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS 8-92 5-10 8-14	DIST	COUNTY		SHEET NO.

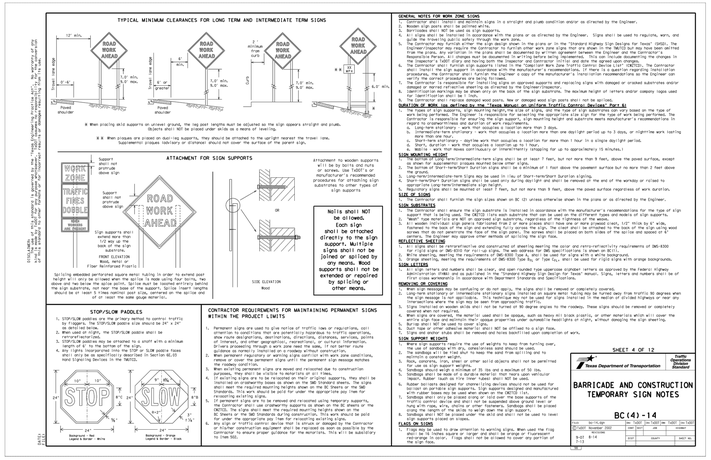
PAVEMENT MARKING PATTERNS

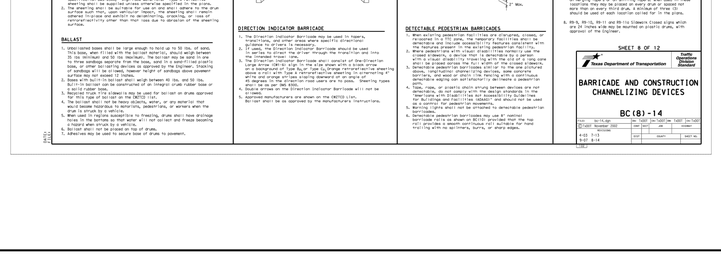
REFLECTORIZED PAVEMENT MARKINGS - PATTERN A
10 to 12'
Yellow
White
4 to 8"
RAISED PAVEMENT MARKERS - PATTERN A
Type II-A-A
Type II-A-B
Type F Buttons
REFLECTORIZED PAVEMENT MARKINGS - PATTERN B
Pattern A is the TxDOT Standard, however Pattern B may be used if approved by the Engineer. Prefabricated markings may be substituted for reflectorized pavement markings.
RAISED PAVEMENT MARKERS - PATTERN B
Type II-A-A
Type II-A-B
Type F Buttons
CENTER LINE & NO-PASSING ZONE BARRIER LINES FOR TWO-LANE, TWO-WAY HIGHWAYS
Type I-C
Type II-C or II-C-R
Type F Buttons
Type II-A-A
Type II-A-B
Type I-C
REFLECTORIZED PAVEMENT MARKINGS
Prefabricated markings may be substituted for reflectorized pavement markings.
RAISED PAVEMENT MARKERS
EDGE & LANE LINES FOR DIVIDED HIGHWAY
Type I-C
Type II-A-A
Type II-A-B
Type F Buttons
REFLECTORIZED PAVEMENT MARKINGS
Prefabricated markings may be substituted for reflectorized pavement markings.
RAISED PAVEMENT MARKERS
LANE & CENTER LINES FOR MULTILANE UNDIVIDED HIGHWAYS
Type I-C
Type II-A-A
Type II-A

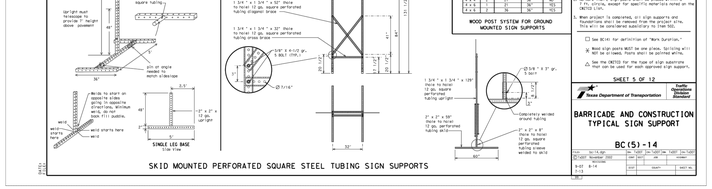
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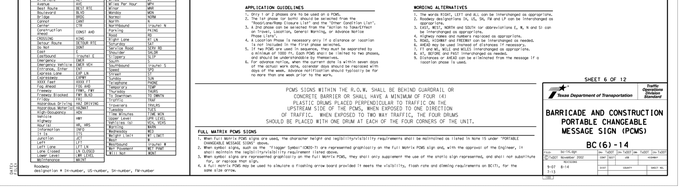






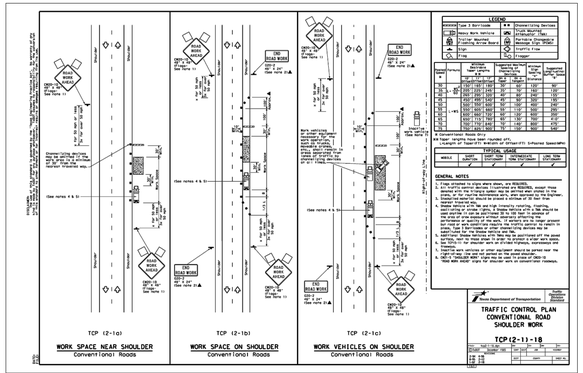


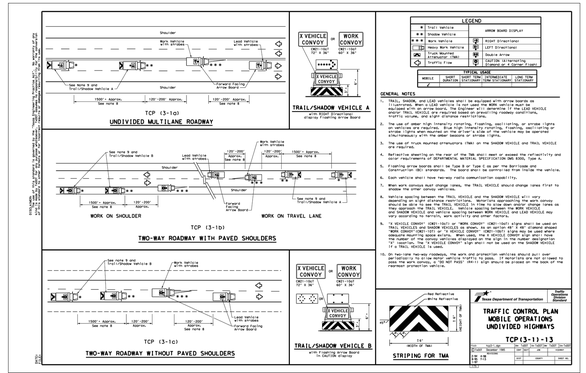


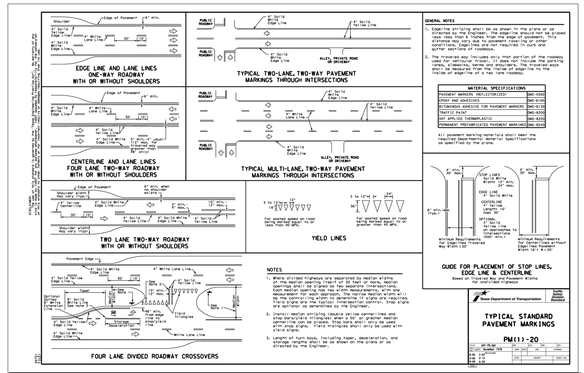


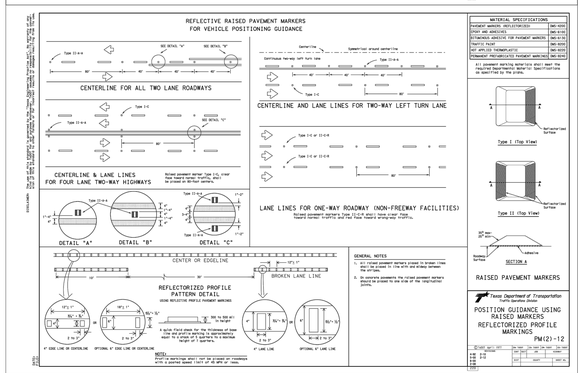
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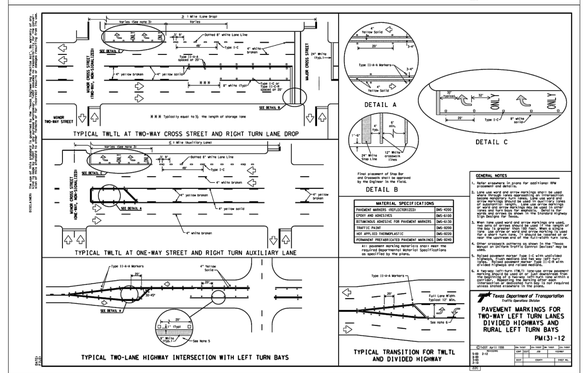
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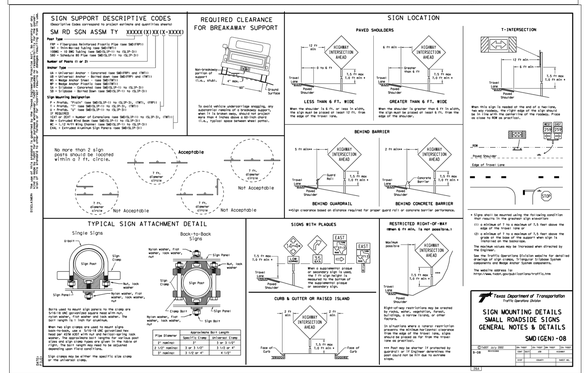


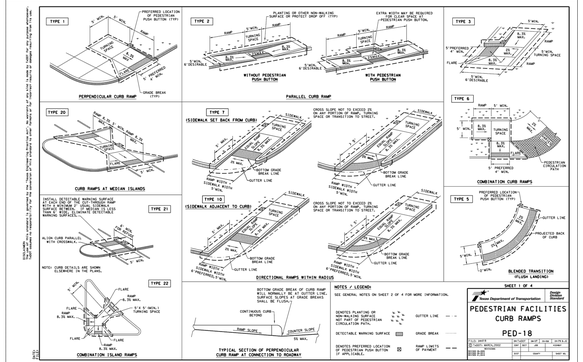


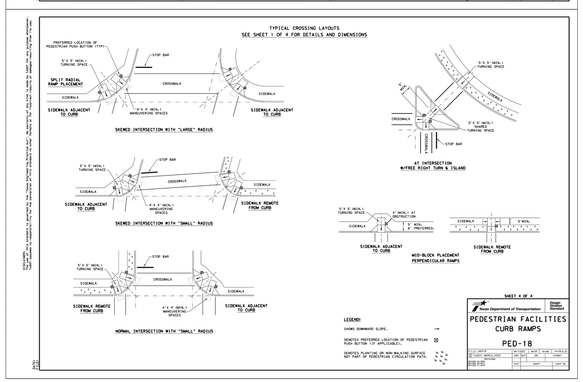


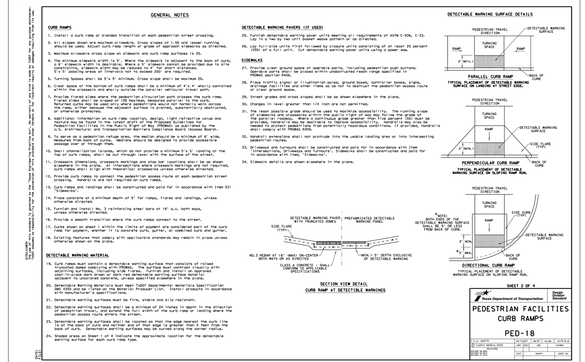


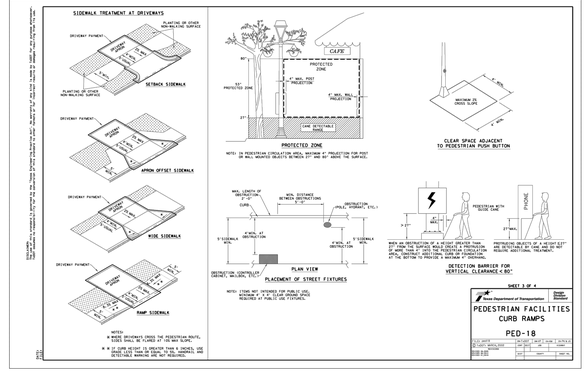


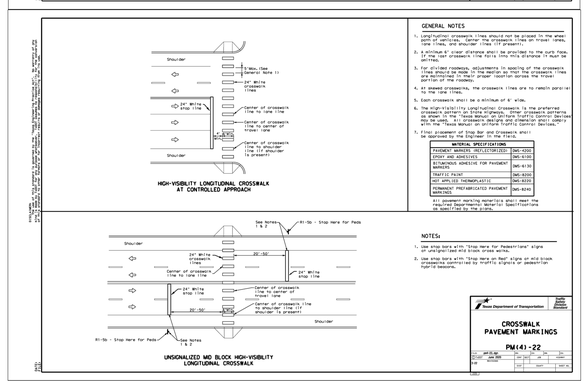












Kimley»Horn
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PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

STATE OF TEXAS
WILLIAM J. BUZZELLI
133535
LICENSED
PROFESSIONAL ENGINEER
09/15/2022

KHA PROJECT	069278803
DATE	JUNE 2021
SCALE	AS SHOWN
DESIGNED BY:	WB
DRAWN BY:	MH
CHECKED BY:	WB

TRAFFIC CONTROL DETAILS (3 OF 3)

CASTLEWOOD SOUTH
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
127 OF 127

GENERAL NOTES

GENERAL CONDITIONS AND COORDINATION

1. NOTES SHOWN ON GENERAL NOTES SHEET SHALL GOVERN THE MINIMUM STANDARDS FOR MATERIALS, WORKMANSHIP, AND GENERAL CONSTRUCTION PRACTICES UNLESS NOTED OTHERWISE IN SPECIFICATIONS OR ON DRAWINGS.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN AND DISTRIBUTE ALL CURRENT CONTRACT DOCUMENTS AND ADDENDA TO SUPPLIERS AND SUB-CONTRACTORS FOR THE USE OF SHOP DRAWING PRODUCTION AND FABRICATION PRIOR TO CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COMPARE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DRAWINGS, AND REPORT ANY DISCREPANCIES AMONG OR WITHIN THE DRAWING SETS PRIOR TO FABRICATION OR CONSTRUCTION.
4. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, FLOOR ELEVATIONS, DROPS, SLOPES, DRAINS, EMBEDDED ITEMS, ETC., PRIOR TO CONSTRUCTION.
5. THE DETAILS AND SECTIONS SHOWN ON STRUCTURAL DRAWINGS APPLY GENERALLY TO ALL AREAS OF SIMILAR OR LIKE CONDITIONS THROUGHOUT THE DRAWINGS.
6. STRUCTURAL DRAWINGS INDICATE TYPICAL AND INDIVIDUAL SPECIFIC CONDITIONS ONLY. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/SUB-CONTRACTOR TO PREPARE SHOP DRAWINGS DETAILING CONDITIONS IN ACCORDANCE WITH SPECIFIED STANDARDS AND SPECIFIC REQUIREMENTS OF THIS PROJECT AS INDICATED ON DRAWINGS.
7. THE USE OF THESE STRUCTURAL DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, MATERIAL SUPPLIER, FABRICATOR, OR ERECTOR WITHOUT THE PREPARATION OF SHOP DRAWINGS REPRESENTS HIS ACCEPTANCE OF THESE DRAWINGS AS COMPLETE AND CORRECT. AS A RESULT, ANY EXPENSE ACQUIRED AS A RESULT OF ERRORS OCCURRING ON DRAWINGS IS THE RESPONSIBILITY OF THE INDIVIDUAL PARTY.
8. SHOP DRAWINGS MAY BE SUBMITTED TO ENGINEER FOR REVIEW FOR CORRECTNESS OF STRUCTURAL INTENT. CONTRACTOR, SUB-CONTRACTOR, MATERIAL SUPPLIER, FABRICATOR, OR ERECTOR SHOULD ANTICIPATE A MINIMUM 10 BUSINESS DAY REVIEW PERIOD BY ENGINEER.
9. THE DESIGN AND PROVISION FOR ALL TEMPORARY SUPPORTS OR FRAMING, AND NON-STRUCTURAL FRAMING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TEMPORARY SUPPORTS SHALL NOT OVERSTRESS OR CAUSE DAMAGE TO THE PERMANENT STRUCTURAL ELEMENTS. REFERENCE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL NON-STRUCTURAL FRAMING REQUIRED.
10. THE STRUCTURAL DRAWINGS AND ITEMS SHOWN HEREIN REPRESENT THE FINISHED STRUCTURE AND DO NOT NECESSARILY REPRESENT THE MEANS OR METHODS OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SUPERVISING THE WORK, AND THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCES OF CONSTRUCTION.
11. THE STRUCTURE SHOWN HEREIN IS STRUCTURALLY SOUND WHEN ALL HORIZONTAL AND LATERAL PERMANENT BRACING INDICATED ON DRAWINGS IS INSTALLED IN THEIR ENTIRETY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SUPPORT OF ALL ELEMENTS TO RESIST GRAVITY, EARTH, WIND, SEISMIC, AND CONSTRUCTION LOADS DURING CONSTRUCTION.
12. ALL ELEVATIONS SHOWN ARE FOR STRUCTURAL REFERENCE PURPOSES ONLY. REFER TO CIVIL FOR DATUM ELEVATIONS.

DESIGN CODES/STANDARDS

1. GOVERNING BUILDING CODE: 2009 INTERNATIONAL BUILDING CODE
2. DESIGN LOADS: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-05
3. CONCRETE: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, AMERICAN CONCRETE INSTITUTE, ACI 318-08

LOADS AND DESIGN CRITERIA

1. DEAD LOADS
   - A. CONC RETAINING WALL — 150 PCF
2. RETAINING WALL DESIGN CRITERIA
   - A. EQUIVALENT FLUID PRESSURE — 45 PSF/FT (LEAN CLAY BACK FILL)
   - B. ALLOWABLE BEARING — 3,000 PSF @ MIN 18" BELOW FIN GRADE
   - C. FRICTION FACTOR — 0.35 * WT @ BOTTOM OF FOOTING
   - D. PASSIVE SOIL PRESSURE — 120 PSF/FT

SOIL AND SUBSURFACE CONDITIONS

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO THOROUGHLY READ, UNDERSTAND THE DESIGN CRITERIA AND FOLLOW THE RELATED RETAINING WALL PREPARATION REQUIREMENTS AND CONSIDER GLOBAL SLOPE STABILITY RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
2. FOUNDATION DESIGN IS BASED ON GEOTECHNICAL REPORT, PROJECT # 03031101, PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC., DATED 04/27/2020, AND SUPPLEMENTAL LETTER #1 DATED 17 MARCH 2022.
3. BACK FILL & FOOTING PAD PREPARATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS IN GEOTECHNICAL REPORT. FOOTING SHALL BE EMBEDDED A MINIMUM OF 18 INCHES IN COMPACTED SELECT FILL, AND BACK FILL MATERIAL SHALL BE AS SPECIFIED IN THE GEOTECHNICAL REPORT. FAT CLAY SHOULD NOT BE USED AS BACK FILL MATERIAL. BACKFILL MATERIAL SHALL EXTEND FROM THE BOTTOM OF THE HEEL IN A 1-TO-1 SLOPE AND SHALL BE IN ACCORDANCE WITH THE SUPPLEMENTAL LETTER OF THE GEOTECHNICAL REPORT.
4. A FULL HEIGHT DRAIN BEHIND THE RETAINING WALL CONSISTING OF GRAVEL OR COARSE AGGREGATE SHOULD BE INSTALLED USING THE MATERIALS IN AND IN ACCORDANCE W/ THE SUPPLEMENTAL LETTER OF THE GEOTECHNICAL REPORT.
5. DUE TO THE HIGHLY EXPANSIVE NATURE OF THE SOILS ON SITE, DIFFERENTIAL MOVEMENT SHALL BE ADDRESSED BY PLACING CONTROL JOINTS APPROXIMATELY 20-30 FEET OC.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED BACK FILLING OF WALLS, PIERS, FOOTINGS, ETC., SUCH THAT SYMMETRICAL LOADING OCCURS. IN THE EVENT THAT CONDITIONS PREVENT SUCH SYMMETRICAL LOADING, TEMPORARY SHORING SHALL BE PROVIDED AND MAINTAINED UNTIL PERMANENT HORIZONTAL AND VERTICAL BRACING ELEMENTS ARE PLACED AND PROPERLY SET.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN STABILITY OF EXCAVATIONS UNTIL PROPERLY BACK FILLED. EXCAVATIONS SHALL REMAIN FREE OF LOOSE DEBRIS/MATERIAL, AND WATER. EXCAVATIONS SHALL BE DE-WATERED AND ALL WET MATERIAL REMOVED/REPLACED PRIOR TO CONCRETE PLACEMENT.
8. HEAVY EQUIPMENT NECESSARY FOR SPREADING AND COMPACTING BACK FILL MATERIAL SHALL NOT BE OPERATED CLOSER THAN A DISTANCE EQUAL TO THE HEIGHT OF BACK FILL MATERIAL ABOVE THE WALL, PIER, FOOTING, ETC. HAND TAMPING SHALL BE USED TO COMPACT THE REMAINING AREA.
9. EXCAVATED MATERIAL MAY BE USED AS BACKFILL IF FOUND TO BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER. OTHERWISE, PROVIDE SELECT FILL IN ACCORDANCE WITH GEOTECHNICAL REPORT AS BACKFILL MATERIAL.

CAST IN PLACE CONCRETE

1. CONCRETE WORK SHALL CONFORM TO THE FOLLOWING:
   - A. ACI 318 - REINFORCED CONCRETE
   - B. ACI 318.1 - PLAIN CONCRETE
   - C. ACI 306R - COLD WEATHER CONCRETING
   - D. ACI 305R - HOT WEATHER CONCRETING
   - E. ACI 117 - STANDARD SPECIFICATION FOR TOLERANCES
2. CONCRETE USED FOR STRUCTURAL APPLICATIONS AS SHOWN ON DRAWINGS SHALL BE STANDARD WEIGHT, WITH 28-DAY COMPRESSIVE STRENGTH AS NOTED BELOW. COMPRESSIVE STRENGTH TESTING SHALL BE IN ACCORDANCE WITH ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS."
3. CONCRETE SHALL HAVE A MAXIMUM SLUMP AS NOTED BELOW AND SLUMP SHALL BE DETERMINED IN ACCORDANCE WITH ASTM C143 "SLUMP OF PORTLAND CEMENT CONCRETE."
4. AGGREGATES USED FOR NORMAL WEIGHT CONCRETE SHALL HAVE A NOMINAL MAXIMUM COARSE AGGREGATE SIZE AS NOTED BELOW AND SHALL CONFORM TO ASTM C33 "SPECIFICATIONS FOR CONCRETE AGGREGATE."
5. CONCRETE SHALL BE PROPORTIONED TO MEET THE REQUIREMENTS OF ACI 318 CHAPTER 19. CONCRETE SHALL BE DESIGNED FOR EXPOSURE CLASS F0, S0, P0 AND C0 UNO.
6. CONCRETE MIX DESIGNS SHALL BE IN ACCORDANCE WITH THE REQS BELOW:

LOCATION	MIN F'c	SLUMP	MAXIMUM AGGREGATE SIZE	EXPOSURE CLASS
6" MIN WALLS	3000 PSI	4" +/- 1"	1 1/2"	C1
FOOTINGS	3000 PSI	4" +/- 1"	1 1/2"	C1

7. FLY ASH CONTENT SHALL BE MAX 25% OF CEMENT REPLACEMENT.
8. AIR ENTRAINMENT OF 1 1/2 PERCENT +/- 1 1/2 PERCENT, MAY BE USED AT THE CONTRACTORS OPTION. AIR ENTRAINMENT SHALL CONFORM TO ASTM C260 "AIR ENTRAINING ADMIXTURES FOR CONCRETE."
9. CONCRETE TESTING SHALL BE PROVIDED BY AN APPROVED AGENCY, AND IN ACCORDANCE WITH ASTM C31 "MAKING AND CURING CONCRETE TEST SPECIMENS IN THE FIELD."
10. CURING COMPOUNDS AND SURFACE HARDENERS SHALL BE APPROVED BY ENGINEER PRIOR TO USE. APPLICATION OF CURING COMPOUNDS AND SURFACE HARDENERS SHALL BE IN COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS.
11. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH SHALL BE PROTECTED BY WATERPROOFING AS DETAILED BY ARCHITECTURAL DRAWINGS.
12. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE FOUNDATION BLOCKOUTS AND EMBEDDED ITEMS NECESSARY FOR ARCHITECTURAL, MEP, CIVIL, ETC.
13. THE CONTRACTOR SHALL PROVIDE A SUBMITTAL OF EMBEDDED CONDUITS, PIPES, AND SLEEVES WHICH ARE BEYOND THE SCOPE DETAILED IN THE STRUCTURAL DRAWINGS.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PLACE AND FINISH CONCRETE SLABS WITH A MINIMUM FLATNESS OF FF = 35 AND A MINIMUM LEVELNESS OF FL = 25. ANY DEVIATION FROM THIS TOLERANCE THAT REQUIRES CUTTING OR ADDITIONAL FINISHING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
15. HORIZONTAL CONSTRUCTION JOINTS ARE NOT PERMITTED UNLESS SPECIFICALLY SHOWN AND DETAILED ON STRUCTURAL PLANS. VERTICAL CONSTRUCTION JOINT LOCATIONS, OTHER THAN THOSE SHOWN ON PLAN, SHALL BE SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW. ADDITIONAL DETAILING AND REINFORCING MAY BE REQUIRED AND SPECIFIED BY THE ENGINEER FOR UNSCHEDULED CONSTRUCTION JOINTS, AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

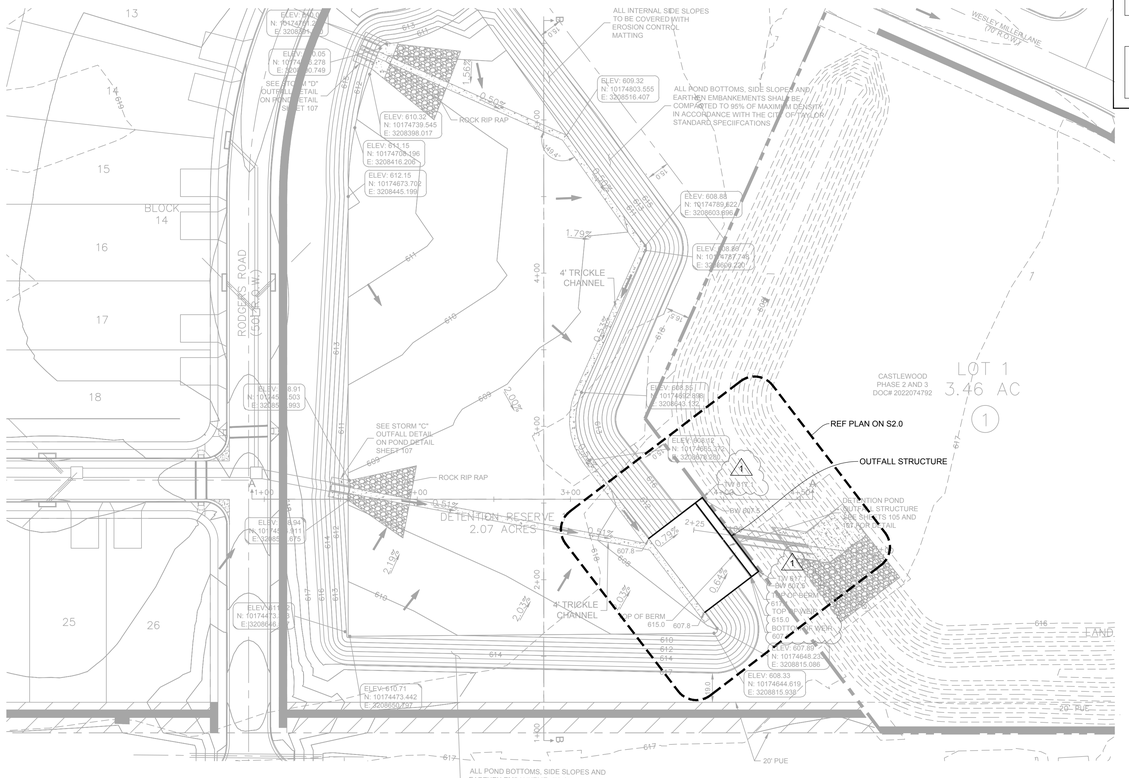
CONCRETE REINFORCING

1. REINFORCING STEEL SHALL BE GRADE 60, DOMESTIC, DEFORMED NEW BILLET STEEL BARS IN ACCORDANCE WITH ASTM A615.
2. REINFORCING STEEL DETAILING SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE DETAILING MANUAL. ALL HOOKS AND BENDS IN REINFORCING STEEL SHALL CONFORM TO ACI DETAILING STANDARDS, UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SUPPORT DEVICES SHALL BE IN ACCORDANCE WITH THE CRSI MANUAL OF STANDARD PRACTICE.
4. UNSCHEDULED BEAMS, SLABS, COLUMNS, AND WALLS, SHALL HAVE REINFORCING STEEL DETAILED IN ACCORDANCE WITH THE FOLLOWING:
   - A. MINIMUM LAP SPLICE FOR ALL REINFORCING BARS SHALL BE 48 TIMES THE BAR DIAMETER, UNLESS NOTED OTHERWISE.
   - B. LAP TOP REINFORCING BARS AT MID SPAN
   - C. LAP BOTTOM REINFORCING BARS AT SUPPORTS.
   - D. LAP VERTICAL BARS IN WALLS AND COLUMNS AT FLOOR LINES ONLY, UNLESS NOTED OTHERWISE.
   - E. PROVIDE CORNER BARS, OF SAME SIZE, FOR ALL HORIZONTAL BARS AT THE INSIDE AND OUTSIDE FACES OF INTERSECTING BEAMS OR WALLS.
5. REINFORCING STEEL INTERRUPTED BY OPENINGS OR EMBEDDED ITEMS IN SLABS OR WALLS, SHALL BE COMPENSATED FOR BY REPLACING AN EQUAL AMOUNT OF REINFORCING BARS AT THE SIDES OF THE OPENING, PARALLEL TO UNINTERRUPTED STEEL. COMPENSATION STEEL SHALL EXTEND BEYOND THE EDGE OF OPENING OR EMBED A MINIMUM OF 48 TIMES THE BAR DIAMETER.
6. WELDING OF REINFORCING BARS IS NOT PERMITTED, AND HEAT SHALL NOT BE PERMITTED IN THE FABRICATION OR INSTALLATION OF REINFORCEMENT.
7. WELDED STEEL WIRE FABRIC USED FOR CONCRETE REINFORCING SHALL BE INSTALLED IN FLAT SHEETS, AND SHALL CONFORM TO ASTM A185.
8. MINIMUM CONCRETE COVERAGE FOR REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING:
   - A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
   - B. CONCRETE EXPOSED TO EARTH OR WEATHER:
     - #6 BAR OR LARGER — 2"
     - #5 BAR OR SMALLER — 1 1/2"
   - C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT W/ GROUND:
     - SLABS, WALLS, JOISTS — 3/4"
     - BEAMS, COLUMNS — 1 1/2"

SHEET INDEX

STRUCTURAL DRAWINGS

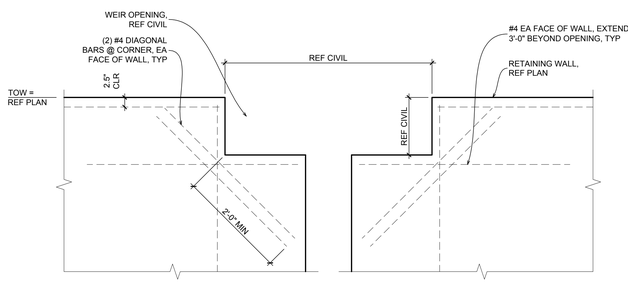
S1.0 - GENERAL NOTES, SITE PLAN & DETAILS
S2.0 - OUTFALL STRUCTURE PLAN & SECTIONS



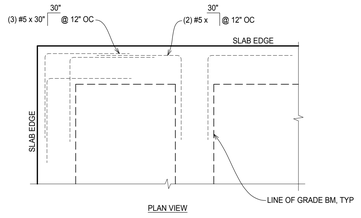
DETENTION POND
SITE PLAN
NTS

RETAINING WALL SCHEDULE

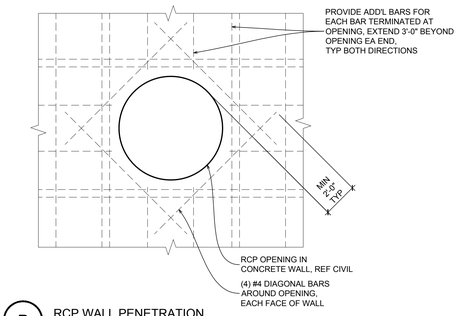
MAX WALL HEIGHT "H"	WALL WIDTH "W"	FOOTING THICKNESS "FT"	FOOTING WIDTH "FW"	TOE WIDTH "T"	KEY DEPTH "K"	BENT VERT REINF "L1"	BENT VERT REINF "L2"	VERT LEG DIM "X1"	VERT LEG DIM "X2"	VERT WALL REINF "V1"	VERT WALL REINF "V2"	HORIZ WALL REINF "H1"	HORIZ WALL REINF "H2"	TRANSVERSE FOOTING REINF	LONGITUDINAL FOOTING REINF
H<= 6'-0"	6"	0'-10"	3'-9"	0'-9"	0'-9"	SAME AS "V1"	-	2'-0"	2'-0"	#4 @ 16"	-	#4 @ 18"	-	#4 @ 18"	#4 @ 18"
6'-0" <H<= 9'-0"	10"	1'-0"	5'-0"	0'-9"	1'-6"	SAME AS "V1"	SAME AS "V2"	2'-0"	2'-0"	#4 @ 12"	#4 @ 12"	#4 @ 12"	#4 @ 12"	#5 @ 12"	#4 @ 12"
9'-0" <H<= 10'-6"	1'-0"	1'-2"	7'-0"	2'-3"	1'-6"	SAME AS "V1"	SAME AS "V2"	2'-6"	2'-6"	#5 @ 12"	#5 @ 12"	#4 @ 12"	#4 @ 12"	#5 @ 12"	#4 @ 12"
10'-6" <H<= 14'-3"	1'-2"	1'-2"	7'-0"	2'-3"	1'-6"	SAME AS "V1"	SAME AS "V2"	2'-6"	2'-6"	#5 @ 10"	#5 @ 10"	#5 @ 12"	#5 @ 12"	#5 @ 10"	#5 @ 10"



WE WEIR ELEVATION
NTS

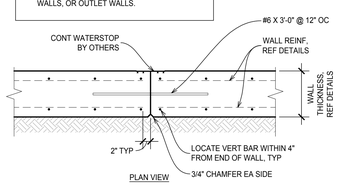


C CORNER BARS
NTS

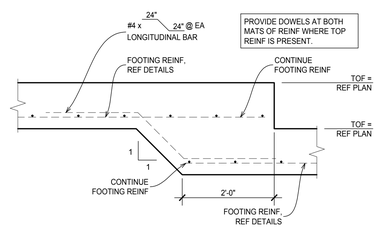


P RCP WALL PENETRATION
NTS

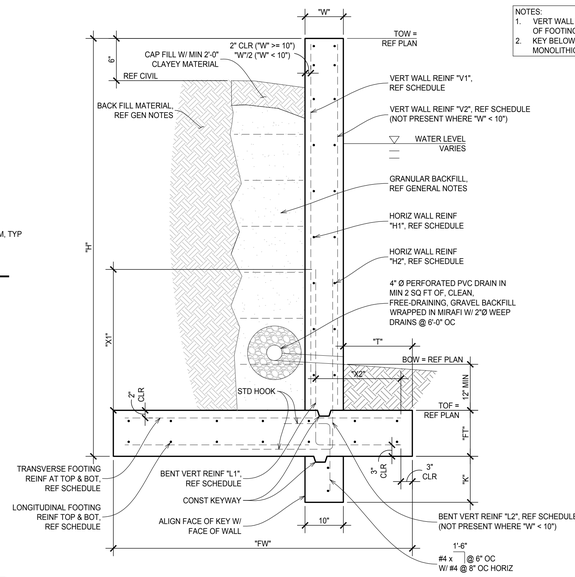
1. CONSTRUCTION JOINTS SHALL BE LOCATED AS REQUIRED AND MAX 30 FT OC.
2. JOINTS SHALL EXTEND FULL HEIGHT OF WALL.
3. JOINTS ARE NOT REQUIRED IN FOOTINGS.
4. NO JOINTS ARE ALLOWED IN WALLS BETWEEN: DETENTION/SEDIMENTATION, SPLITTER BOX WALLS, OR OUTLET WALLS.



J WALL CONSTRUCTION JOINT
NTS



S FOOTING STEP
NTS



NOTES:
1. VERT WALL REINF SHALL EXTEND TO THE TOP OF FOOTING UNO.
2. KEY BELOW FOOTING MAY BE POURED MONOLITHIC WITH FOOTING.

RW RETAINING WALL
NTS

TDi ENGINEERING
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TDI Engineering, LLC
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Austin, TX 78749
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FIRM REG. # F-3601

CASTLEWOOD SOUTH DETENTION OUTFALL STRUCTURE
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

TOWNBRIDGE HOMES

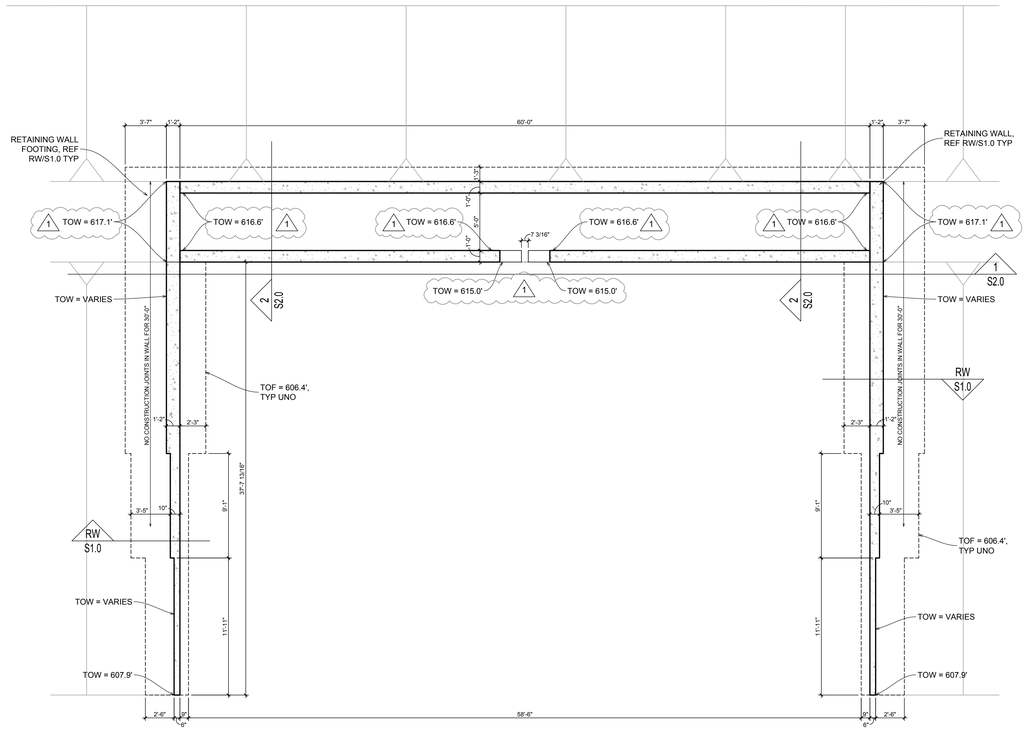
GENERAL NOTES, SITE PLAN & DETAILS

PROJECT # 1157-102

ISSUE DATE 03-17-2022

SHEET S1.0

1 12/21/2022 - CIVIL UPDATES



OUTFALL STRUCTURE PLAN

NTS

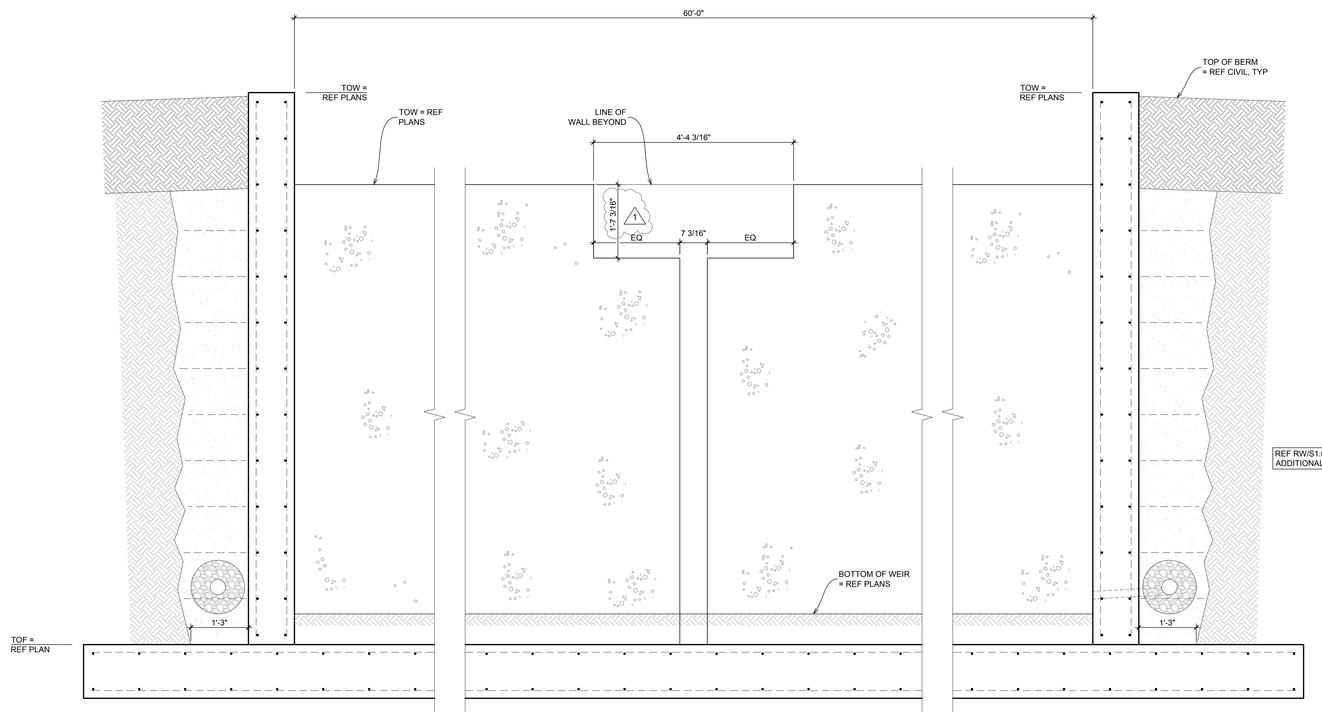
CONC RETAINING WALL NOTES:

1. ALL TOW, BOW, TOC, ETC ARE FOR DESIGN PURPOSES ONLY. REF CIVIL / ARCH FOR REQUIRED ELEVATIONS.
2. RETAINING WALLS ARE BASED UPON DEISGN VALUES IN GEOTECHNICAL REPORT, REF S1.0. ALLOWABLE BEARING PRESSURE = 3,000 PSF, ACTIVE WALL PRESSURE = 45 PCF. PASSIVE PRESSURE OF 120 PCF. SLIDING COEFFICIENT OF FRICTION OF 0.35. FACTOR OF SAFETY FOR SLIDING = 1.5, OVERTURNING = 2.0
3. CIVIL GRADING AND DETENTION / WATER QUALITY INFORMATION ARE SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO MOST CURRENT CIVIL PLANS FOR FINAL GRADING. NOTIFY ENGINEER OF ANY DISCREPANCIES, SPECIFICALLY GRADING DIFFERENCES GREATER THAN 3".
4. WALLS / FOOTINGS ARE DESIGNED FOR WORST-CASE LOADING OF WALLS WITH OR WITHOUT WATER AND PERIMETER BACKFILL / GRADES AS SHOWN ON CIVIL PLANS DATED 3/31/2020.
5. REFER TO CIVIL FOR COORDINATION OF ALL PLAN DIMENSIONS.
6. PROVIDE CORNER BARS PER C/S1.0 AT EACH LAYER OF WALL & FOOTING REINFORCEMENT, MATCH SIZE & QUANTITY.
7. PROVIDE CONSTRUCTION JOINTS, PER DETAIL J/S1.0
8. STEP FOOTINGS PER S/S1.0
9. REF WE/S1.0 FOR WEIR REINFORCMENT.
10. MATERIALS:

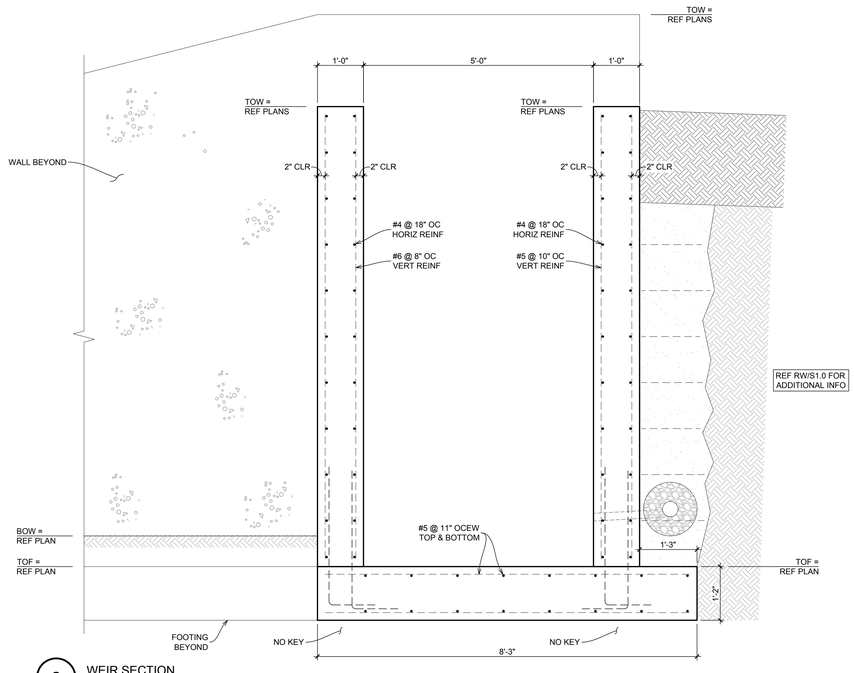
    A. SELECT FILL BACKFILL - PER GEOTECHNICAL REPORT
    B. FILTER FABRIC - MARAFI 140N OR APPROVED EQUIVALENT
    C. REF DRAINING GRAVEL - HARD, DURABLE, CLEAN, WASHED WELL-GRADED GRAVEL, OR CRUSHED STONE RANGING IN SIZE FROM 5/8" TO 1" FREE OF ORGANIC MATTER, CLAY BALLS OR OTHER DELETERIOUS MATTER.
    D. PERFORATED PVC PIPE - SCHEDULE 40 PVC WITH TWO (2) ROWS OF 1/2"Ø HOLES ON 5" CENTERS. ROWS SHALL BE PARALLEL TO AXIS OF PIPE 120° APART. PIPE SHALL BE ORIENTED WITH PERFORATIONS ON TOP.

ABBREVIATIONS LIST	
ABBREVIATION	DEFINITION
AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ADDL	ADDITIONAL
ADJ	ADJACENT
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI	AMERICAN IRON AND STEEL INSTITUTE
APPROX	APPROXIMATE, APPROXIMATELY
ARCH	ARCHITECTURAL, ARCHITECT
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
BBO	BEAM BY OTHERS
BM	BEAM
BOB	BOTTOM OF BEAM
BOD	BOTTOM OF DECK
BRG	BEARING
BTM	BOTTOM
BTWN	BETWEEN
CANT	CANTILEVER
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
C&C	COMPONENTS AND CLADDING
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CJ	CONSTRUCTION JOINT
CONT	CONTINUOUS
CONV	CONVENTIONAL
CRSI	CONCRETE REINFORCING STEEL INSTITUTE
DBL	DOUBLE
DEMO	DEMOLITION, DEMOLISH
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
EA	EACH
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
ELEV	ELEVATION, ELEVATOR
EOR	ENGINEER OF RECORD
EQ	EQUAL
ES	EACH SIDE
EXIST	EXISTING
EXT	EXTERIOR
FND, FDN	FOUNDATION
FF	FINISHED FLOOR
FIN	FINISHED
GA	GAUGE
GALV	GALVANIZED
GYP	GYPSUM BOARD
HD	HOLDOWN
HORZ, HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
IBC	INTERNATIONAL BUILDING CODE
ICF	INSULATED CONCRETE FORM
INT	INTERIOR
JB	JOIST BEARING
KSI	KIPS PER SQUARE INCH
LG	LIGHT GAUGE

ABBREVIATIONS LIST	
ABBREVIATION	DEFINITION
LBS	POUNDS
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LVL	LEVEL, LAMINATED VENEER LUMBER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MFR, MFG	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
MWFRS	MAIN WIND FORCE RESISTING SYSTEM
NA	NOT APPLICABLE
NP	NOT PERMITED
NTS	NOT TO SCALE
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OSB	OREINTED STRAND BOARD
PAF	POWDER ACTUATED FASTENER
PCI	PRECAST CONCRETE INSTITUTE
PERP	PERPENDICULAR
PJ	PANEL JOINT
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST-TENSION
PTI	POST-TENSIONING INSTITUTE
REF	REFERENCE
REINF	REINFORCING, REINFORCEMENT
REQD	REQUIRED
REQS	REQUIREMENTS
SCHED	SCHEDULE
SCL	STRUCTURAL COMPOSITE LUMBER
SIM	SIMILAR
SJI	STEEL JOIST INSTITUTE
SPA	SPACE
SPECS	SPECIFICATIONS
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SW	SHEARWALL
TBO	TRUSS BY OTHERS
T/B	TOP AND BOTTOM
TDI	TDI ENGINEERING, LLC
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOP	TOP OF PARAPET,TOP OF PANEL,TOP OF PIER
TOS	TOP OF STEEL
TOW	TOP OF WALL
TPL	TRIPLE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
WSP	WOOD STRUCTURAL PANEL (PLYWOOD OR OSB)
WT	WEIGHT



1 WEIR ELEVATION
NTS



2 WEIR SECTION
NTS

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CASTLEWOOD SOUTH DETENTION OUTFALL
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

TOWNBRIDGE HOMES

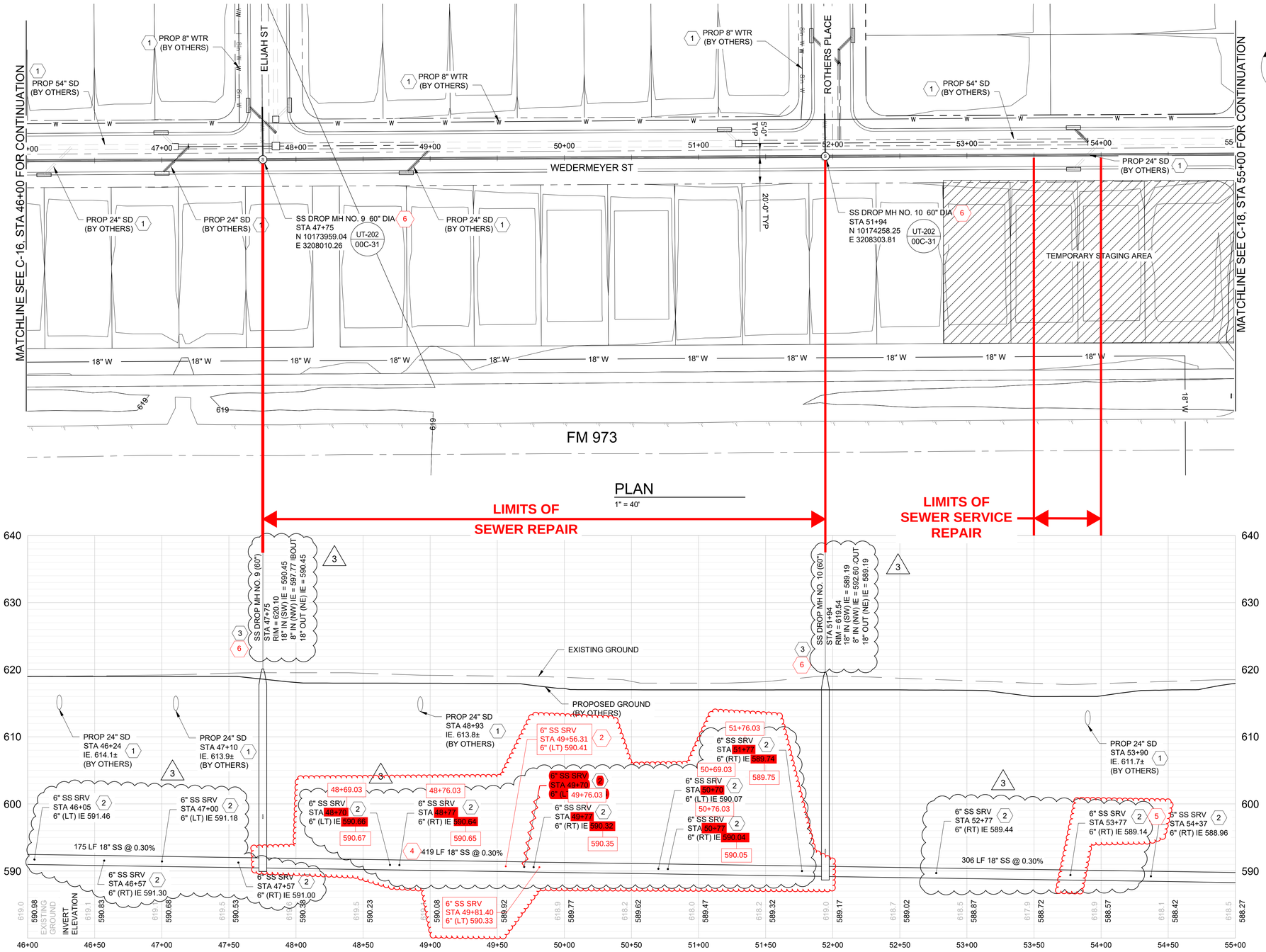
OUTFALL STRUCTURE PLAN & SECTIONS

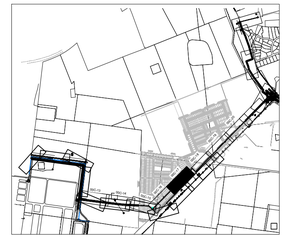
PROJECT # 1157-102

ISSUE DATE 03-17-2022

SHEET
S2.0

△1 12/21/2022 - CIVIL UPDATES





KEYMAP
N.T.S.

NOTES:

1. SURVEY SHOWN IS BASED ON CITY'S 2017 LIDAR SURVEY. THE ROW AND LOT LINE INFORMATION IS BASED ON GIS DATA OBTAINED FROM WILLIAMSON COUNTY APPRAISAL DISTRICT.
2. INVERT ELEVATIONS AR MEASURED TO CENTER OF MH.

KEYNOTES:

1. PROPOSED UTILITIES TO BE INCLUDED AS PART OF CASTLEWOOD SOUTH SUBDIVISION. THE SUBDIVISION IS CURRENTLY UNDER DESIGN BY OTHER AND MAY BE UNDER CONSTRUCTION DURING CONSTRUCTION REQUIRING COORDINATION.
2. SEE DETAIL UT206/00C-29 FOR SANITARY SEWER SERVICE CONNECTION DETAIL.
3. MANHOLE ELEVATIONS TO BE ADJUSTED TO FINAL GRADE BY DEVELOPER AS PART OF THE CASTLEWOOD SUBDIVISION PLANS.
4. REMOVE EXISTING 18" PVC SS AND REPLACE WITH NEW 18" PVC SS IN ITS CURRENT LOCATION. PIPE EMBEDMENT SHALL BE EITHER 3/8" AGGREGATE OR CLSM AND EXTEND A MINIMUM OF 12-INCHES ABOVE THE TOP OF PIPE.
5. REMOVE AND REPLACE EXISTING 6" SEWER SERVICE ABOVE CONCRETE ENCASEMENT. CONTRACTOR SHALL VERIFY THAT SERVICE IS WATERTIGHT INSIDE EXISTING 18-INCH SEWER BEFORE EXCAVATION AREA IS BACKFILLED.
6. EXISTING MH NO. 9 AND MH NO. 10 SHALL REMAIN IN PLACE AND BE PROTECTED DURING SEWER REPAIR.

NOTES:

1. SURVEY SHOWN IS BASED ON CITY'S 2017 LIDAR SURVEY. THE ROW AND LOT LINE INFORMATION IS BASED ON GIS DATA OBTAINED FROM WILLIAMSON COUNTY APPROASAL DISTRICT.
2. INVERT ELEVATION ARE MEASURED TO CENTER OF MH.
3. TRENCH SHALL BE BACKFILLED WITH NATIVE MATERIALS FROM TOP OF PIPE BEDDING TO A DEPTH OF 5-FEET BELOW THE BOTTOM OF THE PROPOSED ROADWAY BASE. THIS MATERIAL SHALL BE COMPACTED IN 8-INCH LIFTS TO 95% PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D698 AND WITHIN -2% TO +3% OF OPTIMUM MOISTURE CONTENT.
   THE REMAINING TOP 5-FEET BELOW THE PROPOSED ROADWAY BASE SHALL BE BACKFILLED WITH NATIVE MATERIALS IN 8-INCH LIFTS TO 98% PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D698 AND WITHIN -2% TO +3% OF OPTIMUM MOISTURE CONTENT.
4. A MINIMUM OF TWO (2) COMPACTION TESTS SHALL BE PERFORMED BETWEEN MH NO. 9 AND MH NO. 10 FOR EACH LIFT FOR THE FULL DEPTH OF THE TRENCH CENTERED ON THE PIPELINE. THESE TESTS SHALL BE PERFORMED AT APPROXIMATELY STA 49+15 AND STA 50+54.
5. ONE (1) COMPACTION TEST SHALL BE PERFORMED FOR THE REMOVAL AND REPLACEMENT OF THE 6" SEWER SERVICE AT STA 53+77 FOR EACH LIFT FOR THE FULL DEPTH OF THE TRENCH CENTERED ON THE PIPELINE.
6. IF EXCAVATION IS PERFORMED BEYOND THE TRENCH ZONE, TWO (2) ADDITIONAL COMPACTION TESTS SHALL BE PROVIDED AT THE EACH LOCATION BUT SHALL BE LOCATED ON BOTH SIDES OF THE TRENCH HALFWAY BETWEEN THE CENTER OF THE PIPELINE TNE TERMINALTION OF THE EXCAVATION ACTIVITIES. BACKFILL AND COMPACTION OF THESE EXTENTS SHALL MEET THE SAME BACKFILL AND COMPACTION REQUIREMENTS AS DESCRIBED IN NOTE NO. 3.

ISSUED FOR CONSTRUCTION

Texas P.E. Firm
Registration No. F-754

ISSUE	DATE	DESCRIPTION
3	APR 2022	FIELD ORDER NO. 5
2	FEB 2022	FIELD ORDER NO. 3
1	DEC 2021	FIELD ORDER NO. 1
0	DEC 2021	ISSUED FOR CONSTRUCTION

PROJECT MANAGER	TODD WARRIX
DESIGNED BY	L. PORTILLO
DESIGNED BY	T. WARRIX
DRAWN BY	T. VAUGHAN
CHECKED BY	D. APPLEGATE
PROJECT NUMBER	10320896

STATE OF TEXAS
LUIS JAMES PORTILLO
119994
LICENSED PROFESSIONAL ENGINEER
04/05/2022

CITY OF TAYLOR
FM 973 WATER AND WASTEWATER LINE IMPROVEMENTS

CIVIL
CASTLEWOOD SOUTH SEWER PLAN REPAIR

0 1" 2"

FILENAME 00C-17.dwg
SCALE 1" = 40'

SHEET **00C-17**

STATE OF TEXAS

COUNTY OF TRAVIS

DEVELOPER'S AFFIDAVIT

That, I, the undersigned, say that I was the Developer responsible for the performance of All Work at the Castlewood South Phase 1 Subdivision, in The City of Taylor.

KNOW BY ALL MEN THESE PRESENTS

1. The undersigned hereby certifies the improvements on the aforementioned project have been fully and satisfactorily completed in conformity with the contract.
2. The undersigned further certifies that there are no claims of laborers or mechanics for unpaid wages arising out of the performance of said contract and that the wage rates paid by the contractor were in conformity with the contract provisions relating to said wage rates.
3. The undersigned further certifies that there are no claims of subcontractors or material(s) suppliers for unpaid bills for labor or materials and supplies furnished in the course of the contract, excluding retainages prescribed by law.
4. The undersigned further certifies that to the best of his information and belief, the contractor has complied with the regulations contained in the City of Taylor Land Development Code (LDC), as adopted by Ordinance on 11/9/23.

Keith Pearson, VP of Land
Starlight Homes of Texas, LLC
Developer

STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned, a Notary Public, on this day personally appeared Keith Pearson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act of STARLIGHT HOMES OF TEXAS L.L.C., Delaware limited liability company, as its Vice President of Land, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11th day of July, 2024.

SUMMER STAHURA
Notary Public, State of Texas
Comm. Expires 08-26-2026
Notary ID 129933072

Notary Public, State of Texas

AFFIDAVIT OF ALL BILLS PAID AND WAIVER OF LIENS

STATE OF TEXAS }

COUNTY OF TRAVIS }

BEFORE ME, the undersigned authority, on this day personally appeared __Seth Jewell__, __VP____ party to that certain Contract entered into between _JL Gray Construction, Inc.___ and _____for the erection, construction, and completion of certain improvements and/or additions upon the following described premises, to with:

Castlewood South Phase 1

Said party being by me duly sworn states upon oath that the said improvements have been erected and completed in full compliance with the above referred to Contract and the agreed plans and specifications therefore.

Deponent further states that he has paid all bills and claims for materials furnished and labor performed on said Contract and that there are no outstanding unpaid bills or legal claims for labor performed or materials furnished upon said job.

THIS AFFIDAVIT IS BEING MADE BY THE UNDERSIGNED REALIZING THAT IT IS IN RELIANCE UPON THE TRUTHFULNESS OF THE STATEMENTS CONTAINED HEREIN THAT FINAL AND FULL SETTLEMENT OF THE BALANCE DUE ON SAID CONTRACT IS BEING MADE, AND IN CONSIDERATION OF THE DISBURSEMENT OF FUNDS BY **JL GRAY CONSTRUCTION, INC.** DEPONENT EXPRESSLY WAIVES AND RELEASES LIEN;CLAIMS, AND RIGHTS TO ASSERT A LIEN ON SAID PREMISES AND AGREES TO INDEMNIFY AND HOLD OWNER SAFE AND HARMLESS FROM AND AGAINST ALL LOSSES, DAMAGES, COSTS, AND EXPENSES OF ANY CHARACTER WHATSOEVER SPECIFICALLY INCLUDING COURT COSTS. BONDING FEES, AND ATTORNEY FEES, ARISING OUT OF OR IN ANY WAY RELATING TO CLAIMS FOR UNPAID LABOR OR MATERIAL USED OR ASSOCIATED WITH CONST RUCTION OF IMPROVEMENTS ON THE ABOVE-DESCRIBED PREMISES.

By:_____

Subscribed and sworn to before me, the undersigned authority, on this the 31 of July, 2024.

JUSTIN SPARLING
NOTARY PUBLIC
ID# 134213689
State of Texas
Comm. Exp. 02-22-2027

_____
Notary Public in and for the State of Texas

Kimley»Horn

Castlewood South Subdivision Phase 1

ENGINEER'S CONCURRENCE
FOR
PROJECT ACCEPTANCE

PROJECT: Castlewood South Subdivision Phase 1

Date: July 31, 2024

Owner's Name and Address	**Consultant Engineer's Name and Address**
FR Castlewood, LLC 11 Dupont Circle NW, Ste. 900 Washington, DC 20036	Kimley-Horn and Associates, Inc. 5301 Southwest Pkwy, Bldg. 2, Ste. 100 Austin, TX 78735

On this date, I, the undersigned Professional Engineer in the State of Texas, met with the Project Contractor and made a final visual inspection of the above referenced project. The items noted during the final walk-through on July 22nd, 2024, have been addressed. All improvements comply with the Subdivision Ordinance. All improvements have been constructed in accordance with the approved engineered plans. I, therefore, recommend acceptance of Phase 1 of the project by the City of Taylor, Williamson County, Castlewood South Subdivision Improvement Plans, and verify the adequate completion of the project.

Phase 2 of the subdivision improvement plans is still currently under construction.

There were no changes or plan deviations to the public infrastructure scope of work. Final Cost and Quantities along with the Final Pay App have been included as attachments.

Signature

Matthew Hansen
Typed Name

TX # 147469
Texas Registration No.

Attachments:
Final Cost and Quantities
Final Pay Application

Cc: Mr. Jake Helmburg, Starlight Homes Texas, LLC

STATE OF TEXAS
MATTHEW H. M. HANSEN
147469
LICENSED
PROFESSIONAL ENGINEER

7/31/24

ADA Assistance

107 Meadow Woods, Kyle TX 78640 (512) 787-3687 Fax (866)268-1810
Email: robert@adaassistance.com Internet: www.adaassistance.com

DATE: July 24, 2024

TO: Jake Helmburg
Ashton Woods
10721 Research Blvd. B-210
Austin TX 78759
512.810.1596

FROM: Joshua Ronson, RAS #1596

PROJECT: Castlewood South Phase 1 Subdivision

Inspection performed: 7/23/2024

SUBJECT: INSPECTION COMPLETED – NO VIOLATIONS

We are pleased to inform you that the referenced project has been inspected and no non-compliant items were found so the project appears to be in substantial compliance with provisions of the Texas Government Code, Chapter 469. Specifically inspected were pedestrian elements within the scope of the referenced project that were constructed at the time of the inspection: Sidewalk and Curb Ramps in accordance with the attached Exhibit.

Please note, this determination does not address the requirements of the Americans with Disabilities Act (ADA), (P.L. 101-336), or any other state, local, or federal requirements. For information on the ADA, please contact the United States Department of Justice, Civil Rights Division at (202) 514-0301.

Also note, this project is understood to be under $50,000 in value and not subject to review and/or inspection under current state law, therefore this report is advisory in nature only and does not constitute a requirement under the Texas Architectural Barriers Act.

If you have any questions concerning the results of the inspection, or the requirements of the Architectural Barriers Act, or if you are not the owner of record for this facility, contact Joshua Ronson at (512) 680-6397.

End of report

NOTE: *The review of documents as contract documents and field inspections by this accessibility specialist for the Texas Department of Licensing and Regulation (TDLR) is based on a best efforts endeavor following instruction and certification by TDLR. Plan review and inspection in no way warrants complete compliance with the Texas Accessibility Standards. The business, the professional, his employees, engineers, and client for whom the review or inspection is made agrees to hold harmless and indemnify this accessibility specialist from and against any liability arising from performance of the work.*

Doc# 2024015056

FINAL PLAT OF CASTLEWOOD SOUTH PHASE 1 SUBDIVISION

BEING 42.937 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

HIC SCALE IN FEET
50 100 200
" = 100' 18X24

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
	5' SIDEWALK LINE
	6' SIDEWALK LINE
	FEMA FLOOD LINE
	SURVEY LINE
	SHEET MATCHLINE
	CITY LIMITS

Approximate Location of:
Sidewalk
Curb Ramp

LEGEND	
OPRWC	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
RPRWC	REAL PROPERTY RECORDS WILLIAMSON COUNTY
PRWC	PLAT RECORDS WILLIAMSON COUNTY
R.O.W.	RIGHT OF WAY
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

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

TAYLOR ETJ
CITY OF TAYLOR

PROPOSED
CASTLEWOOD SOUTH
PHASE 2

(REMAINDER OF)
CALLED 69.993 ACRES
FR CASTLEWOOD LLC
DOC. NO. 2022055997
OPRWC
(UNPLATTED)

25' DRAINAGE EASEMENT HEREBY DEDICATED

DRAINAGE EASEMENT HEREBY DEDICATED

DRAINAGE EASEMENT HEREBY DEDICATED

10' SIDEWALK EASEMENT HEREBY DEDICATED

PARK RESERVE 1
LOT 1 - BLOCK K
2.201 ACRES
95,855 SQ. FT

DRAINAGE RESERVE 1
BLOCK A
2.627 ACRES
114,426 SQ. FT

10' PUE AND PEDESTRIAN SIDEWALK EASEMENT

WILSON SPRINGS LANE (50' R.O.W.)

MCFADIN WAY (50' R.O.W.)

BLAZILMAR LANE (50' R.O.W.)

ELIJAH STREET (50' R.O.W.)

BUTTERCUP ROAD (70' R.O.W.)

WEDEMEYER STREET (50' R.O.W.)

PEDESTRIAN & UTILITY RESERVE 4
LOT 12 - BLOCK A
0.153 ACRES
6,675 SQ. FT

PEDESTRIAN & UTILITY RESERVE 3
LOT 11 - BLOCK B
0.238 ACRES
10,372 SQ. FT

PEDESTRIAN & UTILITY RESERVE 2
LOT 27 - BLOCK C
0.676 ACRES
29,464 SQ. FT

8.63 ACRES
HET CAPITAL
GEMENT LTD
O. 2019032468
OPRWC

1/2" IRFC "BRYAN TECH SERVICES"

F.M. HIGHWAY 973
(CALLED 200 FOOT RIGHT-OF-WAY WIDTH)

H.T. & B.R.R.CO. SURVEY, ABSTRACT 315

SURVEY LINE (APPROXIMATE LOCATION)

M. DENTLER SURVEY, ABSTRACT 211

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PZ-2023-1626

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	2/26/2024	069278803	2 OF 6

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\069278803 - SUNDANCE TAYLOR (CASTLEWOOD SOUTH) - 316 LOT SINGLE-FAMILY DEVELOPMENT\DWG\PLAT\SICASTLEWOOD SOUTH PHASE 1 PLAT.DWG PLOTTED BY MCLAUGHLIN, MICHAEL 2/26/2024 1:11 PM LAST SAVED 2/2/2024 12:34 PM

Doc#2024015056

FINAL PLAT OF CASTLEWOOD SOUTH PHASE 1 SUBDIVISION

BEING 42.937 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

LINE TYPE LEGEND

———	BOUNDARY LINE
– – – – –	EASEMENT LINE
———	PROPERTY LINE
———	5' SIDEWALK LINE
———	6' SIDEWALK LINE
———	FEMA FLOOD LINE
———	SURVEY LINE
———	SHEET MATCHLINE
———	CITY LIMITS

LEGEND

OPRWC	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
RPRWC	REAL PROPERTY RECORDS WILLIAMSON COUNTY
PRWC	PLAT RECORDS WILLIAMSON COUNTY
R.O.W.	RIGHT OF WAY
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

H.T. & B.R.R.CO. SURVEY, ABSTRACT 315

(REMAINDER OF)
CALLED 69.993 ACRES
FR CASTLEWOOD LLC
DOC. NO. 2022055997
OPRWC
(UNPLATTED)

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

TAYLOR ETJ
CITY OF TAYLOR

G.M. REESE SURVEY, ABSTRACT 533

M. DENTLER SURVEY, ABSTRACT 211

WILSON SPRINGS LANE (50' R.O.W.)
MCFADIN WAY (50' R.O.W.)
BLAZILMAR LANE (50' R.O.W.)
ELIJAH STREET (50' R.O.W.)
WEDEMEYER STREET (50' R.O.W.)
WESLEY MILLER LANE (70' R.O.W.)
ROTHER PLACE (50' R.O.W.)
RODGERS ROAD (60' R.O.W.)

PARK RESERVE
LOT 1 - BLOCK E
0.451 ACRES
20,102 SQ. FT

DETENTION RESERVE 1
LOT 1 - BLOCK D
2.948 ACRES
128,403 SQ. FT.

PEDESTRIAN & UTILITY RESERVE 2
LOT 27 - BLOCK C
0.676 ACRES
29,464 SQ. FT

PEDESTRIAN & UTILITY RESERVE 1
LOT 2 - BLOCK D
0.175 ACRES
7,623 SQ. FT

TEMPORARY R.O.W. EASEMENT
DOC. NO. 2023081363
OPRWC

26.1748 ACRES IN REMAINDER OF CALLED 58.3024 ACRES CASTLEWOODS DEVELOPERS LLC. DOC. NO. 20221003684 DRWC

SURVEY LINE (APPROXIMATE LOCATION)

DRAINAGE EASEMENT
DOC. NO. 20221216
O.P.R.W.C.T.

F.M. HIGHWAY 973
(CALLED 200 FOOT RIGHT-OF-WAY WIDTH)

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PZ-2023-1626

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	2/26/2024	069278803	3 OF 6

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\069278803 - SUNDANCE TAYLOR (CASTLEWOOD SOUTH) - 316 LOT SINGLE-FAMILY DEVELOPMENT\DWG\PLATS\CASTLEWOOD SOUTH PHASE 1 PLAT.DWG PLOTTED BY MCLAUGHLIN, MICHAEL 2/26/2024 1:11 PM LAST SAVED 2/2/2024 12:34 PM

Detention and Drainage Maintenance Agreement

Castlewood South

1. Accumulated paper, trash, and debris shall be removed every six (6) months or as necessary to maintain proper operation.
2. Structural integrity shall be maintained at all times. Basins and all appurtenances shall be inspected annually, or more frequently if specified, and repairs shall be made If necessary. When maintenance or repairs are preformed, the SCM shall be resorted to the original lines and grades.
3. Corrective maintenance shall occur any time drawdown does not occur within twenty-four (24) hours.
4. The inlet and outlet of SCM's shall be maintained unimpeded in order to convey flow at all times. Observed blockages to the inlet and outlet, due to vegetation, sediment, debris, or any other cause, shall be removed.
5. No unvegetated area shall exceed ten (10) square feet. This performance requirements applies to the entire pond include the pond bottom, side slopes, and areas adjacent to the pond, and is intended to limit erosion.
6. Integrated Pest Management shall be performed and shall adhere to City of Austin ECM Section 1.6.2F, Integrated Pest Management Guidelines.
7. Minimum vegetation height shall be four (4) inches in the SCM and all appurtenances, including the toe of the berm or wall outside the SCM, where applicable.
8. Vegetation with the basin shall not exceed eighteen (18) inches in height at any time.
9. Sediment build-up shall be removed when sediment, of any amount, causes standing water conditions or reduces basin storage by more than 10%.
10. When sediment is removed, irrigation shall be provided, as needed, until vegetation is established (well rooted).

CASTLEWOOD SOUTH RESIDENTIAL COMMUNITY INC.,
a Texas non-profit corporation

By: _____
Name: Frank Del Castillo
Its: President

Taylor
Planning and Zoning Payment Receipt

11/15/2022

PZ-2021-1353

FM 973
Taylor TX 76574

Paid By:
N/A

Payment Description:
Contributions from Developers - Contributions to Dev. Services

Fee Types

Fee	Amount	Paid	Balance Due
Subdivision Application Fee	$100.00	$100.00	$0.00
Improvement Plans Initial Submittal Review Fee	$93,128.80	$93,128.80	$0.00
Technology Fee (15.00)	$15.00	$15.00	$0.00
Improvement Plans Re-Submittal Review Fee	$3,500.00	$3,500.00	$0.00
Contributions from Developers	$30,500.00	$30,500.00	$0.00
Improvements Inspection Fee	$277,886.41	$277,886.41	$0.00
Total Fees	**$405,130.21**	**$405,130.21**	**$0.00**

Payments

Payment ID	Received Date	Payment Type	Reference Num	Fee	Amount
8930369	**11/15/2022**	**Check - Walk-In**	**078653**	Contributions from Developers	$30,500.00
					$30,500.00
Total					**$30,500.00**

THIS IS NOT A PERMIT. This receipt does not authorize you to begin construction on your project.

Hansen, Matthew

From: Aslan Zarafshan <Aslan.Zarafshan@txdot.gov>
Sent: Thursday, August 15, 2024 8:11 AM
To: Jake Helmburg; Kendall Achilles; Robert Leatherwood
Cc: Masoud Moradian; Shane Brown; Hansen, Matthew; Williams, Ben
Subject: Re: CS-23-DON-46969

Categories: External

Good morning, Jake,

Allen will be visiting the site, and if everything checks out, we should be able to issue the acceptance letter following his confirmation.

Additionally, we need a copy of the As-builts for our records.

Respectfully,
Aslan ZarafShan, P.E., PMP
Transportation Engineer
Georgetown Area Office|Austin District
Desk: (512) 930-6009

Texas Department of Transportation

From: Jake Helmburg <Jake.Helmburg@ashtonwoods.com>
Sent: Wednesday, August 14, 2024 9:00 AM
To: Kendall Achilles <kachilles@jlgrayco.com>; Robert Leatherwood <Robert.Leatherwood@txdot.gov>
Cc: Masoud Moradian <Masoud.Moradian@txdot.gov>; Shane Brown <Tommy.Brown@txdot.gov>; Aslan Zarafshan <Aslan.Zarafshan@txdot.gov>; Hansen, Matthew <Matthew.Hansen@kimley-horn.com>; Williams, Ben <ben.williams@kimley-horn.com>
Subject: RE: CS-23-DON-46969

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Morning all,

Grass is starting to grow in the areas that was most recently sprayed. Can we work on getting project acceptance?

Jake Helmburg, P.E.
Land Acquisition Manager
Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
c 512 810 1596
jake.helmburg@ashtonwoods.com | ashtonwoods.com

From: Kendall Achilles <kachilles@jlgrayco.com>
Sent: Monday, August 12, 2024 2:07 PM
To: Robert Leatherwood <Robert.Leatherwood@txdot.gov>
Cc: Masoud Moradian <Masoud.Moradian@txdot.gov>; Jake Helmburg <Jake.Helmburg@ashtonwoods.com>; Shane Brown <Tommy.Brown@txdot.gov>; Aslan Zarafshan <Aslan.Zarafshan@txdot.gov>; Hansen, Matthew <Matthew.Hansen@kimley-horn.com>; Williams, Ben <ben.williams@kimley-horn.com>
Subject: Re: CS-23-DON-46969

Afternoon,

Last Friday we made sure to spray a heavy coat on all the bare areas. Please see attached.







Thank you,
Kendall Achilles / Project Manager
Cell: 512-970-5503

On Mon, Aug 5, 2024 at 11:43 AM Robert Leatherwood <Robert.Leatherwood@txdot.gov> wrote:

> Good morning Kendall, as of this moaning the grass has started growing but there is still large portions of the ROW that needs to have established grass. Signs look good as well as the striping. Once grass is grown the project will be accepted as complete.
> Attached are photos from today's visit.
>
> Thanks
>
> Get Outlook for iOS

From: Kendall Achilles <kachilles@jlgrayco.com>
Sent: Friday, August 2, 2024 9:57:40 AM

To: Masoud Moradian <Masoud.Moradian@txdot.gov>
Cc: Robert Leatherwood <Robert.Leatherwood@txdot.gov>; Jake Helmburg <Jake.Helmburg@ashtonwoods.com>; Shane Brown <Tommy.Brown@txdot.gov>; Aslan Zarafshan <Aslan.Zarafshan@txdot.gov>; Hansen, Matthew <Matthew.Hansen@kimley-horn.com>; Williams, Ben <ben.williams@kimley-horn.com>
Subject: Re: CS-23-DON-46969

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Morning,

All signage and reveg are done, if you guys are able to swing by there today. If not I can make sure to send pictures of everything, I forgot to take them the other day.

Thank you,
Kendall Achilles / Project Manager
Cell: 512-970-5503

On Tue, Jul 30, 2024 at 9:10 AM Kendall Achilles <kachilles@jlgrayco.com> wrote:

> Missing TxDot signs will be installed tomorrow afternoon.
>
> Thank you,
> Kendall Achilles / Project Manager
> Cell: 512-970-5503

On Tue, Jul 30, 2024 at 9:01 AM Masoud Moradian <Masoud.Moradian@txdot.gov> wrote:

> I am not a big decision maker, but we usually don't do conditional acceptance. If you send us some pictures of the sign and the grass, we can ask the Area Engineer.
>
> Thanks
> Masoud

MASOUD MORADIAN, Ph.D., P.E.
Design Lead
Georgetown Area Office
Austin District

O 512-930-6026 | M: 512-963-3551

From: Robert Leatherwood <Robert.Leatherwood@txdot.gov>
Sent: Tuesday, July 30, 2024 8:25 AM
To: Jake Helmburg <Jake.Helmburg@ashtonwoods.com>; Shane Brown <Tommy.Brown@txdot.gov>; Kendall Achilles <kachilles@jlgrayco.com>
Cc: Masoud Moradian <Masoud.Moradian@txdot.gov>; Aslan Zarafshan <Aslan.Zarafshan@txdot.gov>; Hansen, Matthew <Matthew.Hansen@kimley-horn.com>; Williams, Ben <ben.williams@kimley-horn.com>
Subject: Re: CS-23-DON-46969

The " Conditional Acceptance " is above my pay grade, to be honest with you I've never heard of TxDOT making an offer of acceptance like this. I'll let the folks that make the big decisions chime in on this matter.

Thank you

Get Outlook for iOS

From: Jake Helmburg <Jake.Helmburg@ashtonwoods.com>
Sent: Tuesday, July 30, 2024 8:06:06 AM
To: Robert Leatherwood <Robert.Leatherwood@txdot.gov>; Shane Brown <Tommy.Brown@txdot.gov>; Kendall Achilles <kachilles@jlgrayco.com>
Cc: Masoud Moradian <Masoud.Moradian@txdot.gov>; Aslan Zarafshan <Aslan.Zarafshan@txdot.gov>; Hansen, Matthew <Matthew.Hansen@kimley-horn.com>; Williams, Ben <ben.williams@kimley-horn.com>
Subject: RE: CS-23-DON-46969

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Allen,

Thanks for checking. I believe JL Gray installed the right turn lane signs, but if not, they will do so promptly.

Is it possible to get a "Conditional Acceptance" letter or email that we can provide to the City of Taylor? We are trying to make next week's City council meeting, and we need to provide some TxDOT documentation over to the City by this Thursday to make next week's meeting.



Jake Helmburg, P.E.
Land Acquisition Manager
Ashton Woods - Austin Division
10721 Research Blvd. B-210 | Austin, TX 78759
c 512 810 1596
jake.helmburg@ashtonwoods.com | ashtonwoods.com

From: Robert Leatherwood <Robert.Leatherwood@txdot.gov>
Sent: Tuesday, July 30, 2024 6:59 AM
To: Shane Brown <Tommy.Brown@txdot.gov>; Kendall Achilles <kachilles@jlgrayco.com>
Cc: Masoud Moradian <Masoud.Moradian@txdot.gov>; Aslan Zarafshan <Aslan.Zarafshan@txdot.gov>; Hansen, Matthew <Matthew.Hansen@kimley-horn.com>; Jake Helmburg <Jake.Helmburg@ashtonwoods.com>; Williams, Ben <ben.williams@kimley-horn.com>
Subject: RE: CS-23-DON-46969

I drove by there yesterday the grass is starting to grow, we'd like to see a little more established growth but it does look like it is sprouting very well. And I as mentioned back on the 15th I believe it was, there is right turn lane signs missing. If they are on order that is fine but we will need those set and before acceptance.

Thank you,
Allen

From: Shane Brown <Tommy.Brown@txdot.gov>
Sent: Monday, July 29, 2024 5:00 PM
To: Kendall Achilles <kachilles@jlgrayco.com>; Robert Leatherwood <Robert.Leatherwood@txdot.gov>
Cc: Masoud Moradian <Masoud.Moradian@txdot.gov>; Aslan Zarafshan <Aslan.Zarafshan@txdot.gov>; Hansen, Matthew <Matthew.Hansen@kimley-horn.com>; jake.helmburg@ashtonwoods.com; Williams, Ben <ben.williams@kimley-horn.com>
Subject: RE: CS-23-DON-46969

Sure go ahead and send them

Shane Brown
Access Management Coordinator/Utility Coordinator
TXDOT Georgetown Area Office
South Austin Ave, Georgetown Texas 78626
Office Hours 7am-4pm M-F
512-734-5754 Cell



MCJ
2nd Timothy, Chapter 4, Verses 7&8
7 I have fought the good fight, I have finished the race, I have kept the faith. 8 Now there is in store for me the crown of righteousness, which the Lord, the righteous Judge, will award to me on that day—and not only to me, but also to all who have longed for his appearing.



From: Kendall Achilles <kachilles@jlgrayco.com>
Sent: Monday, July 29, 2024 4:57 PM
To: Robert Leatherwood <Robert.Leatherwood@txdot.gov>
Cc: Masoud Moradian <Masoud.Moradian@txdot.gov>; Aslan Zarafshan <Aslan.Zarafshan@txdot.gov>; Hansen, Matthew <Matthew.Hansen@kimley-horn.com>; jake.helmburg@ashtonwoods.com; Williams, Ben <ben.williams@kimley-horn.com>; Shane Brown <Tommy.Brown@txdot.gov>
Subject: Re: CS-23-DON-46969

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Robert,

Drove by the turn lane this morning and the grass is definitely starting to grow in the ROW. Do you want me to send you guys pictures?

Thank you,
Kendall Achilles / Project Manager
Cell: 512-970-5503

On Mon, Jul 15, 2024 at 3:03 PM Robert Leatherwood <Robert.Leatherwood@txdot.gov> wrote:

> Thank you Sir
>
> Get Outlook for iOS
>
> From: Kendall Achilles <kachilles@jlgrayco.com>
> Sent: Monday, July 15, 2024 3:02:17 PM
> To: Robert Leatherwood <Robert.Leatherwood@txdot.gov>
> Cc: Masoud Moradian <Masoud.Moradian@txdot.gov>; Aslan Zarafshan

<Aslan.Zarafshan@txdot.gov>; Hansen, Matthew <Matthew.Hansen@kimley-horn.com>; jake.helmburg@ashtonwoods.com <Jake.Helmburg@ashtonwoods.com>; Williams, Ben <ben.williams@kimley-horn.com>; Shane Brown <Tommy.Brown@txdot.gov>
Subject: Re: CS-23-DON-46969

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Understood. The missing signs are going in on Wednesday. I will be sure to knock out the reveg this week as well!

Thank you,
Kendall Achilles / Project Manager
Cell: 512-970-5503

On Mon, Jul 15, 2024 at 2:58 PM Robert Leatherwood <Robert.Leatherwood@txdot.gov> wrote:

> Yes sir I took a ride out there today, and the striping looks good, I would like to add that the project will not be accepted as completed until we 75 percent vegetation growth in the ROW. As well as missing right turn signs on the SB 973 side of the roadway. If you have any questions please let me know .
>
> Thank you, Allen
>
> Get Outlook for iOS
>
> ---
>
> From: Kendall Achilles <kachilles@jlgrayco.com>
> Sent: Monday, July 15, 2024 2:44:32 PM
> To: Masoud Moradian <Masoud.Moradian@txdot.gov>
> Cc: Aslan Zarafshan <Aslan.Zarafshan@txdot.gov>; Hansen, Matthew <Matthew.Hansen@kimley-horn.com>; Robert Leatherwood <Robert.Leatherwood@txdot.gov>; jake.helmburg@ashtonwoods.com <Jake.Helmburg@ashtonwoods.com>; Williams, Ben <ben.williams@kimley-horn.com>; Shane Brown <Tommy.Brown@txdot.gov>
> Subject: Re: CS-23-DON-46969
>
> This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
> Afternoon,
>
> Wanted to follow up to see when you guys are planning to head out to the site and check out the TxDot work.
>
> Thank you,
> Kendall Achilles / Project Manager
> Cell: 512-970-5503

On Thu, Jul 11, 2024 at 3:48 PM Kendall Achilles <kachilles@jlgrayco.com> wrote:

Afternoon,

The final striping is going down today. The beginning of next week should be a good time to check it out and create a punch list if needed. I will work on getting you guys the test reports!

Thank you,
Kendall Achilles / Project Manager
Cell: 512-970-5503

On Wed, Jul 10, 2024 at 3:06 PM Masoud Moradian <Masoud.Moradian@txdot.gov> wrote:

In addition to what Aslan stated, please submit all material test reports and as-builts.

Thank you
Masoud

MASOUD MORADIAN, Ph.D., P.E.
Design Lead
Georgetown Area Office
Austin District

O 512-930-6026 | M: 512-963-3551

From: Aslan Zarafshan <Aslan.Zarafshan@txdot.gov>
Sent: Wednesday, July 10, 2024 11:12 AM
To: Hansen, Matthew <Matthew.Hansen@kimley-horn.com>; Robert Leatherwood <Robert.Leatherwood@txdot.gov>
Cc: jake.helmburg@ashtonwoods.com; Kendall Achilles <kachilles@jlgrayco.com>; Williams, Ben <ben.williams@kimley-horn.com>; Shane Brown <Tommy.Brown@txdot.gov>; Masoud Moradian <Masoud.Moradian@txdot.gov>
Subject: Re: CS-23-DON-46969

That's a good news!

Once the construction is completed please let us know which then Allen (Robert) will perform the site visit and provide Punchlist items for consideration.
After the items on punch list are addressed we do another visit and you should have project's acceptance.

Respectfully,
Aslan ZarafShan, P.E., PMP
Transportation Engineer
Georgetown Area Office|Austin District
Desk: (512) 930-6009

Texas Department of Transportation

From: Hansen, Matthew <Matthew.Hansen@kimley-horn.com>
Sent: Wednesday, July 10, 2024 9:07 AM
To: Justin Goolsby <Justin.Goolsby@txdot.gov>; Shane Brown <Tommy.Brown@txdot.gov>; Aslan Zarafshan <Aslan.Zarafshan@txdot.gov>; Robert Leatherwood <Robert.Leatherwood@txdot.gov>
Cc: jake.helmburg@ashtonwoods.com <Jake.Helmburg@ashtonwoods.com>; Kendall Achilles <kachilles@jlgrayco.com>; Williams, Ben <ben.williams@kimley-horn.com>
Subject: CS-23-DON-46969

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

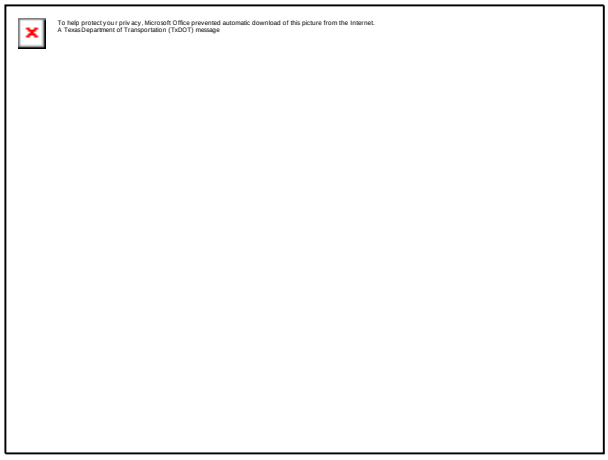
Improvements made to FM 973, as part of the subject donation agreement for Castlewood South Subdivision, are scheduled to be completed within the next 2 weeks. Can you provide guidance regarding the closeout procedures and approval process for this construction?

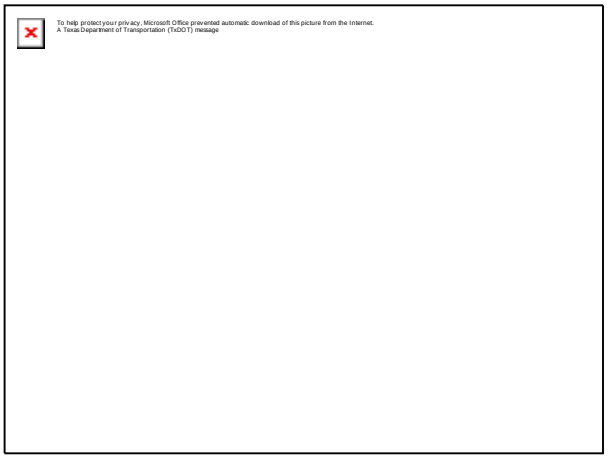
Best Regards,

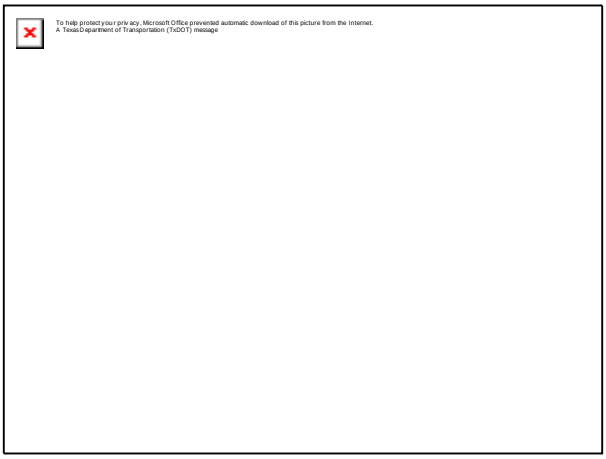
Matthew Hansen, P.E.
Kimley-Horn | 5301 Southwest Parkway, Terrace 2, Ste. 100, Austin, TX 78735
Direct: (737)241-9296 | Main: (512)646-2237
Connect with us: Twitter | LinkedIn | Facebook | Instagram | Kimley-Horn.com

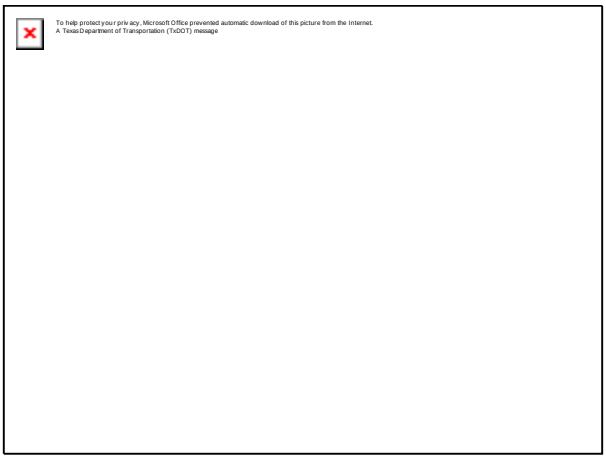
Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For


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A Texas Department of Transportation (TxDOT) message


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A Texas Department of Transportation (TxDOT) message



JL GRAY
CONSTRUCTION

TESTING & OBSERVATION REPORTING

Domestic Waterline

Project Name: CASTLEWOOD S. InspectorName: JEFF BENTSON HDR COT

Project #: 2254 Date: 04/12/24

Plumbing Permit #: Contractor Representative: SOYO ROMERO

PASS

Test/Observation Type: Pressure Test

Sheet # 1 of 2

TEST DESCRIPTION/LOCATION:

FH = sta 5+24.19

8,086 LFT @ 8"

464 LFT @ 12"

Total

~~200 PSI for 15 MIN~~

PASS ☑ FAIL ☐

~~150 PSI for 2 HOURS~~

PASS ☑ FAIL ☐

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TCEQ Microbial Reporting Form

Form instructions: www.tceq.texas.gov/drinkingwater/microbial/revised-total-coliform-rule

City of Round Rock Environmental Services Laboratory
Round Rock, Texas - Phone: (512) 218-5561
www.roundrocktexas.gov/waterlab
waterlab@roundrocktexas.gov

TCEQ Lab ID: T104704327

Water System Identification & Sample Collection Information (Please print or type the information)

Public Water System ID: (Must be 7 digits; include all zeros): TX _____

Public Water System Name: City of Taylor

Report Results To:
Name: Chlor Serv
Address: 107 Tradesmen Dr
City, State, Zip: Hutto Tx 78634
Comments: ~~FL-Gray Castlewood PH 1~~ -SB 7-11-24 Phone #: 512-269-8824 Acc Prnt 66
Project Name: JL- Gray Castlewood PH 1
Email: candice@chlorserv.com

Laboratory Analysis

Sample Iced? (Circle): YES NO
Temperature (°C): Actual Temp / Corrected Temp 8.0/8.0C IR # C
Lab Comments:

Incubation Date and Time
Start Date and Time: Analyst: DA
End Date and Time: Analyst: DA

Lab Rejected Code (LR) - Document Reason:

Result Reporting And Approval
Reported: Date Time Lab Approval Date Time

Laboratory Analysis Results
Test Method: SM 9223 ONPG-MUG Colilert-18
Analysis Results meet all accreditation requirements unless stated otherwise.

Field Sample ID #	Sample Identification/Location: Use sample site location/address identified in the system's RTCR Sample Siting Plan. * SAMPLES MARKED AS SPECIAL OR CONSTRUCTION CANNOT BE USED AS ROUTINE OR REPEAT SAMPLES. Raw Wells: Use Well Source ID (Ex: G1234567A)	Sample Type (√ one): Routine (Distribution)	Repeat	Raw Well	Special *	Construction *	Collected: Date (MM/DD/YY)	Time Military Time (HHMM)	Chlorine Residual: Free mg/L	Total mg/L	Replacement	Original Sample Info: Sample ID and Date of Collection (Repeat, TSM Raw Well, Replacement)	Rejection Code (if applicable) - Please Recollect	Chlorine Check: Absent	Chlorine Check: Present	Total Coliform: Absent	Total Coliform: Present	E. coli: Absent	E. coli: Present	Laboratory Sample ID Number
1	STA 7+82 WL-N					✓	7-11-24	1130		.65	☐			X		X		X		24-09258
2	STA 22+09 WL-B					✓	7-11-24	1145		.80	☐			X		X		X		24-09259
3	STA 8+75 WL-D					✓	7-11-24	1150		.87	☐			X		X		X		24-09260
4	STA 1+59 WL-E					✓	7-11-24	1155		.67	☐			X			X	X		24-09261
5	STA 6+67 WL-I					✓	7-11-24	1200		.95	☐			X		X		X		24-09262

The sampler acknowledges that samples were handled appropriately and all information is accurate. Falsification of this form or tampering with water samples is a crime punishable under state and/or federal law. (Texas Penal Code, Title 8, Chapter 37.10)

Sampler Name (Print): Shawn Bigan
Sampler Signature: Shawn Bigan
Sampler Phone #:
Sampler Email: shawnbigan90@gmail.com
Operator License # (if applicable):
Relinquished By Sampler: Shawn Bigan Date and Time: 7-11-24 1356
Received By Courier (if applicable): Date and Time:
Relinquished By Courier: Date and Time:
Received By Lab: Date and Time: 7/11/24 1356

TCEQ Microbial Reporting Form

Form instructions: www.tceq.texas.gov/drinkingwater/microbial/revised-total-coliform-rule

Water System Identification & Sample Collection Information (Please print or type the information)

Public Water System ID: (Must be 7 digits; include all zeros) TX _____

Public Water System Name: City of Taylor

Report Results To:

Name: Chlor Serv

Address: 107 Tradesmen Dr

City, State, Zip: Hutto Tx 78634

Comments: Phone #: 512-269-8029 Acc Prnt 66

Project Name: JL-Gray Castlewood PH1

Email: candice@chlorserv.com

City of Round Rock Environmental Services Laboratory
Round Rock, Texas - Phone: (512) 218-5561
www.roundrocktexas.gov/waterlab
waterlab@roundrocktexas.gov

TCEQ Lab ID: T104704327

Laboratory Analysis

Sample Iced? (Circle): YES (NO) | Temperature (°C): Actual Temp / Corrected Temp 8.0/8.0c | IR # C | Lab Comments:

Incubation Date and Time | Lab Rejected Code (LR) - Document Reason:

Start Date and Time: | Analyst: DA

End Date and Time: | Analyst: DA

Result Reporting And Approval

Reported: Date: Time: Lab Approval: Date: Time:

Field Sample ID #	Sample Identification/Location: Use sample site location/address identified in the system's RTCR Sample Siting Plan. * SAMPLES MARKED AS SPECIAL OR CONSTRUCTION CANNOT BE USED AS ROUTINE OR REPEAT SAMPLES. Raw Wells: Use Well Source ID (Ex. G1234567A)	Sample Type (√ one): Routine (Distribution)	Repeat	Raw Well	Special *	Construction *	Collected: Date (MM/DD/YY)	Time Military Time (HHMM)	Chlorine Residual: Free mg/L	Total mg/L	Replacement	Original Sample Info: Sample ID and Date of Collection (Repeat, TSM Raw Well, Replacement)	Rejection Code (If applicable) - Please Recollect	Test Method: SM 9223 ONPG-MUG Colilert-18 — Chlorine Check Absent	Chlorine Check Present	Total Coliform Absent	Total Coliform Present	E. coli Absent	E. coli Present	Analysis Results meet all accreditation requirements unless stated otherwise. Laboratory Sample ID Number
6	STA 1+88 WL-G					✓	7-11-24	1210		.68	☐			X		X		X		24-09263
7	STA 5+24 WL-M					✓	7-11-24	1220		.66	☐			X		X		X		24-09264
8	STA 3+12 WL-B					✓	7-11-24	1225		.75	☐			X		X		X		24-09265
9	STA 10+56 WL-B					✓	7-11-24	1240		.90	☐			X			X	X		24-09266
											☐									

The sampler acknowledges that samples were handled appropriately and all information is accurate. Falsification of this form or tampering with water samples is a crime punishable under state and/or federal law. (Texas Penal Code, Title 8, Chapter 37.10)

Sampler Name (Print): Shawn Bigan | Sampler Signature: Shawn Bigan | Sampler Phone #:

Sampler Email: shawnbigan95@gmail.com | Operator License # (If applicable):

Relinquished By Sampler: Shawn Bigan | Date and Time: 7-11-24 1356 | Received By Courier (If applicable): | Date and Time:

Relinquished By Courier: | Date and Time: | Received By Lab: | Date and Time: 7/11/24 1356

JL GRAY
CONSTRUCTION

TESTING & OBSERVATION REPORTING

Domestic Waterline

Project Name: CASTLEWOOD S. **InspectorName:** JEFF BENTSON HDR COT

Project #: 2254 **Date:** 04/12/24

Plumbing Permit #: **Contractor Representative:** SOYO ROMERO PASS

Test/Observation Type: Pressure Test

Sheet # 1 of 2

TEST DESCRIPTION/LOCATION:

FH = sta 5+24.49

8,086 LFT @ 8"

464 LFT @ 12"

Total

200 PSI for ~~15~~ MIN

PASS ☑ FAIL ☐

~~150~~ PSI for 2 HOURS

PASS ☑ FAIL ☐

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TCEQ Microbial Reporting Form

Form instructions: www.tceq.texas.gov/drinkingwater/microbial/revised-total-coliform-rule

Water System Identification & Sample Collection Information (Please print or type the information)

Public Water System ID (Must be 7 digits; include all zeros)	TX
Public Water System Name:	City of Taylor

Report Results To:

Name:	Chlor Serv
Address:	107 Tradesmen Dr
City, State, Zip	Hutto Tx 78634
Comments	Phone #: 512-269-8829 Acc Pmt 660
Project Name:	JL Gray - Castlewood PH 2
Email:	candrea@chlorserv.com

City of Round Rock Environmental Services Laboratory
Round Rock, Texas - Phone: (512) 218-5561
www.roundrocktexas.gov/waterlab
waterlab@roundrocktexas.gov

TCEQ Lab ID: T104704327

Laboratory Analysis

Sample Iced? (Circle)	Temperature (°C)		Lab Comments
YES NO	Actual Temp / Corrected Temp: 19.2 / 19.2c	IR #: C	

Incubation Date and Time			Lab Rejected Code (LR) - Document Reason:
Start Date and Time:		Analyst: DA	
End Date and Time		Analyst: DA	

Result Reporting And Approval

Reported: Date: Time: Lab Approval: Date: Time:

Laboratory Analysis Results

Field Sample ID #	Use sample site location/address identified in the system's RTCR Sample Siting Plan. * SAMPLES MARKED AS SPECIAL OR CONSTRUCTION CANNOT BE USED AS ROUTINE OR REPEAT SAMPLES. Raw Wells: Use Well Source ID (Ex: G1234567A)	Sample Type (√ one): Routine (Distribution)	Repeat	Raw Well	Special *	Construction *	Collected: Date (MM/DD/YY)	Time Military Time (HHMM)	Chlorine Residual: Free mg/L	Total mg/L	Replacement	Original Sample Info: Sample ID and Date of Collection (Repeat, TSM Raw Well, Replacement)	Rejection Code (if applicable) - Please Recollect	Test Method: SM 9223 ONPG-MUG Colilert-18 — Chlorine Check: Absent	Chlorine Check: Present	Total Coliform: Absent	Total Coliform: Present	E. coli: Absent	E. coli: Present	Analysis Results meet all accreditation requirements unless stated otherwise. Laboratory Sample ID Number
1	STA 1+59 WL-E					✓	7-16-24	1100		.65	☐			X		X		X	24-09487
2	STA 10+56 WL-B					✓	7-16-24	1105		.72	☐			X		X		X	24-09488
											☐								
											☐								
											☐								

The sampler acknowledges that samples were handled appropriately and all information is accurate. Falsification of this form or tampering with water samples is a crime punishable under state and/or federal law. (Texas Penal Code, Title 8, Chapter 37.10)

Sampler Name (Print):	Shawn Bigan	Sampler Signature:	Shawn Bigan	Sampler Phone #:	512-269-8829
Sampler Email:	shawnbigan96@gmail.com			Operator License # (if applicable):	
Relinquished By Sampler:	Shawn Bigan	Date and Time:	7-16-24	Received By Courier (if applicable):	Date and Time:
Relinquished By		Date and Time:		Received By Lab:	Date and Time:

612

JL GRAY
CONSTRUCTION

TESTING & OBSERVATION REPORTING

Wastewater

Project Name: Coyote Wood PH2 Inspector Name: Jeff Bantson HRG/COT

Project #: 2357 Date: 04/23/24

Plumbing Permit #: Contractor Representative: Sergio Romero

Test/Observation Type: Mandrel pull between manholes

WWL=1

Sheet # _____ of _____

From MH: 1+34.90	To MH: 4+29.84	PASS / FAIL
From MH: 4+29.84	To MH: 6+06.90	PASS / FAIL
From MH:	To MH:	PASS / FAIL
From MH: WWL	To MH: H	PASS / FAIL
From MH: 1+33.21	To MH: 2+84.85	PASS / FAIL
From MH: 2+84.85	To MH: 5+97.99	PASS / FAIL
From MH:	To MH:	PASS / FAIL
From MH:	To MH:	PASS / FAIL
From MH:	To MH:	PASS / FAIL
From MH:	To MH:	PASS / FAIL
From MH:	To MH:	PASS / FAIL
From MH:	To MH:	PASS / FAIL

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JL GRAY
CONSTRUCTION

TESTING & OBSERVATION REPORTING

Wastewater

Project Name: Castlewood PH 2 Inspector Name: Jeff Bentson HDR/Co.

Project #: 2357 Date 04/23/24

Contractor Representative: Sergio Romero

Test/Observation Type: Precast Manhole Vacuum Testing

MH = 1

Sheet # of

MH (LINE/STA): 4+29.84

Begin PSI: 10 End PSI: 10 PASS / FAIL

MH (LINE/STA): 6+06.90

Begin PSI: 10 End PSI: 10 PASS / FAIL

MH (LINE/STA):

Begin PSI: MH = 14 End PSI: PASS / FAIL

MH (LINE/STA): 2+84.85

Begin PSI: 10 End PSI: 10 PASS / FAIL

MH (LINE/STA): 5+97.99

Begin PSI: 10 End PSI: 10 PASS / FAIL

MH (LINE/STA):

Begin PSI: End PSI: PASS / FAIL

MH (LINE/STA):

Begin PSI: End PSI: PASS / FAIL

MH (LINE/STA):

Begin PSI: End PSI: PASS / FAIL

Scanned with CamScanner

JL GRAY CONSTRUCTION

TESTING & OBSERVATION REPORTING

Wastewater

Project Name: Castlewood PH 1 Inspector Name: Jeff Bentson HDR/Con

Project #: 2357 Date: 04/23/24

Plumbing Permit #: Contractor Representative: Sergio Romero

Test/Observation Type: Low Pressure Air Test

WWL 1

Sheet # _____ of _____

From MH: 1+34.90	To MH: 4+29.84	PASS / FAIL
Begin PSI: 4	End PSI: 4	
From MH: 4+29.84	To MH: 6+06.90	PASS / FAIL
Begin PSI: 4	End PSI: 4	
From MH:	To MH:	PASS / FAIL
Begin PSI: WWL	End PSI: H	
From MH: 1+33.71	To MH: 2+84.85	PASS / FAIL
Begin PSI: 4	End PSI: 4	
From MH: 2+84.85	To MH: 5+97.99	PASS / FAIL
Begin PSI: 4	End PSI: 4	
From MH:	To MH:	PASS / FAIL
Begin PSI:	End PSI:	
From MH:	To MH:	PASS / FAIL
Begin PSI:	End PSI:	
From MH:	To MH:	PASS / FAIL
Begin PSI:	End PSI:	

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Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 12/09/23
Project No.: 23107100.010
Report No.: 168
Page No.:
Technician: WL

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
118	MCFADIN WY STA 4+00	TCS SP-370	-	130.1	9.4	100	-	-	-	1CB	2"	147.4	135.9	8.5	104.5	PASS	
119	MCFADIN WY STA 8+50	TCS SP-370	-	130.1	9.4	100	-	-	-	1CB	2"	145.3	133.7	8.7	102.8	PASS	
120	BLAZIMAR LN STA 7+50	TCS SP-370	-	130.1	9.4	100	-	-	-	1CB	2"	143.6	131.6	9.1	101.2	PASS	
121	WILSON SPRINGS STA 8+50	TCS SP-370	-	130.1	9.4	100	-	-	-	1CB	2"	142.0	131.3	8.1	100.9	PASS	
122	WILSON SPRINGS STA 3+50	TCS SP-370	-	130.1	9.4	100	-	-	-	1CB	2"	148.9	136.6	9.0	105.0	PASS	
123	ELIJAH ST STA 10+50	TCS SP-370	-	130.1	9.4	100	-	-	-	1CB	2"	146.5	134.2	9.2	103.2	PASS	
124	ELIJAH ST STA 6+00	TCS SP-370	-	130.1	9.4	100	-	-	-	1CB	2"	147.1	135.7	8.4	104.3	PASS	
125	ELIJAH ST STA 2+00	TCS SP-370	-	130.1	9.4	100	-	-	-	1CB	2"	148.9	136.2	9.3	104.7	PASS	
126	ROTHER PL STA 4+00	TCS SP-639	-	125.3	4.7	100	-	-	-	1CB	2"	135.3	130.0	4.1	103.8	PASS	
127	ROGERS STA 5+50	TCS SP-639	-	125.3	4.7	100	-	-	-	1CB	2"	136.7	130.4	4.8	104.1	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1649
Moisture:	618
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: NONE ONSITE
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: ONSITE LEAD (FELIX)
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical 12-11-23

Project: Castlewood South Phase I

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/28/23
Project No.: 23107100.010
Report No.: 56
Page No.:
Technician: WL

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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
87	WL D XING STA 8+25	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	142.9	129.7	10.2	105.0	PASS	
88	WS BLK 6 LOT 14/15	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	141.7	127.3	11.3	103.1	PASS	
89	WS BLK 6 STA 18/19	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	141.3	126.3	11.9	102.3	PASS	
90	WS BLK 6 LOT 22	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	139.9	124.5	12.4	100.8	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1671
Moisture:	606
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical BDS 3.31.23

MLA "put us to the test" Geotechnical
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/01/23
PROJECT NO.: 23107100.010
REPORT NO.: 84
PAGE NO.: 1 of 1
TECHNICIAN: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	45	7	6/8/23	3.99	8.06	12.50	23,100	1850	2
CSTLW1	46	28	6/29/23	4.00	8.07	12.53	36,570	2920	2
CSTLW1	47	28	6/29/23	3.99	8.13	12.50	34,780	2780	2
CSTLW1	48	28	6/29/23	3.99	8.05	12.50	38,030	3040	5
CSTLW1	49	56/Hold	07/27/23	4.00	8.00	12.56	43,750	3480	5
						28 Day Break Average:		**2910**	

Tech. Information

28 day design (psi):	3000	SPEC:	3000	Consolidation Method:	Rodding
Location of placement:	U CHANNEL @ SOUTH END OF DEVELOPMENT				
Type of placement:	MADE BY CONTRACTOR				
Weather:				Air Content (ASTM C 231), %:	
Ambient Temp (deg. F):				Slump (ASTM C 143), Inch:	
CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:				Mix Design Ref.:	
Truck No.:				Ticket No.:	
Total Ordered (yd^3):				Plant No.:	
Time Batched:				Time Sampled:	
Concrete as Batched Per Cubic Yard					
Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :	#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:	#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:	#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!				

Capping Info

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

7-27-23
MLA Geotechnical

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A Division of MLA Labs, Inc.

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/30/24
PROJECT NO.: 23107100.010
REPORT NO.: 247
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	140	7	6/6/24	3.98	8.00	12.43	38,030	3060	DD	2
CSTLW1	141	28	6/27/24							
CSTLW1	142	28	6/27/24							
CSTLW1	143	28	6/27/24							
CSTLW1	144	56/Hold	07/25/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000	SPEC:	Consolidation Method: Rodding
Location of placement:	CURB WEDEMEYER STA 8+00		
Type of placement:	**MADE BY CONTRACTOR**		
Weather:			Air Content (ASTM C 231); %:
Ambient Temp (deg. F):			Slump (ASTM C 143); Inch:
CC Temp (ASTM C 1064) (F):			Unit Weight (ASTM C 138), PCF:

Supplier Ticket Information

Supplier:			Mix Design Ref.:
Truck No.:			Ticket No.:
Total Ordered (yd^3):			Plant No.:
Time Batched:			Time Sampled:

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6.7.24
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase I
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/05/24
PROJECT NO.: 23107100.010
REPORT NO.: 267
PAGE NO.: 1 of I
FIELD TECH: MS/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	170	7	6/12/24	3.99	8.15	12.47	38,060	3050	D	1
CSTLW1	171	28	7/3/24							
CSTLW1	172	28	7/3/24							
CSTLW1	173	28	7/3/24							
CSTLW1	174	56/Hold	07/31/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000	SPEC:	Consolidation Method: Rodding
Location of placement:	VALLEY GUTTER WEDEMEYER STA 4+00		
Type of placement:	**MADE BY CONTRACTOR**		
Weather:			Air Content (ASTM C 231); %:
Ambient Temp (deg. F):			Slump (ASTM C 143); Inch:
CC Temp (ASTM C 1064) (F):			Unit Weight (ASTM C 138), PCF:

Supplier Ticket Information

Supplier:			Mix Design Ref.:
Truck No.:			Ticket No.:
Total Ordered (yd^3):			Plant No.:
Time Batched:			Time Sampled:

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals.:		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-13-24
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/22/24
PROJECT NO.: 23107100.010
REPORT NO.: 292
PAGE NO.: 1 of 1
FIELD TECH: KT

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	205	7	6/29/24	3.99	8.03	12.47	35,850	2880	DD	5
CSTLW1	206	28	7/20/24							
CSTLW1	207	28	7/20/24							
CSTLW1	208	28	7/20/24							
CSTLW1	209	56/Hold	08/17/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000 SPEC:	Consolidation Method:	Rodding
Location of placement:	Driveway Approach @ Blazilmar Lane		
Type of placement:	Placed by chute, sampled from chute		
Weather:	Clear	Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	88	Slump (ASTM C 143); Inch:	5 1/2"
CC Temp (ASTM C 1064) (F):	86	Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	Centex	Mix Design Ref.:	C209525CF4
Truck No.:	1807	Ticket No.:	174393
Total Ordered (yd^3):	38	Plant No.:	4
Time Batched:	0738	Time Sampled:	0830

Concrete as Batched Per Cubic Yard

Cement; lbs.:	352.63	Type		Batch Water; gals. :		18.00
Fly Ash; lbs.:	117.89	Class		Batch Water; lbs.:		149.76
Aggregate (fine); lbs.:	1,029.47		0.00	% MST	Admixture; oz.:	1.00
Aggregate (coarse); lbs:	1,722.11		0.00	% MST	Admixture; oz.:	4.84
Aggregate (misc); lbs.:	437.89		0.00	% MST	Admixture; oz.:	10.00
Total Mass Solids; lbs.:	3,660.00			Total Mass Liquids; lbs.:		150.75
Total Mass of Batch; lbs.:	3,810.75					

Capping Info

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

7-1-24
MLA Geotechnical

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REPORT OF LABORATORY TESTS

Project: Castlewood South Phase 1 | **Date:** 3/20/2023
Project No.: 23107100.010
Location: Taylor, Texas | **Lab No.:** P23-391
Report No.: 43 & 44
Client: Starlight Homes Texas | **Tech.:** WL

Description of Material: Pale Brown to Gray CH Clay with Particles
Sampled By: WL
Source: Blazimer Lane Sta: 3+52
Rammer: 5.5 lb Mechanical Rainhart
Air Dry (Y/N): No
Proposed use: Road Fill

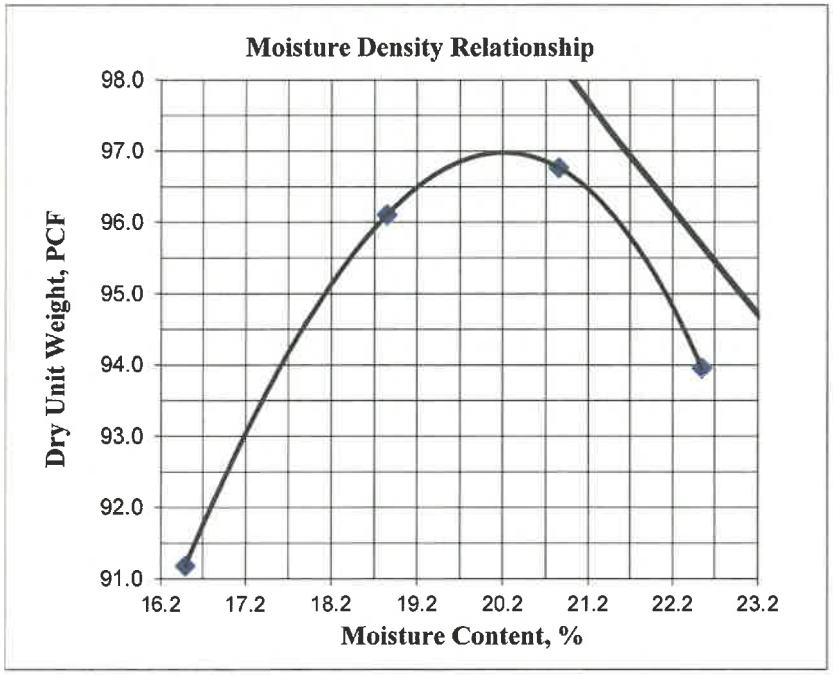


Atterberg Test Procedure: TEX-104 & 106 E

Liquid Limit:	44	
Plastic Limit:	14	
Plasticity Index:	30	

Sieve Test Procedure: TEX-110-E
Specification Reference: TxDOT Item 247.2

Sieve:	% Retained
7/8"	0.0



MDR Test method: TEX-114-E

Maximum Dry Density 97.0 PCF

Optimum Moisture 20.2 %

ZAV G_S = 2.34

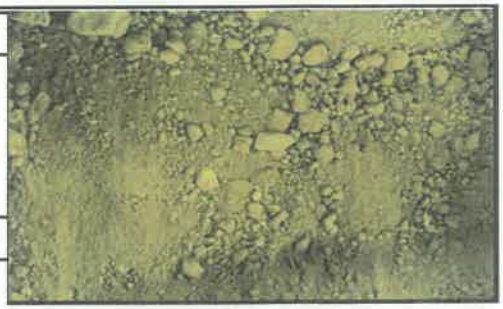
Reviewed By:
MLA Labs, Inc. 3.20.23

MLA Geotechnical "put us to the test"
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REPORT OF LABORATORY TESTS

Project: Castlewood South Phase 1 | **Date:** 12/6/2023
Project No.: 23107100.010
Location: Taylor, Texas | **Lab No.:** P23-1902
Report No.: 154-156
Client: Starlight Homes Texas | **Tech.:** WL

Description of Material: Lime Treated Brown Clay
Sampled By: WL
Source: Rogers Road Sta: 5+50
Rammer: 10.0 lb Mechanical Rainhart
Air Dry (Y/N): No
Proposed use: Lime Treated Subgrade

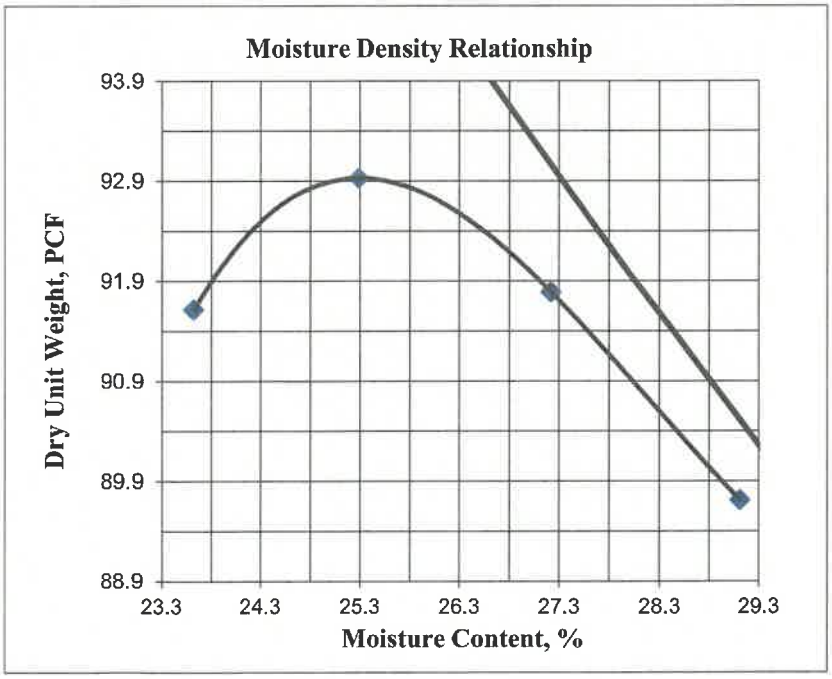


Atterberg Test Procedure: TEX-104 & 106 E

Liquid Limit:	53	
Plastic Limit:	41	
Plasticity Index:	12	

Sieve Test Procedure: TEX-110-E
Specification Reference: TxDOT Item 247.2

Sieve:	% Retained
2-1/2"	0.0
1-3/4"	0.0
1-1/4"	0.0
7/8"	0.0
3/8"	14.9
#4	26.7
#40	38.1



MDR Test method: TEX-113-E

Maximum Dry Density 92.9 PCF

Optimum Moisture 25.3 %

pH 12.4

ZAV G_S = 2.51

Reviewed By: AT 12/6/23
MLA Labs, Inc.

MLA "put us to the test" Geotechnical
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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/28/24
PROJECT NO.: 23107100.010
REPORT NO.: 240
PAGE NO.: 1 of 1
FIELD TECH: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	125	7	6/4/24	3.98	8.11	12.40	51,270	4130	DD	2
CSTLW1	126	28	6/25/24	3.99	8.09	12.47	76,250	6120	DD	2
CSTLW1	127	28	6/25/24	3.99	8.11	12.47	69,410	5570	DD	5
CSTLW1	128	28	6/25/24	3.99	8.12	12.47	72,470	5810	DD	2
CSTLW1	129	56/Hold	07/23/24							
						28 Day Break Average:		**5830**		

Tech. Information

28 day design (psi):	3000 SPEC:	Consolidation Method:	Rodding
Location of placement:	CURB BUTTERCUP STA 7+00		
Type of placement:	PLACED BY CURB MACHINE SAMPLED BY CHUTE		
Weather:	CLOUDY	Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	84°	Slump (ASTM C 143); Inch:	2"
CC Temp (ASTM C 1064) (F):	N/A	Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	CENTEX	Mix Design Ref.:	C217535CF4
Truck No.:	1711	Ticket No.:	173134
Total Ordered (yd^3):	76	Plant No.:	4
Time Batched:	07:49	Time Sampled:	09:00

Concrete as Batched Per Cubic Yard

Cement; lbs.:	338.95	Type		Batch Water; gals.:		15.74
Fly Ash; lbs.:	179.47	Class		Batch Water; lbs.:		130.93
Aggregate (fine); lbs.:	1,480.00	0.00	% MST	Admixture; oz.:		20.63
Aggregate (coarse); lbs:	1,515.79	0.00	% MST	Admixture; oz.:		3.89
Aggregate (misc); lbs.:	166.32	0.00	% MST	Admixture; oz.:		0.00
Total Mass Solids; lbs.:	3,680.53			Total Mass Liquids; lbs.:		132.46
Total Mass of Batch; lbs.:	3,812.99					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-26-24
MLA Geotechnical

MLA "put us to the test" Geotechnical
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase I
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/28/24
PROJECT NO.: 23107100.010
REPORT NO.: 241
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	130	7	6/4/24	3.98	8.13	12.40	33,490	2700	DD	2
CSTLW1	131	28	6/25/24	3.99	8.04	12.47	48,840	3920	DD	2
CSTLW1	132	28	6/25/24	3.99	8.08	12.47	47,050	3770	DD	2
CSTLW1	133	28	6/25/24	3.99	8.11	12.47	51,090	4100	DD	2
CSTLW1	134	56/Hold	07/23/24							
						28 Day Break Average:		**3930**		

Tech. Information

28 day design (psi):	3000 SPEC:	Consolidation Method:	Rodding
Location of placement:	CURB WEDEMEYER STA 18+00		
Type of placement:	****MADE BY CONTRACTOR****		
Weather:		Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):		Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):		Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:		Mix Design Ref.:	
Truck No.:		Ticket No.:	
Total Ordered (yd^3):		Plant No.:	
Time Batched:		Time Sampled:	

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals.:		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-26-24
MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 09/21/23
Project No.: 23107100.010
Report No.: 112
Page No.:
Technician: WL

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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
94	WWL C STA 31+90	P23-1408	30	102.0	20.1	98	102	OPT	+	-10	6"	120.1	100.0	20.1	98.0	PASS	
95	WWL C STA 31+90	P23-1408	30	102.0	20.1	98	102	OPT	+	-9	6"	124.8	103.7	20.3	101.7	PASS	
96	WWL C STA 31+90	P23-083	35	98.9	20.4	98	102	OPT	+	-8	6"	121.0	100.2	20.8	101.3	PASS	
97	WWL C STA 31+90	P23-083	35	98.9	20.4	98	102	OPT	+	-7	6"	124.3	100.9	23.2	102.0	PASS	
98	WWL C STA 31+90	P23-083	35	98.9	20.4	98	102	OPT	+	-6	6"	125.0	100.4	24.5	101.5	PASS	
99	WWL C STA 31+90	P23-083	35	98.9	20.4	98	102	OPT	+	-5	6"	123.6	100.9	22.5	102.0	PASS	
100	WWL C STA 31+90	P23-083	35	98.9	20.4	98	102	OPT	+	-4	6"	122.3	99.9	22.4	101.0	PASS	
101	WWL C STA 31+90	P23-083	35	98.9	20.4	98	102	OPT	+	-3	6"	128.1	99.6	28.6	100.7	PASS	
102	WWL C STA 31+90	P23-083	35	98.9	20.4	98	102	OPT	+	-2	6"	129.8	100.6	29.0	101.7	PASS	
103	WWL C STA 31+90	P23-083	35	98.9	20.4	98	102	OPT	+	-1	6"	129.3	100.0	29.3	101.1	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1343
Moisture:	612
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: NONE ONSITE
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: ONSITE LEAD
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical BDS 9-25-23

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 9/21/2023
PROJECT NO.: 23107100.010
REPORT NO.: 13
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: JL GRAY

Weather Conditions: CLEAR
Ambient Temperature: 80'S

Time Arrived at Site: 09:00
Time Departed Site: 12:00

Date Cylinders Cast: 9/20/2023

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 70-74

Made By: WL

General Location: SL A STA 1+00

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

BDS 9-22-23
MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 9/21/2023
PROJECT NO.: 23107100.010
REPORT NO.:
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: JL GRAY

Weather Conditions: CLEAR
Ambient Temperature: 80'S

Time Arrived at Site: 09:00
Time Departed Site: 12:00

Date Cylinders Cast: 9/20/2023

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 75-79

Made By: WL

General Location: WWS BLOCKS STA 31+89.72

Cylinder Condition: UNSATISFACTORY (1 DAMAGED)

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

9-22-23

MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684 Vendor Code VS0000024086

Report of Proctor Pick Up

Project:	Castlewood South Phase 1	**Date:**	03/01/23
TK No.:	CSTLW1	**Project No.:**	23107100.010
Location:	Taylor, Texas	**Report No.:**	34
City Insp:	0	**Page No.:**	
Client:	Starlight Homes Texas	**Technician:**	MM

SUMMARY OF WORK:

Contractors Working This Date: JL Gray

Weather Conditions: Sunny **Ambient Temperature:** 70's

Time Arrived : 1100 **Time Departed:** 1300

Location of Sample: Import

Lab Number: P23- 314

Lab Test: 698, Atterberg Limit

Proposed Use: Select Fill

Material Description: Light to Pale Brown Sandy Clay w/ Hard Agg

Gradation Specifications:

BDS 3-2-23

MLA Geotechnical

MLA "put us to the test" Geotechnical
A Division of MLA Labs Inc

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/17/24
PROJECT NO.: 23107100.010
REPORT NO.: 286
PAGE NO.:
FIELD TECH: LB

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	195	7	6/24/24	3.98	7.96	12.43	36,120	2900	DD	2
CSTLW1	196	28	7/15/24							
CSTLW1	197	28	7/15/24							
CSTLW1	198	28	7/15/24							
CSTLW1	199	56/Hold	08/12/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000	SPEC:	Consolidation Method: Rodding
Location of placement:	Approach on Rogers		
Type of placement:	Placed by truck, sampled from chute		
Weather:	Clear	Air Content (ASTM C 231); %:	N/A
Ambient Temp (deg. F):	77°	Slump (ASTM C 143); Inch:	5"
CC Temp (ASTM C 1064) (F):	92°	Unit Weight (ASTM C 138), PCF:	N/A

Supplier Ticket Information

Supplier:	Cen Tex	Mix Design Ref.:	C20952STF7
Truck No.:	2007	Ticket No.:	38-2710143
Total Ordered (yd^3):	28.50	Plant No.:	7
Time Batched:	0534	Time Sampled:	0650

Concrete as Batched Per Cubic Yard

Cement; lbs.:	0.00	Type		Batch Water; gals.:	0.00		
Fly Ash; lbs.:	0.00	Class		Batch Water; lbs.:	0.00		
Aggregate (fine); lbs.:	0.00		0.00	% MST	Admixture; oz.:	0.00	
Aggregate (coarse); lbs:	0.00		0.00	% MST	Admixture; oz.:	0.00	
Aggregate (misc); lbs.:	0.00		0.00	% MST	Admixture; oz.:	0.00	
Total Mass Solids; lbs.:	0.00			Total Mass Liquids; lbs.:		0.00	
Total Mass of Batch; lbs.:	0.00						

Capping Info

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-24-24
MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 06/18/24
Project No.: 23107100.010
Report No.: 287
Page No.:
Technician: LB

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	Butter Cup																
286	Sta: 6+00	SP-652		136.0	7.3	100	105	-3	+3	FCB	2"	145.5	136.6	6.5	100.4	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2245
Moisture:	692
Troxler No.:	3430
Serial No.:	86273

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical 6.19.24

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/18/2024
PROJECT NO.: 23107100.010
REPORT NO.: 289
PAGE NO.:
TECHNICIAN: LB

Contractors Working This Date: GAD

Weather Conditions: Clear
Ambient Temperature: 80's

Time Arrived at Site: 1030
Time Departed Site: 1045

Date Cylinders Cast: 6/17/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 195-199

Made By: LB

General Location: On Rogers

Cylinder Condition: Satisfactory

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

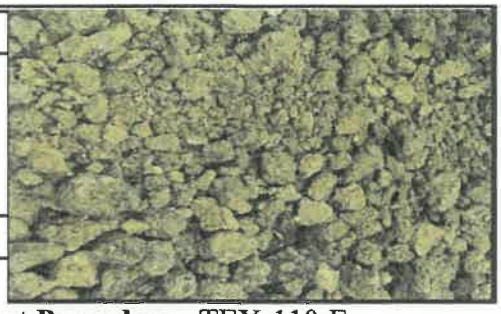
6.19.24
MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

REPORT OF LABORATORY TESTS

Project: Castlewood South Phase 1 | **Date:** 1/27/2023
Project No.: 23107100.010
Location: Austin, Texas | **Lab No.:** P23-082
Report No.: 12 + 13
Client: City of Austin | **Tech.:** ZK

Description of Material: Pale Borwn to Light Brown Clay
Sampled By: ZK
Source: Pond South Side Center 12' Deep
Rammer: 5.5 Ib Mechanical Rainhart
Air Dry (Y/N): No
Proposed use: Common Fill/Subgrade

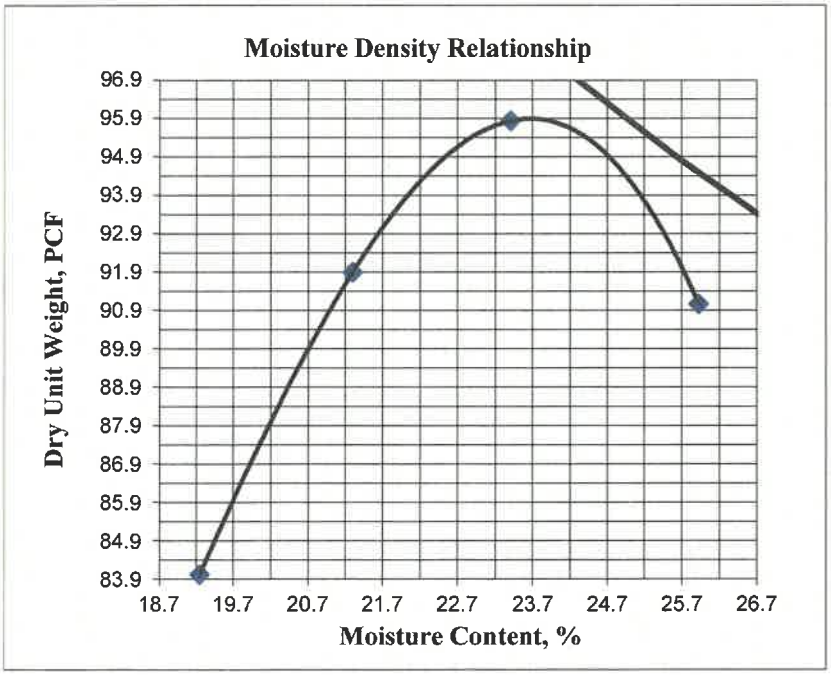


Atterberg Test Procedure: TEX-104 & 106 E

Liquid Limit:	54	
Plastic Limit:	23	
Plasticity Index:	31	

Sieve Test Procedure: TEX-110-E
Specification Reference: TxDOT Item 247.2

Sieve:	% Retained
7/8"	0.0



MDR Test method: TEX-114-E

Maximum Dry Density 95.9 PCF

Optimum Moisture 23.7 %

ZAV G_S = 2.49

Reviewed By: MLA Labs, Inc. AT 1/27/23

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684 Vendor Code VS0000024086

Report of Proctor Pick Up

Project:	Castlewood South Phase 1	**Date:**	01/17/23
TK No.:	0	**Project No.:**	23107100.010
Location:	Austin, Texas	**Report No.:**	
City Insp:	Mr. Frank Del Castillo	**Page No.:**	
Client:	City of Austin	**Technician:**	ZK

SUMMARY OF WORK:

Contractors Working This Date: JL Gray

Weather Conditions: Sunny **Ambient Temperature:** 70's

Time Arrived : 1100 **Time Departed:** 1300

Location of Sample: Pond North Center Top 6 '

Lab Number: P23-079

Lab Test: TEX 114 , Atterberg Limit

Proposed Use: Common Fill/ Subgrade

Material Description: Dark Brown, Dark gray, high clay

Gradation Specifications:

MLA Geotechnical

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TBPE Firm # F-2684 Vendor Code VS0000024086

Report of Proctor Pick Up

Project:	Castlewood South Phase 1	**Date:**	01/17/23
TK No.:	0	**Project No.:**	23107100.010
Location:	Austin, Texas	**Report No.:**	2
City Insp:	Mr. Frank Del Castillo	**Page No.:**	
Client:	City of Austin	**Technician:**	ZK

SUMMARY OF WORK:

Contractors Working This Date: JL Gray

Weather Conditions: Sunny **Ambient Temperature:** 70's

Time Arrived : 1100 **Time Departed:** 1300

Location of Sample: Pond North Center 12' deep

Lab Number: P23-080

Lab Test: TEX 114E, Atterberg Limit

Proposed Use: Common Fill/ Subgrade

Material Description: Light Brown/ Pale brown sandy clay

Gradation Specifications:

MLA Geotechnical

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TBPE Firm # F-2684 Vendor Code VS0000024086

Report of Proctor Pick Up

Project:	Castlewood South Phase 1	**Date:**	01/17/23
TK No.:	0	**Project No.:**	23107100.010
Location:	Austin, Texas	**Report No.:**	3
City Insp:	Mr. Frank Del Castillo	**Page No.:**	
Client:	City of Austin	**Technician:**	ZK

SUMMARY OF WORK:

Contractors Working This Date: JL Gray

Weather Conditions: Sunny **Ambient Temperature:** 70's

Time Arrived : 1100 **Time Departed:** 1300

Location of Sample: Pond South center top 6'

Lab Number: P23-081

Lab Test: TEX 114E, Atterberg Limit

Proposed Use: Common Fill/ Subgrade

Material Description: Darkbrown, Dark gray High Clay

Gradation Specifications:

MLA Geotechnical

MLA "put us to the test" Geotechnical
A Division of MLA Labs, Inc.

TBPE Firm # F-2684 Vendor Code VS0000024086

Report of Proctor Pick Up

Project:	Castlewood South Phase 1	**Date:**	01/17/23
TK No.:	0	**Project No.:**	23107100.010
Location:	Austin, Texas	**Report No.:**	4
City Insp:	Mr. Frank Del Castillo	**Page No.:**	
Client:	City of Austin	**Technician:**	ZK

SUMMARY OF WORK:

Contractors Working This Date: JL Gray

Weather Conditions: Sunny **Ambient Temperature:** 70's

Time Arrived : 1100 **Time Departed:** 1300

Location of Sample: Pond south side center 12' Deep

Lab Number: P23-082

Lab Test: TEX 114E, Atterberg Limits

Proposed Use: Common Fill/ Subgrade

Material Description: Pale brown/light brown Clay High

Gradation Specifications:

MLA Geotechnical

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684 Vendor Code VS0000024086

Report of Proctor Pick Up

Project:	Castlewood South Phase 1	**Date:**	01/17/23
TK No.:	0	**Project No.:**	23107100.010
Location:	Austin, Texas	**Report No.:**	5
City Insp:	Mr. Frank Del Castillo	**Page No.:**	
Client:	City of Austin	**Technician:**	ZK

SUMMARY OF WORK:

Contractors Working This Date: JL Gray

Weather Conditions: Sunny **Ambient Temperature:** 70's

Time Arrived : 1100 **Time Departed:** 1300

Location of Sample: Rogers Road 2+50

Lab Number: P23- 083

Lab Test: TEX 114E , Atterberg Limit

Proposed Use: Common Fill/ Subgrade

Material Description: Dark brown, Dark gray High Clay

Gradation Specifications:

MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 02/17/23
Project No.: 23107100.010
Report No.: 16
Page No.:
Technician: LB

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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	Wilson Spring Lane																
1	Sta: 5+00	P23-079	34	95.8	23.8	98	102	Opt	+	1st	6"	121.5	97.6	24.5	101.9	PASS	

NOTES:

*Standard: City of Taylor

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D-2922 and D-3017
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2205
Moisture:	698
Troxler No.:	3430
Serial No.:	77110

COMMENTS: No inspector on site

MD No.

MLA Geotechnical 2-21-23

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

DAILY TESTING REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 02/28/23
PROJECT NO.: 23107100.010
REPORT NO.: 33
PAGE NO.:
TECHNICIAN: RR

Summary of Work: Subgrade Investigation / Lime Series Pick Up

Contractors Working This Date: JL Gray

Weather Conditions: Cloudy
Ambient Temperature: 70s

Time Arrived at Project Site: 1400
Time Departed Project Site: 1500

Date and Time Testing Scheduled: 1400 on 2-28-23

Scheduled by: JL Gray

Reason for Testing Exception: N/A

Results of Inspection: Tech arrived on site as scheduled . Subgrade conditions were observed and recorded throughout the jobsite. Open utility lines were observed throughout the whole site. A letter with subgrade recommendations is to follow.

Lime series also collected for percent lime required. (M23-098 to 105)

3-1-23

MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684 Vendor Code VS0000024086

Report of Proctor Pick Up

Project:	Castlewood South Phase 1	**Date:**	03/04/23
TK No.:	CSTLW1	**Project No.:**	23107100.010
Location:	Taylor, Texas	**Report No.:**	37
City Insp:	0	**Page No.:**	
Client:	Starlight Homes Texas	**Technician:**	WL

SUMMARY OF WORK:

Contractors Working This Date: JL Gray

Weather Conditions: Sunny **Ambient Temperature:** 70's

Time Arrived : 16:30 **Time Departed:** 17:30

Location of Sample: WEDEMYER ST & ELIJAH ST

Lab Number: P23- 333

Lab Test: 114, ATTEBURG

Proposed Use: COMMON/ TBF

Material Description: LIGHT BRN/ PALE BRN W/ AG

Gradation Specifications:

BDS 3-6-23

MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 04/17/23
Project No.: 23107100.010
Report No.: 58
Page No.:
Technician: JJR

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	SDM- I																
105	STA 2+00	P23-314	1	123.5	11.1	98	105	X	X	-1	6"	139.0	123.0	13.0	99.6	Pass	
	SDM-D																
106	STA 3+00	P23-083	35	98.9	20.4	98	102	OPT	+	-1	6"	122.2	99.0	23.4	100.1	Pass	
107	STA 7+00	P23-314	1	123.5	11.1	98	105	X	X	-1	6"	132.3	121.1	9.2	98.1	Pass	
	SDM-K																
108	STA 2+00	P23-314	1	123.5	11.1	98	105	X	X	-1	6"	132.0	122.3	7.9	99.0	Pass	
	SD-F																
109	STA 2+50	P23-314	1	123.5	11.1	98	105	X	X	-1	6"	137.3	125.8	9.1	101.9	Pass	
	SD-N																
110	STA 1+57	P23-314	1	123.5	11.1	98	105	X	X	-1	6"	136.0	124.1	9.6	100.5	Pass	
	SD-E																
111	STA 3+00	P23-314	1	123.5	11.1	98	105	X	X	-1	6"	138.8	123.7	12.2	100.2	Pass	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2555
Moisture:	679
Troxler No.:	3430
Serial No.:	75224

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical JJS 4.18.23

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 05/02/23
Project No.: 23107100.010
Report No.: 62
Page No.:
Technician: JL

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
125	WWS Lot 1 Block 16	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	139.2	122.0	14.1	98.8	Pass	
126	WWS Lot 1 Block 16	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	142.8	126.3	13.1	102.3	Pass	
127	WWS Lot 3 Block 18	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	140.1	127.2	10.1	103.0	Pass	
128	WWS Lot 19-18 Block 12	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	135.1	122.3	10.5	99.0	Pass	
129	WWS Lot 19-18 Block 12	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	134.1	121.8	10.1	98.6	Pass	

NOTES:
*Standard: City of Taylor
Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1813
Moisture:	528
Troxler No.:	3430
Serial No.:	32230

INSPECTOR ON SITE: No Inspector On Site
MUNICIPALITY: City of Taylor
TESTS APPROVED BY: No Inspector On Site
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: None

Comments:

MLA Geotechnical BDS 5-4-23

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 05/05/23
Project No.: 23107100.010
Report No.: 63
Page No.:
Technician: LB

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
130	WS Eregation - M Sta: 0+60.23	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	140.5	126.7	10.9	102.6	PASS	
131	WS Eregation - M Sta: 0+60.23	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	141.7	126.1	12.4	102.1	PASS	

NOTES:
*Standard: City of Taylor
Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2215
Moisture:	699
Troxler No.:	3430
Serial No.:	77110

INSPECTOR ON SITE: No Inspector On Site
MUNICIPALITY: City of Taylor
TESTS APPROVED BY: No Inspector On Site
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: None

Comments:

MLA Geotechnical BDS 5.8.23

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/09/23
PROJECT NO.: 23107100.010
REPORT NO.: 64
PAGE NO.: 1 of 1
TECHNICIAN: JJR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	1	7	5/16/23	4.02	8.12	12.69	34,870	2750	2
CSTLW1	2	28	6/6/23	4.01	7.99	12.59	51,890	4120	5
CSTLW1	3	28	6/6/23	3.99	8.03	12.47	50,820	4080	2
CSTLW1	4	28	6/6/23	4.00	8.03	12.56	48,490	3860	2
CSTLW1	5	56/Hold	07/04/23						
						28 Day Break Average:		**4020**	

Tech. Information

28 day design (psi):	3600	SPEC:		Consolidation Method:	Rodding
Location of placement:	HEADWALL FOOTING on BUTTERCUP ROAD AT STA 7+00				
Type of placement:	PLACED BY TRUCK , SAMPLED AT CHUTE				
Weather:	OVERCAST			Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	80°			Slump (ASTM C 143); Inch:	5 1/2"
CC Temp (ASTM C 1064) (F):	79°			Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	CENTEX			Mix Design Ref.:	C222525CF8
Truck No.:	1508			Ticket No.:	176990
Total Ordered (yd^3):	9.50			Plant No.:	8
Time Batched:	12:09			Time Sampled:	13:30
Concrete as Batched Per Cubic Yard					
Cement; lbs.:	421.58	Type		Batch Water; gals. :	24.12
Fly Ash; lbs.:	140.53	Class		Batch Water; lbs.:	200.64
Aggregate (fine); lbs.:	1,206.32	3.00	% MST	Admixture; oz.:	30.74
Aggregate (coarse); lbs:	1,711.58	0.00	% MST	Admixture; oz.:	1.32
Aggregate (misc); lbs.:	120.00	3.00	% MST	Admixture; oz.:	1.26
Total Mass Solids; lbs.:	3,600.00			Total Mass Liquids; lbs.:	242.52
Total Mass of Batch; lbs.:	3,842.52				

Capping Info.

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-6-23
MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 5/16/2023
PROJECT NO.: 23107100.010
REPORT NO.: 166
PAGE NO.: 1 of 1
TECHNICIAN: MM

Contractors Working This Date: JL Gray

Weather Conditions: Overcast
Ambient Temperature: 70's

Time Arrived at Site: 1100
Time Departed Site: 1200

Date Cylinders Cast: 5/9/2023

Number of Cylinders Made: 1 set of 5

Cylinder Mark & No.: CSTLW1 1-5

Made By: JJR

General Location: Near Headwall

Cylinder Condition: Satisfactory

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

BDS 5-18-23

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TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 5/19/2023
PROJECT NO.: 23107100.010
REPORT NO.: 67
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 89°

Time Arrived at Site: 13:30
Time Departed Site: 14:50

Time Concrete Scheduled: 14:00

Concrete Placement Location: S/E HEADWALL ON CHANNEL A

Cylinder Mark & No.: CSTLW1 SET 1 6-10

Cylinders Left With: GONZALO W/ GAD

Required PSI: 3500

Reason Cylinders Left: CONCRETE DELIVERY DELAYED

Comments:

BDS 5.22-23
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TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 5/19/2023
PROJECT NO.: 23107100.010
REPORT NO.: 108
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 89°

Time Arrived at Site: 13:30
Time Departed Site: 14:50

Time Concrete Scheduled: 14:00

Concrete Placement Location: TRICKLE CHANNEL, CHANNEL A

Cylinder Mark & No.: CSTLW1 SET 2 11-15

Cylinders Left With: GONZALO W/ GAD

Required PSI: 3000

Reason Cylinders Left: CONCRETE DELIVERY DELAYED

Comments:

BDS 5-22-23
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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/19/23
PROJECT NO.: 23107100.010
REPORT NO.: 70
PAGE NO.: 1 of 1
TECHNICIAN: WL/CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	11	7	5/26/23	3.99	8.08	12.47	20,650	1660	1
CSTLW1	12	28	6/16/23	3.99	8.04	12.50	31,560	2530	2
CSTLW1	13	28	6/16/23	3.99	8.06	12.50	34,510	2760	5
CSTLW1	14	28	6/16/23	3.99	8.05	12.50	34,020	2720	5
CSTLW1	15	56/Hold	07/14/23	4.00	8.00	12.56	33,370	2660	1
						28 Day Break Average:		**2670**	

Tech. Information	28 day design (psi):	3000	SPEC:	3000	Consolidation Method:	Rodding	
	Location of placement:	TRICKLE CHANNEL, CHANNEL A					
	Type of placement:	SAMPLED AND PLACED BY CONTRACTOR (GAD)					
	Weather:	CLEAR			Air Content (ASTM C 231), %:		
	Ambient Temp (deg. F):				Slump (ASTM C 143), Inch:		
	CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:		
Supplier Ticket Information	Supplier:				Mix Design Ref.:		
	Truck No.:				Ticket No.:		
	Total Ordered (yd^3):				Plant No.:		
	Time Batched:				Time Sampled:		
	Concrete as Batched Per Cubic Yard						
	Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :	#DIV/0!	
	Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:	#DIV/0!	
	Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!	
	Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!	
	Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!	
	Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:	#DIV/0!	
	Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info	Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
	Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
	Shore A Hardness:	60 Durometer	Planeness:	
	Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

7-14-23

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/23/23
PROJECT NO.: 23107100.010
REPORT NO.: 75
PAGE NO.: 1 of 1
TECHNICIAN: LB

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	26	7	5/30/23	3.99	8.00	12.47	26,980	2160	2
CSTLW1	27	28	6/20/23	3.99	8.03	12.50	43,800	3500	2
CSTLW1	28	28	6/20/23	3.99	8.03	12.50	42,750	3420	2
CSTLW1	29	28	6/20/23	4.00	8.04	12.53	44,410	3540	2
CSTLW1	30	56/Hold	07/18/23						
						28 Day Break Average:		**3490**	

Tech. Information

28 day design (psi):	3500	SPEC:	Consolidation Method: Rodding
Location of placement:	Headwalls for pond A		
Type of placement:	Placed by truck, sampled from chute		
Weather:	Sunny		Air Content (ASTM C 231); %: N/A
Ambient Temp (deg. F):	90°		Slump (ASTM C 143); Inch: 4"
CC Temp (ASTM C 1064) (F):	95°		Unit Weight (ASTM C 138), PCF: N/A

Supplier Ticket Information

Supplier:	Cen Tex		Mix Design Ref.: C222525CF4
Truck No.:	1608		Ticket No.: 1608
Total Ordered (yd^3):	9.50		Plant No.: 4
Time Batched:	1406		Time Sampled: 1525

Concrete as Batched Per Cubic Yard

Cement; lbs.:	422.11	Type			Batch Water; gals.:	25.69
Fly Ash; lbs.:	140.53	Class			Batch Water; lbs.:	213.78
Aggregate (fine); lbs.:	1,210.53		4.00	% MST	Admixture; oz.:	31.16
Aggregate (coarse); lbs:	1,709.47		4.00	% MST	Admixture; oz.:	1.42
Aggregate (misc); lbs.:	132.63		0.00	% MST	Admixture; oz.:	0.84
Total Mass Solids; lbs.:	3,615.26				Total Mass Liquids; lbs.:	332.67
Total Mass of Batch; lbs.:	3,947.93					

Capping Info.

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-20-23
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/26/23
PROJECT NO.: 23107100.010
REPORT NO.: 77
PAGE NO.: 1 of 1
TECHNICIAN: ZK

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	31	7	6/2/23	6.03	13.08	28.50	43,150	1510	6
CSTLW1	32	7	6/2/23	6.02	12.03	28.45	38,930	1370	1
CSTLW1	33	28	6/23/23	6.01	11.99	28.35	65,840	2320	5
CSTLW1	34	28	6/23/23	6.03	12.06	28.50	70,150	2460	5
CSTLW1									
						28 Day Break Average:		**2390**	

Tech. Information

28 day design (psi):	3000	SPEC:		Consolidation Method:	Rodding
Location of placement:	Box Culvert Headwall East side of pond at entrance of job site				
Type of placement:	Placed by chute, sampled by chute				
Weather:	Sunny			Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	87°			Slump (ASTM C 143); Inch:	6 1/2"
CC Temp (ASTM C 1064) (F):	91°			Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	Centex			Mix Design Ref.:	C209525CF8
Truck No.:	2004			Ticket No.:	8025131
Total Ordered (yd^3):	5.00			Plant No.:	8
Time Batched:	15:25			Time Sampled:	16:50
Concrete as Batched Per Cubic Yard					
Cement; lbs.:	356.00	Type		Batch Water; gals. :	19.56
Fly Ash; lbs.:	116.00	Class		Batch Water; lbs.:	162.74
Aggregate (fine); lbs.:	1,312.00	3.00	% MST	Admixture; oz.:	28.00
Aggregate (coarse); lbs:	1,692.00	0.00	% MST	Admixture; oz.:	4.80
Aggregate (misc); lbs.:	128.00	3.00	% MST	Admixture; oz.:	0.90
Total Mass Solids; lbs.:	3,604.00			Total Mass Liquids; lbs.:	208.05
Total Mass of Batch; lbs.:	3,812.05				

Capping Info.

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6.26.23

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/30/23
PROJECT NO.: 23107100.010
REPORT NO.: 78
PAGE NO.: 1 of 1
TECHNICIAN: MM

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	35	7	6/6/23	3.99	8.05	12.47	14,750	1180	5
CSTLW1	36	28	6/27/23	4.00	8.01	12.56	22,830	1820	5
CSTLW1	37	28	6/27/23	4.00	8.01	12.59	24,050	1910	5
CSTLW1	38	28	6/27/23	4.00	8.01	12.53	22,340	1780	5
CSTLW1	39	56/Hold	07/25/23						
						28 Day Break Average:		**1840**	

Tech. Information

28 day design (psi):	3000 SPEC:	Consolidation Method:	Rodding
Location of placement:	Trickle Channel Pond A		
Type of placement:	Placed by truck, sampled from chute		
Weather:	Sunny	Air Content (ASTM C 231); %:	N/A
Ambient Temp (deg. F):	81	Slump (ASTM C 143); Inch:	5 1/2"
CC Temp (ASTM C 1064) (F):	83	Unit Weight (ASTM C 138), PCF:	N/A

Supplier Ticket Information

Supplier:	Cen Tex	Mix Design Ref.:	COAClassA
Truck No.:	1805	Ticket No.:	4432766
Total Ordered (yd^3):	9.50	Plant No.:	4
Time Batched:	9:24	Time Sampled:	10:49

Concrete as Batched Per Cubic Yard

Cement; lbs.:	351.58	Type			Batch Water; gals. :	19.22
Fly Ash; lbs.:	118.95	Class			Batch Water; lbs.:	159.92
Aggregate (fine); lbs.:	1,303.16		2.00	% MST	Admixture; oz.:	28.21
Aggregate (coarse); lbs:	1,703.16		2.00	% MST	Admixture; oz.:	1.05
Aggregate (misc); lbs.:	147.37		0.00	% MST	Admixture; oz.:	4.84
Total Mass Solids; lbs.:	3,624.21				Total Mass Liquids; lbs.:	222.18
Total Mass of Batch; lbs.:	3,846.39					

Capping Info.

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-27-23

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/30/23
PROJECT NO.: 23107100.010
REPORT NO.: 78
PAGE NO.: 1 of 1
TECHNICIAN: MM

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	35	7	6/6/23	3.99	8.05	12.47	14,750	1180	5
CSTLW1	36	28	6/27/23						
CSTLW1	37	28	6/27/23						
CSTLW1	38	28	6/27/23						
CSTLW1	39	56/Hold	07/25/23						
						28 Day Break Average:			

Tech. Information	28 day design (psi):	3000	SPEC:		Consolidation Method:	Rodding
	Location of placement:	Trickle Channel Pond A				
	Type of placement:	Placed by truck, sampled from chute				
	Weather:	Sunny			Air Content (ASTM C 231); %:	N/A
	Ambient Temp (deg. F):	81			Slump (ASTM C 143); inch:	5 1/2"
	CC Temp (ASTM C 1064) (F):	83			Unit Weight (ASTM C 138), PCF:	N/A
Supplier Ticket Information	Supplier:	Cen Tex			Mix Design Ref.:	COAClassA
	Truck No.:	1805			Ticket No.:	4432766
	Total Ordered (yd^3):	9.50			Plant No.:	4
	Time Batched:	9:24			Time Sampled:	10:49
	Concrete as Batched Per Cubic Yard					
	Cement; lbs.:	351.58	Type		Batch Water; gals. :	19.22
	Fly Ash; lbs.:	118.95	Class		Batch Water; lbs.:	159.92
	Aggregate (fine); lbs.:	1,303.16	2.00	% MST	Admixture; oz.:	28.21
	Aggregate (coarse); lbs:	1,703.16	2.00	% MST	Admixture; oz.:	1.05
	Aggregate (misc); lbs.:	147.37	0.00	% MST	Admixture; oz.:	4.84
	Total Mass Solids; lbs.:	3,624.21			Total Mass Liquids; lbs.:	222.18
	Total Mass of Batch; lbs.:	3,846.39				

Capping Info	Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
	Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
	Shore A Hardness:	60 Durometer	Planeness:	
	Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6.6.23
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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/31/23
PROJECT NO.: 23107100.010
REPORT NO.: 81
PAGE NO.: 1 of 1
TECHNICIAN: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	40	7	6/7/23	3.99	8.10	12.50	20,060	1610	1
CSTLW1	41	28	6/28/23	3.99	8.08	12.50	32,450	2600	2
CSTLW1	42	28	6/28/23	3.99	8.05	12.50	30,120	2410	2
CSTLW1	43	28	6/28/23	3.99	8.12	12.50	30,510	2440	1
CSTLW1	44	56/Hold	07/26/23						
						28 Day Break Average:		**2480**	

Tech. Information:

28 day design (psi):	3000	SPEC:	3000	Consolidation Method:	Rodding
Location of placement:	TRICKLE CHANNEL NORTH POND MIDDLW SECTION				
Type of placement:	SAMPLED AND PLACED BY CHUTE				
Weather:	CLEAR			Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	80°			Slump (ASTM C 143); Inch:	4 1/2"
CC Temp (ASTM C 1064) (F):	86°			Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	CENTEX			Mix Design Ref.:	C209525CF4
Truck No.:	1410			Ticket No.:	4432859
Total Ordered (yd^3):	9.5			Plant No.:	4
Time Batched:	09:51			Time Sampled:	11:08
Concrete as Batched Per Cubic Yard					
Cement; lbs.:	354.21	Type		Batch Water; gals. :	20.38
Fly Ash; lbs.:	118.95	Class		Batch Water; lbs.:	169.55
Aggregate (fine); lbs.:	145.26	0.00	% MST	Admixture; oz.:	1.00
Aggregate (coarse); lbs:	1,690.53	0.00	% MST	Admixture; oz.:	5.05
Aggregate (misc); lbs.:	1,317.89	0.00	% MST	Admixture; oz.:	1.05
Total Mass Solids; lbs.:	3,626.84			Total Mass Liquids; lbs.:	170.00
Total Mass of Batch; lbs.:	3,796.84				

Capping Info

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6/28/23
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/31/23
PROJECT NO.: 23107100.010
REPORT NO.: 81
PAGE NO.: 1 of 1
TECHNICIAN: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	40	7	6/7/23	3.99	8.10	12.50	20,060	1610	1
CSTLW1	41	28	6/28/23	3.99	8.08	12.50	32,450	2600	2
CSTLW1	42	28	6/28/23	3.99	8.05	12.50	30,120	2410	2
CSTLW1	43	28	6/28/23	3.99	8.12	12.50	30,510	2440	1
CSTLW1	44	56/Hold	07/26/23	4.00	8.00	12.56	37,260	2970	1
						28 Day Break Average:		2480	

Tech. Information

28 day design (psi):	3000 SPEC: 3000	Consolidation Method:	Rodding
Location of placement:	TRICKLE CHANNEL NORTH POND MIDDLW SECTION		
Type of placement:	SAMPLED AND PLACED BY CHUTE		
Weather:	CLEAR	Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	80°	Slump (ASTM C 143); Inch:	4 1/2"
CC Temp (ASTM C 1064) (F):	86°	Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	CENTEX	Mix Design Ref.:	C209525CF4
Truck No.:	1410	Ticket No.:	4432859
Total Ordered (yd^3):	9.5	Plant No.:	4
Time Batched:	09:51	Time Sampled:	11:08

Concrete as Batched Per Cubic Yard

Cement; lbs.:	354.21	Type			Batch Water; gals.:	20.38
Fly Ash; lbs.:	118.95	Class			Batch Water; lbs.:	169.55
Aggregate (fine); lbs.:	145.26		0.00	% MST	Admixture; oz.:	1.00
Aggregate (coarse); lbs:	1,690.53		0.00	% MST	Admixture; oz.:	5.05
Aggregate (misc); lbs.:	1,317.89		0.00	% MST	Admixture; oz.:	1.05
Total Mass Solids; lbs.:	3,626.84				Total Mass Liquids; lbs.:	170.00
Total Mass of Batch; lbs.:	3,796.84					

Capping Info

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

7.26.23
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/31/23
PROJECT NO.: 23107100.010
REPORT NO.: 81
PAGE NO.: 1 of 1
TECHNICIAN: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	40	7	6/7/23	3.99	8.10	12.50	20,060	1610	1
CSTLW1	41	28	6/28/23						
CSTLW1	42	28	6/28/23						
CSTLW1	43	28	6/28/23						
CSTLW1	44	56/Hold	07/26/23						
						28 Day Break Average:			

Tech. Information	28 day design (psi):	3000	SPEC:	3000	Consolidation Method:	Rodding	
	Location of placement:	TRICKLE CHANNEL NORTH POND MIDDLW SECTION					
	Type of placement:	SAMPLED AND PLACED BY CHUTE					
	Weather:	CLEAR			Air Content (ASTM C 231); %:		
	Ambient Temp (deg. F):	80°			Slump (ASTM C 143); Inch:	4 1/2"	
	CC Temp (ASTM C 1064) (F):	86°			Unit Weight (ASTM C 138), PCF:		
Supplier Ticket Information	Supplier:	CENTEX			Mix Design Ref.:	C209525CF4	
	Truck No.:	1410			Ticket No.:	4432859	
	Total Ordered (yd^3):	9.5			Plant No.:	4	
	Time Batched:	09:51			Time Sampled:	11:08	
	Concrete as Batched Per Cubic Yard						
	Cement; lbs.:	354.21	Type		Batch Water; gals.:	20.38	
	Fly Ash; lbs.:	118.95	Class		Batch Water; lbs.:	169.55	
	Aggregate (fine); lbs.:	145.26	0.00	% MST	Admixture; oz.:	1.00	
	Aggregate (coarse); lbs:	1,690.53	0.00	% MST	Admixture; oz.:	5.05	
	Aggregate (misc); lbs.:	1,317.89	0.00	% MST	Admixture; oz.:	1.05	
	Total Mass Solids; lbs.:	3,626.84			Total Mass Liquids; lbs.:	170.00	
	Total Mass of Batch; lbs.:	3,796.84					

Capping Info	Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
	Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
	Shore A Hardness:	60 Durometer	Planeness:	
	Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

SD 6-7-23

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/01/23
PROJECT NO.: 23107100.010
REPORT NO.: 84
PAGE NO.: I of I
TECHNICIAN: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	45	7	6/8/23	3.99	8.06	12.50	23,100	1850	2
CSTLW1	46	28	6/29/23	4.00	8.07	12.53	36,570	2920	2
CSTLW1	47	28	6/29/23	3.99	8.13	12.50	34,780	2780	2
CSTLW1	48	28	6/29/23	3.99	8.05	12.50	38,030	3040	5
CSTLW1	49	56/Hold	07/27/23						
						28 Day Break Average:		**2910**	

Tech. Information	28 day design (psi):	3000	SPEC:	3000	Consolidation Method:	Rodding	
	Location of placement:	U CHANNEL @ SOUTH END OF DEVELOPMENT					
	Type of placement:	MADE BY CONTRACTOR					
	Weather:				Air Content (ASTM C 231); %:		
	Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:		
	CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:		
Supplier Ticket Information	Supplier:				Mix Design Ref.:		
	Truck No.:				Ticket No.:		
	Total Ordered (yd^3):				Plant No.:		
	Time Batched:				Time Sampled:		
	Concrete as Batched Per Cubic Yard						
	Cement; lbs.:	#DIV/0!	Type		Batch Water; gals.:	#DIV/0!	
	Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:	#DIV/0!	
	Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!	
	Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!	
	Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!	
	Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:	#DIV/0!	
	Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info	Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
	Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
	Shore A Hardness:	60 Durometer	Planeness:	
	Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-29-23
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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/01/23
PROJECT NO.: 23107100.010
REPORT NO.: 84
PAGE NO.: 1 of 1
TECHNICIAN: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	45	7	6/8/23	3.99	8.06	12.50	23,100	1850	2
CSTLW1	46	28	6/29/23						
CSTLW1	47	28	6/29/23						
CSTLW1	48	28	6/29/23						
CSTLW1	49	56/Hold	07/27/23						
						28 Day Break Average:			

Tech. Information	28 day design (psi):	3000	SPEC:	3000	Consolidation Method:	Rodding	
	Location of placement:	U CHANNEL @ SOUTH END OF DEVELOPMENT					
	Type of placement:	MADE BY CONTRACTOR					
	Weather:				Air Content (ASTM C 231); %:		
	Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:		
	CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:		
Supplier Ticket Information	Supplier:				Mix Design Ref.:		
	Truck No.:				Ticket No.:		
	Total Ordered (yd^3):				Plant No.:		
	Time Batched:				Time Sampled:		
	Concrete as Batched Per Cubic Yard						
	Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :	#DIV/0!	
	Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:	#DIV/0!	
	Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!	
	Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!	
	Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!	
	Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:	#DIV/0!	
	Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info	Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
	Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
	Shore A Hardness:	60 Durometer	Planeness:	
	Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6.8.23

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/02/23
PROJECT NO.: 23107100.010
REPORT NO.: 86
PAGE NO.: 1 of 1
TECHNICIAN: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	50	7	6/9/23	3.99	8.10	12.47	15,780	1270	2
CSTLW1	51	28	6/30/23	3.99	8.04	12.47	24,480	1960	5
CSTLW1	52	28	6/30/23	3.99	8.08	12.50	30,060	2410	6
CSTLW1	53	28	6/30/23	4.00	8.01	12.53	29,640	2370	5
CSTLW1	54	56/Hold	07/28/23	4.00	8.00	12.56	34,910	2780	5
						28 Day Break Average:		**2250**	

Tech. Information

28 day design (psi):	3000	SPEC:	3000	Consolidation Mcthod:	Rodding
Location of placement:	U CHANNEL @ SOUTH POND OUTFLOW				
Type of placement:	PLACED BY PUMP SAMPLED BY CHUTE				
Weather:	CLEAR			Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	88°			Slump (ASTM C 143); Inch:	5 1/2"
CC Temp (ASTM C 1064) (F):	93°			Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	CENTEX			Mix Design Ref.:	C209525CF4
Truck No.:	1608			Ticket No.:	4433051
Total Ordered (yd^3):	28.5			Plant No.:	4
Time Batched:	12:28			Time Sampled:	13:34
Concrete as Batched Per Cubic Yard					
Cement; lbs.:	352.63	Type		Batch Water; gals.:	20.05
Fly Ash; lbs.:	117.37	Class		Batch Water; lbs.:	166.84
Aggregate (fine); lbs.:	1,324.21	3.00	% MST	Admixture; oz.:	1.00
Aggregate (coarse); lbs:	1,684.21	0.00	% MST	Admixture; oz.:	5.05
Aggregate (misc); lbs.:	145.26	3.00	% MST	Admixture; oz.:	28.21
Total Mass Solids; lbs.:	3,623.68			Total Mass Liquids; lbs.:	213.06
Total Mass of Batch; lbs.:	3,836.75				

Capping Info

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

7.28.23
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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/07/23
PROJECT NO.: 23107100.010
REPORT NO.: 91
PAGE NO.: 1 of 1
TECHNICIAN: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	55	7	6/14/23	3.99	8.10	12.47	30,210	2420	2
CSTLW1	56	28	7/5/23	3.99	7.91	12.50	44,900	3590	2
CSTLW1	57	28	7/5/23	3.98	8.01	12.43	44,430	3570	2
CSTLW1	58	28	7/5/23	3.98	7.94	12.43	50,820	4090	2
CSTLW1	59	56/Hold	08/02/23						
						28 Day Break Average:		**3750**	

Tech. Information	28 day design (psi):	3000	SPEC:	3000	Consolidation Method:	Rodding	
	Location of placement:	U CHANNEL NORTH WALL@ SOUTH END OF DEVELOPMENT					
	Type of placement:	MADE BY CONTRACTOR					
	Weather:				Air Content (ASTM C 231), %:		
	Ambient Temp (deg. F):				Slump (ASTM C 143), Inch:		
	CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:		
Supplier Ticket Information	Supplier:				Mix Design Ref.:		
	Truck No.:				Ticket No.:		
	Total Ordered (yd^3):				Plant No.:		
	Time Batched:				Time Sampled:		
	Concrete as Batched Per Cubic Yard						
	Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :	#DIV/0!	
	Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:	#DIV/0!	
	Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!	
	Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!	
	Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!	
	Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:	#DIV/0!	
	Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info	Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
	Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
	Shore A Hardness:	60 Durometer	Planeness:	
	Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

7.6.23
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/07/23
PROJECT NO.: 23107100.010
REPORT NO.: 91
PAGE NO.: 1 of 1
TECHNICIAN: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	55	7	6/14/23	3.99	8.10	12.47	30,210	2420	2
CSTLW1	56	28	7/5/23						
CSTLW1	57	28	7/5/23						
CSTLW1	58	28	7/5/23						
CSTLW1	59	56/Hold	08/02/23						
						28 Day Break Average:			

Tech. Information	28 day design (psi):	3000	SPEC:	3000	Consolidation Method:	Rodding	
	Location of placement:	U CHANNEL NORTH WALL@ SOUTH END OF DEVELOPMENT					
	Type of placement:	MADE BY CONTRACTOR					
	Weather:				Air Content (ASTM C 231); %:		
	Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:		
	CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:		
Supplier Ticket Information	Supplier:				Mix Design Ref.:		
	Truck No.:				Ticket No.:		
	Total Ordered (yd^3):				Plant No.:		
	Time Batched:				Time Sampled:		
	Concrete as Batched Per Cubic Yard						
	Cement; lbs.:	#DIV/0!	Type		Batch Water; gals.:	#DIV/0!	
	Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:	#DIV/0!	
	Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!	
	Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!	
	Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!	
	Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:	#DIV/0!	
	Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info	Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
	Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
	Shore A Hardness:	60 Durometer	Planeness:	
	Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-14-23
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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/09/23
PROJECT NO.: 23107100.010
REPORT NO.: 92
PAGE NO.: 1 of 1
TECHNICIAN: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	60	7	6/16/23	4.00	8.02	12.53	21,810	1740	2
CSTLW1	61	28	7/7/23	4.01	8.04	12.59	35,240	2800	5
CSTLW1	62	28	7/7/23	4.01	7.99	12.62	35,390	2800	2
CSTLW1	63	28	7/7/23	4.01	8.05	12.59	35,270	2800	5
CSTLW1	64	56/Hold	08/04/23						
						28 Day Break Average:		**2800**	

Tech. Information	28 day design (psi):	3000	SPEC:	3000	Consolidation Method:	Rodding	
	Location of placement:	U CHANNEL SOUTH WALL@ SOUTH END OF DEVELOPMENT					
	Type of placement:	PLACED BY PUMP SAMPLED BY CHUTE					
	Weather:	CLEAR			Air Content (ASTM C 231); %:		
	Ambient Temp (deg. F):	97°			Slump (ASTM C 143); Inch:	4"	
	CC Temp (ASTM C 1064) (F):	95°			Unit Weight (ASTM C 138), PCF:		
Supplier Ticket Information	Supplier:	CENTEX			Mix Design Ref.:	C209525CF4	
	Truck No.:	1508			Ticket No.:	4433414	
	Total Ordered (yd^3):	13			Plant No.:	4	
	Time Batched:	14:05			Time Sampled:	15:10	
	Concrete as Batched Per Cubic Yard						
	Cement; lbs.:	352.11	Type		Batch Water; gals. :	19.12	
	Fly Ash; lbs.:	118.42	Class		Batch Water; lbs.:	159.04	
	Aggregate (fine); lbs.:	1,317.89	0.00	% MST	Admixture; oz.:	28.21	
	Aggregate (coarse); lbs:	1,686.32	0.00	% MST	Admixture; oz.:	1.05	
	Aggregate (misc); lbs.:	145.26	0.00	% MST	Admixture; oz.:	5.05	
	Total Mass Solids; lbs.:	3,620.00			Total Mass Liquids; lbs.:	161.19	
	Total Mass of Batch; lbs.:	3,781.19					

Capping Info.	Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
	Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
	Shore A Hardness:	60 Durometer	Planeness:	
	Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

SD 7-7-23
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/09/23
PROJECT NO.: 23107100.010
REPORT NO.: 92
PAGE NO.: 1 of 1
TECHNICIAN: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	60	7	6/16/23	4.00	8.02	12.53	21,810	1740	2
CSTLW1	61	28	7/7/23						
CSTLW1	62	28	7/7/23						
CSTLW1	63	28	7/7/23						
CSTLW1	64	56/Hold	08/04/23						
						28 Day Break Average:			

Tech. Information

28 day design (psi):	3000 SPEC: 3000	Consolidation Method:	Rodding
Location of placement:	U CHANNEL SOUTH WALL@ SOUTH END OF DEVELOPMENT		
Type of placement:	PLACED BY PUMP SAMPLED BY CHUTE		
Weather:	CLEAR	Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	97°	Slump (ASTM C 143); Inch:	4"
CC Temp (ASTM C 1064) (F):	95°	Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	CENTEX	Mix Design Ref.:	C209525CF4
Truck No.:	1508	Ticket No.:	4433414
Total Ordered (yd^3):	13	Plant No.:	4
Time Batched:	14:05	Time Sampled:	15:10

Concrete as Batched Per Cubic Yard

Cement; lbs.:	352.11	Type			Batch Water; gals.:	19.12
Fly Ash; lbs.:	118.42	Class			Batch Water; lbs.:	159.04
Aggregate (fine); lbs.:	1,317.89		0.00	% MST	Admixture; oz.:	28.21
Aggregate (coarse); lbs:	1,686.32		0.00	% MST	Admixture; oz.:	1.05
Aggregate (misc); lbs.:	145.26		0.00	% MST	Admixture; oz.:	5.05
Total Mass Solids; lbs.:	3,620.00				Total Mass Liquids; lbs.:	161.19
Total Mass of Batch; lbs.:	3,781.19					

Capping Info

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

DD 6-16-23
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase I
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/14/23
PROJECT NO.: 23107100.010
REPORT NO.: 98
PAGE NO.: 1 of 1
TECHNICIAN: MM/Cont

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	65	7	6/21/23	3.99	8.03	12.47	36,890	2960	2
CSTLW1	66	28	7/12/23	4.00	8.13	12.53	56,840	4540	2
CSTLW1	67	28	7/12/23	4.00	8.11	12.53	52,840	4220	2
CSTLW1	68	28	7/12/23	4.00	8.10	12.56	55,560	4420	2
CSTLW1	69	56/Hold	08/09/23						
						28 Day Break Average:		**4390**	

Tech. Information	28 day design (psi):	3600	SPEC:		Consolidation Method:		Rodding
	Location of placement:	NorthEast Head Wall footing of Pond 1 *Contractor Made					
	Type of placement:						
	Weather:				Air Content (ASTM C 231); %:		
	Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:		
	CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:		
Supplier Ticket Information	Supplier:				Mix Design Ref.:		
	Truck No.:				Ticket No.:		
	Total Ordered (yd^3):				Plant No.:		
	Time Batched:				Time Sampled:		
	Concrete as Batched Per Cubic Yard						
	Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :		#DIV/0!
	Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
	Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
	Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
	Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
	Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
	Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info.	Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
	Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
	Shore A Hardness:	60 Durometer	Planeness:	
	Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

7.12.23
MLA Geotechnical

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A Division of MLA Labs, Inc.

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/16/23
PROJECT NO.: 23107100.010
REPORT NO.: 100
PAGE NO.: 1 of 1
TECHNICIAN: ZK

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	70	7	6/23/23	3.99	8.06	12.47	35,430	2840	2
CSTLW1	71	28	7/14/23	4.00	8.00	12.53	51,680	4120	2
CSTLW1	72	28	7/14/23	4.00	7.98	12.56	53,110	4230	2
CSTLW1	73	28	7/14/23	4.00	8.04	12.53	51,940	4150	2
CSTLW1	74	56/Hold	08/11/23						
						28 Day Break Average:		**4170**	

Tech. Information

28 day design (psi):	3600 SPEC:	Consolidation Method:	Rodding
Location of placement:	NorthEast Head Wall footing of Pond 1		
Type of placement:	Placed by chute, sampled by chute		
Weather:	SUNNY	Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	87°	Slump (ASTM C 143); Inch:	4"
CC Temp (ASTM C 1064) (F):	94°	Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	CENTEX	Mix Design Ref.:	C222525CF4
Truck No.:	1608	Ticket No.:	4433606
Total Ordered (yd^3):	19.00	Plant No.:	4
Time Batched:	0726	Time Sampled:	0848

Concrete as Batched Per Cubic Yard

Cement; lbs.:	421.05	Type		Batch Water; gals.:		19.25
Fly Ash; lbs.:	140.00	Class		Batch Water; lbs.:		160.18
Aggregate (fine); lbs.:	1,206.32	3.75	% MST	Admixture; oz.:		31.16
Aggregate (coarse); lbs:	1,722.11	0.00	% MST	Admixture; oz.:		1.47
Aggregate (misc); lbs.:	134.74	3.25	% MST	Admixture; oz.:		0.84
Total Mass Solids; lbs.:	3,624.21			Total Mass Liquids; lbs.:		211.89
Total Mass of Batch; lbs.:	3,836.10					

Capping Info.

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

7.14.23
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/16/23
PROJECT NO.: 23107100.010
REPORT NO.: 100
PAGE NO.: 1 of 1
TECHNICIAN: ZK

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	70	7	6/23/23	3.99	8.06	12.47	35,430	2840	2
CSTLW1	71	28	7/14/23						
CSTLW1	72	28	7/14/23						
CSTLW1	73	28	7/14/23						
CSTLW1	74	56/Hold	08/11/23						
						28 Day Break Average:			

Tech. Information	28 day design (psi):	3600	SPEC:	Consolidation Method:	Rodding
	Location of placement:	NorthEast Head Wall footing of Pond 1			
	Type of placement:	Placed by chute, sampled by chute			
	Weather:	SUNNY		Air Content (ASTM C 231); %:	
	Ambient Temp (deg. F):	87°		Slump (ASTM C 143); Inch:	4"
	CC Temp (ASTM C 1064) (F):	94°		Unit Weight (ASTM C 138), PCF:	
Supplier Ticket Information	Supplier:	CENTEX		Mix Design Ref.:	C222525CF4
	Truck No.:	1608		Ticket No.:	4433606
	Total Ordered (yd^3):	19.00		Plant No.:	4
	Time Batched:	0726		Time Sampled:	0848
	Concrete as Batched Per Cubic Yard				
	Cement; lbs.:	421.05	Type	Batch Water; gals. :	19.25
	Fly Ash; lbs.:	140.00	Class	Batch Water; lbs.:	160.18
	Aggregate (fine); lbs.:	1,206.32	3.75 % MST	Admixture; oz.:	31.16
	Aggregate (coarse); lbs:	1,722.11	0.00 % MST	Admixture; oz.:	1.47
	Aggregate (misc); lbs.:	134.74	3.25 % MST	Admixture; oz.:	0.84
	Total Mass Solids; lbs.:	3,624.21		Total Mass Liquids; lbs.:	211.89
	Total Mass of Batch; lbs.:	3,836.10			

Capping Info	Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
	Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
	Shore A Hardness:	60 Durometer	Planeness:	
	Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6.26.23
MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/19/2023
PROJECT NO.: 23107100.010
REPORT NO.: 101
PAGE NO.: 1 of 1
TECHNICIAN: ZK

Contractors Working This Date: **GAD**

Weather Conditions: Sunny
Ambient Temperature: 90's

Time Arrived at Site: 0800
Time Departed Site: 0900

Date Cylinders Cast: 6/16/2023

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 (70-74)

Made By: ZK

General Location: NorthEast Head Wall footing of Pond 1

Cylinder Condition: Satisfactory

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

EL 6.20.23
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/20/23
PROJECT NO.: 23107100.010
REPORT NO.: 103
PAGE NO.: 1 of 1
TECHNICIAN: ZK/Contractor

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	75	7	6/27/23	3.99	7.99	12.47	31,890	2560	2
CSTLW1	76	28	7/18/23	3.99	8.07	12.47	47,860	3840	2
CSTLW1	77	28	7/18/23	3.99	8.04	12.50	45,040	3600	2
CSTLW1	78	28	7/18/23	3.99	8.03	12.50	46,050	3680	2
CSTLW1	79	56/Hold	08/15/23						
						28 Day Break Average:		**3710**	

Tech. Information

28 day design (psi):	3600	SPEC:	Consolidation Method:	Rodding
Location of placement:	Outfall structure wall left side of pond (CONTRACTOR MADE)			
Type of placement:				
Weather:			Air Content (ASTM C 231), %:	
Ambient Temp (deg. F):			Slump (ASTM C 143), Inch:	
CC Temp (ASTM C 1064) (F):			Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:				Mix Design Ref.:		
Truck No.:				Ticket No.:		
Total Ordered (yd^3):				Plant No.:		
Time Batched:				Time Sampled:		
Concrete as Batched Per Cubic Yard						
Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/20/23
PROJECT NO.: 23107100.010
REPORT NO.: 103
PAGE NO.: 1 of 1
TECHNICIAN: ZK/Contractor

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	75	7	6/27/23	3.99	7.99	12.47	31,890	2560	2
CSTLW1	76	28	7/18/23						
CSTLW1	77	28	7/18/23						
CSTLW1	78	28	7/18/23						
CSTLW1	79	56/Hold	08/15/23						
						28 Day Break Average:			

Tech. Information	28 day design (psi):	3600	SPEC:	Consolidation Method:	Rodding
	Location of placement:	Outfall structure wall left side of pond (CONTRACTOR MADE)			
	Type of placement:				
	Weather:			Air Content (ASTM C 231); %:	
	Ambient Temp (deg. F):			Slump (ASTM C 143); Inch:	
	CC Temp (ASTM C 1064) (F):			Unit Weight (ASTM C 138), PCF:	
Supplier Ticket Information	Supplier:			Mix Design Ref.:	
	Truck No.:			Ticket No.:	
	Total Ordered (yd^3):			Plant No.:	
	Time Batched:			Time Sampled:	
	Concrete as Batched Per Cubic Yard				
	Cement; lbs.:	#DIV/0!	Type	Batch Water; gals. :	#DIV/0!
	Fly Ash; lbs.:	#DIV/0!	Class	Batch Water; lbs.:	#DIV/0!
	Aggregate (fine); lbs.:	#DIV/0!	0.00 % MST	Admixture; oz.:	#DIV/0!
	Aggregate (coarse); lbs:	#DIV/0!	0.00 % MST	Admixture; oz.:	#DIV/0!
	Aggregate (misc); lbs.:	#DIV/0!	0.00 % MST	Admixture; oz.:	#DIV/0!
	Total Mass Solids; lbs.:	#DIV/0!		Total Mass Liquids; lbs.:	#DIV/0!
	Total Mass of Batch; lbs.:	#DIV/0!			

Capping Info.	Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
	Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
	Shore A Hardness:	60 Durometer	Planeness:	
	Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-27-23
MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/23/2023
PROJECT NO.: 23107100.010
REPORT NO.: 105
PAGE NO.: 1 of 1
TECHNICIAN: SD

Contractors Working This Date: GAD

Weather Conditions: Cloudy
Ambient Temperature: 90's

Time Arrived at Site: 0830
Time Departed Site: 0930

Time Concrete Scheduled: @ 0900

Concrete Placement Location: Wall Wings on East & West Side of Headwall for Pond 1

Cylinder Mark & No.: CSTLW1 (80-84)

Cylinders Left With: Lead man on site w/GAD

Required PSI: 3600

Reason Cylinders Left: Concrete truck was running late

Comments:

SD 6.27.23
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/23/23
PROJECT NO.: 23107100.010
REPORT NO.: 106
PAGE NO.: 1 of 1
TECHNICIAN: SD

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	80	7	6/30/23	4.00	8.03	12.53	34,750	2770	5
CSTLW1	81	28	7/21/23	3.99	8.04	12.50	51,280	4100	5
CSTLW1	82	28	7/21/23	4.00	8.07	12.56	46,900	3730	2
CSTLW1	83	28	7/21/23	3.99	8.00	12.50	49,280	3940	2
CSTLW1	84	56/Hold	08/18/23						
						28 Day Break Average:		**3920**	

Tech. Information	28 day design (psi):	3600	SPEC:		Consolidation Method:	Rodding	
	Location of placement:	Wing Walls on East & West Side of Headwall for Pond 1					
	Type of placement:	***CONTRACTOR MADE***					
	Weather:	Cloudy			Air Content (ASTM C 231); %:		
	Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:		
	CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:		
Supplier Ticket Information	Supplier:				Mix Design Ref.:		
	Truck No.:				Ticket No.:		
	Total Ordered (yd^3):				Plant No.:		
	Time Batched:				Time Sampled:		
	Concrete as Batched Per Cubic Yard						
	Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :	#DIV/0!	
	Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:	#DIV/0!	
	Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!	
	Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!	
	Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!	
	Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:	#DIV/0!	
	Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info	Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
	Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
	Shore A Hardness:	60 Durometer	Planeness:	
	Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

7.24.23

MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/26/2023
PROJECT NO.: 23107100.010
REPORT NO.: 107
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 100'S

Time Arrived at Site: 18:00
Time Departed Site: 18:30

Date Cylinders Cast: 6/23/2023

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 80-84

Made By: CONTRACTOR

General Location: Wing Walls on East & West Side of Head

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

62723

MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase I
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 09/19/23
PROJECT NO.: 23107100.010
REPORT NO.: 108
PAGE NO.: 1 of 1
TECHNICIAN: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	65	7	9/26/23	3.99	8.09	12.50	36,750	2940	2
CSTLW1	66	28	10/17/23	3.99	8.00	12.50	47,360	3790	5
CSTLW1	67	28	10/17/23	3.99	7.98	12.47	48,720	3910	5
CSTLW1	68	28	10/17/23	4.02	8.04	12.65	50,500	3990	5
CSTLW1	69	56/Hold	11/14/23						
						28 Day Break Average:		**3900**	

Tech. Information

28 day design (psi):	3600	SPEC:	
Location of placement:	BOX CULVERT @ LA STA 1+00		
Type of placement:	PLACED AND SAMPLED BY CHUTE		
Weather:	CLEAR	Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	95°	Slump (ASTM C 143); Inch:	5"
CC Temp (ASTM C 1064) (F):	94°	Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	CENTEX	Mix Design Ref.:	C222525CF4
Truck No.:	1522	Ticket No.:	4437007
Total Ordered (yd^3):	6	Plant No.:	4
Time Batched:	14:24	Time Sampled:	15:20

Concrete as Batched Per Cubic Yard

Cement; lbs.:	422.50	Type			Batch Water; gals.:	22.25
Fly Ash; lbs.:	140.83	Class			Batch Water; lbs.:	185.12
Aggregate (fine); lbs.:	1,203.33		4.00	% MST	Admixture; oz.:	31.00
Aggregate (coarse); lbs:	1,710.00		0.00	% MST	Admixture; oz.:	0.67
Aggregate (misc); lbs.:	126.67		4.00	% MST	Admixture; oz.:	10.00
Total Mass Solids; lbs.:	3,603.33				Total Mass Liquids; lbs.:	240.92
Total Mass of Batch; lbs.:	3,844.26					

Capping Info.

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

10-17-23
MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 9/20/2023
PROJECT NO.: 23107100.010
REPORT NO.: 109
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 89°

Time Arrived at Site: 13:00
Time Departed Site: 16:00

Date Cylinders Cast: 9/19/2023

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 65-69

Made By: WL

General Location: LA STA 1+00

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

9-21-23

MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 10/20/23
Project No.: 23107100.010
Report No.: 114
Page No.:
Technician: WL

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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
104	WWS STA 51+76	P23-1406	24	102.8	19.7	98	102	OPT	+	-1	6"	125.9	103.2	22.0	100.4	PASS	
105	WWS STA 50+76	P23-1406	24	102.8	19.7	98	102	OPT	+	-1	6"	124.4	102.4	21.5	99.6	PASS	
106	WWS STA 49+76	P23-1406	24	102.8	19.7	98	102	OPT	+	-1	6"	125.0	104.4	19.7	101.6	PASS	
107	WWS STA 48+76	P23-1406	24	102.8	19.7	98	102	OPT	+	-1	6"	127.6	104.8	21.8	101.9	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1919
Moisture:	583
Troxler No.:	3430
Serial No.:	31487

INSPECTOR ON SITE: NONE ONSITE
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: ONSITE LEAD
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical GL 10.23.23

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/19/24
Project No.: 23107100.010
Report No.: 176
Page No.:
Technician: WL

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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
169	WS BLK 16 LOT 1/2 (RETEST #167)	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	120.1	96.0	**25.1**	93.4	**FAIL**	**FM/FC**

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1652
Moisture:	609
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: JEFF W/HDR
DENSITIES REQUIRING RETESTING: #169

Comments: FM= FAIL MOISTURE/ FC= FAIL COMPACTION

MLA Geotechnical BDS 3.20.24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/20/24
Project No.: 23107100.010
Report No.: 179
Page No.:
Technician: WL

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	Pl	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
144	WS BLK 17 LOT1/2	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	120.5	100.5	19.9	**97.8**	**FAIL**	**FC**
145	WL B STA 30+05	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	124.9	102.6	21.7	99.8	PASS	
146	WL B STA 30+05	P23-1406	24	102.8	19.7	98	105	-2	+3	-2.5	6"	128.7	106.3	21.1	103.4	PASS	
147	WL B STA 30+05	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	125.3	102.1	22.7	99.3	PASS	
148	WL B STA 30+05	P23-1406	24	102.8	19.7	98	105	-2	+3	-1.5	6"	123.7	104.2	18.7	101.4	PASS	
149	WL B STA 19+75	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	125.3	105.5	18.8	102.6	PASS	
150	WL B STA 19+75	P23-1406	24	102.8	19.7	98	105	-2	+3	-2.5	6"	126.4	106.7	18.5	103.8	PASS	
151	WL B STA 19+75	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	126.6	108.6	**16.6**	**105.6**	**FAIL**	**FM/ FC**
152	WWS BLK 4 LOT 1	P23-1406	24	102.8	19.7	98	105	-2	+3	-4	6"	113.9	90.8	**25.4**	**88.3**	**FAIL**	**FM/ FC**

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1632
Moisture:	613
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: JEFF W/ HDR
DENSITIES REQUIRING RETESTING: 144, 151-152

Comments: FM= FAIL MOISTURE/ FC= FAIL COMPACTION
** TOP FOOT IN STREETS TO BE LIMED

MLA Geotechnical 3.21.24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/28/24
Project No.: 23107100.010
Report No.: 183
Page No.:
Technician: WL

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
152	WS BLK 17 LOTS 1/2 RETEST	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	127.8	106.4	20.1	103.5	PASS	
153	WS BLK 17 LOTS 1/2 RETEST	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	124.7	105.7	18.0	102.8	PASS	
154	WS BLK 17 LOTS 3/4	P23-1406	24	102.8	19.7	98	105	-2	+3	-4	6"	124.1	99.8	**24.3**	**97.1**	**FAIL**	**FM/FC**
155	WS BLK 17 LOTS 5/6	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	124.0	97.1	**27.7**	**94.5**	**FAIL**	**FM/FC**

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1638
Moisture:	615
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: ONSITE LEAD
DENSITIES REQUIRING RETESTING: #154-155

Comments: FM= FAIL MOISTURE/ FC= FAIL COMPACTION

MLA Geotechnical 73005 3-29-24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 04/02/24
Project No.: 23107100.010
Report No.: 184
Page No.:
Technician: WL

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	Pf	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
156	ELEC XING BLK 18 LOT 8 RETEST	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	120.6	95.5	26.3	92.9	FAIL	FM/FC
157	ELC XING BLK 17 LOT 5/6	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	120.8	94.2	28.2	91.6	FAIL	FM/FC
158	ELE XING BLK 17 LOT 10	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	116.3	96.5	20.5	93.9	FAIL	FC

NOTES:
*Standard: CITY OF TAYLOR
Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1606
Moisture:	609
Troxler No.:	34301
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: ONSITE LEAD
DENSITIES REQUIRING RETESTING: #156-158

Comments: FM= FAIL MOISTURE/ FC= FAIL COMPACTION

MLA Geotechnical BDS 4.3.24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 04/08/24
Project No.: 23107100.010
Report No.: 193
Page No.:
Technician: JJR

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	WS BLOCK-17																
195	LOT 7/8	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	126.8	105.5	20.2	102.6	Pass	
196	WATER CROSISING BY LOT 10	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	118.3	102.8	15.1	100.0	Pass	MOIST
	WS BLOCK-16															Pass	
197	LOT 5-6	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	120.8	102.3	18.1	99.5	Pass	
198	LOT 5/6	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	128.6	107.9	19.2	105.0	Pass	
199	LOT 5/6	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	125.2	106.0	18.1	103.1	Pass	
200	LOT 9/10	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	123.8	104.7	18.2	101.8	Pass	
201	LOT 9/10	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	124.1	104.4	18.9	101.6	Pass	
	WS BLOCK-13															Pass	
202	LOT 12/13	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	121.7	102.1	19.2	99.3	Pass	
203	LOT 12/13	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	122.8	102.7	19.6	99.9	Pass	
204	LOT 12/13	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	124.5	105.1	18.5	102.2	Pass	
	WS BLOCK-16																
205	LOT 11/12	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	123.5	102.6	20.4	99.8	Pass	
206	LOT 11/12	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	123.9	102.2	21.2	99.4	Pass	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2553
Moisture:	671
Troxler No.:	3430
Serial No.:	75224

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: JEFF W/HDR
DENSITIES REQUIRING RETESTING: #196

Comments: MST= Moisture, COMP= Compaction

MLA Geotechnical BDS 4-9-24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 04/08/24
Project No.: 23107100.010
Report No.:
Page No.:
Technician: JJR

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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	WS BLOCK-16																
207	LOT 11/12	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	122.7	101.5	20.9	98.7	Pass	
208	LOT 13	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	127.3	105.7	20.4	102.8	Pass	
209	LOT 13	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	129.3	106.7	21.2	103.8	Pass	
210	LOT 15-16	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	123.8	106.0	16.8	103.1	FAIL	MOIST
211	LOT 19/20	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	127.2	106.0	20.0	103.1	Pass	
212	LOT 19/20	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	127.0	106.3	19.5	103.4	Pass	
213	WATER MAIN STA 6+34	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	128.7	110.3	16.7	107.3	FAIL	MOIST/COMP
	WS BLOCK-16																
214	LOT 23/24	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	123.6	103.3	19.7	100.5	Pass	
215	LOT 23/24	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	126.6	109.7	15.4	106.7	FAIL	MOIST/COMP

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2553
Moisture:	671
Troxler No.:	3430
Serial No.:	75224

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: JEFF W/HDR
DENSITIES REQUIRING RETESTING: #210,213,215

Comments: MST= Moisture, COMP= Compaction

MLA Geotechnical BDS 4-9-24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 04/15/24
Project No.: 23107100.010
Report No.: 186
Page No.:
Technician: LB

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
219	WS Block 16 Lot 15&16	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	130.3	112.2	16.1	109.1	FAIL	COMP/MST
220	WL Crossing 6+34	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	121.8	106.2	14.7	103.3	FAIL	COMP/MST
221	WS Block 16 lot 23&24	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	131.3	111.4	17.9	108.4	FAIL	COMP/MST
222	WS Block 16 Lot 25&26	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	128.6	111.3	15.5	108.3	FAIL	COMP/MST
223	WL Crossing 3+00	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	128.8	111.7	15.3	108.7	FAIL	COMP/MST

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2614
Moisture:	699
Troxler No.:	3430
Serial No.:	86273

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: JEFF W/HDR
DENSITIES REQUIRING RETESTING: 219-223

Comments: MST= Moisture, COMP= Compaction

MLA Geotechnical BDS 4-16-24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 04/16/24
Project No.: 23107100.010
Report No.: 197
Page No.:
Technician: LB

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
224	WL Crossing Sta: 6+34	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	123.3	102.3	20.5	99.5	PASS	
225	WL Crossing Sta: 6+34	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	127.2	107.7	18.1	104.8	PASS	
226	WS Block 16 Lot 23&24	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	131.5	111.9	17.5	108.9	FAIL	COMP
227	WS Block 16 Lot 25&26	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	129.9	107.1	21.3	104.2	PASS	
228	WS Block 16 Lot 25&26	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	135.2	116.4	16.2	113.2	FAIL	COMP/MST
229	WL Crossing sta: 3+00	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	129.5	111.2	16.5	108.2	FAIL	COMP/MST
230	WS Block 16 lot 15&16	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	125.3	102.6	22.1	99.8	PASS	
231	WS Block 16 lot 15&16	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	132.4	113.3	16.9	110.2	FAIL	COMP/MST

NOTES:
*Standard: CITY OF TAYLOR
Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2620
Moisture:	696
Troxler No.:	3430
Serial No.:	86273

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: JEFF W/HDR
DENSITIES REQUIRING RETESTING: 226,228,229,231

Comments: MST= Moisture, COMP= Compaction

MLA Geotechnical 4-17-24

MLA "put us to the test" Geotechnical
A Division of MLA Labs Inc

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 04/16/24
PROJECT NO.: 23107100.010
REPORT NO.: 198
PAGE NO.:
FIELD TECH: LB

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	75	7	4/23/24	3.99	8.02	12.50	40,110	3210	DR	2
CSTLW1	76	28	5/14/24	3.99	8.04	12.50	60,470	4840	DR	2
CSTLW1	77	28	5/14/24	3.99	8.02	12.43	60,580	4870	DR	2
CSTLW1	78	28	5/14/24	3.99	8.00	12.50	63,350	5070	DR	2
CSTLW1	79	56/Hold	06/11/24							
						28 Day Break Average:		**4930**		

Tech. Information	28 day design (psi):	3500	SPEC:		Consolidation Method:	Rodding
	Location of placement:	Curb Blazimar Lane Sta: 4+50 LCL				
	Type of placement:	Place by curb machine, sampled from chute				
	Weather:	Cloudy			Air Content (ASTM C 231); %:	N/A
	Ambient Temp (deg. F):	72°			Slump (ASTM C 143); Inch:	1 1/2"
	CC Temp (ASTM C 1064) (F):	85°			Unit Weight (ASTM C 138), PCF:	N/A
Supplier Ticket Information	Supplier:	Cen Tex			Mix Design Ref.:	C2175335CF4
	Truck No.:	1506			Ticket No.:	4442918
	Total Ordered (yd^3):	66.50			Plant No.:	4
	Time Batched:	1044			Time Sampled:	1158
	Concrete as Batched Per Cubic Yard					
	Cement; lbs.:	336.32	Type		Batch Water; gals. :	21.76
	Fly Ash; lbs.:	182.63	Class		Batch Water; lbs.:	181.03
	Aggregate (fine); lbs.:	1,475.79	4.00	% MST	Admixture; oz.:	20.84
	Aggregate (coarse); lbs:	1,513.68	4.00	% MST	Admixture; oz.:	3.89
	Aggregate (misc); lbs.:	168.42	0.00	% MST	Admixture; oz.:	0.00
	Total Mass Solids; lbs.:	3,676.84			Total Mass Liquids; lbs.:	302.15
	Total Mass of Batch; lbs.:	3,978.99				

Capping Info.	Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
	Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
	Shore A Hardness:	60 Durometer	Planeness:	
	Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

5-15-24

MLA Geotechnical

MLA "put us to the test" Geotechnical
A Division of MLA Labs, Inc

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 04/16/24
PROJECT NO.: 23107100.010
REPORT NO.: 198
PAGE NO.:
FIELD TECH: LB

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	75	7	4/23/24	3.99	8.02	12.50	40,110	3210	DR	2
CSTLW1	76	28	5/14/24							
CSTLW1	77	28	5/14/24							
CSTLW1	78	28	5/14/24							
CSTLW1	79	56/Hold	06/11/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3500 SPEC:	Consolidation Method:	Rodding
Location of placement:	Curb Blazimar Lane Sta: 4+50 LCL		
Type of placement:	Place by curb machine, sampled from chute		
Weather:	Cloudy	Air Content (ASTM C 231); %:	N/A
Ambient Temp (deg. F):	72°	Slump (ASTM C 143); Inch:	1 1/2"
CC Temp (ASTM C 1064) (F):	85°	Unit Weight (ASTM C 138), PCF:	N/A

Supplier Ticket Information

Supplier:	Cen Tex	Mix Design Ref.:	C2175335CF4
Truck No.:	1506	Ticket No.:	4442918
Total Ordered (yd^3):	66.50	Plant No.:	4
Time Batched:	1044	Time Sampled:	1158

Concrete as Batched Per Cubic Yard

Cement; lbs.:	336.32	Type		Batch Water; gals. :		21.76
Fly Ash; lbs.:	182.63	Class		Batch Water; lbs.:		181.03
Aggregate (fine); lbs.:	1,475.79		4.00	% MST	Admixture; oz.:	20.84
Aggregate (coarse); lbs:	1,513.68		4.00	% MST	Admixture; oz.:	3.89
Aggregate (misc); lbs.:	168.42		0.00	% MST	Admixture; oz.:	0.00
Total Mass Solids; lbs.:	3,676.84			Total Mass Liquids; lbs.:		302.15
Total Mass of Batch; lbs.:	3,978.99					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

4-26-24
MLA Geotechnical

MLA "put us to the test" Geotechnical
A Division of MLA Labs, Inc

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 04/18/24
PROJECT NO.: 23107100.010
REPORT NO.: 202
PAGE NO.:
FIELD TECH: LB

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	85	7	4/25/24	4.00	8.04	12.53	32,220	2570	DD	1
CSTLW1	86	28	5/16/24							
CSTLW1	87	28	5/16/24							
CSTLW1	88	28	5/16/24							
CSTLW1	89	56/Hold	06/13/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3500	SPEC:		Consolidation Method:	Rodding
Location of placement:	Curb on Elijah Street Sta: 7+00 LCL				
Type of placement:	Place by curb machine, sampled from chute				
Weather:	Sunny			Air Content (ASTM C 231); %:	N/A
Ambient Temp (deg. F):	80°			Slump (ASTM C 143); Inch:	2 1/4"
CC Temp (ASTM C 1064) (F):	87°			Unit Weight (ASTM C 138), PCF:	N/A

Supplier Ticket Information

Supplier:	Cen Tex			Mix Design Ref.:	C217535CF4
Truck No.:	1506			Ticket No.:	171816
Total Ordered (yd^3):	76.00			Plant No.:	4
Time Batched:	1158			Time Sampled:	1158
Concrete as Batched Per Cubic Yard					
Cement; lbs.:	334.74	Type		Batch Water; gals.:	16.72
Fly Ash; lbs.:	181.58	Class		Batch Water; lbs.:	139.08
Aggregate (fine); lbs.:	1,484.21	4.00	% MST	Admixture; oz.:	20.84
Aggregate (coarse); lbs:	1,511.58	4.00	% MST	Admixture; oz.:	3.95
Aggregate (misc); lbs.:	166.42	0.00	% MST	Admixture; oz.:	0.00
Total Mass Solids; lbs.:	3,678.53			Total Mass Liquids; lbs.:	260.46
Total Mass of Batch; lbs.:	3,938.98				

Capping Info

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

AD 4-25-24
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 04/19/24
PROJECT NO.: 23107100.010
REPORT NO.: 206
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	95	7	4/26/24	3.99	8.11	12.50	35,610	2850	DR	5
CSTLW1	96	28	5/17/24							
CSTLW1	97	28	5/17/24							
CSTLW1	98	28	5/17/24							
CSTLW1	99	56/Hold	06/14/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3500	SPEC:		Consolidation Method:	Rodding
Location of placement:	ELIJAH CURB EAST SIDE				
Type of placement:	**CONTRACTOR MADE**				
Weather:				Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:				Mix Design Ref.:	
Truck No.:				Ticket No.:	
Total Ordered (yd^3):				Plant No.:	
Time Batched:				Time Sampled:	

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals.:		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

4-29-24
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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 04/17/24
PROJECT NO.: 23107100.010
REPORT NO.: 211
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	90	7	4/24/24	4.00	8.03	12.53	33,550	2680	DD	5
CSTLW1	91	28	5/15/24	4.00	8.07	12.53	53,320	4260	DD	5
CSTLW1	92	28	5/15/24	4.00	8.08	12.53	53,600	4280	DD	2
CSTLW1	93	28	5/15/24	4.00	8.10	12.53	54,280	4330	DD	5
CSTLW1	94	56/Hold	06/12/24							
						28 Day Break Average:		**4290**		

Tech. Information

28 day design (psi):	3500 SPEC:	Consolidation Method:	Rodding
Location of placement:	CURB MCFADIN @ BLAZIMAR		
Type of placement:	**CONTRACTOR MADE & SUPPLIED**		
Weather:		Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):		Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):		Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:		Mix Design Ref.:	
Truck No.:		Ticket No.:	
Total Ordered (yd^3):		Plant No.:	
Time Batched:		Time Sampled:	

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

GAD DID NOT NOTIFY OF POUR

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

5-16-24
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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 04/23/24
PROJECT NO.: 23107100.010
REPORT NO.: 217
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	100	7	4/30/24	4.00	7.99	12.53	33,850	2700	DR	1
CSTLW1	101	28	5/21/24	3.99	8.00	12.50	53,830	4310	DR	2
CSTLW1	102	28	5/21/24	3.99	8.03	12.47	56,050	4500	DR	2
CSTLW1	103	28	5/21/24	3.99	7.95	12.43	53,810	4330	DR	5
CSTLW1	104	56/Hold	06/18/24							
						28 Day Break Average:		**4380**		

Tech. Information

28 day design (psi):	3500 SPEC:	Consolidation Method:	Rodding
Location of placement:	VALLEY GUTTER WILSON SPRINGS @ MCFADIN		
Type of placement:	**CONTRACTOR MADE**		
Weather:		Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):		Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):		Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:		Mix Design Ref.:	
Truck No.:		Ticket No.:	
Total Ordered (yd^3):		Plant No.:	
Time Batched:		Time Sampled:	

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals.:		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

5-22-24
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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase I
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 04/23/24
PROJECT NO.: 23107100.010
REPORT NO.: 217
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	100	7	4/30/24	4.00	7.99	12.53	33,850	2700	DR	1
CSTLW1	101	28	5/21/24							
CSTLW1	102	28	5/21/24							
CSTLW1	103	28	5/21/24							
CSTLW1	104	56/Hold	06/18/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3500 SPEC:	Consolidation Method:	Rodding
Location of placement:	VALLEY GUTTER WILSON SPRINGS @ MCFADIN		
Type of placement:	**CONTRACTOR MADE**		
Weather:		Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):		Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):		Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:		Mix Design Ref.:	
Truck No.:		Ticket No.:	
Total Ordered (yd^3):		Plant No.:	
Time Batched:		Time Sampled:	

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals.:		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

5-1-24
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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 04/24/24
PROJECT NO.: 23107100.010
REPORT NO.: 221
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	105	7	5/1/24	3.98	7.83	12.40	39,040	3150	DD	2
CSTLW1	106	28	5/22/24	3.99	7.97	12.47	53,780	4310	DD	5
CSTLW1	107	28	5/22/24	3.99	7.99	12.47	58,150	4660	DD	5
CSTLW1	108	28	5/22/24	3.99	7.95	12.47	55,130	4420	DD	1
CSTLW1	109	56/Hold	06/19/24							
						28 Day Break Average:		**4460**		

Tech. Information

28 day design (psi):	3500	SPEC:	Consolidation Method: Rodding
Location of placement:	VALLEY GUTTER BLAZIMAR @ MCFADIN		
Type of placement:	**CONTRACTOR MADE**		
Weather:			Air Content (ASTM C 231); %:
Ambient Temp (deg. F):			Slump (ASTM C 143); Inch:
CC Temp (ASTM C 1064) (F):			Unit Weight (ASTM C 138), PCF:

Supplier Ticket Information

Supplier:			Mix Design Ref.:
Truck No.:			Ticket No.:
Total Ordered (yd^3):			Plant No.:
Time Batched:			Time Sampled:

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals.:		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

5-23-24
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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 04/24/24
PROJECT NO.: 23107100.010
REPORT NO.: 221
PAGE NO.: 1 of I
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	105	7	5/1/24	3.98	7.83	12.40	39,040	3150	DD	2
CSTLW1	106	28	5/22/24							
CSTLW1	107	28	5/22/24							
CSTLW1	108	28	5/22/24							
CSTLW1	109	56/Hold	06/19/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3500	SPEC:		Consolidation Method:	Rodding
Location of placement:	VALLEY GUTTER BLAZIMAR @ MCFADIN				
Type of placement:	**CONTRACTOR MADE**				
Weather:				Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:				Mix Design Ref.:	
Truck No.:				Ticket No.:	
Total Ordered (yd^3):				Plant No.:	
Time Batched:				Time Sampled:	

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals.:		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

5-2-24
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/07/24
PROJECT NO.: 23107100.010
REPORT NO.: 233
PAGE NO.:
FIELD TECH: LB/CON

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	120	7	5/14/24	3.98	7.96	12.43	41,150	3310	DD	2
CSTLW1	121	28	6/4/24	3.98	8.08	12.40	57,090	4600	DD	1
CSTLW1	122	28	6/4/24	3.98	8.03	12.40	58,070	4680	DD	1
CSTLW1	123	28	6/4/24	3.98	8.06	12.43	58,930	4740	DD	5
CSTLW1	124	56/Hold	07/02/24							
						28 Day Break Average:		**4670**		

Tech. Information

28 day design (psi):	3000 SPEC:	Consolidation Method:	Rodding
Location of placement:	Transition and inlet deck on Rother Place		
Type of placement:	*** Contractor Provided and Made ***		
Weather:		Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):		Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):		Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	Cen Tex	Mix Design Ref.:	C209525CF4
Truck No.:	1504	Ticket No.:	4443682
Total Ordered (yd^3):	19.00	Plant No.:	4
Time Batched:	1034	Time Sampled:	N/A

Concrete as Batched Per Cubic Yard

Cement; lbs.:	356.32	Type		Batch Water; gals.:		23.25
Fly Ash; lbs.:	118.95	Class		Batch Water; lbs.:		193.46
Aggregate (fine); lbs.:	1,044.21	4.00	% MST	Admixture; oz.:		28.00
Aggregate (coarse); lbs:	1,694.74	4.00	% MST	Admixture; oz.:		0.95
Aggregate (misc); lbs.:	448.42	0.00	% MST	Admixture; oz.:		5.05
Total Mass Solids; lbs.:	3,662.63			Total Mass Liquids; lbs.:		305.14
Total Mass of Batch; lbs.:	3,967.78					

Capping Info

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-5-24
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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/07/24
PROJECT NO.: 23107100.010
REPORT NO.: 233
PAGE NO.:
FIELD TECH: LB/CON

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	120	7	5/14/24	3.98	7.96	12.43	41,150	3310	DD	2
CSTLW1	121	28	6/4/24							
CSTLW1	122	28	6/4/24							
CSTLW1	123	28	6/4/24							
CSTLW1	124	56/Hold	07/02/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000 SPEC:	Consolidation Method:	Rodding
Location of placement:	Transition and inlet deck on Rother Place		
Type of placement:	*** Contractor Provided and Made ***		
Weather:		Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):		Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):		Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	Cen Tex	Mix Design Ref.:	C209525CF4
Truck No.:	1504	Ticket No.:	4443682
Total Ordered (yd^3):	19.00	Plant No.:	4
Time Batched:	1034	Time Sampled:	N/A

Concrete as Batched Per Cubic Yard

Cement; lbs.:	356.32	Type		Batch Water; gals.:		23.25
Fly Ash; lbs.:	118.95	Class		Batch Water; lbs.:		193.46
Aggregate (fine); lbs.:	1,044.21	4.00	% MST	Admixture; oz.:		28.00
Aggregate (coarse); lbs:	1,694.74	4.00	% MST	Admixture; oz.:		0.95
Aggregate (misc); lbs.:	448.42	0.00	% MST	Admixture; oz.:		5.05
Total Mass Solids; lbs.:	3,662.63			Total Mass Liquids; lbs.:		305.14
Total Mass of Batch; lbs.:	3,967.78					

Capping Info

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

5-15-24
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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase I
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/29/24
PROJECT NO.: 23107100.010
REPORT NO.: 244
PAGE NO.: 1 of 1
FIELD TECH: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	135	7	6/5/24	3.99	8.09	12.50	28,400	2270	DD	1
CSTLW1	136	28	6/26/24							
CSTLW1	137	28	6/26/24							
CSTLW1	138	28	6/26/24							
CSTLW1	139	56/Hold	07/24/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000 SPEC:	Consolidation Method:	Rodding
Location of placement:	CURB WEDEMEYER STA 14+00 E/S		
Type of placement:	PLACED BY CURB MACHINE SAMPLED BY CHUTE		
Weather:	CLOUDY	Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	75°	Slump (ASTM C 143); Inch:	2"
CC Temp (ASTM C 1064) (F):	89°	Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	CENTEX	Mix Design Ref.:	C217535CF4
Truck No.:	1809	Ticket No.:	173215
Total Ordered (yd^3):	76	Plant No.:	4
Time Batched:	7:57	Time Sampled:	9:25

Concrete as Batched Per Cubic Yard

Cement; lbs.:	335.26	Type		Batch Water; gals.:		12.61
Fly Ash; lbs.:	180.53	Class		Batch Water; lbs.:		104.92
Aggregate (fine); lbs.:	1,480.00	0.00	% MST	Admixture; oz.:		20.84
Aggregate (coarse); lbs:	1,515.79	0.00	% MST	Admixture; oz.:		3.95
Aggregate (misc); lbs.:	166.32	0.00	% MST	Admixture; oz.:		0.00
Total Mass Solids; lbs.:	3,677.89			Total Mass Liquids; lbs.:		106.47
Total Mass of Batch; lbs.:	3,784.36					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

DD 6-5-24
MLA Geotechnical

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A Division of MLA Labs, Inc.

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/30/24
PROJECT NO.: 23107100.010
REPORT NO.: 247
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	140	7	6/6/24	3.98	8.00	12.43	38,030	3060	DD	2
CSTLW1	141	28	6/27/24	4.00	8.10	12.53	64,920	5180	DD	1
CSTLW1	142	28	6/27/24	3.99	8.07	12.50	71,010	5680	DD	5
CSTLW1	143	28	6/27/24	4.00	8.15	12.53	74,280	5930	DD	1
CSTLW1	144	56/Hold	07/25/24							
						28 Day Break Average:		**5600**		

Tech. Information

28 day design (psi):	3000 SPEC:	Consolidation Method:	Rodding
Location of placement:	CURB WEDEMEYER STA 8+00		
Type of placement:	****MADE BY CONTRACTOR****		
Weather:		Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):		Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):		Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information:

Supplier:		Mix Design Ref.:	
Truck No.:		Ticket No.:	
Total Ordered (yd^3):		Plant No.:	
Time Batched:		Time Sampled:	

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info:

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note. Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-28-24
MLA Geotechnical

MLA "put us to the test" Geotechnical
A Division of MLA Labs, Inc

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/03/24
PROJECT NO.: 23107100.010
REPORT NO.: 255
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	150	7	6/10/24	3.99	8.15	12.50	26,270	2100	DD	5
CSTLW1	151	28	7/1/24	3.99	8.04	12.47	41,650	3340	DD	5
CSTLW1	152	28	7/1/24	3.99	8.04	12.47	42,840	3440	DD	1
CSTLW1	153	28	7/1/24	3.99	8.06	12.50	42,400	3390	DD	1
CSTLW1	154	56/Hold	07/29/24							
						28 Day Break Average:		**3390**		

Tech. Information

28 day design (psi):	3000	SPEC:		Consolidation Method:	Rodding
Location of placement:	VALLEY GUTTER WEDEMEYER @ BLAZIMER				
Type of placement:	**MADE BY CONTRACTOR**				
Weather:				Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information:

Supplier:				Mix Design Ref.:	
Truck No.:				Ticket No.:	
Total Ordered (yd^3):				Plant No.:	
Time Batched:				Time Sampled:	

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

7-1-24
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/03/24
PROJECT NO.: 23107100.010
REPORT NO.: 255
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	150	7	6/10/24	3.99	8.15	12.50	26,270	2100	DD	5
CSTLW1	151	28	7/1/24							
CSTLW1	152	28	7/1/24							
CSTLW1	153	28	7/1/24							
CSTLW1	154	56/Hold	07/29/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000	SPEC:		Consolidation Method:	Rodding
Location of placement:	VALLEY GUTTER WEDEMEYER @ BLAZIMER				
Type of placement:	**MADE BY CONTRACTOR**				
Weather:				Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:		Mix Design Ref.:	
Truck No.:		Ticket No.:	
Total Ordered (yd^3):		Plant No.:	
Time Batched:		Time Sampled:	

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals.:		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-10-24
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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/05/24
PROJECT NO.: 23107100.010
REPORT NO.: 259
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	165	7	6/12/24	4.00	8.14	12.53	28,360	2260	D	2
CSTLW1	166	28	7/3/24							
CSTLW1	167	28	7/3/24							
CSTLW1	168	28	7/3/24							
CSTLW1	169	56/Hold	07/31/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000	SPEC:		Consolidation Method:	Rodding
Location of placement:	INLET DECK WEDEMEYER STA 4+00				
Type of placement:	**MADE BY CONTRACTOR**				
Weather:				Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:				Mix Design Ref.:	
Truck No.:				Ticket No.:	
Total Ordered (yd^3):				Plant No.:	
Time Batched:				Time Sampled:	

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-13-24
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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase I
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/04/24
PROJECT NO.: 23107100.010
REPORT NO.: 264
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	155	7	6/11/24	3.99	8.12	12.50	32,830	2630	D	2
CSTLW1	156	28	7/2/24							
CSTLW1	157	28	7/2/24							
CSTLW1	158	28	7/2/24							
CSTLW1	159	56/Hold	07/30/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000 SPEC:	Consolidation Method:	Rodding
Location of placement:	TRANSITIONS WEDEMEYER @ BLAZIMER		
Type of placement:	**MADE BY CONTRACTOR**		
Weather:		Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):		Slump (ASTM C 143); Inch;	
CC Temp (ASTM C 1064) (F):		Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:		Mix Design Ref.:	
Truck No.:		Ticket No.:	
Total Ordered (yd^3):		Plant No.:	
Time Batched:		Time Sampled:	

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-12-24
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/04/24
PROJECT NO.: 23107100.010
REPORT NO.: 265
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	160	7	6/11/24	3.99	8.12	12.50	24,200	1940	D	2
CSTLW1	161	28	7/2/24							
CSTLW1	162	28	7/2/24							
CSTLW1	163	28	7/2/24							
CSTLW1	164	56/Hold	07/30/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000 SPEC:	Consolidation Method:	Rodding
Location of placement:	INLET DECK WEDEMEYER STA 6+00		
Type of placement:	**MADE BY CONTRACTOR**		
Weather:		Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):		Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):		Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:		Mix Design Ref.:	
Truck No.:		Ticket No.:	
Total Ordered (yd^3):		Plant No.:	
Time Batched:		Time Sampled:	

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-12-24
MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 06/11/24
Project No.: 23107100.010
Report No.: 28
Page No.:
Technician: WL

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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	WESLEY MILLER																
271	STA: 15+00	SP-652		136.0	7.3	100	105	-3	+3	FCB	2"	147.8	133.4	**10.8**	**98.1**	**FAIL**	**FM/FC**

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1652
Moisture:	603
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: ONSITE LEAD
DENSITIES REQUIRING RETESTING: 271

Comments: FM= FAILED MOISTURE/ FAILED COMPACTION

MLA Geotechnical EL 6.12.24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 06/13/24
Project No.: 23107100.010
Report No.: 282
Page No.:
Technician: WL

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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	WESLEY MILLER																
272	STA: 16+50	SP-652		136.0	7.3	100	105	-3	+3	2CB	2"	147.6	134.6	9.7	**99.0**	**FAIL**	FC
273	STA: 14+00	SP-652		136.0	7.3	100	105	-3	+3	2CB	2"	149.3	138.7	7.6	102.0	**PASS**	
274	STA: 14+00	SP-652		136.0	7.3	100	105	-3	+3	FCB	2"	149.8	138.5	8.2	101.8	**PASS**	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1655
Moisture:	605
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: ONSITE LEAD
DENSITIES REQUIRING RETESTING: 272

Comments: FM= FAILED MOISTURE/ FAILED COMPACTION

MLA Geotechnical EL 6.14.24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 06/17/24
Project No.: 23107100.010
Report No.: 285
Page No.:
Technician: LB

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens*	Moist %	Dens %	Pass	
	Wedemyer																
280	Sta: 20+00	SP-652		136.0	7.3	100	105	-3	+3	FCB	2"	146.3	137.0	6.8	100.7	PASS	
281	Sta: 15+00	SP-652		136.0	7.3	100	105	-3	+3	FCB	2"	145.6	136.1	7.0	100.1	PASS	
282	Sta: 11+00	SP-652		136.0	7.3	100	105	-3	+3	FCB	2"	146.4	136.7	7.1	100.5	PASS	
283	Sta: 8+00	SP-652		136.0	7.3	100	105	-3	+3	FCB	2"	148.2	139.4	6.3	102.5	PASS	
284	Sta: 5+00	SP-652		136.0	7.3	100	105	-3	+3	FCB	2"	146.4	136.5	7.3	100.4	PASS	
285	Sta: 1+50	SP-652		136.0	7.3	100	105	-3	+3	FCB	2"	145.6	136.6	6.6	100.4	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2297
Moisture:	699
Troxler No.:	3430
Serial No.:	86273

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical EL 6.18.24

MLA "put us to the test" Geotechnical
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/17/24
PROJECT NO.: 23107100.010
REPORT NO.: 286
PAGE NO.:
FIELD TECH: LB

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	195	7	6/24/24	3.98	7.96	12.43	36,120	2900	DD	2
CSTLW1	196	28	7/15/24	3.98	8.05	12.43	56,600	4550	SS	2
CSTLW1	197	28	7/15/24	3.99	8.01	12.50	55,810	4470	SS	2
CSTLW1	198	28	7/15/24	3.98	8.01	12.40	54,590	4400	SS	2
CSTLW1	199	56/Hold	08/12/24							
						28 Day Break Average:		**4470**		

Tech. Information

28 day design (psi):	3000 SPEC:	Consolidation Method:	Rodding
Location of placement:	Approach on Rogers		
Type of placement:	Placed by truck, sampled from chute		
Weather:	Clear	Air Content (ASTM C 231); %:	N/A
Ambient Temp (deg. F):	77°	Slump (ASTM C 143); Inch:	5"
CC Temp (ASTM C 1064) (F):	92°	Unit Weight (ASTM C 138), PCF:	N/A

Supplier Ticket Information

Supplier:	Cen Tex	Mix Design Ref.:	C209525TF7
Truck No.:	2007	Ticket No.:	38-2710143
Total Ordered (yd^3):	28.50	Plant No.:	7
Time Batched:	0534	Time Sampled:	0650

Concrete as Batched Per Cubic Yard

Cement; lbs.:	0.00	Type				Batch Water; gals. :	0.00
Fly Ash; lbs.:	0.00	Class				Batch Water; lbs.:	0.00
Aggregate (fine); lbs.:	0.00		0.00	% MST	Admixture; oz.:		0.00
Aggregate (coarse); lbs:	0.00		0.00	% MST	Admixture; oz.:		0.00
Aggregate (misc); lbs.:	0.00		0.00	% MST	Admixture; oz.:		0.00
Total Mass Solids; lbs.:	0.00					Total Mass Liquids; lbs.:	0.00
Total Mass of Batch; lbs.:	0.00						

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

7-16-24
MLA Geotechnical

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A Division of MLA Labs, Inc.

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/18/24
PROJECT NO.: 23107100.010
REPORT NO.: 288
PAGE NO.:
FIELD TECH: LB

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	200	7	6/25/24	3.99	8.03	12.47	43,830	3520	DD	2
CSTLW1	201	28	7/16/24	3.99	8.00	12.50	64,930	5200	SS	2
CSTLW1	202	28	7/16/24	4.00	8.00	12.53	63,150	5040	SS	5
CSTLW1	203	28	7/16/24	3.99	8.00	12.47	63,900	5130	SS	5
CSTLW1	204	56/Hold	08/13/24							
						28 Day Break Average:		**5120**		

Tech. Information

28 day design (psi):	3000 SPEC:	Consolidation Method:	Rodding
Location of placement:	Approach on Blazamir		
Type of placement:	Placed by truck, sampled from chute		
Weather:	Clear	Air Content (ASTM C 231); %:	N/A
Ambient Temp (deg. F):	77°	Slump (ASTM C 143); Inch:	3 1/2"
CC Temp (ASTM C 1064) (F):	92°	Unit Weight (ASTM C 138), PCF:	N/A

Supplier Ticket Information

Supplier:	Cen Tex	Mix Design Ref.:	C209525CF4
Truck No.:	1809	Ticket No.:	174139
Total Ordered (yd^3):		Plant No.:	4
Time Batched:		Time Sampled:	0648

Concrete as Batched Per Cubic Yard

Cement; lbs.:	351.58	Type		Batch Water; gals.:		24.06
Fly Ash; lbs.:	118.95	Class		Batch Water; lbs.:		200.21
Aggregate (fine); lbs.:	1,031.58	4.00	% MST	Admixture; oz.:		28.00
Aggregate (coarse); lbs:	1,707.37	4.00	% MST	Admixture; oz.:		5.05
Aggregate (misc); lbs.:	440.00	0.00	% MST	Admixture; oz.:		10.00
Total Mass Solids; lbs.:	3,649.47			Total Mass Liquids; lbs.:		312.45
Total Mass of Batch; lbs.:	3,961.93					

Capping Info

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

7-17-24
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/18/24
PROJECT NO.: 23107100.010
REPORT NO.: 288
PAGE NO.:
FIELD TECH: LB

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	200	7	6/25/24	3.99	8.03	12.47	43,830	3520	DD	2
CSTLW1	201	28	7/16/24							
CSTLW1	202	28	7/16/24							
CSTLW1	203	28	7/16/24							
CSTLW1	204	56/Hold	08/13/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000 SPEC:	Consolidation Method:	Rodding
Location of placement:	Approach on Blazamir		
Type of placement:	Placed by truck, sampled from chute		
Weather:	Clear	Air Content (ASTM C 231); %:	N/A
Ambient Temp (deg. F):	77°	Slump (ASTM C 143); Inch:	3 1/2"
CC Temp (ASTM C 1064) (F):	92°	Unit Weight (ASTM C 138), PCF:	N/A

Supplier Ticket Information

Supplier:	Cen Tex	Mix Design Ref.:	C209525CF4
Truck No.:	1809	Ticket No.:	174139
Total Ordered (yd^3):		Plant No.:	4
Time Batched:		Time Sampled:	0648

Concrete as Batched Per Cubic Yard

Cement; lbs.:	351.58	Type		Batch Water; gals.:		24.06
Fly Ash; lbs.:	118.95	Class		Batch Water; lbs.:		200.21
Aggregate (fine); lbs.:	1,031.58	4.00	% MST	Admixture; oz.:		28.00
Aggregate (coarse); lbs:	1,707.37	4.00	% MST	Admixture; oz.:		5.05
Aggregate (misc); lbs.:	440.00	0.00	% MST	Admixture; oz.:		40.00
Total Mass Solids; lbs.:	3,649.47			Total Mass Liquids; lbs.:		312.45
Total Mass of Batch; lbs.:	3,961.93					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Plancness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-26-24
MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/24/2024
PROJECT NO.: 23107100.010
REPORT NO.: 293
PAGE NO.:
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: Cloudy
Ambient Temperature: 90'S

Time Arrived at Site: 16:00
Time Departed Site: 17:00

Date Cylinders Cast: 6/22/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 205-209

Made By: KT

General Location: EMTRY

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

6.25.24
MLA Geotechnical

Project: Castlewood South Phase I

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 06/26/24
Project No.: 23107100.010
Report No.: 284
Page No.:
Technician: MM

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No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	Wesley Miller																
287	STA: 14+50	SP-653		132.2	8.0	100	105	-3	+3	FCB	2"	147.0	136.1	8.0	102.9	Pass	
288	STA: 15+68	SP-653		132.2	8.0	100	105	-3	+3	FCB	2"	147.6	136.2	8.4	103.0	Pass	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1529
Moisture:	666
Troxler No.:	3430
Serial No.:	36130

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical 6-27-24

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TBPE Firm # F-2684

HMAC Sampling Information

Project: Castlewood South Phase 1
Location: Taylor, Texas
Client: Starlight Homes Texas

Date: 07/02/24
Project No.: 23107100.010
Report No.: 295
Page No.: 1 of 3
Technician: DB3

Sample #1	Mcfadin Way sta: 4+70		
Location	R	Paving Contractor	Lonestar Paving
Time of Sampling	N/A	Plant	Harold Green Asphalt Plant
Temperature	N/A	Mix Design #	HG-D-R20-64-22
Thickness	2"	Lab #	A24-792
Sample #2	Blazimar Lane sta:		
Location	8+80 L	Paving Contractor	Lonestar Paving
Time of Sampling	N/A	Plant	Harold Green Asphalt Plant
Temperature	N/A	Mix Design #	HG-D-R20-64-22
Thickness	2"	Lab #	A24-793
Sample #3	Wilson Springs Lane		
Location	sta: 7+50 L	Paving Contractor	Lonestar Paving
Time of Sampling	N/A	Plant	Harold Green Asphalt Plant
Temperature	N/A	Mix Design #	HG-D-R20-64-22
Thickness	2"	Lab #	A24-794
Sample #4	Wilson Springs Lane		
Location	sta: 7+60 R	Paving Contractor	Lonestar Paving
Time of Sampling	N/A	Plant	Harold Green Asphalt Plant
Temperature	N/A	Mix Design #	HG-D-R20-64-22
Thickness	2"	Lab #	A24-795
Sample #5	Rother Place sta: 5+10		
Location	L	Paving Contractor	Lonestar Paving
Time of Sampling	N/A	Plant	Harold Green Asphalt Plant
Temperature	N/A	Mix Design #	HG-D-R20-64-22
Thickness	2"	Lab #	A24-796

HMAC Specifications:

Engineer: William J. Buzzelli Seal Date: 9/15/2022
Page(s) of Details:

Comments

Date Laid: 7/1/2024

7-5-24
MLA Geotechnical

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TBPE Firm # F-2684

HMAC Sampling Information

Project: Castlewood South Phase 1
Location: Taylor, Texas
Client: Starlight Homes Texas

Date: 07/02/24
Project No.: 23107100.010
Report No.: 295
Page No.: 2 of 3
Technician: DB3

Sample #6

Location	Elijah Street sta: 7+20 R	Paving Contractor	Lonestar Paving
Time of Sampling	N/A	Plant	Harold Green Asphalt Plant
Temperature	N/A	Mix Design #	HG-D-R20-64-22
Thickness	2"	Lab #	A24-797

Sample #7

Location	Buttercup Road sta: 4+00 R	Paving Contractor	Lonestar Paving
Time of Sampling	N/A	Plant	Harold Green Asphalt Plant
Temperature	N/A	Mix Design #	HG-D-R20-64-22
Thickness	3"	Lab #	A24-798

Sample #8

Location	Wedemeyer Street sta: 9+10 R	Paving Contractor	Lonestar Paving
Time of Sampling	N/A	Plant	Harold Green Asphalt Plant
Temperature	N/A	Mix Design #	HG-D-R20-64-22
Thickness	2"	Lab #	A24-799

Sample #9

Location	Wedemeyer Street sta: 16+90 L	Paving Contractor	Lonestar Paving
Time of Sampling	N/A	Plant	Harold Green Asphalt Plant
Temperature	N/A	Mix Design #	HG-D-R20-64-22
Thickness	2"	Lab #	A24-800

Sample #10

Location	Rodgers Road sta: 2+50 R	Paving Contractor	Lonestar Paving
Time of Sampling	N/A	Plant	Harold Green Asphalt Plant
Temperature	N/A	Mix Design #	HG-D-R20-64-22
Thickness	2"	Lab #	A24-801

HMAC Specifications:

Engineer: William J. Buzzelli Seal Date: 9/15/2022
Page(s) of Details:

Comments

Date Laid: 7/1/2024

7-5-24
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TBPE Firm # F-2684

HMAC Sampling Information

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date: 07/02/24
Project No.: 23107100.010
Report No.: 295
Page No.: 3 of 3
Technician: DB3

Sample #11 Rodgers Road sta: 8+80

Location	L	Paving Contractor	Lonestar Paving
Time of Sampling	N/A	Plant	Harold Green Asphalt Plant
Temperature	N/A	Mix Design #	HG-D-R20-64-22
Thickness	2"	Lab #	A24-802

Location		Paving Contractor	
Time of Sampling		Plant	
Temperature		Mix Design #	
Thickness		Lab #	

Location		Paving Contractor	
Time of Sampling		Plant	
Temperature		Mix Design #	
Thickness		Lab #	

Location		Paving Contractor	
Time of Sampling		Plant	
Temperature		Mix Design #	
Thickness		Lab #	

Location		Paving Contractor	
Time of Sampling		Plant	
Temperature		Mix Design #	
Thickness		Lab #	

HMAC Specifications:

Engineer: William J. Buzzelli Seal Date: 9/15/2022

Page(s) of Details:

Comments

Date Laid: 7/1/2024

7-5-24
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 07/09/24
PROJECT NO.: 23107100.010
REPORT NO.: 340
PAGE NO.: 1 of 1
FIELD TECH: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	210	7	7/16/24	3.99	8.01	12.47	35,340	2830	SS	2
CSTLW1	211	28	8/6/24							
CSTLW1	212	28	8/6/24							
CSTLW1	213	28	8/6/24							
CSTLW1	214	56/Hold	09/03/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000 SPEC:	Consolidation Method:	Rodding
Location of placement:	ADA ROTHER @ WESLEY MILLER		
Type of placement:	PLACED AND SAMPLED BY CHUTE		
Weather:	CLOUDY	Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	93°	Slump (ASTM C 143); Inch:	6"
CC Temp (ASTM C 1064) (F):	96°	Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	CENTEX	Mix Design Ref.:	C209525TF7
Truck No.:	2003	Ticket No.:	7028029
Total Ordered (yd^3):	19	Plant No.:	7
Time Batched:	11:10	Time Sampled:	12:06

Concrete as Batched Per Cubic Yard

Cement; lbs.:	421.05	Type		Batch Water; gals. :		23.28
Fly Ash; lbs.:	104.21	Class		Batch Water; lbs.:		193.72
Aggregate (fine); lbs.:	1,256.84	0.00	% MST	Admixture; oz.:		28.32
Aggregate (coarse); lbs:	1,686.32	0.00	% MST	Admixture; oz.:		10.00
Aggregate (misc); lbs.:	132.63	0.00	% MST	Admixture; oz.:		0.00
Total Mass Solids; lbs.:	3,601.05			Total Mass Liquids; lbs.:		196.12
Total Mass of Batch; lbs.:	3,797.17					

Capping Info

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

7-17-24
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 07/10/24
PROJECT NO.: 23107100.010
REPORT NO.: 342
PAGE NO.: 1 of 1
FIELD TECH: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	215	7	7/17/24	3.98	8.10	12.40	29,810	2400	SS	2
CSTLW1	216	28	8/7/24							
CSTLW1	217	28	8/7/24							
CSTLW1	218	28	8/7/24							
CSTLW1	219	56/Hold	09/04/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000 SPEC:	Consolidation Method:	Rodding
Location of placement:	ADA WEDEMEYER @ ELIJAH		
Type of placement:	PLACED AND SAMPLED BY CHUTE		
Weather:	CLEAR	Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	95°	Slump (ASTM C 143); Inch:	6"
CC Temp (ASTM C 1064) (F):	98°	Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information:

Supplier:	CENTEX	Mix Design Ref.:	C209525TF7
Truck No.:	1609	Ticket No.:	7028043
Total Ordered (yd^3):	19	Plant No.:	7
Time Batched:	11:01	Time Sampled:	12:00

Concrete as Batched Per Cubic Yard

Cement; lbs.:	413.16	Type		Batch Water; gals. :		23.89	
Fly Ash; lbs.:	105.26	Class		Batch Water; lbs.:		198.80	
Aggregate (fine); lbs.:	1,254.74		0.00	% MST	Admixture; oz.:	28.11	
Aggregate (coarse); lbs:	1,690.53		0.00	% MST	Admixture; oz.:	9.47	
Aggregate (misc); lbs.:	134.74		0.00	% MST	Admixture; oz.:	0.00	
Total Mass Solids; lbs.:	3,598.42			Total Mass Liquids; lbs.:		201.15	
Total Mass of Batch; lbs.:	3,799.57						

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

7-17-24
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 07/11/24
PROJECT NO.: 23107100.010
REPORT NO.: 344
PAGE NO.: 1 of 1
FIELD TECH: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	220	7	7/18/24	3.99	8.10	12.50	32,380	2590	SS	2
CSTLW1	221	28	8/8/24							
CSTLW1	222	28	8/8/24							
CSTLW1	223	28	8/8/24							
CSTLW1	224	56/Hold	09/05/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000 SPEC:	Consolidation Method:	Rodding
Location of placement:	ADA WEDEMEYER @ BLAZILMAR		
Type of placement:	PLACED AND SAMPLED BY CHUTE		
Weather:	CLEAR	Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	94°	Slump (ASTM C 143); Inch:	6"
CC Temp (ASTM C 1064) (F):	96°	Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	CENTEX	Mix Design Ref.:	C209525TF7
Truck No.:	2007	Ticket No.:	7028079
Total Ordered (yd^3):	19	Plant No.:	7
Time Batched:	10:57	Time Sampled:	11:55

Concrete as Batched Per Cubic Yard

Cement; lbs.:	418.42	Type		Batch Water; gals. :	23.21	
Fly Ash; lbs.:	105.26	Class		Batch Water; lbs.:	193.11	
Aggregate (fine); lbs.:	1,244.21	0.00	% MST	Admixture; oz.:	28.21	
Aggregate (coarse); lbs:	1,680.00	0.00	% MST	Admixture; oz.:	10.00	
Aggregate (misc); lbs.:	132.63	0.00	% MST	Admixture; oz.:	0.00	
Total Mass Solids; lbs.:	3,580.53			Total Mass Liquids; lbs.:	195.50	
Total Mass of Batch; lbs.:	3,776.03					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

7.18.24

MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 7/11/2024
PROJECT NO.: 23107100.010
REPORT NO.: 345
PAGE NO.:
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 90'S

Time Arrived at Site: 12:00
Time Departed Site: 13:00

Date Cylinders Cast: 7/10/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 215-219

Made By: WL

General Location: CURB

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

7.12.24
MLA Geotechnical

MLA "put us to the test" Geotechnical
A Division of MLA Labs, Inc

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 07/12/24
PROJECT NO.: 23107100.010
REPORT NO.: 347
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	225	7	7/19/24	3.98	8.02	12.43	27,960	2250	SS	2
CSTLW1	226	28	8/9/24							
CSTLW1	227	28	8/9/24							
CSTLW1	228	28	8/9/24							
CSTLW1	229	56/Hold	09/06/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000 SPEC:	Consolidation Method:	Rodding
Location of placement:	ADA BLAZILMAR @ WEDEMEYER		
Type of placement:	**CONTRACTOR MADE**		
Weather:	N/A	Air Content (ASTM C 231); %:	N/A
Ambient Temp (deg. F):	N/A	Slump (ASTM C 143); Inch:	N/A
CC Temp (ASTM C 1064) (F):	N/A	Unit Weight (ASTM C 138), PCF:	N/A

Supplier Ticket Information

Supplier:	N/A	Mix Design Ref.:	N/A
Truck No.:	N/A	Ticket No.:	N/A
Total Ordered (yd^3):	N/A	Plant No.:	N/A
Time Batched:	N/A	Time Sampled:	N/A

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals.:		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

7-22-24
MLA Geotechnical

MLA "put us to the test" Geotechnical
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 07/16/24
PROJECT NO.: 23107100.010
REPORT NO.: 351
PAGE NO.: 1 of 1
FIELD TECH: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	230	7	7/23/24	3.99	8.05	12.50	31,810	2550	SS	2
CSTLW1	231	28	8/13/24							
CSTLW1	232	28	8/13/24							
CSTLW1	233	28	8/13/24							
CSTLW1	234	56/Hold	09/10/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3600 SPEC:	Consolidation Mcthod:	Rodding
Location of placemcnt:	ADA RAMP BUTTERCUP STA 7+00		
Type of placement:	PLACED AND SAMPLED BY CHUTE		
Weather:	CLEAR	Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	83°	Slump (ASTM C 143); Inch:	6-1/4"
CC Temp (ASTM C 1064) (F):	89°	Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	CENTEX	Mix Design Ref.:	C209525CF4
Truck No.:	1711	Ticket No.:	4446999
Total Ordered (yd^3):	17	Plant No.:	4
Time Batched:	07:49	Time Sampled:	08:53

Concrete as Batched Per Cubic Yard

Cement; lbs.:	350.00	Type		Batch Water; gals:	20.08	
Fly Ash; lbs.:	116.84	Class		Batch Water; lbs.:	167.10	
Aggregate (fine); lbs.:	440.00	0.00	% MST	Admixture; oz.:	28.00	
Aggregate (coarse); lbs:	1,717.89	0.00	% MST	Admixture; oz.:	1.00	
Aggregate (misc); lbs.:	1,029.47	0.00	% MST	Admixture; oz.:	5.05	
Total Mass Solids; lbs.:	3,654.21			Total Mass Liquids; lbs.:	169.23	
Total Mass of Batch; lbs.:	3,823.44					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:		HYDRATION 9.5 OZ
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:		
Shore A Hardness:	60 Durometer	Planeness:		
Range (psi):	2500 to 7000			

Note. Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

7-23-24
MLA Geotechnical

MLA "put us to the test" Geotechnical
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 07/17/24
PROJECT NO.: 23107100.010
REPORT NO.: 353
PAGE NO.: 1 of 1
FIELD TECH: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	235	7	7/24/24	3.99	8.12	12.47	40,370	3240	SS	2
CSTLW1	236	28	8/14/24							
CSTLW1	237	28	8/14/24							
CSTLW1	238	28	8/14/24							
CSTLW1	239	56/Hold	09/11/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000	SPEC:		Consolidation Method:	Rodding
Location of placement:	S.E.T.'S AT ENTERANCE				
Type of placement:	**CONTRACTOR MADE**				
Weather:	N/A			Air Content (ASTM C 231); %:	N/A
Ambient Temp (deg. F):	N/A			Slump (ASTM C 143); Inch:	N/A
CC Temp (ASTM C 1064) (F):	N/A			Unit Weight (ASTM C 138), PCF:	N/A

Supplier Ticket Information

Supplier:	N/A			Mix Design Ref.:	N/A
Truck No.:	N/A			Ticket No.:	N/A
Total Ordered (yd^3):	N/A			Plant No.:	N/A
Time Batched:	N/A			Time Sampled:	N/A

Concrete as Batched Per Cubic Yard

Cement; lbs.:	350.00	Type		Batch Water; gals.:	20.08
Fly Ash; lbs.:	116.84	Class		Batch Water; lbs.:	167.10
Aggregate (fine); lbs.:	440.00	0.00	% MST	Admixture; oz.:	28.00
Aggregate (coarse); lbs:	1,717.89	0.00	% MST	Admixture; oz.:	1.00
Aggregate (misc); lbs.:	1,029.47	0.00	% MST	Admixture; oz.:	5.05
Total Mass Solids; lbs.:	3,654.21			Total Mass Liquids; lbs.:	169.23
Total Mass of Batch; lbs.:	3,823.44				

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:		HYDRATION	9.5 OZ
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:			
Shore A Hardness:	60 Durometer	Planeness:			
Range (psi):	2500 to 7000				

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

7-25-24
MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 7/18/2024
PROJECT NO.: 23107100.010
REPORT NO.: 355
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: **GAD**

Weather Conditions: SUNNY
Ambient Temperature: 80'S

Time Arrived at Site: 13:00
Time Departed Site: 14:00

Date Cylinders Cast: 7/17/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 235-239

Made By: WL

General Location: ON CURB

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

7-19-24

MLA Geotechnical

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REPORT OF LABORATORY TESTS

Project: Castlewood South Phase 1
Location: Austin, Texas
Client: City of Austin

Date: 1/30/2023
Project No.: 23107100.010
Lab No.: P23-081
Report No.: 10 & 11
Tech.: ZK

Description of Material: Dark Brown/DarkGray
Sampled By: ZK
Source: Pond South Center Top 6'
Rammer: 5.5 lb Mechanical Rainhart
Air Dry (Y/N): No
Proposed use: Common Fill/Subgrade

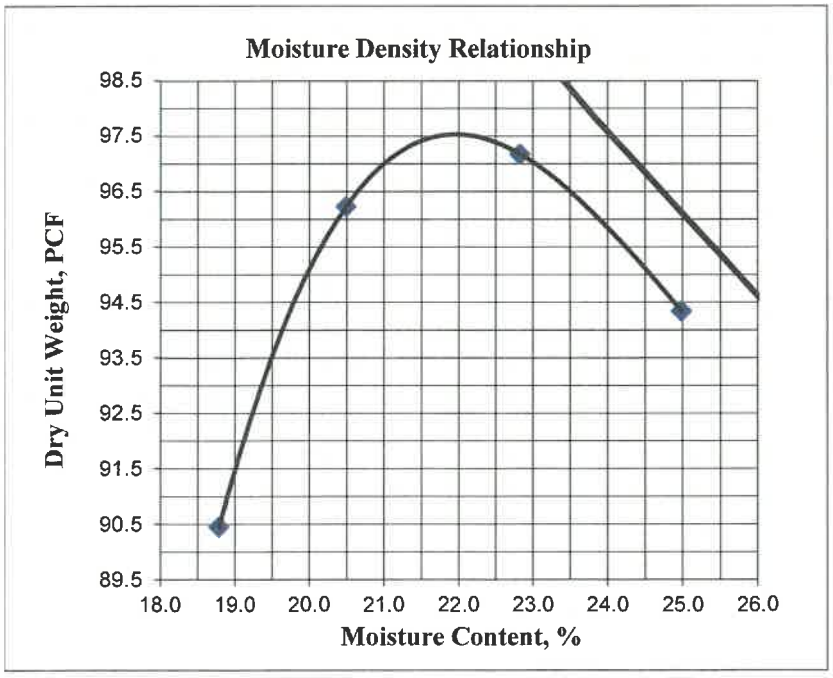


Atterberg Test Procedure: TEX-104 & 106 E

Liquid Limit:	49	
Plastic Limit:	16	
Plasticity Index:	33	

Sieve Test Procedure: TEX-110-E
Specification Reference: TxDOT Item 247.2

Sieve:	% Retained
7/8"	0.0



MDR Test method:	TEX-114-E
Maximum Dry Density	97.5 PCF
Optimum Moisture	22.0 %

ZAV G_S = 2.50

Reviewed By:
MLA Labs, Inc. AT 1/30/23

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

REPORT OF LABORATORY TESTS

Project: Castlewood South Phase 1 | **Date:** 1/24/2023
Project No.: 23107100.010
Location: Austin, Texas | **Lab No.:** P23-083
Report No.: 14 + 15
Client: City of Austin | **Tech.:** ZK

Description of Material: Dark Brown to Dark Gray Clay
Sampled By: ZK
Source: Rogers Road Sta: 2+50
Rammer: 5.5 lb Mechanical Rainhart
Air Dry (Y/N): No
Proposed use: Common Fill/Subgrade

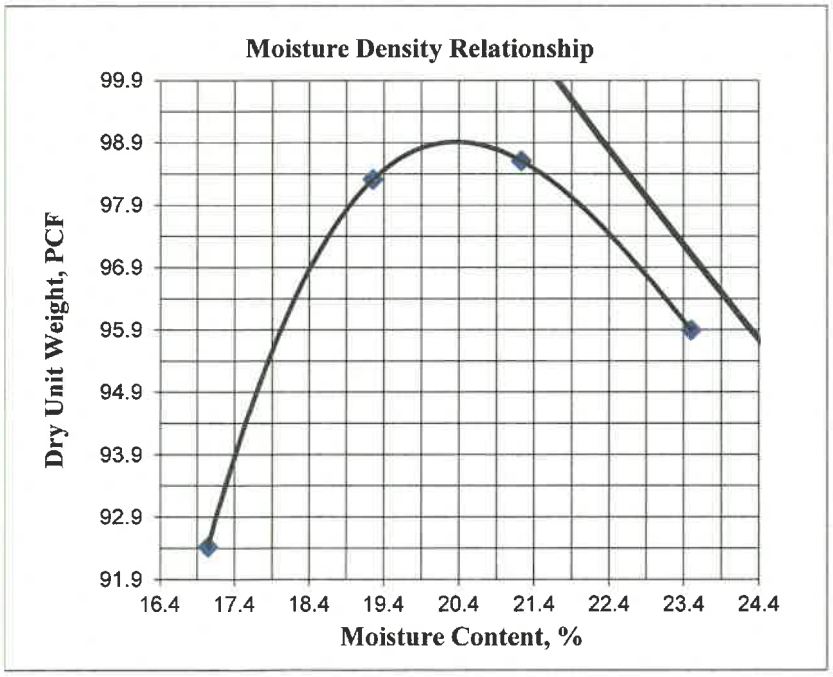


Atterberg Test Procedure: TEX-104 & 106 E

Liquid Limit:	53	
Plastic Limit:	18	
Plasticity Index:	35	

Sieve Test Procedure: TEX-110-E
Specification Reference: TxDOT Item 247.2

Sieve:	% Retained
7/8"	0.0



MDR Test method: TEX-114-E

Maximum Dry Density 98.9 PCF

Optimum Moisture 20.4 %

ZAV G_S = 2.45

Reviewed By: MLA Labs, Inc. 1/24/23

MLA Geotechnical "put us to the test"
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REPORT OF LABORATORY TESTS

Project: Castlewood South Phase 1
Date: 3/9/2023
Project No.: 23107100.010
Location: Taylor, Texas
Lab No.: P23-314
Report No.: 35136
Client: Starlight Homes Texas
Tech.: MM

Description of Material: Light to Pale Brown Clay with Hard Aggregate
Sampled By: MM
Source: Imported
Rammer: 10.0 lb Mechanical Rainhart
Air Dry (Y/N): No
Proposed use: Road Fill

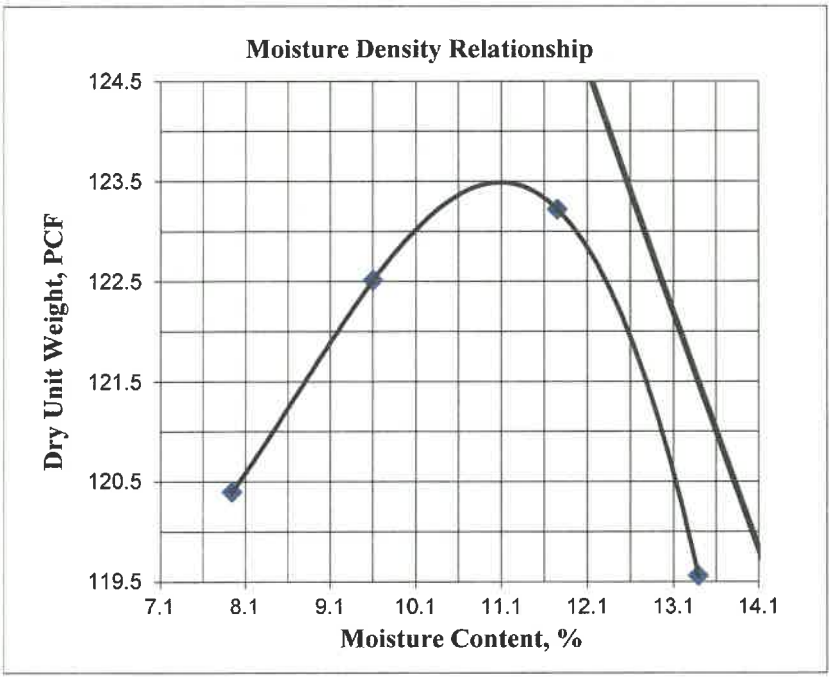


Atterberg Test Procedure: TEX-104 & 106 E

Liquid Limit:	18	
Plastic Limit:	17	
Plasticity Index:	1	

Sieve Test Procedure: TEX-110-E
Specification Reference: TxDOT Item 247.2

Sieve:	% Retained
2-1/2"	0.0
1-3/4"	0.0
1-1/4"	0.0
7/8"	5.9
3/8"	22.6
#4	41.2
#40	50.3



MDR Test method: TEX-113-E

Maximum Dry Density 123.5 PCF

Optimum Moisture 11.1 %

ZAV G_S = 2.63

Reviewed By:
MLA Labs, Inc. 3/9/23

MLA Geotechnical
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REPORT OF LABORATORY TESTS

Project: Castlewood South Phase 1
Date: 3/13/2023
Project No.: 2310710.010
Location: Taylor, Texas
Lab No.: P23-333
Report No.: 38139
Client: Starlight Homes Texas
Tech.: WL

Description of Material: Light Brown to Pale Brown CL Clay with Hard Aggregate
Sampled By: WL
Source: Wedemyer Street & Elijah Street
Rammer: 5.5 lb Mechanical Rainhart
Air Dry (Y/N): No
Proposed use: Common Fill/Trench Backfill

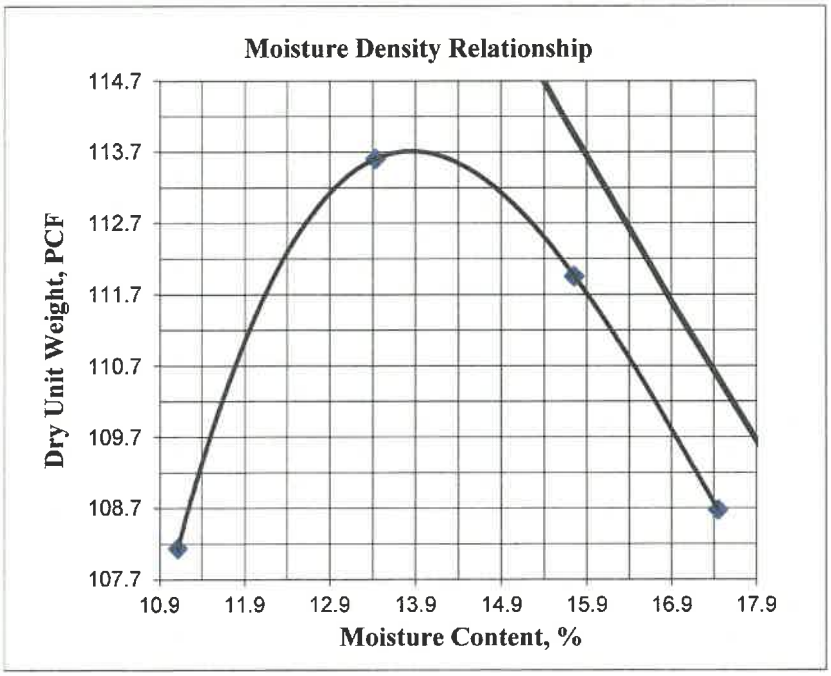


Atterberg Test Procedure: TEX-104 & 106 E

Liquid Limit:	27	
Plastic Limit:	14	
Plasticity Index:	13	

Sieve Test Procedure: TEX-110-E
Specification Reference: TxDOT Item 247.2

Sieve:	% Retained
7/8"	0.0



MDR Test method: TEX-114-E

Maximum Dry Density 113.7 PCF

Optimum Moisture 13.9 %

ZAV G_S = 2.56

Reviewed By:
MLA Labs, Inc. 3/13/23

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/13/23
Project No.: 23107100.010
Report No.: 40
Page No.:
Technician: WL

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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	AM TESTING																
2	WWL C STA 3+32	P23-314	1	123.5	11.1	98	105	-	-	-3	6"	137.0	123.4	11.0	99.9	PASS	
3	WWL C STA 3+32	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	136.4	123.8	10.2	100.2	PASS	
4	WWL C STA 3+32	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	137.8	123.2	11.9	99.8	PASS	
5	WWL C STA 6+98	P23-314	1	123.5	11.1	98	105	-	-	-3	6"	142.1	127.0	11.9	102.8	PASS	
6	WWL C STA 6+98	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	143.2	128.5	11.4	104.0	PASS	
7	WWL C STA 6+98	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	140.4	126.3	11.2	102.3	PASS	
8	WWL D STA 5+73	P23-314	1	123.5	11.1	98	105	-	-	-3	6"	134.5	116.2	15.7	94.1	FAIL	FC
9	BUTTERCUP RD STA 3+00	P23-081	32	97.5	22.0	98	102	OPT	+	1ST	6"	120.5	97.2	24.0	99.7	PASS	
10	BUTTERCUP RD STA 3+00	P23-081	32	97.5	22.0	98	102	OPT	+	2ND	6"	120.2	98.3	22.3	100.8	PASS	
11	BUTTERCUP RD STA 3+00	P23-081	32	97.5	22.0	98	102	OPT	+	3RD	6"	122.2	99.4	22.9	101.9	PASS	
12	BUTTERCUP RD STA 3+00	P23-081	32	97.5	22.0	98	102	OPT	+	4TH	6"	123.3	99.4	24.0	101.9	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1669
Moisture:	605
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: NONE ONSITE
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: ONSITE LEAD
FAILURES REPORTED TO: ONSITE LEAD
DENSITIES REQUIRING RETESTING: #8

Comments: FC= FAIL COMPACTION

MLA Geotechnical 3/14/23

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/13/23
Project No.: 23107100.010
Report No.: 40
Page No.:
Technician: WL

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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	PM TESTING																
13	WWL D STA 5+73 **RETEST #8**	P23-314	1	123.5	11.1	98	105	-	-	-3	6"	141.3	123.9	14.0	100.3	PASS	
14	WWL D STA 5+73	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	139.4	123.1	13.2	99.7	PASS	
15	WWL D STA 5+73	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	138.2	122.7	12.6	99.4	PASS	
16	WWL D STA 3+50	P23-314	1	123.5	11.1	98	105	-	-	-3	6"	139.9	123.7	13.1	100.2	PASS	
17	WWL D STA 3+50	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	138.3	122.0	13.4	98.8	PASS	
18	WWL D STA 3+50	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	141.4	126.0	12.2	102.0	PASS	
19	WILSON SPRINGS STA 1+29	P23-081	32	97.5	22.0	98	102	OPT	+	1ST	6"	121.4	99.3	22.3	101.8	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1669
Moisture:	605
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: NONE ONSITE
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: ONSITE LEAD
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments: FC= FAIL COMPACTION

MLA Geotechnical 3-14-23

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/14/23
Project No.: 23107100.010
Report No.: 41
Page No.:
Technician: WL

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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	AM TESTING																
20	WWL C STA 1+50	P23-314	1	123.5	11.1	98	105	-	-	-12'	6"	138.9	121.5	14.3	98.4	PASS	
21	WWL C STA 1+50	P23-314	1	123.5	11.1	98	105	-	-	-10'	6"	139.3	121.9	14.3	98.7	PASS	
22	WWS BLK 11 LOT 4/5	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	134.3	120.1	11.8	**97.2**	**FAIL**	**FC**
23	WWS BLK 11 LOT 8/9	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	137.3	122.3	12.3	99.0	PASS	
24	WWS BLK 11 LOT 8/9	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	139.6	125.7	11.1	101.8	PASS	
25	WILSON SPRING STA 1+50	P23-081	32	97.5	22.0	98	102	OPT	+	-10'	6"	119.6	97.1	23.2	99.6	PASS	
26	BLAZIMER LN STA 3+52	P23-081	32	97.5	22.0	98	102	OPT	+	-10'	6"	121.9	101.4	20.2	**104.0**	**FAIL**	**FC****
	PM TESTING																
27	WWS BLK 11 LOT 4/5 **RETEST #22**	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	132.7	121.3	9.4	98.2	PASS	
28	OFFSITE WWL B STA 1+10	P23-314	1	123.5	11.1	98	105	-	-	-4	6"	139.2	120.9	15.1	97.9	PASS	
29	OFFSITE WWL B STA 1+10	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	138.6	121.0	14.5	98.0	PASS	
30	BUTTERCUP STA 3+0	P23-081	32	97.5	22.0	98	102	OPT	+	-2	6"	117.0	95.6	22.4	98.1	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1679
Moisture:	610
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: MARK SCOTT W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: MARK SCOTT W/ HDR
FAILURES REPORTED TO: ONSITE LEAD
DENSITIES REQUIRING RETESTING: #22, #26

Comments: FC= FAILED COMPACTION
FC** = FAILED COMPACTION DUE TO NO PROPER PROCTOR (SCHEDULED PROCTOR P/U)

MLA Geotechnical 3-15-23

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Report of Proctor Pick Up

Project:	Castlewood South Phase 1	**Date:**	03/15/23
		Project No.:	23107100.010
Location:	Taylor, Texas	**Report No.:**	42
		Page No.:	
Client:	Starlight Homes Texas	**Technician:**	WL

SUMMARY OF CONDITIONS:

Contractors Working This Date: JL GRAY

Weather Conditions: CLEAR **Ambient Temperature:** 60'S

Time Arrived : 15:00 **Time Departed:** 17:00

Lab Number: P23-391

Location of Sample: BLAZIMER LN STA 3+52

Municipality: CITY OF TAYLOR

Public or Private Dev.: PRIVATE

Proposed Use: ROAD FILL

Material Description: LIGHT / PALE BROWN CLAY W/ AG

Comments: **RUSH**

BDS 3.16.23

MLA Geotechnical

Project: Castlewood South Phase I

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/15/23
Project No.: 23107100.010
Report No.: 45
Page No.:
Technician: WL

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	AM TESTING																
31	WWL E STA 2+00	P23-314	1	123.5	11.1	98	105	-	-	-15'	6"	138.2	122.6	12.7	99.3	PASS	
32	WWL E STA 2+00	P23-314	1	123.5	11.1	98	105	-	-	-10'	6"	128.8	115.3	11.7	**93.4**	**PASS**	FC
33	WWL F STA 2+00	P23-314	1	123.5	11.1	98	105	-	-	-15'	6"	137.7	124.6	10.5	100.9	PASS	
34	WWL G STA 2+00	P23-314	1	123.5	11.1	98	105	-	-	-15'	6"	137.5	121.2	13.4	98.1	PASS	
35	WWL F STA 6+86	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	140.5	125.3	12.1	101.5	PASS	
36	WWL F STA 6+86	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	140.5	125.8	11.7	101.9	PASS	
37	WWS BLK 14 LOT 6/7	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	138.9	125.7	10.5	101.8	PASS	
38	WWS BLK 13 LOT 15/16	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	138.3	122.8	12.6	99.4	PASS	
39	WILSON SPRING RD STA 1+29	P23-083	35	98.9	20.4	98	102	OPT	+	5TH	6"	121.6	100.2	21.4	101.3	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1661
Moisture:	612
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: MARK SCOTT W/ HBR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: MARK SCOTT W/ HBR
FAILURES REPORTED TO: ONSITE LEAD
DENSITIES REQUIRING RETESTING: #32

Comments: FC= FAILED COMPACTION

MLA Geotechnical BDS 3.16.23

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/15/23
Project No.: 23107100.010
Report No.: 45
Page No.:
Technician: WL

MLA Geotechnical "put us to the test" A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	PM TESTING																
40	WWS BLK 11 LOT 12/13	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	141.1	126.5	11.5	102.4	PASS	
41	WWS BLK 11 LOT 16	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	138.0	125.5	10.0	101.6	PASS	
42	WWS BLK 12 LOT 7/8	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	140.2	127.2	10.2	103.0	PASS	
43	WWS BLK 12 LOT 4/5	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	141.0	127.9	10.2	103.6	PASS	
44	WWS BLK 12 LOT 1	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	138.9	124.8	11.3	101.1	PASS	
45	WWS BLK 13 LOT 5/6	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	138.2	124.0	11.5	100.4	PASS	
46	WWL E STA 6+79	P23-314	1	123.5	11.1	98	105	-	-	-4	6"	136.8	121.4	12.7	98.3	PASS	
47	WWL E STA 6+79	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	139.0	125.3	10.9	101.5	PASS	
48	WWL E STA 2+00 **RETEST #32**	P23-314	1	123.5	11.1	98	105	-	-	-10	6"	139.3	124.6	11.8	100.9	PASS	
49	WILSON SPRING RD STA 1+29	P23-083	35	98.9	20.4	98	102	OPT	+	6TH	6"	119.6	99.3	20.4	100.4	PASS	
50	ROTHER PLACE STA 1+29	P23-083	35	98.9	20.4	98	102	OPT	+	-15	6"	118.9	97.7	21.7	98.8	PASS	
51	ROTHER PLACE STA 1+29	P23-083	35	98.9	20.4	98	102	OPT	+	-10	6"	120.9	99.5	21.5	100.6	PASS	
52	ELIJAH ST STA 1+29	P23-083	35	98.9	20.4	98	102	OPT	+	-15	6"	121.5	100.7	20.7	101.8	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1661
Moisture:	612
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: NONE ONSITE
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: ONSITE LEAD
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments: FC= FAILED COMPACTION

MLA Geotechnical BDS 3.16.23

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/16/23
Project No.: 23107100.010
Report No.: 46
Page No.:
Technician: WL

MLA Geotechnical "put us to the test" A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
53	ELIJAH ST STA 1+29	P23-079	34	95.8	23.8	98	102	-3	+3	-10	6"	117.5	94.5	24.3	98.6	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1664
Moisture:	607
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: NONE ONSITE
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: ONSITE LEAD
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical EL 3-17-23

Project: Castlewood South Phase I

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/18/23
Project No.: 23107100.010
Report No.: 47
Page No.: 1OF1
Technician: JG

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	Rother Place																
58	1+50	P23-079	34	95.8	23.8	98	102	-3	+3	-7	6"	116.3	94.7	22.8	98.9	Pass	
	Elijah Street																
59	1+29	P23-079	34	95.8	23.8	98	102	-3	+3	4th/Fin	6"	119.3	95.3	25.2	99.5	Pass	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2104
Moisture:	711
Troxler No.:	3430
Serial No.:	36387

INSPECTOR ON SITE: NONE ONSITE
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: ONSITE LEAD
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical 3.20.23

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/17/23
Project No.: 23107100.010
Report No.: 48
Page No.:
Technician: MM

MLA Geotechnical "put us to the test" A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
54	Elijah St. STA 1+29	P23-079	34	95.8	23.8	98	102	-3	+3	-5	6"	120.1	96.3	24.7	100.5	Pass	
56	Wilson Springs Rd STA: 1+29	P23-079	34	95.8	23.8	98	102	-3	+3	7th/Fin	6"	121.8	97.5	24.9	101.8	Pass	
57	Rodgers Rd STA: 3+50	P23-079	34	95.8	23.8	98	102	-3	+3	-15	6"	120.0	95.1	26.2	99.3	Pass	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1594
Moisture:	688
Troxler No.:	3430
Serial No.:	36130

INSPECTOR ON SITE: NONE ONSITE
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: ONSITE LEAD
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical EL 3-20-23

Project: Castlewood South Phase I

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/20/23
Project No.: 23107100.010
Report No.: 49
Page No.:
Technician: WL

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	AM TESTING																
58	WWL C STA 2+00	P23-314	1	123.5	11.1	98	105	-	-	-4	6"	140.4	124.0	13.2	100.4	PASS	
59	WWL C STA 2+00	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	139.6	123.1	13.4	99.7	PASS	

NOTES:

*Standard: CITY OF TAYLOR
Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1659
Moisture:	586
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: NONE ONSITE
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: ONSITE LEAD
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical 3.21.23

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

CANCELLED TESTING REPORT

PROJECT: Castlewood South Phase I
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 03/20/23
PROJECT NO.: 23107100.010
REPORT NO.: 50
PAGE NO.:
TECHNICIAN: WL

Summary of Work: DENSITIY TESTING

Contractors Working This Date: JL GRAY

Weather Conditions: CLOUDY
Ambient Temperature: 50'S

Time Arrived at Project Site: 14:45
Time Departed Project Site: 15:15

Date and Time Testing Scheduled: 03/20/23 15:00
Scheduled by: EUGENIO
Reason for Testing Exception: NOTHING READY

Results of Inspection:

TECH WAS ADVISED THAT THE FOREMAN HAD LEFT FOR THE DAY AND NOTHING ELSE WA
TO TEST.

BDS 3-21-23

MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/21/23
Project No.: 23107100.010
Report No.: 51
Page No.:
Technician: WL

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	AM TESTING																
60	WS BLK 13 LOT 16/17	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	141.9	125.8	12.8	101.9	PASS	
61	WL XING BLK 13 LOT 12	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	143.7	128.9	11.5	104.4	PASS	
62	WL XING BLK 4 LOT 18	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	140.5	126.0	11.5	102.0	PASS	
63	WL XING BLK 10 LOT 13	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	138.3	123.8	11.7	100.2	PASS	
64	WWL G STA 2+00	P23-314	1	123.5	11.1	98	105	-	-	-10	6"	135.5	121.0	12.0	98.0	PASS	
65	WS BLK 13 LOT 4/5	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	139.9	122.3	14.4	99.0	PASS	
66	WS BLK 14 LOT 12	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	138.5	123.8	11.9	100.2	PASS	
67	ROTHER LN STA 1+29	P23-079	34	95.8	23.8	98	102	OPT	+	-5	6"	118.4	95.4	24.1	99.6	PASS	
68	BLAZIMER LN STA 1+29	P23-083	35	98.9	20.4	98	102	OPT	+	-5	6"	121.9	99.4	22.6	100.5	PASS	
69	BLAZIMER LN STA 1+29	P23-083	35	98.9	20.4	98	102	OPT	+	-2/F	6"	120.9	98.4	22.9	99.5	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1671
Moisture:	608
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: NONE ONSITE
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: ONSITE LEADS
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments: TECH SPENT 2 HRS ON SCENE FOR AM VISIT
AFTERNOON TESTING CANCELLED IN ROUTE

MLA Geotechnical 3-22-23

Project: Castlewood South Phase I

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/22/23
Project No.: 23107100.010
Report No.: 52
Page No.:
Technician: JJR

MLA Geotechnical "put us to the test" A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
70	WWL-F STA 2+00	P23-314	1	123.5	11.1	98	105	-	-	-10	6"	140.0	124.3	12.6	100.6	Pass	
71	WWL-E STA 2+00	P23-314	1	123.5	11.1	98	105	-	-	-5	6"	138.7	121.7	14.0	98.5	Pass	
72	WWL-E STA 2+00	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	141.1	125.5	12.4	101.6	Pass	
73	WWL-J STA 1+50	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	141.8	124.4	14.0	100.7	Pass	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2553
Moisture:	680
Troxler No.:	3430
Serial No.:	75224

INSPECTOR ON SITE: NONE ONSITE
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: ONSITE LEADS
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical GA, 3-23-23

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/23/23
Project No.: 23107100.010
Report No.: 53
Page No.:
Technician: WL

MLA Geotechnical "put us to the test" A Division of MLA Labs, Inc

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	Pl	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	AM TESTING																
74	WL E STA 1+25	P23-314	1	123.5	11.1	98	105	-	-	-2/F	6"	138.4	126.8	9.1	102.7	PASS	
75	WS BLK 12 LOT 8/9	P23-314	1	123.5	11.1	98	105	-	-	-2/F	6"	143.4	129.5	10.7	104.9	PASS	
76	WS BLK 12 LOT 18/19	P23-314	1	123.5	11.1	98	105	-	-	-2/F	6"	143.3	128.4	11.6	104.0	PASS	
77	WS BLK 11 LOT 23/24	P23-314	1	123.5	11.1	98	105	-	-	-2/F	6"	141.5	127.8	10.7	103.5	PASS	
78	WS BLK 11 LOT 26/27	P23-314	1	123.5	11.1	98	105	-	-	-2/F	6"	139.0	124.5	11.6	100.8	PASS	
79	WWL D STA 1+25	P23-314	1	123.5	11.1	98	105	-	-	-5	6"	139.0	121.9	14.0	98.7	PASS	
80	WWL C STA 1+25	P23-314	1	123.5	11.1	98	105	-	-	-2/F	6"	140.8	124.2	13.4	100.6	PASS	
	PM TESTING																
81	WWL G STA 2+00	P23-314	1	123.5	11.1	98	105	-	-	-5	6"	140.6	125.2	12.3	101.4	PASS	
82	WWL F STA 2+00	P23-314	1	123.5	11.1	98	105	-	-	-5	6"	139.3	124.7	11.7	101.0	PASS	
83	WWL F STA 2+00	P23-314	1	123.5	11.1	98	105	-	-	-2/F	6"	139.7	125.0	11.8	101.2	PASS	
84	RUTHER PL STA 1+29	P23-083	35	98.9	20.4	98	102	OPT	+	SUB	6"	118.8	98.2	21.0	99.3	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1670
Moisture:	605
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: NONE ONSITE
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: ONSITE LEAD
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical 3.24.23

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/24/23
Project No.: 23107100.010
Report No.: 54
Page No.:
Technician: WL

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
85	RODGERS RD STA 1+29	P23-083	35	98.9	20.4	98	102	OPT	+	-5	6"	118.9	97.1	22.5	98.2	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1675
Moisture:	603
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: NONE ONSITE
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: ONSITE LEAD
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical BDS 3-27-23

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/27/23
Project No.: 23107100.010
Report No.: 55
Page No.:
Technician: WL

MLA Geotechnical "put us to the test" A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
86	RODGERS RD STA 1+29	P23-083	35	98.9	20.4	98	102	OPT	+	SUB	6"	119.3	98.1	21.6	99.2	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1672
Moisture:	608
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: NONE ONSITE
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: ONSITE LEAD
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical 3.28.23

Project: Castlewood South Phase I

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 04/19/23
Project No.: 23107100.010
Report No.: 59
Page No.:
Technician: JJR

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	WLM-F																
112	STA 1+25	P23-314	1	123.5	11.1	98	105	X	X	-2	6"	135.2	122.0	10.8	98.8	Pass	
113	STA 1+25	P23-314	1	123.5	11.1	98	105	X	X	-1	6"	137.5	124.5	10.4	100.8	Pass	
	WWLM-H																
114	STA 1+20	P23-314	1	123.5	11.1	98	105	X	X	-2	6"	142.9	128.6	11.1	104.1	Pass	
115	STA 1+20	P23-314	1	123.5	11.1	98	105	X	X	-1	6"	136.7	120.9	13.1	97.9	Pass	
	WL-F																
116	STA 7+70	P23-314	1	123.5	11.1	98	105	X	X	-2	6"	137.1	122.4	12.0	99.1	Pass	
117	STA 7+70	P23-314	1	123.5	11.1	98	105	X	X	-1	6"	137.4	124.3	10.5	100.6	Pass	
	WLM-O																
118	STA 1+25	P23-083	35	98.9	20.4	98	102	OPT	+	-2	6"	121.4	100.0	21.4	101.1	Pass	
119	STA 1+25	P23-083	35	98.9	20.4	98	102	OPT	+	-1	6"	118.7	98.3	20.8	99.4	Pass	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2555
Moisture:	679
Troxler No.:	3430
Serial No.:	75224

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical Ec 4-20-23

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 04/20/23
Project No.: 23107100.010
Report No.: 60
Page No.:
Technician: JK

MLA Geotechnical "put us to the test" A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
120	WL-C @ Sta: 1+00	P23-314	1	123.5	11.1	98	105	-	-	-2	6"	140.3	127.3	10.2	103.1	**PASS**	
121	WL-C @ Sta: 1+00	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	137.6	125.3	9.8	101.5	**PASS**	
122	SD-B @ Sta: 7+00	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	139.7	129.2	8.1	104.6	**PASS**	
123	SD-B @ Sta: 11+00	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	132.7	124.1	6.9	100.5	**PASS**	
124	SD-C @ Sta: 6+50	P23-314	1	123.5	11.1	98	105	-	-	-1	6"	138.5	128.6	7.7	104.1	**PASS**	

NOTES:

*Standard: City of Taylor

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1832
Moisture:	628
Troxler No.:	3440
Serial No.:	33485

INSPECTOR ON SITE: No Inspector On Site
MUNICIPALITY: City of Taylor
TESTS APPROVED BY: No Inspector On Site
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: None

Comments:

MLA Geotechnical BDS 4.21.23

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

CANCELLED TESTING REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 04/20/23
PROJECT NO.: 23107100.010
REPORT NO.: 61
PAGE NO.:
TECHNICIAN: JK

Summary of Work: Moisture Density Testing

Contractors Working This Date: JL Gray

Weather Conditions: Overcast/Rain

Ambient Temperature: 70's

Time Arrived at Project Site: 1545

Time Departed Project Site: 1645

Date and Time Testing Scheduled: 4/20/2023 @ 1600

Scheduled by: Eugenio with JL Gray

Reason for Testing Exception: Cancel on site

Results of Inspection: Tech arrived on site as scheduled. Tech observed excavators digging trench for lines and no other operators on site. Tech observed rainfall on site and no utility crews present. Tech notified MLA dispatch of cancellation and departed site.

BDS 4-21-23

MLA Geotechnical

MLA "put us to the test" Geotechnical
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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/19/23
PROJECT NO.: 23107100.010
REPORT NO.: 69
PAGE NO.: 1 of 1
TECHNICIAN: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	6	7	5/26/23	4.00	8.06	12.56	31,030	2470	2
CSTLW1	7	28	6/16/23	4.01	8.03	12.62	44,040	3490	2
CSTLW1	8	28	6/16/23	4.01	8.05	12.62	47,100	3730	2
CSTLW1	9	28	6/16/23	4.01	8.02	12.62	46,320	3670	1
CSTLW1	10	56/Hold	07/14/23						
						28 Day Break Average:		**3630**	

Tech. Information

28 day design (psi):	3500	SPEC:	3500	Consolidation Method:	Rodding
Location of placement:	S/E HEADWALL AT CHANNEL A				
Type of placement:	SAMPLED AND PLACED BY CONTRACTOR (GAD)				
Weather:	CLEAR			Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:				Mix Design Ref.:	
Truck No.:				Ticket No.:	
Total Ordered (yd^3):				Plant No:	
Time Batched:				Time Sampled:	
Concrete as Batched Per Cubic Yard					
Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :	#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:	#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:	#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!				

Capping Info

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-16-23
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/19/23
PROJECT NO.: 23107100.010
REPORT NO.: 70
PAGE NO.: 1 of 1
TECHNICIAN: WL/CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	11	7	5/26/23	3.99	8.08	12.47	20,650	1660	1
CSTLW1	12	28	6/16/23	3.99	8.04	12.50	31,560	2530	2
CSTLW1	13	28	6/16/23	3.99	8.06	12.50	34,510	2760	5
CSTLW1	14	28	6/16/23	3.99	8.05	12.50	34,020	2720	5
CSTLW1	15	56/Hold	07/14/23						
						28 Day Break Average:		**2670**	

Tech. Information

28 day design (psi):	3000	SPEC:	3000	Consolidation Method:	Rodding
Location of placement:	TRICKLE CHANNEL, CHANNEL A				
Type of placement:	SAMPLED AND PLACED BY CONTRACTOR (GAD)				
Weather:	CLEAR			Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:				Mix Design Ref.:	
Truck No.:				Ticket No.:	
Total Ordered (yd^3):				Plant No.:	
Time Batched:				Time Sampled:	
Concrete as Batched Per Cubic Yard					
Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :	#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:	#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:	#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!				

Capping Info.

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-16-23
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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/22/23
PROJECT NO.: 23107100.010
REPORT NO.: 71
PAGE NO.: 1 of 1
TECHNICIAN: LB

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	16	7	5/29/23	3.99	8.06	12.50	25,620	2050	5
CSTLW1	17	28	6/19/23	3.99	7.94	12.50	37,390	2990	2
CSTLW1	18	28	6/19/23	4.01	8.10	12.59	38,140	3030	2
CSTLW1	19	28	6/19/23	4.00	7.98	12.53	37,110	2960	2
CSTLW1	20	56/Hold	07/17/23						
						28 Day Break Average:		**2990**	

Tech. Information

28 day design (psi):	3000 SPEC:	Consolidation Method:	Rodding
Location of placement:	Trickle Channel A Center		
Type of placement:	Placed by truck sampled from chute		
Weather:	Sunny	Air Content (ASTM C 231); %:	N/A
Ambient Temp (deg. F):	75°	Slump (ASTM C 143); Inch:	5 1/2"
CC Temp (ASTM C 1064) (F):	84°	Unit Weight (ASTM C 138), PCF:	N/A

Supplier Ticket Information

Supplier:	Cen Tex	Mix Design Ref.:	C209525CF4
Truck No.:	0527	Ticket No.:	162020
Total Ordered (yd^3):	19.00	Plant No.:	4
Time Batched:	0924	Time Sampled:	1055

Concrete as Batched Per Cubic Yard

Cement; lbs.:	350.00	Type		Batch Water; gals.:	25.52
Fly Ash; lbs.:	117.37	Class		Batch Water; lbs.:	212.29
Aggregate (fine); lbs.:	1,322.11	3.00	% MST	Admixture; oz.:	28.00
Aggregate (coarse); lbs:	1,692.63	3.00	% MST	Admixture; oz.:	1.00
Aggregate (misc); lbs.:	147.37	0.00	% MST	Admixture; oz.:	4.84
Total Mass Solids; lbs.:	3,629.47			Total Mass Liquids; lbs.:	304.85
Total Mass of Batch; lbs.:	3,934.32				

Capping Info

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

SD 6-19-23

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/22/23
PROJECT NO.: 23107100.010
REPORT NO.: 72
PAGE NO.: 1 of 1
TECHNICIAN: LB

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	21	7	5/29/23	3.99	8.08	12.47	35,720	2870	2
CSTLW1	22	28	6/19/23	3.99	8.05	12.47	48,680	3910	2
CSTLW1	23	28	6/19/23	3.99	8.06	12.47	49,720	3990	2
CSTLW1	24	28	6/19/23	3.99	8.04	12.47	48,680	3910	1
CSTLW1	25	56/Hold	07/17/23						
						28 Day Break Average:		**3940**	

Tech. Information

28 day design (psi):	3500 SPEC:	Consolidation Method:	Rodding
Location of placement:	Pond - A Footings		
Type of placement:	Paced by truck sampled from chute		
Weather:	Sunny	Air Content (ASTM C 231); %:	N/A
Ambient Temp (deg. F):	81°	Slump (ASTM C 143); Inch:	5"
CC Temp (ASTM C 1064) (F):	88°	Unit Weight (ASTM C 138), PCF:	N/A

Supplier Ticket Information

Supplier:	Cen Tex	Mix Design Ref.:	C222525CF4
Truck No.:	1502	Ticket No.:	162038
Total Ordered (yd^3):	9.50	Plant No.:	4
Time Batched:	1402	Time Sampled:	1521

Concrete as Batched Per Cubic Yard

Cement; lbs.:	421.05	Type		Batch Water; gals. :	26.51
Fly Ash; lbs.:	140.00	Class		Batch Water; lbs.:	220.52
Aggregate (fine); lbs.:	1,193.68	3.00	% MST	Admixture; oz.:	30.95
Aggregate (coarse); lbs:	1,709.47	3.00	% MST	Admixture; oz.:	1.42
Aggregate (misc); lbs.:	134.74	0.00	% MST	Admixture; oz.:	1.05
Total Mass Solids; lbs.:	3,598.95			Total Mass Liquids; lbs.:	309.71
Total Mass of Batch; lbs.:	3,908.65				

Capping Info

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

JD 6-19-23

MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase I
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 5/30/2023
PROJECT NO.: 23107100.010
REPORT NO.: 79
PAGE NO.: 1 of 1
TECHNICIAN: MM

Contractors Working This Date: GAD

Weather Conditions: Sunny
Ambient Temperature: 80's

Time Arrived at Site: 1000
Time Departed Site: 1130

Date Cylinders Cast: 5/26/2023

Number of Cylinders Made: 4

Cylinder Mark & No.: CSTLW1 31-34

Made By: ZK

General Location: In Pond

Cylinder Condition: Satisfactory

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

EL 5.31.23

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TBPE Firm # F-2684

DAILY

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 05/31/23
PROJECT NO.: 23107100.010
REPORT NO.: 80
PAGE NO.:
TECHNICIAN: WL

Summary of Work: 4X8 CYLINDERS (CONCRETE)

Contractors Working This Date: GAD

Weather Conditions: SUNNY
Ambient Temperature: 80°

Time Arrived at Project Site: 9:15
Time Departed Project Site: 11:30

Date and Time Testing Scheduled: 05/31/23 10:00
Scheduled by: GAD
Reason for Testing Exception: N/A

Results of Inspection:

TECH ARRIVED, FOREMAN ADVISED AT 10:10 THAT CONCRETE WAS GOING TO BE LATE. CONCRETE ARRIVED AT 11:08, EXITED JOBSITE AT 11:30. DUE TO TRAFFIC ARRIVED BACK AT MLA UNTIL 13:00.

BDS 6.1.23

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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 5/31/2023
PROJECT NO.: 23107100.010
REPORT NO.: 82
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: Sunny
Ambient Temperature: 80°

Time Arrived at Site: 09:15
Time Departed Site: 11:30

Date Cylinders Cast: 5/30/2023

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 35-39

Made By: MM

General Location: SOUTH POND CHANNEL

Cylinder Condition: Satisfactory

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

BDS 6-1-23

MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/7/2023
PROJECT NO.: 23107100.010
REPORT NO.: 90
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 85°

Time Arrived at Site: 09:30
Time Departed Site: 10:00

Time Concrete Scheduled: 15:00

Concrete Placement Location: U CHANNEL NORTH WALL@ SOUTH END OF DEVELOPMENT

Cylinder Mark & No.: CSTLW1 SET 55-59

Cylinders Left With: GONZALO W/ GAD

Required PSI: 3000

Reason Cylinders Left: NO TECH AVAILABLE AT POUR TIME

Comments:

BDS 6.8.23
MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/9/2023
PROJECT NO.: 23107100.010
REPORT NO.: 93
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: Sunny
Ambient Temperature: 95°

Time Arrived at Site: 14:45
Time Departed Site: 15:50

Date Cylinders Cast: 6/7/2023

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 55-59

Made By: WL/CONTRACTOR

General Location: U CHANNEL NORTH WALL@ SOUTH END OF DEV

Cylinder Condition: Satisfactory

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

6.12.23

MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/12/2023
PROJECT NO.: 23107100.010
REPORT NO.: 94
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLOUDY
Ambient Temperature: 95°

Time Arrived at Site: 07:00
Time Departed Site: 07:30

Date Cylinders Cast: 6/9/2023

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 60-64

Made By: WL/CONTRACTOR

General Location: U CHANNEL SOUTH WALL@ SOUTH END OF DEV

Cylinder Condition: Satisfactory

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

6.13.23
MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 06/12/23
Project No.: 23107100.010
Report No.: 95
Page No.:
Technician: MM

MLA Geotechnical "put us to the test" A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
132	Lot 1 on Rodgers Rd	P23-083	35	98.9	20.4	98	102	OPT	+3	-1	6"	119.6	98.0	22.0	99.1	Pass	
133	Lot 9 on Rother Place	P23-083	35	98.9	20.4	98	102	OPT	+3	-1	6"	126.3	100.7	25.4	101.8	Pass	
134	Lot 13-14 on Rother Place	P23-083	35	98.9	20.4	98	102	OPT	+3	-1	6"	124.4	99.3	25.3	100.4	Pass	
135	Lot 18 on Elijah St	P23-080	33	94.1	23.8	98	102	OPT	+3	-1	6"	115.9	91.6	26.5	97.3	Pass	PPI
136	Lot 10-11 McFadin Way	P23-081	33	97.5	22.0	98	102	OPT	+3	-1	6"	122.1	98.4	24.1	100.9	Pass	

NOTES:

*Standard: City of Taylot

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1611
Moisture:	682
Troxler No.:	3430
Serial No.:	36130

INSPECTOR ON SITE: Mark with City of Taylor
MUNICIPALITY: Taylor
TESTS APPROVED BY: Mark with City of Taylor
FAILURES REPORTED TO: No failures
DENSITIES REQUIRING RETESTING: None

Comments:

MLA Geotechnical 6.13.23

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 06/13/23
Project No.: 23107100.010
Report No.: 96
Page No.:
Technician: WL

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	BLAZILMAR LN																
137	ELECTRICAL XING LOT 25/26	P23-080	33	94.1	23.8	95	105	-1	+3	-1	6"	114.2	93.9	21.6	99.8	PASS	PPI
	WILSON SPRINGS LN																
138	ELECTRICAL XING LOT 13/14	P23-079	34	95.8	23.8	95	105	-1	+3	-1	6"	120.5	97.4	23.7	101.7	PASS	
139	ELECTRICAL XING LOT 21/22	P23-083	35	98.9	20.4	95	105	-1	+3	-1	6"	115.4	94.5	22.1	95.6	PASS	

NOTES:

*Standard: WILLIAMSON COUNTY

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1668
Moisture:	608
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: MARK W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: MARK W/ HDR
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical BDS 6.14.23

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TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/14/2023
PROJECT NO.: 23107100.010
REPORT NO.: 97
PAGE NO.: 1 of 1
TECHNICIAN: MM

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 70's

Time Arrived at Site: 0700
Time Departed Site: 0800

Time Concrete Scheduled: 0830

Concrete Placement Location: North End Headwall footing

Cylinder Mark & No.: CSTLW1 SET 65-69

Cylinders Left With: GONZALO W/ GAD

Required PSI: 3000

Reason Cylinders Left: Tech had an 8 am in Hutto and could not stay for pour.

Comments:

BDS 6-16-23
MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/15/2023
PROJECT NO.: 23107100.010
REPORT NO.: 99
PAGE NO.: 1 of 1
TECHNICIAN: SD

Contractors Working This Date: **GAD**

Weather Conditions: Sunny
Ambient Temperature: 80's

Time Arrived at Site: 0600
Time Departed Site: 0630

Date Cylinders Cast: 6/14/2023

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 (65-69)

Made By: MM/CON

General Location: 20' from pour

Cylinder Condition: Satisfactory

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

BDS 6.16.23

MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/20/2023
PROJECT NO.: 23107100.010
REPORT NO.: 102
PAGE NO.: 1 of 1
TECHNICIAN: ZK

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 70's

Time Arrived at Site: 0800
Time Departed Site: 0900

Time Concrete Scheduled: 0800

Concrete Placement Location: South side outfall wall structure

Cylinder Mark & No.: CSTLW1 SET 75-79

Cylinders Left With: lead man W/ GAD

Required PSI: 3600

Reason Cylinders Left: Tech had an 9 am in Hutto and could not stay for pour.

Comments:

BDS 6.21.23
MLA Geotechnical

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Geotechnical
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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/21/2023
PROJECT NO.: 23107100.010
REPORT NO.: 104
PAGE NO.: 1 of 1
TECHNICIAN: JJR

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 100'S

Time Arrived at Site: 1700
Time Departed Site: 1800

Date Cylinders Cast: 06-20-23

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 75-79

Made By: CONTRACTOR

General Location: SOUTH OUTFALL

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

BDS 6-22-23

MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 09/20/23
PROJECT NO.: 23107100.010
REPORT NO.: 110
PAGE NO.: 1 of 1
TECHNICIAN: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	75	7	9/27/23	3.99	8.11	12.50	35,880	2870	2
CSTLW1	76	28	10/18/23	3.99	8.06	12.47	11,330	910	5
CSTLW1	77	28	10/18/23	4.01	7.94	12.59	13,350	1060	5
CSTLW1	78	28	10/18/23	4.00	7.94	12.53	45,280	3610	2
CSTLW1	79	56/Hold	11/15/23						
						28 Day Break Average:		**1860**	

Tech. Information

28 day design (psi):	3500 SPEC:	Consolidation Method:	Rodding
Location of placement:	WWS BLOCKS STA 31+89.72		
Type of placement:	PLACED AND SAMPLED BY CHUTE		
Weather:	CLEAR	Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	89°	Slump (ASTM C 143); Inch:	6"
CC Temp (ASTM C 1064) (F):	88°	Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	CUSTOM CRETE			Mix Design Ref.:	N/A
Truck No.:	97268			Ticket No.:	N/A
Total Ordered (yd^3):	6			Plant No.:	N/A
Time Batched:	15:40			Time Sampled:	15:40
Concrete as Batched Per Cubic Yard					
Cement; lbs.:	#DIV/0!	Type		Batch Water; gals.:	#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:	#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:	#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!				

Capping Info

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

10/18/23
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 09/20/23
PROJECT NO.: 23107100.010
REPORT NO.: 111
PAGE NO.: 1 of 1
TECHNICIAN: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	70	7	9/27/23	3.99	8.06	12.47	8,550	690	1
CSTLW1	71	28	10/18/23	3.99	8.02	12.47	48,650	3900	2
CSTLW1	72	28	10/18/23	3.99	8.04	12.47	44,200	3550	2
CSTLW1	73	28	10/18/23	3.99	8.02	12.47	47,680	3820	2
CSTLW1	74	56/Hold	11/15/23						
						28 Day Break Average:		**3760**	

Tech. Information

28 day design (psi):	3500	SPEC:	Consolidation Method: Rodding
Location of placement:	WING WALL @ LA STA 1+00		
Type of placement:	PLACED AND SAMPLED BY CHUTE		
Weather:	CLEAR		Air Content (ASTM C 231); %:
Ambient Temp (deg. F):	89°		Slump (ASTM C 143); Inch: 5 1/2"
CC Temp (ASTM C 1064) (F):	91°		Unit Weight (ASTM C 138), PCF:

Supplier Ticket Information

Supplier:	CENTEX		Mix Design Ref.: C222525CF4
Truck No.:	92058		Ticket No.: 4437051
Total Ordered (yd^3):	5		Plant No.: 4
Time Batched:	13:46		Time Sampled: 15:04

Concrete as Batched Per Cubic Yard

Cement; lbs.:	427.00	Type		Batch Water; gals.:	21.18
Fly Ash; lbs.:	142.00	Class		Batch Water; lbs.:	176.22
Aggregate (fine); lbs.:	1,208.00	4.00	% MST	Admixture; oz.:	0.80
Aggregate (coarse); lbs:	1,700.00	0.00	% MST	Admixture; oz.:	10.00
Aggregate (misc); lbs.:	132.00	4.00	% MST	Admixture; oz.:	0.00
Total Mass Solids; lbs.:	3,609.00			Total Mass Liquids; lbs.:	230.49
Total Mass of Batch; lbs.:	3,839.49				

Capping Info

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

**CONCRETE 1 HR LATE

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

10/27/23

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TBPE Firm # F-2684

Report of Proctor Pick Up

Project:	Castlewood South Phase 1	**Date:**	11/27/23
		Project No.:	23107100.010
Location:	Taylor, Texas	**Report No.:**	115
		Page No.:	
Client:	Starlight Homes Texas	**Technician:**	JJR

SUMMARY OF CONDITIONS:

Contractors Working This Date: JL GRAY

Weather Conditions: CLOUDY **Ambient Temperature:** 50'S

Time Arrived : 1300 **Time Departed:** 1400

Lab Number: P23-1872

Location of Sample: MCFADIN WAY STA 8+50

Municipality: CITY OF TAYLOR

Public or Private Dev.: PUBLIC

Proposed Use: LMS

Material Description: PALE GRAY

Comments:

11/28/23
MLA Geotechnical

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TBPE Firm # F-2684

Report of Proctor Pick Up

Project:	Castlewood South Phase 1	**Date:**	11/27/23
		Project No.:	23107100.010
Location:	Taylor, Texas	**Report No.:**	116
		Page No.:	
Client:	Starlight Homes Texas	**Technician:**	JJR

SUMMARY OF CONDITIONS:

Contractors Working This Date: JL GRAY

Weather Conditions: CLOUDY **Ambient Temperature:** 50'S

Time Arrived : 1300 **Time Departed:** 1400

Lab Number: P23-1873

Location of Sample: WILSON SPRING STA 8+50

Municipality: CITY OF TAYLOR

Public or Private Dev.: PUBLIC

Proposed Use: LMS

Material Description: PALE GRAY

Comments:

11/28/23

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TBPE Firm # F-2684

Report of Proctor Pick Up

Project:	Castlewood South Phase 1	**Date:**	11/27/23
		Project No.:	23107100.010
Location:	Taylor, Texas	**Report No.:**	117
		Page No.:	
Client:	Starlight Homes Texas	**Technician:**	JJR

SUMMARY OF CONDITIONS:

Contractors Working This Date: JL GRAY

Weather Conditions: CLOUDY **Ambient Temperature:** 50'S

Time Arrived : 1300 **Time Departed:** 1400

Lab Number: P23-1874

Location of Sample: WILSON SPRING STA 3+50

Municipality: CITY OF TAYLOR

Public or Private Dev.: PUBLIC

Proposed Use: LMS

Material Description: PALE GRAY

Comments:

11/28/23
MLA Geotechnical

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REPORT OF LIME GRADATIONS

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 11/27/23
PROJECT NO.: 23107100.010
PAGE NO.: 127
REPORT NO.:
TECHNICIAN: JJR

Sieve Analysis of Road Mix Stabilized Material- TEX 101 E Part III

Sample Location: MCFADIN WAY STA 8+50
Sample Description: PALE GRAY
Sampled By: JJR Date: 11/27/23
Test Method: TEX 101 E Part III

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	Cumulative % Passing	Specification	Result (Pass or Fail)
1 3/4	0.0	0.0	0.0	100.0	100	PASS
3/4"	4.0	4.0	0.1	99.9	85-100	PASS
#4	1085.0	1089.0	35.9	64.1	60-100	PASS
-#4						
Total		3030.0			OVERALL RESULT:	PASS

Example Calculations

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	Cumulative % Passing	Specification	Result (Pass or Fail)
1 3/4"	A	A	J	100-J		
3/4"	B	F	K	100-K		
#4	C	G	L	100-L		
-#4	D					
Total		H				

Testing Weight Results

A: 1 3/4" Wt. Retained
B: 3/4" Wt. Retained
C: #4 Wt. Retained
D: #4 Wt. Passing

Calculations

F: A + B
G: C + F
H: D + G

J: (A/H) * 100
K: (F/H) * 100
L: (G/H) * 100

11/28/23
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REPORT OF LIME GRADATIONS

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 11/27/23
PROJECT NO.: 23107100.010
PAGE NO.: 128
REPORT NO.:
TECHNICIAN: JJR

Sieve Analysis of Road Mix Stabilized Material- TEX 101 E Part III

Sample Location: WILSON SPRING STA 8+50
Sample Description: PALE GRAY
Sampled By: JJR Date: 11/27/23
Test Method: TEX 101 E Part III

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	Cumulative % Passing	Specification	Result (Pass or Fail)
1 3/4	0.0	0.0	0.0	100.0	100	PASS
3/4"	4.0	4.0	0.1	99.9	85-100	PASS
#4	970.0	974.0	31.9	68.1	60-100	PASS
-#4						
Total		3050.0			OVERALL RESULT:	PASS

Example Calculations

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	Cumulative % Passing	Specification	Result (Pass or Fail)
1 3/4"	A	A	J	100-J		
3/4"	B	F	K	100-K		
#4	C	G	L	100-L		
-#4	D					
Total		H				

Testing Weight Results	Calculations	
A: 1 3/4" Wt. Retained	F: A + B	J: (A/H) * 100
B: 3/4" Wt. Retained	G: C + F	K: (F/H) * 100
C: #4 Wt. Retained	H: D + G	L: (G/H) * 100
D: #4 Wt. Passing		

1/12/23
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REPORT OF LIME GRADATIONS

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 11/27/23
PROJECT NO.: 23107100.010
PAGE NO.: 126
REPORT NO.:
TECHNICIAN: JJR

Sieve Analysis of Road Mix Stabilized Material- TEX 101 E Part III

Sample Location: WILSON SPRING STA 3+50
Sample Description: PALE GRAY
Sampled By: JJR Date: 11/27/23
Test Method: TEX 101 E Part III

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	Cumulative % Passing	Specification	Result (Pass or Fail)
1 3/4	0.0	0.0	0.0	100.0	100	PASS
3/4"	0.0	0.0	0.0	100.0	85-100	PASS
#4	1055.0	1055.0	26.2	73.8	60-100	PASS
-#4						
Total		4030.0			OVERALL RESULT:	PASS

Example Calculations

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	Cumulative % Passing	Specification	Result (Pass or Fail)
1 3/4"	A	A	J	100-J		
3/4"	B	F	K	100-K		
#4	C	G	L	100-L		
-#4	D					
Total		H				

Testing Weight Results	Calculations	
A: 1 3/4" Wt. Retained	F: A + B	J: (A/H) * 100
B: 3/4" Wt. Retained	G: C + F	K: (F/H) * 100
C: #4 Wt. Retained	H: D + G	L: (G/H) * 100
D: #4 Wt. Passing		

11/28/23
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TBPE Firm # F-2684

Report of Proctor Pick Up

Project:	Castlewood South Phase I	**Date:**	11/28/23
		Project No.:	23107100.010
Location:	Taylor, Texas	**Report No.:**	130
		Page No.:	
Client:	Starlight Homes Texas	**Technician:**	WL

SUMMARY OF CONDITIONS:

Contractors Working This Date: JL GRAY

Weather Conditions: CLEAR **Ambient Temperature:** 50'S

Time Arrived : 1300 **Time Departed:** 1400

Lab Number: P23-1878

Location of Sample: MCFADIN WAY STA 4+00

Municipality: CITY OF TAYLOR

Public or Private Dev.: PUBLIC

Proposed Use: LTS

Material Description: PALE GRAY

Comments:

11/29/23

MLA Geotechnical

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TBPE Firm # F-2684

Report of Proctor Pick Up

Project:	Castlewood South Phase 1	**Date:**	11/28/23
		Project No.:	23107100.010
Location:	Taylor, Texas	**Report No.:**	131
		Page No.:	
Client:	Starlight Homes Texas	**Technician:**	WL

SUMMARY OF CONDITIONS:

Contractors Working This Date: JL GRAY

Weather Conditions: CLEAR **Ambient Temperature:** 50'S

Time Arrived : 1300 **Time Departed:** 1400

Lab Number: P23-1879

Location of Sample: BLAZIMAR LN STA 7+50

Municipality: CITY OF TAYLOR

Public or Private Dev.: PUBLIC

Proposed Use: LTS

Material Description: PALE GRAY

Comments:

11/29/23
MLA Geotechnical

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REPORT OF LIME GRADATIONS

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 11/28/23
PROJECT NO.: 23107100.010
PAGE NO.: 136
REPORT NO.:
TECHNICIAN: WL

Sieve Analysis of Road Mix Stabilized Material- TEX 101 E Part III

Sample Location: BLAZIMAR LN STA 7+50
Sample Description: BROWN CLAY LTS
Sampled By: WL Date: 11/28/23
Test Method: TEX 101 E Part III

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	**Cumulative % Passing**	**Specification**	Result (Pass or Fail)
1 3/4	0.0	0.0	0.0	**100.0**	**100**	PASS
3/4"	0.1	0.1	0.0	**100.0**	**85-100**	PASS
#4	2130.0	2130.1	31.1	**68.9**	**60-100**	PASS
-#4	4710.0					
Total	6935.0	6840.1			**OVERALL RESULT:**	PASS

Example Calculations

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	Cumulative % Passing	Specification	Result (Pass or Fail)
1 3/4"	A	A	J	100-J		
3/4"	B	F	K	100-K		
#4	C	G	L	100-L		
-#4	D					
Total		H				

Testing Weight Results	Calculations	
A: 1 3/4" Wt. Retained	F: A + B	J: (A/H) * 100
B: 3/4" Wt. Retained	G: C + F	K: (F/H) * 100
C: #4 Wt. Retained	H: D + G	L: (G/H) * 100
D: #4 Wt. Passing		

11-29-23
MLA Geotechnical

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REPORT OF LIME GRADATIONS

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 11/28/23
PROJECT NO.: 23107100.010
PAGE NO.: 139
REPORT NO.:
TECHNICIAN: WL

Sieve Analysis of Road Mix Stabilized Material- TEX 101 E Part III

Sample Location: MCFADIN WAY STA 4+00
Sample Description: BROWN CLAY LTS
Sampled By: WL Date: 11/28/23
Test Method: TEX 101 E Part III

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	**Cumulative % Passing**	**Specification**	Result (Pass or Fail)
1 3/4	0.0	0.0	0.0	**100.0**	**100**	PASS
3/4"	0.9	0.9	0.0	**100.0**	**85-100**	PASS
#4	1880.0	1880.9	26.9	**73.1**	**60-100**	PASS
-#4	5120.0					
Total	7110.0	7000.9			**OVERALL RESULT:**	PASS

Example Calculations

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	Cumulative % Passing	Specification	Result (Pass or Fail)
1 3/4"	**A**	**A**	**J**	**100-J**		
3/4"	**B**	**F**	**K**	**100-K**		
#4	**C**	**G**	**L**	**100-L**		
-#4	**D**					
Total		**H**				

Testing Weight Results

A: 1 3/4" Wt. Retained
B: 3/4" Wt. Retained
C: #4 Wt. Retained
D: #4 Wt. Passing

Calculations

F: A + B
G: C + F
H: D + G

J: (A/H) * 100
K: (F/H) * 100
L: (G/H) * 100

11/28/23
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TBPE Firm # F-2684

Report of Proctor Pick Up

Project:	Castlewood South Phase 1	**Date:**	11/29/23
		Project No.:	23107100.010
Location:	Taylor, Texas	**Report No.:**	140
		Page No.:	
Client:	Starlight Homes Texas	**Technician:**	WL

SUMMARY OF CONDITIONS:

Contractors Working This Date: JL GRAY

Weather Conditions: CLEAR **Ambient Temperature:** 50'S

Time Arrived : 1300 **Time Departed:** 1400

Lab Number: P23-1891

Location of Sample: ELIJAH ST STA 2+00

Municipality: CITY OF TAYLOR

Public or Private Dev.: PUBLIC

Proposed Use: LTS

Material Description: BROWN CLAY

Comments:

11.30.23
MLA Geotechnical

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TBPE Firm # F-2684

Report of Proctor Pick Up

Project:	Castlewood South Phase 1	**Date:**	11/29/23
		Project No.:	23107100.010
Location:	Taylor, Texas	**Report No.:**	141
		Page No.:	
Client:	Starlight Homes Texas	**Technician:**	WL

SUMMARY OF CONDITIONS:

Contractors Working This Date: JL GRAY

Weather Conditions: CLEAR **Ambient Temperature:** 50'S

Time Arrived : 1300 **Time Departed:** 1400

Lab Number: P23-1892

Location of Sample: ELIJAH ST STA 6+00

Municipality: CITY OF TAYLOR

Public or Private Dev.: PUBLIC

Proposed Use: LTS

Material Description: BROWN CLAY

Comments:

GL 11.30.23
MLA Geotechnical

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TBPE Firm # F-2684

Report of Proctor Pick Up

Project:	Castlewood South Phase 1	**Date:**	11/29/23
		Project No.:	23107100.010
Location:	Taylor, Texas	**Report No.:**	142
		Page No.:	
Client:	Starlight Homes Texas	**Technician:**	WL

SUMMARY OF CONDITIONS:

Contractors Working This Date: JL GRAY

Weather Conditions: CLEAR **Ambient Temperature:** 50'S

Time Arrived : 1300 **Time Departed:** 1400

Lab Number: P23-1893

Location of Sample: ELIJAH ST STA 10+15

Municipality: CITY OF TAYLOR

Public or Private Dev.: PUBLIC

Proposed Use: LTS

Material Description: BROWN CLAY

Comments:

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REPORT OF LIME GRADATIONS

PROJECT: Castlewood South Phase I
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 11/29/23
PROJECT NO.: 23107100.010
PAGE NO.: 1NG
REPORT NO.:
TECHNICIAN: WL

Sieve Analysis of Road Mix Stabilized Material- TEX 101 E Part III

Sample Location: ELIJAH ST STA 10+15
Sample Description: BROWN CLAY LTS
Sampled By: WL Date: 11/29/23
Test Method: TEX 101 E Part III

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	Cumulative % Passing	Specification	Result (Pass or Fail)
1 3/4	0.0	0.0	0.0	100.0	100	PASS
3/4"	0.1	0.1	0.0	100.0	85-100	PASS
#4	2040.0	2040.1	31.3	68.7	60-100	PASS
-#4	4475.0					
Total	6620.0	6515.1			OVERALL RESULT:	PASS

Example Calculations

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	Cumulative % Passing	Specification	Result (Pass or Fail)
1 3/4"	A	A	J	100-J		
3/4"	B	F	K	100-K		
#4	C	G	L	100-L		
-#4	D					
Total		H				

Testing Weight Results	Calculations	
A: 1 3/4" Wt. Retained	F: A + B	J: (A/H) * 100
B: 3/4" Wt. Retained	G: C + F	K: (F/H) * 100
C: #4 Wt. Retained	H: D + G	L: (G/H) * 100
D: #4 Wt. Passing		

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REPORT OF LIME GRADATIONS

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 11/29/23
PROJECT NO.: 23107100.010
PAGE NO.: 150
REPORT NO.:
TECHNICIAN: WL

Sieve Analysis of Road Mix Stabilized Material- TEX 101 E Part III

Sample Location: ELIJAH ST STA 6+00
Sample Description: BROWN CLAY LTS
Sampled By: WL Date: 11/29/23
Test Method: TEX 101 E Part III

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	Cumulative % Passing	Specification	Result (Pass or Fail)
1 3/4	0.0	0.0	0.0	100.0	100	PASS
3/4"	0.1	0.1	0.0	100.0	85-100	PASS
#4	2305.0	2305.1	35.4	64.6	60-100	PASS
-#4	4205.0					
Total	6650.0	6510.1			OVERALL RESULT:	PASS

Example Calculations

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	Cumulative % Passing	Specification	Result (Pass or Fail)
1 3/4"	A	A	J	100-J		
3/4"	B	F	K	100-K		
#4	C	G	L	100-L		
-#4	D					
Total		H				

Testing Weight Results	Calculations	
A: 1 3/4" Wt. Retained	F: A + B	J: (A/H) * 100
B: 3/4" Wt. Retained	G: C + F	K: (F/H) * 100
C: #4 Wt. Retained	H: D + G	L: (G/H) * 100
D: #4 Wt. Passing		

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REPORT OF LIME GRADATIONS

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 11/29/23
PROJECT NO.: 23107100.010
PAGE NO.: 149 151
REPORT NO.:
TECHNICIAN: WL

Sieve Analysis of Road Mix Stabilized Material- TEX 101 E Part III

Sample Location: ELIJAH ST STA 2+00
Sample Description: BROWN CLAY LTS
Sampled By: WL Date: 11/29/23
Test Method: TEX 101 E Part III

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	Cumulative % Passing	Specification	Result (Pass or Fail)
1 3/4	0.0	0.0	0.0	100.0	100	PASS
3/4"	0.1	0.1	0.0	100.0	85-100	PASS
#4	2140.0	2140.1	36.8	63.2	60-100	PASS
-#4	3670.0					
Total	5965.0	5810.1			OVERALL RESULT:	PASS

Example Calculations

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	Cumulative % Passing	Specification	Result (Pass or Fail)
1 3/4"	A	A	J	100-J		
3/4"	B	F	K	100-K		
#4	C	G	L	100-L		
-#4	D					
Total		H				

Testing Weight Results

A: 1 3/4" Wt. Retained
B: 3/4" Wt. Retained
C: #4 Wt. Retained
D: #4 Wt. Passing

Calculations

F: A + B
G: C + F
H: D + G

J: (A/H) * 100
K: (F/H) * 100
L: (G/H) * 100

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REPORT OF LABORATORY TESTS

Project: Castlewood South Phase 1 **Date:** 11/30/2023
Project No.: 23107100.010
Location: Taylor, Texas **Lab No.:** P23-1872
Report No.: 118-120
Client: Starlight Homes Texas **Tech.:** JJR

Description of Material: Lime Treated Pale Gray
Sampled By: JJR
Source: McFadin Way Sta: 8+50
Rammer: 10.0 lb Mechanical Rainhart
Air Dry (Y/N): No
Proposed use: Lime Treated Subgrade

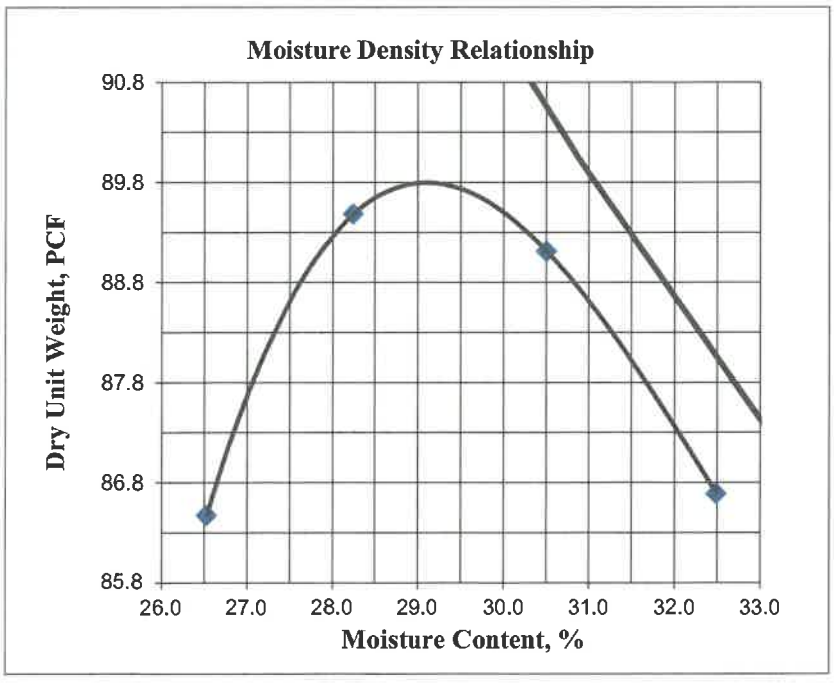


Atterberg Test Procedure: TEX-104 & 106 E

Liquid Limit:	56	
Plastic Limit:	53	
Plasticity Index:	3	

Sieve Test Procedure: TEX-110-E
Specification Reference: TxDOT Item 247.2

Sieve:	% Retained
2-1/2"	0.0
1-3/4"	0.0
1-1/4"	0.0
7/8"	0.0
3/8"	17.0
#4	25.5
#40	40.9



MDR Test method: TEX-113-E

Maximum Dry Density 89.8 PCF

Optimum Moisture 29.0 %

pH 12.4

ZAV G_S = 2.60

Reviewed By: 11/30/23
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REPORT OF LABORATORY TESTS

Project: Castlewood South Phase 1 **Date:** 11/30/2023
Project No.: 23107100.010
Location: Taylor, Texas **Lab No.:** P23-1873
Report No.: 121-123
Client: Starlight Homes Texas **Tech.:** JJR

Description of Material: Lime Treated Pale Gray
Sampled By: JJR
Source: Wilson Spring Sta: 8+50
Rammer: 10.0 lb Mechanical Rainhart
Air Dry (Y/N): No
Proposed use: Lime Treated Subgrade

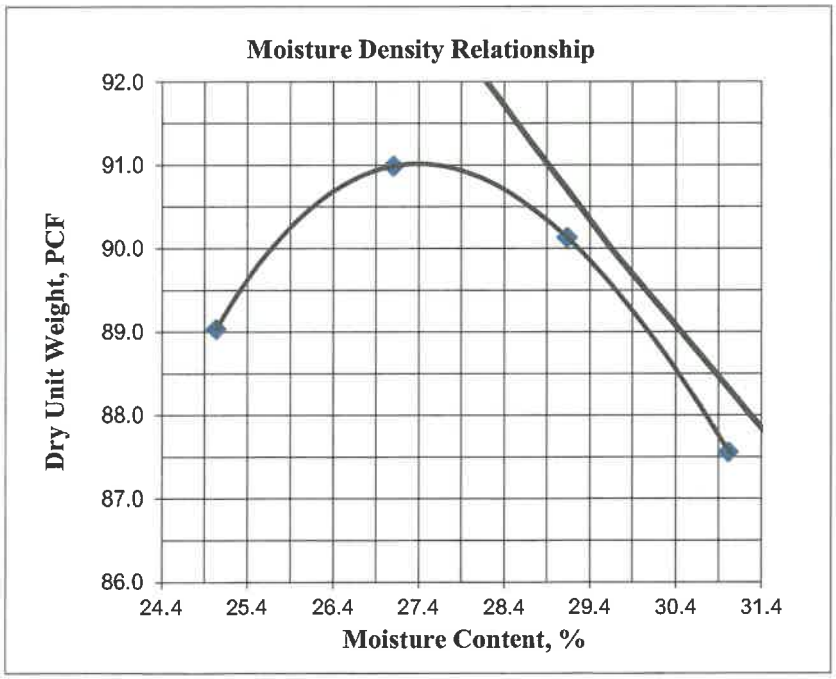


Atterberg Test Procedure: TEX-104 & 106 E

Liquid Limit:	56	
Plastic Limit:	55	
Plasticity Index:	1	

Sieve Test Procedure: TEX-110-E
Specification Reference: TxDOT Item 247.2

Sieve:	% Retained
2-1/2"	0.0
1-3/4"	0.0
1-1/4"	0.0
7/8"	0.0
3/8"	13.9
#4	22.9
#40	63.1



MDR Test method: TEX-113-E

Maximum Dry Density 91.0 PCF

Optimum Moisture 27.4 %

pH 12.4

ZAV G_S = 2.52

Reviewed By: 11/30/23
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REPORT OF LABORATORY TESTS

Project: Castlewood South Phase 1 **Date:** 11/30/2023
Project No.: 23107100.010
Location: Taylor, Texas **Lab No.:** P23-1874
Report No.: 124-126
Client: Starlight Homes Texas **Tech.:** JJR

Description of Material: Lime Treated Pale Gray
Sampled By: JJR
Source: Wilson Spring Sta: 3+50
Rammer: 10.0 lb Mechanical Rainhart
Air Dry (Y/N): No
Proposed use: Lime Treated Subgrade

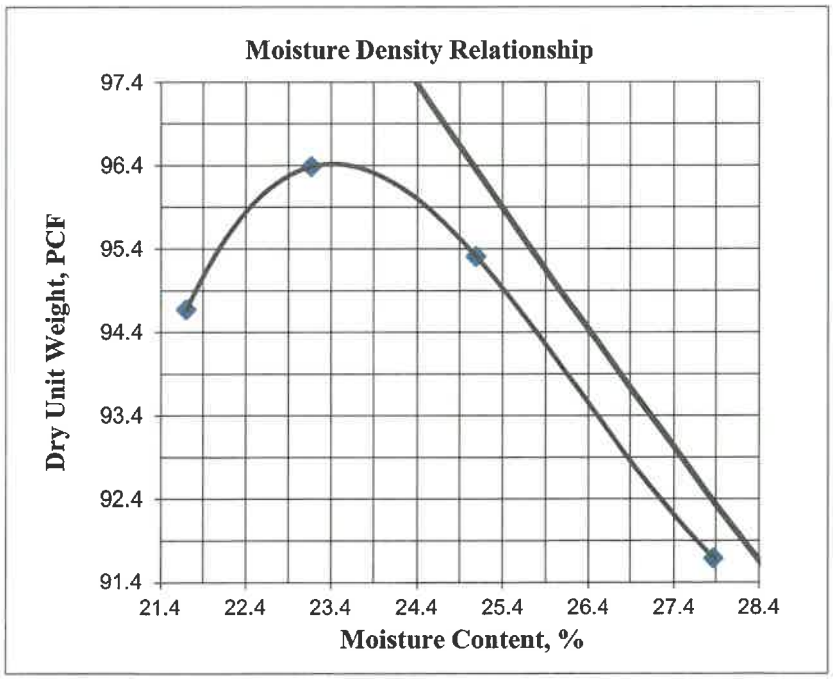


Atterberg Test Procedure: TEX-104 & 106 E

Liquid Limit:	48	
Plastic Limit:	40	
Plasticity Index:	8	

Sieve Test Procedure: TEX-110-E
Specification Reference: TxDOT Item 247.2

Sieve:	% Retained
2-1/2"	0.0
1-3/4"	0.0
1-1/4"	0.0
7/8"	0.0
3/8"	11.0
#4	31.6
#40	68.3



MDR Test method: TEX-113-E

Maximum Dry Density 96.4 PCF

Optimum Moisture 23.4 %

pH 12.4

ZAV G_S = 2.52

Reviewed By: MLA Labs, Inc. 11/30/23

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REPORT OF LABORATORY TESTS

Project: Castlewood South Phase 1
Date: 12/1/2023
Project No.: 23107100.010
Location: Taylor, Texas
Lab No.: P23-1878
Report No.: 132-134
Client: Starlight Homes Texas
Tech.: WL

Description of Material: Lime Treated Pale Gray Clay
Sampled By: WL
Source: McFadin Way Sta: 4+00
Rammer: 10.0 lb Mechanical Rainhart
Air Dry (Y/N): No
Proposed use: Lime Treated Subgrade

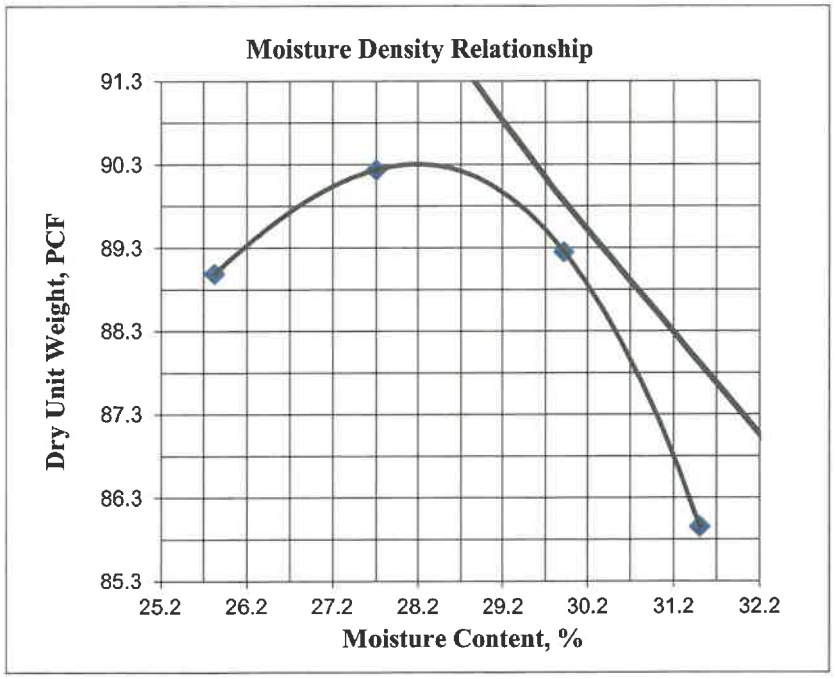


Atterberg Test Procedure: TEX-104 & 106 E

Liquid Limit:	51	
Plastic Limit:	48	
Plasticity Index:	3	

Sieve Test Procedure: TEX-110-E
Specification Reference: TxDOT Item 247.2

Sieve:	% Retained
2-1/2"	0.0
1-3/4"	0.0
1-1/4"	0.0
7/8"	0.0
3/8"	9.4
#4	13.8
#40	32.0



MDR Test method: TEX-113-E

Maximum Dry Density 90.3 PCF

Optimum Moisture 28.2 %

pH 12.4

ZAV G_S = 2.53

Reviewed By: MLA Labs, Inc. 12/1/23

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REPORT OF LABORATORY TESTS

Project: Castlewood South Phase 1 **Date:** 12/1/2023
Project No.: 23107100.010
Location: Taylor, Texas **Lab No.:** P23-1879
Report No.: 135-137
Client: Starlight Homes Texas **Tech.:** WL

Description of Material: Lime Treated Pale Gray Clay
Sampled By: WL
Source: Blazimar Lane Sta: 7+50
Rammer: 10.0 lb Mechanical Rainhart
Air Dry (Y/N): No
Proposed use: Lime Treated Subgrade

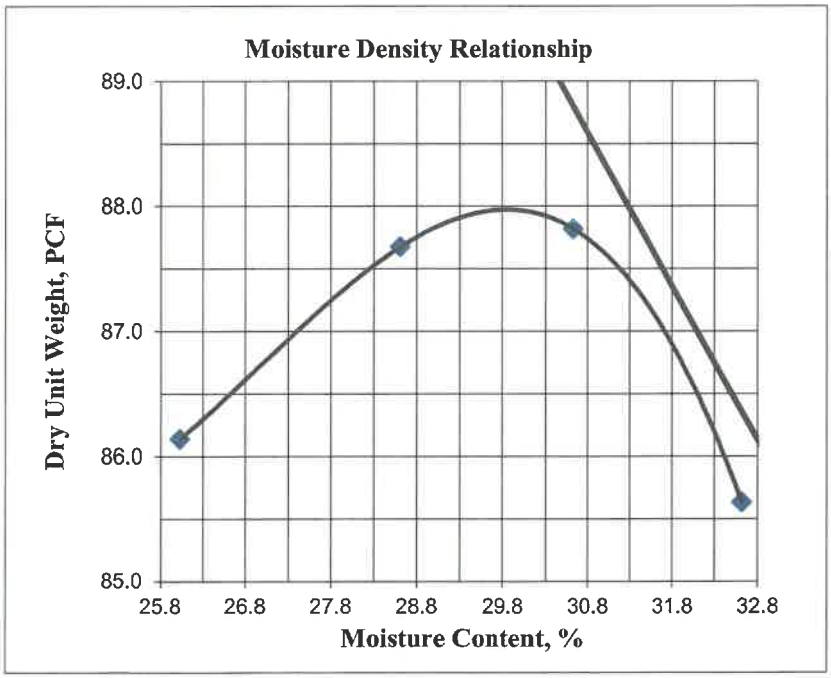


Atterberg Test Procedure: TEX-104 & 106 E

Liquid Limit:	54	
Plastic Limit:	51	
Plasticity Index:	3	

Sieve Test Procedure: TEX-110-E
Specification Reference: TxDOT Item 247.2

Sieve:	% Retained
2-1/2"	0.0
1-3/4"	0.0
1-1/4"	0.0
7/8"	0.0
3/8"	10.0
#4	26.4
#40	31.7



MDR Test method: TEX-113-E

Maximum Dry Density 88.0 PCF

Optimum Moisture 29.7 %

pH 12.4

ZAV G_S = 2.52

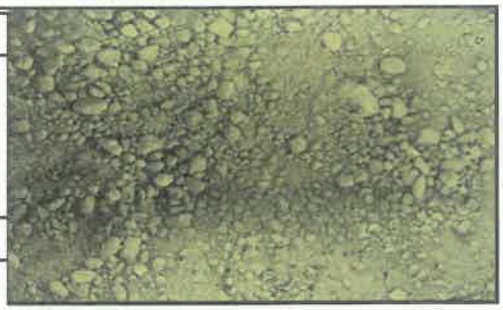
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REPORT OF LABORATORY TESTS

Project: Castlewood South Phase 1
Date: 12/5/2023
Project No.: 23107100.010
Location: Taylor, Texas
Lab No.: P23-1891
Report No.: 143 & 144
Client: Starlight Homes Texas
Tech.: WL

Description of Material: Lime Treated Brown Clay
Sampled By: WL
Source: Elijah Street Sta: 2+00
Rammer: 10.0 lb Mechanical Rainhart
Air Dry (Y/N): No
Proposed use: Lime Treated Subgrade

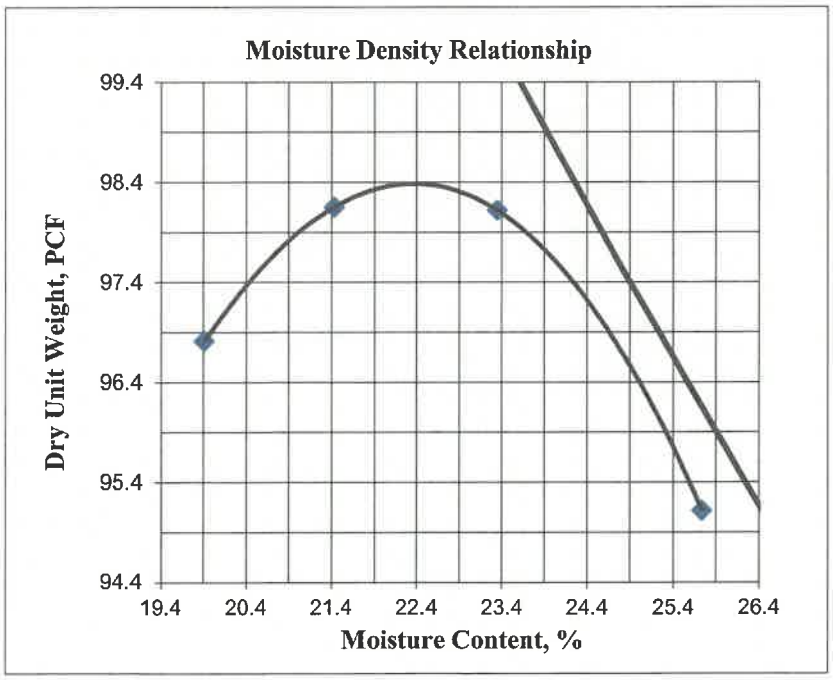


Atterberg Test Procedure: TEX-104 & 106 E

Liquid Limit:	46	
Plastic Limit:	37	
Plasticity Index:	9	

Sieve Test Procedure: TEX-110-E
Specification Reference: TxDOT Item 247.2

Sieve:	% Retained
2-1/2"	0.0
1-3/4"	0.0
1-1/4"	0.0
7/8"	0.2
3/8"	14.4
#4	30.1
#40	42.4



MDR Test method: TEX-113-E

Maximum Dry Density 98.4 PCF

Optimum Moisture 22.4 %

pH 12.4

ZAV G_S = 2.55

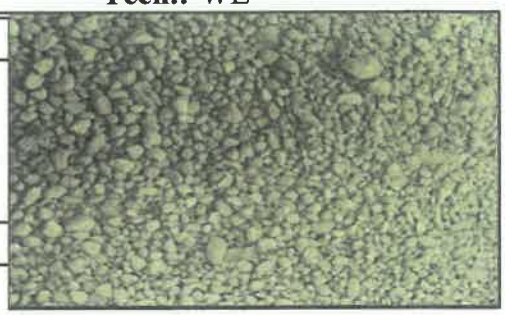
Reviewed By: MLA Labs, Inc. 12/5/23

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REPORT OF LABORATORY TESTS

Project: Castlewood South Phase 1
Date: 12/5/2023
Project No.: 23107100.010
Location: Taylor, Texas
Lab No.: P23-1892
Report No.: 145 & 146
Client: Starlight Homes Texas
Tech.: WL

Description of Material: Lime Treated Brown Clay
Sampled By: WL
Source: Elijah Street Sta: 6+00
Rammer: 10.0 lb Mechanical Rainhart
Air Dry (Y/N): No
Proposed use: Lime Treated Subgrade

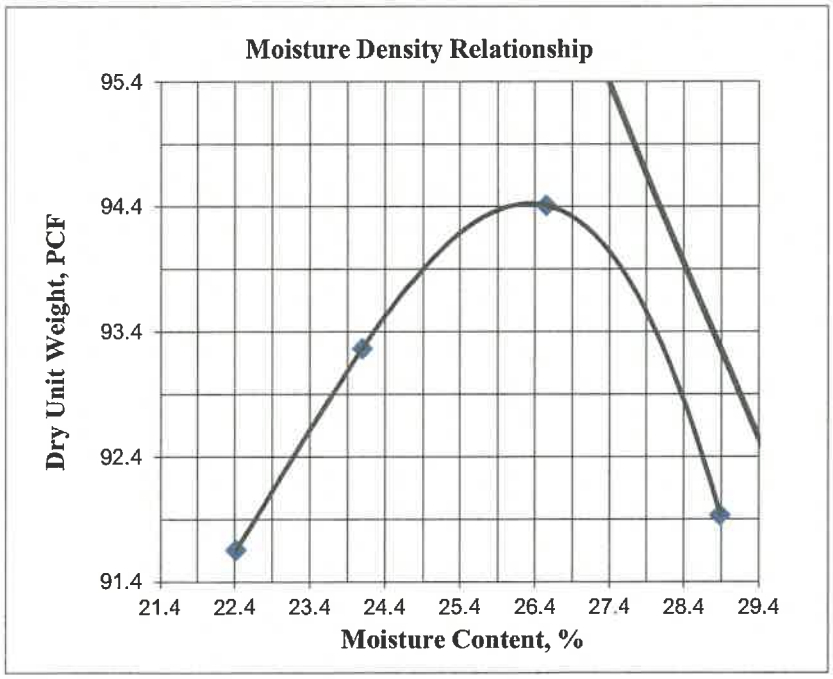


Atterberg Test Procedure: TEX-104 & 106 E

Liquid Limit:	49	
Plastic Limit:	40	
Plasticity Index:	9	

Sieve Test Procedure: TEX-110-E
Specification Reference: TxDOT Item 247.2

Sieve:	% Retained
2-1/2"	0.0
1-3/4"	0.0
1-1/4"	0.0
7/8"	0.0
3/8"	14.9
#4	26.7
#40	38.1



MDR Test method: TEX-113-E

Maximum Dry Density 94.4 PCF

Optimum Moisture 26.4 %

pH 12.4

ZAV G_S = 2.63

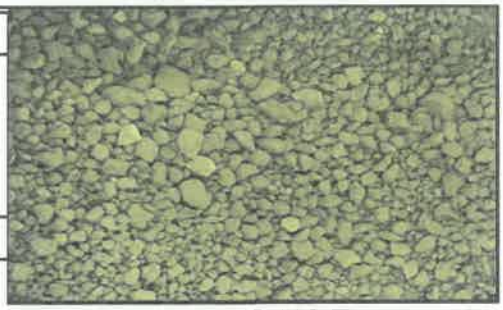
Reviewed By: MLA Labs, Inc. 12/5/23

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REPORT OF LABORATORY TESTS

Project: Castlewood South Phase 1
Date: 12/5/2023
Project No.: 23107100.010
Location: Taylor, Texas
Lab No.: P23-1893
Report No.: 147 + 148
Client: Starlight Homes Texas
Tech.: WL

Description of Material: Lime Treated Brown Clay
Sampled By: WL
Source: Elijah Street Sta: 10+15
Rammer: 10.0 lb Mechanical Rainhart
Air Dry (Y/N): No
Proposed use: Lime Treated Subgrade

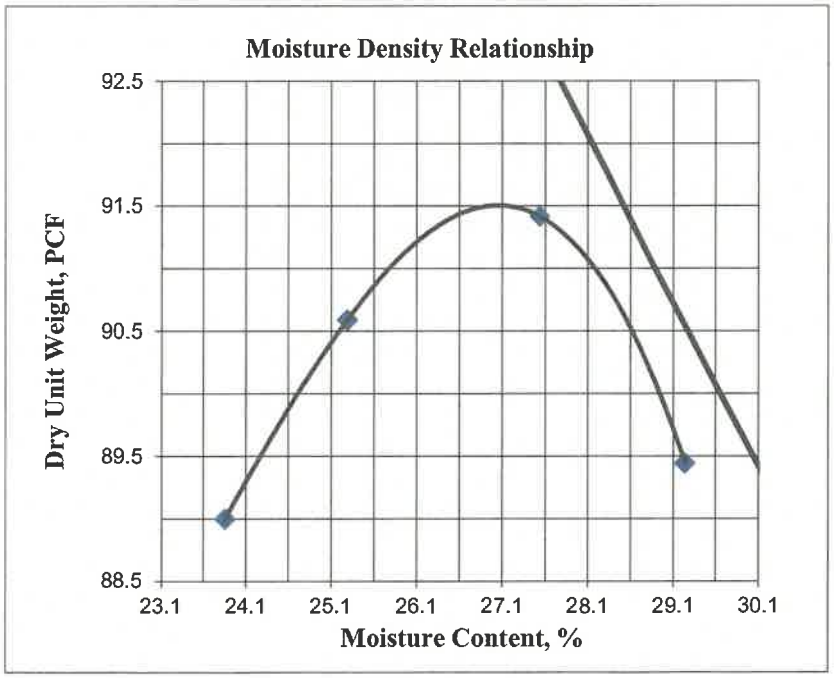


Atterberg Test Procedure: TEX-104 & 106 E

Liquid Limit:	49	
Plastic Limit:	39	
Plasticity Index:	10	

Sieve Test Procedure: TEX-110-E
Specification Reference: TxDOT Item 247.2

Sieve:	% Retained
2-1/2"	0.0
1-3/4"	0.0
1-1/4"	0.0
7/8"	0.0
3/8"	10.9
#4	24.5
#40	37.1



MDR Test method: TEX-113-E

Maximum Dry Density 91.5 PCF

Optimum Moisture 27.1 %

pH 12.4

ZAV G_S = 2.52

Reviewed By: 12/5/23
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TBPE Firm # F-2684

Report of Proctor Pick Up

Project:	Castlewood South Phase 1	**Date:**	11/30/23
		Project No.:	23107100.010
Location:	Taylor, Texas	**Report No.:**	152
		Page No.:	
Client:	Starlight Homes Texas	**Technician:**	WL

SUMMARY OF CONDITIONS:

Contractors Working This Date: JL GRAY

Weather Conditions: CLOUDY/ RAIN **Ambient Temperature:** 50'S

Time Arrived : 1300 **Time Departed:** 1400

Lab Number: P23-1902

Location of Sample: ROGERS RD STA 5+50

Municipality: CITY OF TAYLOR

Public or Private Dev.: PUBLIC

Proposed Use: LTS

Material Description: BROWN CLAY

Comments:

BDS 12.1.23
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TBPE Firm # F-2684

Report of Proctor Pick Up

Project:	Castlewood South Phase 1	**Date:**	11/30/23
		Project No.:	23107100.010
Location:	Taylor, Texas	**Report No.:**	153
		Page No.:	
Client:	Starlight Homes Texas	**Technician:**	WL

SUMMARY OF CONDITIONS:

Contractors Working This Date: JL GRAY

Weather Conditions: CLOUDY/ RAIN **Ambient Temperature:** 50'S

Time Arrived : 1300 **Time Departed:** 1400

Lab Number: P23-1903

Location of Sample: ROTHER PL STA 4+00

Municipality: CITY OF TAYLOR

Public or Private Dev.: PUBLIC

Proposed Use: LTS

Material Description: BROWN CLAY

Comments:

BDS 12.1.23

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REPORT OF LIME GRADATIONS

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 11/30/23
PROJECT NO.: 23107100.010
PAGE NO.: 1 of 0
REPORT NO.:
TECHNICIAN: WL

Sieve Analysis of Road Mix Stabilized Material- TEX 101 E Part III

Sample Location: ROGERS RD STA 5+00
Sample Description: BROWN CLAY LTS
Sampled By: WL Date: 11/30/23
Test Method: TEX 101 E Part III

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	**Cumulative % Passing**	**Specification**	Result (Pass or Fail)
1 3/4	0.0	0.0	0.0	**100.0**	**100**	PASS
3/4"	0.2	0.2	0.0	**100.0**	**85-100**	PASS
#4	2205.0	2205.2	36.8	**63.2**	**60-100**	PASS
-#4	3790.0					
Total	5965.0	5995.2		**OVERALL RESULT:**		PASS

Example Calculations

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	Cumulative % Passing	Specification	Result (Pass or Fail)
1 3/4"	**A**	**A**	**J**	**100-J**		
3/4"	**B**	**F**	**K**	**100-K**		
#4	**C**	**G**	**L**	**100-L**		
-#4	**D**					
Total		**H**				

Testing Weight Results

A: 1 3/4" Wt. Retained
B: 3/4" Wt. Retained
C: #4 Wt. Retained
D: #4 Wt. Passing

Calculations

F: A + B
G: C + F
H: D + G

J: (A/H) * 100
K: (F/H) * 100
L: (G/H) * 100

12-1-23
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REPORT OF LIME GRADATIONS

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 11/30/23
PROJECT NO.: 23107100.010
PAGE NO.: 1 of 1
REPORT NO.:
TECHNICIAN: WL

Sieve Analysis of Road Mix Stabilized Material- TEX 101 E Part III

Sample Location: ROTHER PL STA 4+00
Sample Description: BROWN CLAY LTS
Sampled By: WL Date: 11/30/23
Test Method: TEX 101 E Part III

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	Cumulative % Passing	Specification	Result (Pass or Fail)
1 3/4	0.0	0.0	0.0	100.0	100	PASS
3/4"	205.0	205.0	3.3	96.7	85-100	PASS
#4	2180.0	2385.0	38.1	61.9	60-100	PASS
-#4	3875.0					
Total	5965.0	6260.0			OVERALL RESULT:	PASS

Example Calculations

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	Cumulative % Passing	Specification	Result (Pass or Fail)
1 3/4"	A	A	J	100-J		
3/4"	B	F	K	100-K		
#4	C	G	L	100-L		
-#4	D					
Total		H				

Testing Weight Results

A: 1 3/4" Wt. Retained
B: 3/4" Wt. Retained
C: #4 Wt. Retained
D: #4 Wt. Passing

Calculations

F: A + B
G: C + F
H: D + G

J: (A/H) * 100
K: (F/H) * 100
L: (G/H) * 100

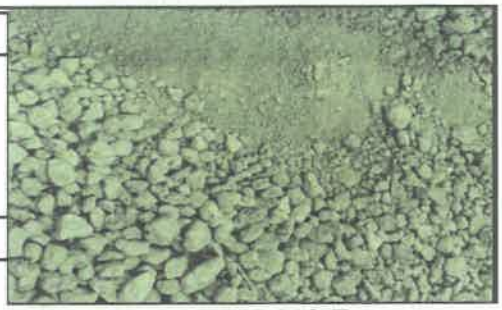
12-1-23
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REPORT OF LABORATORY TESTS

Project: Castlewood South Phase 1
Date: 12/5/2023
Project No.: 23107100.010
Location: Taylor, Texas
Lab No.: P23-1903
Report No.: 157-154
Client: Starlight Homes Texas
Tech.: WL

Description of Material: Lime Treated Gray Clay
Sampled By: WL
Source: Rother Place Sta: 4+00
Rammer: 10.0 lb Mechanical Rainhart
Air Dry (Y/N): No
Proposed use: Lime Treated Subgrade

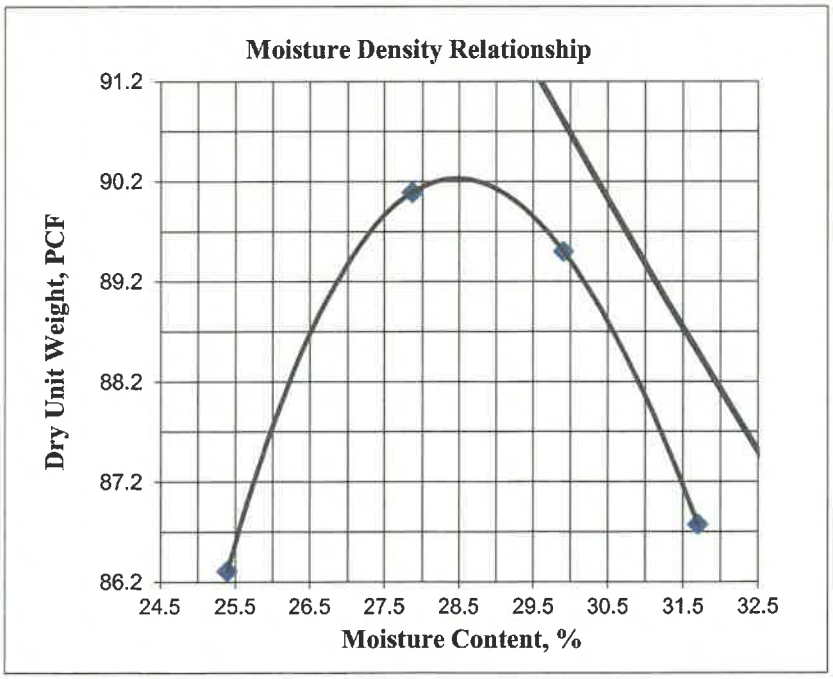


Atterberg Test Procedure: TEX-104 & 106 E

Liquid Limit:	62	
Plastic Limit:	48	
Plasticity Index:	14	

Sieve Test Procedure: TEX-110-E
Specification Reference: TxDOT Item 247.2

Sieve:	% Retained
2-1/2"	0.0
1-3/4"	0.0
1-1/4"	0.0
7/8"	0.0
3/8"	17.2
#4	29.5
#40	42.0



MDR Test method: TEX-113-E

Maximum Dry Density 90.2 PCF

Optimum Moisture 28.5 %

pH 12.4

ZAV G_S = 2.57

Reviewed By: MLA Labs, Inc. 12/5/23

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 12/04/23
Project No.: 23107100.010
Report No.: 162
Page No.:
Technician: WL

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
108	MCFADIN WY STA 4+00	P23-1872	3	89.8	29.0	95	-	-	-	LTS	6"	111.5	85.3	30.7	95.0	PASS	
109	MCFADIN WY STA 8+50	P23-1872	3	89.8	29.0	95	-	-	-	LTS	6"	110.7	87.2	26.9	97.1	PASS	
110	BLAZIMAR LN STA 7+50	P23-1879	3	88.0	29.7	95	-	-	-	LTS	6"	115.7	92.5	25.1	105.1	PASS	
111	WILSON SPRINGS STA 8+50	P23-1873	1	91.0	27.4	95	-	-	-	LTS	6"	112.9	86.7	30.2	95.3	PASS	
112	WILSON SPRINGS STA 3+50	P23-1878	3	96.4	23.4	95	-	-	-	LTS	6"	114.5	91.6	25.0	95.0	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1655
Moisture:	608
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical 12/23

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

LIME STABILIZED SUBGRADE DEPTH CHECK REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 12/04/23
PROJECT NO.: 23107100.010
REPORT NO.: 163
PAGE NO.:
TECHNICIAN: WL

Summary of Work: Lime Stabilized Subgrade Depth Check
Contractors Working This Date: JL GRAY
Weather Conditions: CLEAR
Ambient Temperature: 60°
Time Arrived at Project Site: 9:30
Time Departed Project Site: 10:30

Lime Stabilized Subgrade Depth Check

Location	Actual Depth	Required Depth	Method of Observation	Comments
MCFADIN WY STA 4+00	10 1/2"	8"	BULLPRICK/ PHENOL	PASS
MCFADIN WY STA 8+50	9 1/2"	8"	BULLPRICK/ PHENOL	PASS
BLAZIMAR LN STA 7+50	10 1/2"	8"	BULLPRICK/ PHENOL	PASS
WILSON SPRINGS STA 8+50	9"	8"	BULLPRICK/ PHENOL	PASS
WILSON SPRINGS STA 3+50	10"	8"	BULLPRICK/ PHENOL	PASS

Notes:

12-5-23

MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 12/05/23
Project No.: 23107100.010
Report No.: 164
Page No.:
Technician: WL

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
113	ELIJAH ST STA 10+50	P23-1893	10	91.5	12.4	95	-	-	-	LTS	6"	115.5	88.3	30.8	96.5	PASS	
114	ELIJAH ST STA 6+00	P23-1893	10	91.5	12.4	95	-	-	-	LTS	6"	115.1	89.4	28.7	97.7	PASS	
115	ELIJAH ST STA 2+00	P23-1891	9	98.4	22.4	95	-	-	-	LTS	6"	117.5	95.5	23.0	97.1	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1659
Moisture:	601
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical 12.7.23

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

LIME STABILIZED SUBGRADE DEPTH CHECK REPORT

PROJECT: Castlewood South Phase I
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 12/05/23
PROJECT NO.: 23107100.010
REPORT NO.: 165
PAGE NO.:
TECHNICIAN: WL

Summary of Work: Lime Stabilized Subgrade Depth Check

Contractors Working This Date: JL GRAY

Weather Conditions: CLEAR
Ambient Temperature: 60°

Time Arrived at Project Site: 9:30
Time Departed Project Site: 10:30

Lime Stabilized Subgrade Depth Check

Location	Actual Depth	Required Depth	Method of Observation	Comments
ELIJAH STA 10+50	10"	8"	BULLPRICK/ PHENOL	PASS
ELIJAH STA 6+00	9 1/2"	8"	BULLPRICK/ PHENOL	PASS
ELIJAH STA 2+00	10"	8"	BULLPRICK/ PHENOL	PASS

Notes:

12-723

MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 12/06/23
Project No.: 23107100.010
Report No.: 166
Page No.:
Technician: WL

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
116	ROTHER PL STA 4+00	P23-1903	14	90.2	28.5	95	-	-	-	LTS	6"	112.8	88.8	27.0	98.4	PASS	
117	ROGERS STA 5+50	P23-1903	14	90.2	28.5	95	-	-	-	LTS	6"	111.7	87.8	27.2	97.3	PASS	

NOTES:
*Standard: CITY OF TAYLOR
Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1645
Moisture:	608
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical 12-7-23

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

LIME STABILIZED SUBGRADE DEPTH CHECK REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 12/06/23
PROJECT NO.: 23107100.010
REPORT NO.: 167
PAGE NO.:
TECHNICIAN: WL

Summary of Work: Lime Stabilized Subgrade Depth Check

Contractors Working This Date: JL GRAY

Weather Conditions: CLEAR

Ambient Temperature: 49°

Time Arrived at Project Site: 9:30

Time Departed Project Site: 10:30

Lime Stabilized Subgrade Depth Check

Location	Actual Depth	Required Depth	Method of Observation	Comments
ROTHER PL STA 4+00	10"	8"	BULLPRICK/ PHENOL	PASS
ROGERS STA 5+50	10"	8"	BULLPRICK/ PHENOL	PASS

Notes:

12723

MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/11/24
Project No.: 23107100.010
Report No.: 178
Page No.:
Technician: LB

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
144	WWS Block 16 lot 26	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	125.6	100.5	25.0	97.8	FAIL	MST/COMP
145	WWS Block 16 lot 12&13	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	126.7	102.1	24.1	99.3	FAIL	MST/COMP

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2618
Moisture:	699
Troxler No.:	3430
Serial No.:	86273

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: JEFF W/HDR
DENSITIES REQUIRING RETESTING: Dens #'s 144-145

Comments:

MLA Geotechnical BDS 3.12.24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/12/24
Project No.: 23107100.010
Report No.: 173
Page No.:
Technician: LB

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
146	WWS Block 16 lot 25	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	126.8	106.4	19.2	103.5	PASS	
147	WWS Block 16 lot 25	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	129.5	107.9	20.0	105.0	PASS	
148	WWS Block 16 lot 25	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	128.4	105.8	21.4	102.9	PASS	
149	WWS Block 16 lot 12&13	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	120.6	102.5	17.7	99.7	PASS	
150	WWS Block 16 lot 12&13	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	126.8	106.1	19.5	103.2	PASS	
151	WWS Block 16 lot 12&13	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	127.5	112.2	13.6	109.1	FAIL	MST/COMP
152	WWS Block 16 lot 8&9	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	128.6	107.0	20.2	104.1	PASS	
153	WWS Block 16 lot 8&9	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	127.0	107.3	18.4	104.4	PASS	
154	WWS Block 16 lot 8&9	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	129.1	107.4	20.2	104.5	PASS	
155	WWS Block 13 lot 21&22	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	127.5	104.4	22.1	101.6	PASS	
156	WWS Block 13 lot 21&22	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	128.5	107.9	19.1	105.0	PASS	
157	WWS Block 13 lot 21&22	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	127.9	106.8	19.8	103.9	PASS	
158	WS Block 16 lot 7&8	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	124.4	99.5	25.0	96.8	FAIL	MST/COMP

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2640
Moisture:	698
Troxler No.:	3430
Serial No.:	86273

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: JEFF W/HDR
DENSITIES REQUIRING RETESTING: Dens #'s 151, 158

Comments: MST= Moisture, COMP= Compaction

MLA Geotechnical BDS 3.13.24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/13/24
Project No.: 23107100.010
Report No.: 174
Page No.:
Technician: LB

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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
159	WWS Block 16 lot 12&13	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	126.7	107.6	17.8	104.7	PASS	
160	WS Block 16 lot 7&8	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	127.3	106.4	19.6	103.5	PASS	
161	WS Block 16 lot 7&8	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	127.9	105.1	21.7	102.2	PASS	
162	WS Block 16 lot 7&8	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	125.4	103.5	21.2	100.7	PASS	
163	WWS Block 16 lot 1	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	123.8	103.5	19.6	100.7	PASS	
164	WWS Block 16 lot 1	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	126.9	104.4	21.6	101.6	PASS	
165	WWS Block 16 lot 1	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	126.5	108.0	17.1	105.1	FAIL	MST/COMP
166	WS Block 16 lot 1&2	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	122.8	97.2	26.3	94.6	FAIL	MST/COMP

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2612
Moisture:	698
Troxler No.:	3430
Serial No.:	86273

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: JEFF W/HDR
DENSITIES REQUIRING RETESTING: Dens #'s 165,166

Comments: MST= Moisture, COMP= Compaction

MLA Geotechnical BDS 3.14.24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/14/24
Project No.: 23107100.010
Report No.: 175
Page No.:
Technician: LB

MLA Geotechnical "put us to the test" A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
167	WWS Block 16 Lot 1	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	123.1	105.7	16.5	102.8	FAIL	MST
168	WS Block 16 Lot 1&2	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	125.5	101.4	23.8	98.6	FAIL	MST

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2632
Moisture:	698
Troxler No.:	86273
Serial No.:	3430

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: JEFF W/HDR
DENSITIES REQUIRING RETESTING: Dens #'s 167,168

Comments: MST= Moisture, COMP= Compaction

MLA Geotechnical BDS 3.15.24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 04/03/24
Project No.: 23107100.010
Report No.: 185
Page No.:
Technician: JJR

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
159	ELEC XING BLK 18 LOT 8 RETEST	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	124.7	103.0	21.1	100.2	Pass	
160	WWS BLK 17 LOT 5/6	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	128.9	107.1	20.4	104.2	Pass	
161	WWS BLK 17 LOT 5/6	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	128.0	107.8	18.7	104.9	Pass	
162	WWS BLK 17 LOT 5/6	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	127.6	106.4	19.9	103.5	Pass	
163	WWS BLOCK-17 LOTS 7/8	P23-1406	24	102.8	19.7	98	105	-2	+3	-4	6"	121.5	102.9	18.1	100.1	Pass	
164	WWS BLOCK-17 LOTS 7/8	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	125.4	109.2	14.8	106.2	FAIL	MIST/COMP
165	WWS BLK 17 LOT 9/10	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	123.1	101.7	21.0	98.9	Pass	
166	WWS BLK 17 LOT 9/10	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	127.2	107.9	17.9	105.0	Pass	
167	WWS BLK 17 LOT 9/10	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	127.0	106.7	19.0	103.8	Pass	
168	ELEC XING BLK 17 LOT 5/6	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	127.8	104.9	21.8	102.0	Pass	
169	ELEC XING BLK 17 LOT 10	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	121.3	101.3	19.7	98.5	Pass	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2553
Moisture:	671
Troxler No.:	3430
Serial No.:	75224

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: JEFF W/HDR
DENSITIES REQUIRING RETESTING: #164

Comments: MST= Moisture, COMP= Compaction

MLA Geotechnical 4.1.24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 04/04/24
Project No.: 23107100.010
Report No.: 186
Page No.:
Technician: JJR

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	WWS BLOCK-17																
170	LOT 7/8	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	115.1	98.6	16.7	95.9	FAIL	MOIST
171	LOT 10	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	123.2	104.5	17.9	101.7	Pass	
172	LOT 10	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	122.4	103.4	18.4	100.6	Pass	
173	LOT 10	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	127.1	106.6	19.2	103.7	Pass	
	WWS BLOCK-5																
174	LOT 11	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	121.8	102.0	19.4	99.2	Pass	
175	LOT 11	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	120.1	101.9	17.9	99.1	Pass	
176	LOT 11	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	118.8	100.9	17.7	98.2	Pass	
	WWS BLOCK-16																
177	LOT 1/2	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	122.5	103.9	17.9	101.1	Pass	
178	LOT 1/2	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	122.1	101.5	20.3	98.7	Pass	
179	LOT 1/2	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	127.3	107.7	18.2	104.8	Pass	
180	LOT 5/6	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	125.2	101.7	23.1	98.9	FAIL	MOIST

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2553
Moisture:	671
Troxler No.:	3430
Serial No.:	75224

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: JEFF W/HDR
DENSITIES REQUIRING RETESTING: #170/180

Comments: MST= Moisture, COMP= Compaction

MLA Geotechnical BDS 4-5-24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 04/05/24
Project No.: 23107100.010
Report No.: 187
Page No.:
Technician: LB

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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
181	WS Block 17 Lot 7&8	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	127.2	105.4	20.7	102.5	PASS	
182	WS Block 17 Lot 7&8	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	130.8	107.4	21.8	104.5	PASS	
183	WS Block 17 Lot 7&8	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	128.8	108.6	18.6	105.6	FAIL	COMP
184	WS Block 17 Lot 9&10	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	129.1	107.6	20.0	104.7	PASS	
185	WS Block 17 Lot 9&10	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	126.6	107.3	18.0	104.4	PASS	
186	WS Crossing Block 17 Lot 9&10	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	118.5	91.5	29.5	89.0	FAIL	COMP/MST
187	WS Block 16 lot 5&6	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	126.0	101.1	24.6	98.3	FAIL	MST

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2607
Moisture:	695
Troxler No.:	3430
Serial No.:	86273

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: JEFF W/HDR
DENSITIES REQUIRING RETESTING: #170/180

Comments: MST= Moisture, COMP= Compaction

MLA Geotechnical 4.8.24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 04/05/24
Project No.: 23107100.010
Report No.: 188
Page No.:
Technician: JJR

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	DRY UTILITIES																
188	BLOCK-16 LOT 3/4	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	119.9	99.1	21.0	96.4	FAIL	COMP
189	BLOCK-16 LOT 9/10	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	126.5	106.1	19.2	103.2	Pass	
190	BLOCK-16 LOT 9/10	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	126.4	105.3	20.0	102.4	Pass	
191	BLOCK-16 LOT 122	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	124.8	101.8	22.6	99.0	Pass	
192	BLOCK-16 LOT 122	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	123.8	101.7	21.7	98.9	Pass	
193	BLOCK-16 LOT 15/16	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	129.7	107.5	20.7	104.6	Pass	
194	BLOCK-16 LOT 15/16	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	124.8	103.0	21.2	100.2	Pass	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2553
Moisture:	671
Troxler No.:	3430
Serial No.:	75224

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: JEFF W/HDR
DENSITIES REQUIRING RETESTING: #188

Comments: MST= Moisture, COMP= Compaction

MLA Geotechnical SL 4.8.24

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

Report of Proctor Pick Up

Project:	Castlewood South Phase 1	**Date:**	04/06/24
		Project No.:	23107100.010
Location:	Taylor, Texas	**Report No.:**	189
		Page No.:	
Client:	Starlight Homes Texas	**Technician:**	WL

SUMMARY OF CONDITIONS:

Contractors Working This Date: JL GRAY

Weather Conditions: CLOUDY **Ambient Temperature:** 60'S

Time Arrived : 13:00 **Time Departed:** 14:00

Lab Number: P24-647

Location of Sample: BUTTERCUP STA 5+00

Municipality: CITY OF HUTTO

Public or Private Dev.: PUBLIC

Proposed Use: LTS

Material Description: DARK BROWN CLAY

Comments:

4.8.24
MLA Geotechnical

MLA Geotechnical "put us to the test"
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REPORT OF LIME GRADATIONS

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 04/06/24
PROJECT NO.: 23107100.010
PAGE NO.: 192
REPORT NO.:
TECHNICIAN: WL

Sieve Analysis of Road Mix Stabilized Material- TEX 101 E Part III

Sample Location: BUTTERCUP STA 5+00
Sample Description: DARK BROWN CLAY
Sampled By: WL Date: 4/6/24
Test Method: TEX 101 E Part III

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	Cumulative % Passing	Specification	Result (Pass or Fail)
1 3/4	0.0	0.0	0.0	100.0	100	PASS
3/4"	0.0	0.0	0.0	100.0	85-100	PASS
#4	1975.0	1975.0	30.2	69.8	60-100	PASS
-#4	4570.0					
Total		6545.0			OVERALL RESULT:	PASS

Example Calculations

Sieve	Individual Wt Retained	Cumulative Wt. Retained	Cumulative % Retained	Cumulative % Passing	Specification	Result (Pass or Fail)
1 3/4"	A	A	J	100-J		
3/4"	B	F	K	100-K		
#4	C	G	L	100-L		
-#4	D					
Total		H				

Testing Weight Results

A: 1 3/4" Wt. Retained
B: 3/4" Wt. Retained
C: #4 Wt. Retained
D: #4 Wt. Passing

Calculations

F: A + B
G: C + F
H: D + G

J: (A/H) * 100
K: (F/H) * 100
L: (G/H) * 100

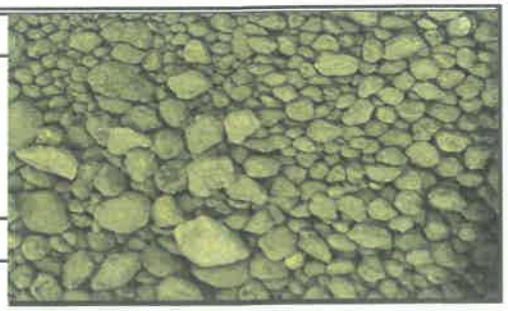
CL 4.8.24
MLA Geotechnical

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A Division of MLA Labs, Inc.

REPORT OF LABORATORY TESTS

Project: Castlewood South Phase 1
Date: 4/11/2024
Project No.: 23107100.010
Location: Taylor, Texas
Lab No.: P24-647
Report No.: 160 + 191
Client: Starlight Homes Texas
Tech.: WL

Description of Material: Dark Brown Clay
Sampled By: WL
Source: Buttercup Sta: 5+00
Rammer: 10.0 lb Mechanical Rainhart
Air Dry (Y/N): No
Proposed use: Lime Treated Subgrade

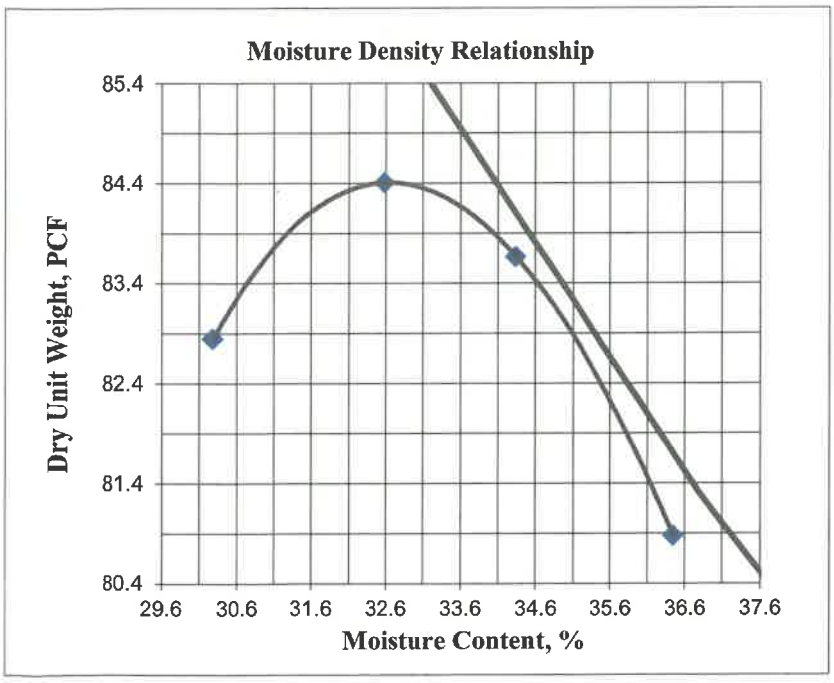


Atterberg Test Procedure: TEX-104 & 106 E

Liquid Limit:	56	
Plastic Limit:	46	
Plasticity Index:	10	

Sieve Test Procedure: TEX-110-E
Specification Reference: TxDOT Item 247.2

Sieve:	% Retained
2-1/2"	0.0
1-3/4"	0.0
1-1/4"	0.0
7/8"	0.0
3/8"	6.7
#4	29.0
#40	70.9



MDR Test method: TEX-113-E

Maximum Dry Density 84.4 PCF

Optimum Moisture 32.6 %

pH 12.4

ZAV G_S = 2.50

Reviewed By: MLA Labs, Inc. 4/11/24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 04/14/24
Project No.: 23107100.010
Report No.: 194
Page No.:
Technician: WL

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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	BUTTERCUP																
216	STA 7+00	P24-647	10	84.4	32.6	95	-	-	-	LTS	6"	110.3	82.5	33.7	97.7	PASS	PENDING
217	STA 3+00	P24-647	10	84.4	32.6	95	-	-	-	LTS	6"	111.9	87.8	27.4	104.0	PASS	PENDING
	WEDEMEYER																
218	STA 8+50	P24-647	10	84.4	32.6	95	-	-	-	LTS	6"	112.5	87.3	28.9	103.4	PASS	PENDING

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1614
Moisture:	606
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: NONE ONSITE
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: ONSITE LEAD
FAILURES REPORTED TO:
DENSITIES REQUIRING RETESTING:

Comments:

MLA Geotechnical BDS 4.15.24

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

LIME STABILIZED SUBGRADE DEPTH CHECK REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 4/14/2024
PROJECT NO.: 23107100.010
REPORT NO.: 145
PAGE NO.:
TECHNICIAN: WL

Summary of Work: Lime Stabilized Subgrade Depth Check
Contractors Working This Date: NONE ONSITE
Weather Conditions: CLEAR
Ambient Temperature: 70'S
Time Arrived at Project Site: 12:00
Time Departed Project Site: 13:00

Lime Stabilized Subgrade Depth Check

Location	Actual Depth	Required Depth	Method of Observation	Comments
BUTTERCUP				
STA 7+00	11"	8"	BULLPRICK/ PHENOL	**PASS**
STA 3+00	10"	8"	BULLPRICK/ PHENOL	**PASS**
WEDEMEYER				
STA 8+50	11"	8"	BULLPRICK/ PHENOL	**PASS**

Notes:

BDS 4-15-24

MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 04/18/24
Project No.: 23107100.010
Report No.: 195
Page No.:
Technician: WL

MLA Geotechnical "put us to the test" A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
240	WL XING STA 3+00	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	124.2	101.3	22.6	98.5	N/A	**
241	WS BLK 16 LOT 25/26	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	129.1	105.7	22.1	102.8	N/A	**

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1630
Moisture:	591
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: NONE ONSITE
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: ONSITE LEAD
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments: **THESE ARE NOT OFFICIAL DENSITIES. CONTRACTOR ASKED FOR A PRETEST TO BE SURE THE MATERIAL WAS PROCESSED TO STANDARDS.

MLA Geotechnical BDS 4.19.24

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 4/18/2024
PROJECT NO.: 23107100.010
REPORT NO.: 200
PAGE NO.: 1 of 1
TECHNICIAN:

Contractors Working This Date: GAD

Weather Conditions: CLOUDY
Ambient Temperature: 7'S

Time Arrived at Site: 07:00
Time Departed Site: 08:00

Date Cylinders Cast: 4/16/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 75-79

Made By: LB

General Location: ON CURB

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

BDS 4.19.24

MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 4/18/2024
PROJECT NO.: 23107100.010
REPORT NO.: 200
PAGE NO.: 1 of 1
TECHNICIAN: LB

Contractors Working This Date: GAD

Weather Conditions: CLOUDY
Ambient Temperature: 7'S

Time Arrived at Site: 07:00
Time Departed Site: 08:00

Date Cylinders Cast: 4/16/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 75-79

Made By: LB

General Location: ON CURB

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 04/18/24
Project No.: 23107100.010
Report No.: 201
Page No.:
Technician: LB

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
238	WS Block 16 Lot 25&26	P23-1406		102.8	19.7	98	105	-2	+3	-1	6"	126.6	107.6	17.7	104.7	PASS	
239	WL- Crossing Sta: 3+00	P23-1406		102.8	19.7	98	105	-2	+3	-1	6"	122.6	103.1	18.9	100.3	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2604
Moisture:	699
Troxler No.:	3430
Serial No.:	86273

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: None
DENSITIES REQUIRING RETESTING: None

Comments:

MLA Geotechnical 4-20-24

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 04/19/24
PROJECT NO.: 23107100.010
REPORT NO.: 203
PAGE NO.:
TECHNICIAN: WL

Summary of Work: PROOFROLL

Contractors Working This Date: JL GRAY

Weather Conditions: CLOUDY
Ambient Temperature: 60'S

Time Arrived at Project Site: 13:30
Time Departed Project Site: 14:00

Contractors Representative: JOSE
Company: JL GRAY
Area of Focus: WEDEMEYER STA 4+50-20+50
Material Description of Sub\Lot Fill at time of Observation:
If Imported, from where:
Equipment used for Placement: N/A
Equipment used for Moisture Control: WATER TRUCK
Equipment used for Compaction: ROLLER
Equipment used for Proof Roll: WATER TRUCK
Proof Roll-Pass\Fail: FAIL
If fail, please explain: EXCESSIVE PUMPING AND DISPLACEMENT

Results of Inspection Reported to: JOSE W/ JL GRAY
Max Aggregate Allowed:
Moisture Conditioning Y\N: N
Max Aggregate Observed:
Organics Present:
Percent of Job Complete:

Sample Collected ?: NO
Lab Number:
Location: Block:
Lot:
Lift:
Material Description:

Additional Comments:

4/22/24
MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

CANCELLED TESTING REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 04/19/24
PROJECT NO.: 23107100.010
REPORT NO.: 204
PAGE NO.:
TECHNICIAN: WL

Summary of Work: PROOFROLL

Contractors Working This Date: JL GRAY

Weather Conditions: CLOUDY
Ambient Temperature: 60'S

Time Arrived at Project Site: 13:00
Time Departed Project Site: 14:00

Date and Time Testing Scheduled: 04/19/24 13:00

Scheduled by: JOSE

Reason for Testing Exception: NOT READY

Results of Inspection: TECH ARRIVED TO DO A PROOFROLL AND JOSE W/JL GRAY ADVISED THEY WERE GOING TO CANCEL AS THEY WERE NOT READY. TECH EXITED SITE. AT 13:15 TECH RECEIVED CALL FROM JOSE ADVISING HE WOULD LIKE TO GO AHEAD WITH PROOFROLL. TECH WAS IN HUTTO AND RETURNED TO SITE FOR TESTING.

4/22/24

MLA Geotechnical

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

PROOF-ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 04/19/24
PROJECT NO.: 23107100.010
REPORT NO.: 205
PAGE NO.: 1 of 1
TECHNICIAN: WL

FIELD NOTES:

Contractor Working This Date: JL GRAY
Weather Conditions: CLOUDY — Ambient Temp.: 60'S
Time Arrived: 13:30 — Time Departed: 14:00
Results Reported To: JOSE W/ JL GRAY

Area Proof Rolled: WEDEMEYER STA 4+50 TO 20+50

Lift Number: SUB — Lift Thickness: N/A
Description of Fill: DARK BROWN CLAY — PI: UNK
Material Sampled: [ ] Yes [X] No — Lab # if Sampled:

Approved Rolling Vehicle Used: Total Gross Weight 30,000+ Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller
[X] 2,000 gal H20 Truck

[ ] Contractor preparing material for placement - not yet ready for testing.
[ ] Proof roll passed - very tight - no deflections.
[ ] Fill placement Complete as of
[X] Proof Roll Failed -Recompaction and Re-testing Required.

Comments: TRUCK CAUSED SERIOUS PUMPING AND SINKINGIN TRENCH AREAS AS WELL AS DEEP 2" TRACKS IN MANY AREAS OF THE TESTED ROAD. TECH NOTIFIED JOSE W/ JL GRAY OF RESULTS AND EXITED SITE.

4/22/24
MLA Geotechnical

Note: The items noted above are preliminary and do not necessarily include all of the items needing attention. The results are also subject to modification upon review by supervisory personnel.

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TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 4/19/2024
PROJECT NO.: 23107100.010
REPORT NO.: 207
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLOUDY
Ambient Temperature: 60'S

Time Arrived at Site: 13:00
Time Departed Site: 14:00

Time Concrete Scheduled: 13:00

Concrete Placement Location: ELIJAH CURB EAST SIDE

Cylinder Mark & No.: CSTLW1 95-99

Cylinders Left With: ONSITE LEAD

Required PSI: 3500

Reason Cylinders Left: CONCRETE DELAY FOR AS MUCH AS 2 HOURS

Comments:

4/22/24
MLA Geotechnical

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A Division of MLA Labs, Inc.

TBPE Firm # F-2684

CANCELLED TESTING REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 04/19/24
PROJECT NO.: 23107100.010
REPORT NO.: 208
PAGE NO.:
TECHNICIAN: WL

Summary of Work: CONCRETE VALLEY GUTTER

Contractors Working This Date: JL GRAY

Weather Conditions: CLOUDY
Ambient Temperature: 60'S

Time Arrived at Project Site: 13:00
Time Departed Project Site: 14:00

Date and Time Testing Scheduled: 04/19/24 13:00

Scheduled by: STELLA

Reason for Testing Exception: NOT READY

Results of Inspection: TECH ARRIVED TO TEST CONCRETE ONSITE LEAD ADVISED IT WOULD BE UP TO 4 HOURS BEFORE CONCRETE ARRIVES. TECH LATER DISCOVERED CONCRETE NEVER ARRIVED.

4/22/24

MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 4/19/2024
PROJECT NO.: 23107100.010
REPORT NO.: 209
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLOUDY
Ambient Temperature: 60'S

Time Arrived at Site: 13:00
Time Departed Site: 14:00

Date Cylinders Cast: 4/18/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 85-89

Made By: LB

General Location: Curb on Elijah Street Sta: 7+00 LCL

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

4/22/24

MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 04/17/24
Project No.: 23107100.010
Report No.: 210
Page No.:
Technician: WL

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	BUTTERCUP																
232	STA 7+00	SP163		130.9	8.4	100	105	-2	+3	1CB	2"	145.5	131.7	10.5	100.6	PASS	
233	STA 2+00	SP163		130.9	8.4	100	105	-2	+3	1CB	2"	146.5	133.5	9.7	102.0	PASS	
	WEDEMEYER																
234	STA 8+50	SP163		130.9	8.4	100	105	-2	+3	1CB	2"	145.3	132.5	9.7	101.2	PASS	
235	WS BLK 16 LOT 15/16	P23-1406		102.8	19.7	98	105	-2	+3	-1	6"	126.7	105.4	20.2	102.5	PASS	
236	WS BLK 16 LOT 23/24	P23-1406		102.8	19.7	98	105	-2	+3	-1	6"	124.7	104.4	19.4	101.6	PASS	
237	WL XING STA 3+00	P23-1406		102.8	19.7	98	105	-2	+3	-1	6"	128.4	112.3	**14.3**	**109.2**	**FAIL**	**FM/FC**

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1633
Moisture:	610
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO:
DENSITIES REQUIRING RETESTING: #237

Comments: FM= FAILED MOISTURE/ FC= FAILED COMPACTION

MLA Geotechnical 4.22.24

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 4/20/2024
PROJECT NO.: 23107100.010
REPORT NO.: 22
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLOUDY
Ambient Temperature: 60'S

Time Arrived at Site: 14:30
Time Departed Site: 15:00

Date Cylinders Cast: 4/19/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 95-99

Made By: CONTRACTOR

General Location: ELIJAH CURB EAST SIDE

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

BDS 4-22-24

MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

PROOF-ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 04/24/24
PROJECT NO.: 23107100.010
REPORT NO.: 218
PAGE NO.: 1 of 1
TECHNICIAN: WL

FIELD NOTES:

Contractor Working This Date: JL GRAY
Weather Conditions: CLOUDY Ambient Temp.:
Time Arrived: 11:00 Time Departed: 12:30
Results Reported To:

Area Proof Rolled: WEDEMEYER STA 4+50 TO 20+50

Lift Number: SUB Lift Thickness: N/A
Description of Fill: BROWN CLAY PI:
Material Sampled: [ ] Yes [X] No Lab # if Sampled:

Approved Rolling Vehicle Used: Total Gross Weight 30,000+ Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller
[X] 2,000 gal H20 Truck

[ ] Contractor preparing material for placement - not yet ready for testing.
[ ] Proof roll passed - very tight - no deflections.
[ ] Fill placement Complete as of
[X] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

BDS 4-25-24
MLA Geotechnical

Note: The items noted above are preliminary and do not necessarily include all of the items needing attention.
The results are also subject to modification upon review by supervisory personnel.

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 04/24/24
PROJECT NO.: 23107100.010
REPORT NO.: 219
PAGE NO.:
TECHNICIAN: WL

Summary of Work: PROOF ROLL

Contractors Working This Date: JL GRAY

Weather Conditions: CLOUDY
Ambient Temperature: 70'S

Time Arrived at Project Site: 11:00
Time Departed Project Site: 12:30

Contractors Representative: JOSE
Company: JL GRAY
Area of Focus: WEDEMEYER STA 4+50 TO 20+50
Material Description of Sub\Lot Fill at time of Observation: SUBGRADE
If Imported, from where:
Equipment used for Placement: BLADE
Equipment used for Moisture Control: WATER
Equipment used for Compaction: ROLLER
Equipment used for Proof Roll: WATER TRUCK 30,000+ LBS
Proof Roll-Pass\Fail: FAILED
If fail, please explain: EXCESSIVE PUMPING

Results of Inspection Reported to: ONSITE]
Max Aggregate Allowed:
Moisture Conditioning Y\N:
Max Aggregate Observed:
Organics Present:
Percent of Job Complete:

Sample Collected ?: N
Lab Number:
Location: Block:
Lot:
Lift: SUB
Material Description: BROWN CLAY

Additional Comments:

4-29-24
MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 4/24/2024
PROJECT NO.: 23107100.010
REPORT NO.: 220
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLOUDY
Ambient Temperature: 60'S

Time Arrived at Site: 11:00
Time Departed Site: 12:00

Time Concrete Scheduled: UNK

Concrete Placement Location: VALLEY GUTTER BLAZIMAR @ MCFADIN

Cylinder Mark & No.: CSTLW1 105-109

Cylinders Left With: ONSITE LEAD

Required PSI: 3500

Reason Cylinders Left: NO TECH AVAILABLE FOR POUR

Comments:

BDS 4.25.24
MLA Geotechnical

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 4/24/2024
PROJECT NO.: 23107100.010
REPORT NO.: 222
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLOUDY
Ambient Temperature: 60'S

Time Arrived at Site: 11:00
Time Departed Site: 12:30

Date Cylinders Cast: 4/19/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 100-104

Made By: CONTRACTOR

General Location: WILSON SPRINGS @ MCFADIN

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

4.25.24

MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

PROOF-ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 04/25/24
PROJECT NO.: 23107100.010
REPORT NO.: 223
PAGE NO.: 1 of 1
TECHNICIAN: WL

FIELD NOTES:

Contractor Working This Date: JL GRAY
Weather Conditions: CLOUDY Ambient Temp.:
Time Arrived: 11:00 Time Departed: 12:30
Results Reported To:

Area Proof Rolled: WEDEMEYER STA 4+50 TO 6+50

Lift Number: SUB Lift Thickness: N/A
Description of Fill: BROWN CLAY PI:
Material Sampled: [ ] Yes [X] No Lab # if Sampled:

Approved Rolling Vehicle Used: Total Gross Weight 30,000+ Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] 2,000 gal H20 Truck

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] Proof roll passed - very tight - no deflections.
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

BDS 4.29.24
MLA Geotechnical

Note: The items noted above are preliminary and do not necessarily include all of the items needing attention.
The results are also subject to modification upon review by supervisory personnel.

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 04/25/24
PROJECT NO.: 23107100.010
REPORT NO.: 224
PAGE NO.:
TECHNICIAN: WL

Summary of Work: PROOF ROLL

Contractors Working This Date: JL GRAY

Weather Conditions: CLOUDY
Ambient Temperature: 70'S

Time Arrived at Project Site: 11:00
Time Departed Project Site: 12:30

Contractors Representative: JOSE
Company: JL GRAY
Area of Focus: WEDEMEYER STA 4+50 TO 6+50
Material Description of Sub\Lot Fill at time of Observation: SUBGRADE
If Imported, from where:
Equipment used for Placement: BLADE
Equipment used for Moisture Control: WATER
Equipment used for Compaction: ROLLER
Equipment used for Proof Roll: WATER TRUCK 30,000+ LBS
Proof Roll-Pass\Fail: **PASSED**
If fail, please explain:

Results of Inspection Reported to: ONSITE I
Max Aggregate Allowed:
Moisture Conditioning Y\N:
Max Aggregate Observed:
Organics Present:
Percent of Job Complete:

Sample Collected ?: N
Lab Number:
Location: Block: Lot: Lift: SUB
Material Description: BROWN CLAY

Additional Comments:

BDS 4-29-24
MLA Geotechnical

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 4/25/2024
PROJECT NO.: 23107100.010
REPORT NO.: 225
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLOUDY
Ambient Temperature: 60'S

Time Arrived at Site: 11:00
Time Departed Site: 12:00

Time Concrete Scheduled: UNK

Concrete Placement Location: VALLEY GUTTER LIAM @ ELIJAH

Cylinder Mark & No.: CSTLW1 110-114

Cylinders Left With: ONSITE LEAD

Required PSI: 3500

Reason Cylinders Left: NO TECH AVAILABLE FOR POUR

Comments:

BDS 4.29.24
MLA Geotechnical

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 4/25/2024
PROJECT NO.: 23107100.010
REPORT NO.: 227
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLOUDY
Ambient Temperature: 60'S

Time Arrived at Site: 11:00
Time Departed Site: 12:30

Date Cylinders Cast: 4/24/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 105-109

Made By: CONTRACTOR

General Location: MCFADIN

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

4.29.24
MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

PROOF-ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 04/26/24
PROJECT NO.: 23107100.010
REPORT NO.: 228
PAGE NO.: 1 of 1
TECHNICIAN: WL

FIELD NOTES:

Contractor Working This Date: JL GRAY
Weather Conditions: CLOUDY
Ambient Temp.:
Time Arrived: 11:00
Time Departed: 12:30
Results Reported To:

Area Proof Rolled: **WEDEMEYER STA 6+50 TO 20+50**

Lift Number: SUB
Lift Thickness: N/A
Description of Fill: BROWN CLAY
PI:
Material Sampled: [ ] Yes [X] No
Lab # if Sampled:

Approved Rolling Vehicle Used:
Total Gross Weight 30,000+ Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller
[X] 2,000 gal H20 Truck

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] Proof roll passed - very tight - no deflections.
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

BDS 4.29.24
MLA Geotechnical

Note: The items noted above are preliminary and do not necessarily include all of the items needing attention.
The results are also subject to modification upon review by supervisory personnel.

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 04/26/24
PROJECT NO.: 23107100.010
REPORT NO.: 226
PAGE NO.:
TECHNICIAN: WL

Summary of Work: PROOF ROLL

Contractors Working This Date: JL GRAY

Weather Conditions: CLOUDY
Ambient Temperature: 70'S

Time Arrived at Project Site: 11:00
Time Departed Project Site: 12:30

Contractors Representative: JOSE
Company: JL GRAY
Area of Focus: **WEDEMEYER STA6+50 TO 20+50**
Material Description of Sub\Lot Fill at time of Observation: SUBGRADE
If Imported, from where:
Equipment used for Placement: BLADE
Equipment used for Moisture Control: WATER
Equipment used for Compaction: ROLLER
Equipment used for Proof Roll: WATER TRUCK 30,000+ LBS
Proof Roll-Pass\Fail: **PASSED**
If fail, please explain:

Results of Inspection Reported to: ONSITE I
Max Aggregate Allowed:
Max Aggregate Observed:
Percent of Job Complete:
Moisture Conditioning Y\N:
Organics Present:

Sample Collected ?: N
Lab Number:
Location: Block: Lot: Lift: SUB
Material Description: BROWN CLAY

Additional Comments:

BDS 4-29-24
MLA Geotechnical

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 4/26/2024
PROJECT NO.: 23107100.010
REPORT NO.: 230
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLOUDY
Ambient Temperature: 70'S

Time Arrived at Site: 11:00
Time Departed Site: 12:30

Date Cylinders Cast: 4/25/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 110-114

Made By: CONTRACTOR

General Location: ELIJAH

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

BDS 4.29.24
MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

DAILY TESTING REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 05/08/24
PROJECT NO.: 23107100.010
REPORT NO.: 234
PAGE NO.:
TECHNICIAN: LB

Summary of Work: Contractor provided and made cylinder pick-up

Contractors Working This Date: GAD

Weather Conditions: Cloudy
Ambient Temperature: 70's

Time Arrived at Project Site: 1030
Time Departed Project Site: 1045

Results of Inspection: MLA Technician arrived on site as scheduled to collect cylinders Contractor had provided and made without scheduling through MLA Dispatch. Cylinders were made on 5-7-24 for Transition and Inlet Decks on Rother Place with a 28-Day Compressive Strength requirement of 3000 PSI. Cylinder marks are CSTLW1 120-124. Technician collected the cylinders and departed site.

BDS 5-9-24

MLA Geotechnical

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 5/8/2024
PROJECT NO.: 23107100.010
REPORT NO.: 235
PAGE NO.:
TECHNICIAN: LB

Contractors Working This Date: GAD

Weather Conditions: Cloudy
Ambient Temperature: 70's

Time Arrived at Site: 1030
Time Departed Site: 1045

Date Cylinders Cast: 5/7/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 120-124

Made By: Contractor

General Location: By Rother Place

Cylinder Condition: Satisfactory

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

BDS 5-9-24

MLA Geotechnical

MLA "put us to the test" Geotechnical
A Division of MLA Labs, Inc

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/28/24
PROJECT NO.: 23107100.010
REPORT NO.: 240
PAGE NO.: 1 of 1
FIELD TECH: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	125	7	6/4/24	3.98	8.11	12.40	51,270	4130	DD	2
CSTLW1	126	28	6/25/24							
CSTLW1	127	28	6/25/24							
CSTLW1	128	28	6/25/24							
CSTLW1	129	56/Hold	07/23/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000	SPEC:	
Consolidation Method:	Rodding		
Location of placement:	CURB BUTTERCUP STA 7+00		
Type of placement:	PLACED BY CURB MACHINE SAMPLED BY CHUTE		
Weather:	CLOUDY	Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	84°	Slump (ASTM C 143); Inch:	2"
CC Temp (ASTM C 1064) (F):	N/A	Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	CENTEX	Mix Design Ref.:	C217535CF4
Truck No.:	1711	Ticket No.:	173134
Total Ordered (yd^3):	76	Plant No.:	4
Time Batched:	07:49	Time Sampled:	09:00

Concrete as Batched Per Cubic Yard

Cement; lbs.:	338.95	Type		Batch Water; gals.:		15.74
Fly Ash; lbs.:	179.47	Class		Batch Water; lbs.:		130.93
Aggregate (fine); lbs.:	1,480.00	0.00	% MST	Admixture; oz.:		20.63
Aggregate (coarse); lbs:	1,515.79	0.00	% MST	Admixture; oz.:		3.89
Aggregate (misc); lbs.:	166.32	0.00	% MST	Admixture; oz.:		0.00
Total Mass Solids; lbs.:	3,680.53			Total Mass Liquids; lbs.:		132.46
Total Mass of Batch; lbs.:	3,812.99					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-5-24
MLA Geotechnical

MLA "put us to the test" Geotechnical
A Division of MLA Labs, Inc

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/28/24
PROJECT NO.: 23107100.010
REPORT NO.: 241
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	130	7	6/4/24	3.98	8.13	12.40	33,490	2700	DD	2
CSTLW1	131	28	6/25/24							
CSTLW1	132	28	6/25/24							
CSTLW1	133	28	6/25/24							
CSTLW1	134	56/Hold	07/23/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000	SPEC:		Consolidation Method:	Rodding
Location of placement:	CURB WEDEMEYER STA 18+00				
Type of placement:	**MADE BY CONTRACTOR**				
Weather:				Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information:

Supplier:		Mix Design Ref.:	
Truck No.:		Ticket No.:	
Total Ordered (yd^3):		Plant No.:	
Time Batched:		Time Sampled:	

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type				Batch Water; gals.:	#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class				Batch Water; lbs.:	#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!		0.00	% MST		Admixture; oz.:	#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!		0.00	% MST		Admixture; oz.:	#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!		0.00	% MST		Admixture; oz.:	#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!					Total Mass Liquids; lbs.:	#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!						

Capping Info:

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-5-24
MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 05/29/24
Project No.: 23107100.010
Report No.: 243
Page No.:
Technician: WL

MLA Geotechnical "put us to the test" A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	MCFADIN																
255	STA 2+50	SP651		133.4	8.7	100	105	-3	+3	1CB	2"	147.0	135.5	8.5	101.6	**PASS**	
256	STA 5+00	SP651		133.4	8.7	100	105	-3	+3	1CB	2"	147.9	135.1	9.5	101.3	**PASS**	
257	STA 7+50	SP651		133.4	8.7	100	105	-3	+3	1CB	2"	148.9	137.0	8.7	102.7	**PASS**	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1636
Moisture:	609
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical 5-30-24

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 5/29/2024
PROJECT NO.: 23107100.010
REPORT NO.: 245
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 75°

Time Arrived at Site: 08:00
Time Departed Site: 10:00

Date Cylinders Cast: 5/28/2024

Number of Cylinders Made: 10

Cylinder Mark & No.: CSTLW1 125-134

Made By: WL/ CONTRACTOR

General Location: NEXT TO CURB

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

5-30-24

MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 05/30/24
Project No.: 23107100.010
Report No.: 246
Page No.:
Technician: WL

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	BLAZIMER																
258	STA 9+50	SP651		133.4	8.7	100	105	-3	+3	FCB	2"	148.7	136.6	8.9	102.4	PASS	
	ELIJAH																
259	STA 3+50	SP651		133.4	8.7	100	105	-3	+3	FCB	2"	144.6	131.5	10.0	98.6	FAIL	FC

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1609
Moisture:	609
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: ONSITE LEAD
DENSITIES REQUIRING RETESTING: #259

Comments: FC= FAILED COMPACTION

MLA Geotechnical 5.31.24

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 5/30/2024
PROJECT NO.: 23107100.010
REPORT NO.: 246
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLOUDY
Ambient Temperature: 70'S

Time Arrived at Site: 06:00
Time Departed Site: 06:30

Time Concrete Scheduled: 08:00

Concrete Placement Location: VALLEY GUTTER WEDEMEYER @ BLAZIMER

Cylinder Mark & No.: CSTLW1 145-149

Cylinders Left With: JOE W/ GAD

Required PSI: 3000

Reason Cylinders Left: NO TECH AVAILABLE

Comments:

WL 5.31.24
MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 5/30/2024
PROJECT NO.: 23107100.010
REPORT NO.: 250
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLOUDY
Ambient Temperature: 70'S

Time Arrived at Site: 06:00
Time Departed Site: 06:30

Time Concrete Scheduled: 08:00

Concrete Placement Location: CURB WEDEMEYER STA 8+00

Cylinder Mark & No.: CSTLW1 140-144

Cylinders Left With: JOE W/ GAD

Required PSI: 3000

Reason Cylinders Left: NO TECH AVAILABLE

Comments:

EL 5.31.24
MLA Geotechnical

MLA "put us to the test" Geotechnical
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 5/30/2024
PROJECT NO.: 23107100.010
REPORT NO.: 25
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLOUDY/ RAIN
Ambient Temperature: 80'S

Time Arrived at Site: 18:00
Time Departed Site: 18:30

Date Cylinders Cast: 5/29/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW 135-139

Made By: WL

General Location: CURB @ WEDEMEYER

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

GL 5-31.24

MLA Geotechnical

MLA Geotechnical "put us to the test"

A Division of MLA Labs, Inc.

TBPE Firm # F-2684

DAILY TESTING REPORT

PROJECT: Castlewood South Phase 1

LOCATION: Taylor, Texas

CLIENT: Starlight Homes Texas

DATE OF REPORT: 05/31/24

PROJECT NO.: 23107100.010

REPORT NO.: 252

PAGE NO.:

TECHNICIAN: WL

Summary of Work: CYLINDERS

Contractors Working This Date: GAD

Weather Conditions: CLOUDY/ RAIN

Ambient Temperature: 70'S

Time Arrived at Project Site: 11:00

Time Departed Project Site: 12:00

Results of Inspection: TECH ARRIVED TO RETRIEVED CYLINDERS DROPPED FOR CONTRACTOR TO MAKE ON 05/30/24. CYLINDERS WERE MARKED CSTLW1 145-149 SLATED FOR A VALLEY GUTTER. CONTRACTOR NOTIFIED TECH THAT CYLINDERS WERE NOT MADE DUE TO UNABLE TO GET CONCRETE. TECH EXITED SITE.

BDS 6.3.24

MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 5/31/2024
PROJECT NO.: 23107100.010
REPORT NO.: 253
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: NONE

Weather Conditions: CLOUDY/ RAIN
Ambient Temperature: 70'S

Time Arrived at Site: 11:00
Time Departed Site: 12:00

Date Cylinders Cast: 5/30/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CASTLW1 140-144

Made By: WL/ CONTRACTOR

General Location: CURB

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

BDS 6.3.24

MLA Geotechnical

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/3/2024
PROJECT NO.: 23107100.010
REPORT NO.: 254
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLOUDY
Ambient Temperature: 80'S

Time Arrived at Site: 10:00
Time Departed Site: 10:30

Time Concrete Scheduled: 10:30

Concrete Placement Location: VALLEY GUTTER WEDEMEYER @ BLAZIMER

Cylinder Mark & No.: CSTLW1 150-154

Cylinders Left With: ONSITE LEAD

Required PSI: 3000

Reason Cylinders Left: CONCRETE DELAYED, UNKNOWN POUR TIME

Comments:

BDS 6.4.24
MLA Geotechnical

Project: Castlewood South Phase I

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 06/03/24
Project No.: 23107100.010
Report No.: 256
Page No.:
Technician: LB

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	Elijah Street																
260	Sta: 2+00	SP651		133.4	8.7	100	105	-3	+3	FCB	2"	146.0	136.4	7.0	102.2	PASS	
261	Sta: 4+50.	SP651		133.4	8.7	100	105	-3	+3	FCB	2"	147.2	136.6	7.8	102.4	PASS	
262	Sta: 7+00	SP651		133.4	8.7	100	105	-3	+3	FCB	2"	147.3	135.8	8.5	101.8	PASS	
	Wilson Springs Lane																
263	Sta: 2+00	SP651		133.4	8.7	100	105	-3	+3	FCB	2"	143.9	133.4	7.9	100.0	PASS	
264	Sta: 4+50.	SP651		133.4	8.7	100	105	-3	+3	FCB	2"	146.5	137.5	6.5	103.1	PASS	
265	Sta: 7+00	SP651		133.4	8.7	100	105	-3	+3	FCB	2"	143.1	133.8	7.0	100.3	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2290
Moisture:	698
Troxler No.:	3430
Serial No.:	86273

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical BDS 6.4.24

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

FAILED or CANCELLED TESTING REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 06/05/24
PROJECT NO.: 23107100.010
REPORT NO.: 257
PAGE NO.:
TECHNICIAN: WL

Summary of Work: BASE DENSITIES

Contractors Working This Date: JL GRAY

Weather Conditions: CLEAR
Ambient Temperature: 80'S

Time Arrived at Project Site: 11:00
Time Departed Project Site: 12:00

Date and Time Testing Scheduled: 06/05/24 11:00

Scheduled by: JOSE

Reason for Testing Exception: WEATHER

Results of Inspection: TECH ARRIVED CONTRACTOR WANT TO TEST HOWEVER TESTING AREA HAD STANDING WATER AND MUD. TESTING WAS THEN CANCELLED. TECH EXITED SITE.

BDS 6.6.24

MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/5/2024
PROJECT NO.: 23107100.010
REPORT NO.: 258
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 80'S

Time Arrived at Site: 11:00
Time Departed Site: 12:00

Time Concrete Scheduled: 14:00

Concrete Placement Location: INLET DECK WEDEMEYER STA 4+00

Cylinder Mark & No.: CSTLW1 165-169

Cylinders Left With: ONSITE LEAD

Required PSI: 3000

Reason Cylinders Left: SCHEDULE CONFLICT

Comments:

BDS 6.6.24
MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/5/2024
PROJECT NO.: 23107100.010
REPORT NO.: 260
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 70'S

Time Arrived at Site: 11:00
Time Departed Site: 12:00

Date Cylinders Cast: 6/4/2024

Number of Cylinders Made: 10

Cylinder Mark & No.: CASTLW1 155-164

Made By: WL/ CONTRACTOR

General Location: CURB

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

6.6.24

MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 06/04/24
Project No.: 23107100.010
Report No.: 261
Page No.:
Technician: WL

MLA Geotechnical "put us to the test" A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	BLAZAMIR																
266	STA: 3+50	SP651		133.4	8.7	100	105	-3	+3	FCB	2"	147.0	134.4	9.4	100.7	PASS	
267	STA:10+00.	SP651		133.4	8.7	100	105	-3	+3	FCB	2"	148.5	136.3	9.0	102.2	PASS	
	ROTHER PLACE																
268	STA: 2+00	SP651		133.4	8.7	100	105	-3	+3	FCB	2"	146.5	133.6	9.7	100.1	PASS	
269	STA: 7+00	SP651		133.4	8.7	100	105	-3	+3	FCB	2"	147.0	134.2	9.5	100.6	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1627
Moisture:	606
Troxler No.:	3430
Serial No.:	86273

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical BDS 6.6.24

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/4/2024
PROJECT NO.: 23107100.010
REPORT NO.: 262
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLOUDY
Ambient Temperature: 80'S

Time Arrived at Site: 07:00
Time Departed Site: 07:30

Time Concrete Scheduled: 10:30

Concrete Placement Location: TRANSITIONS WEDEMEYER @ BLAZIMER

Cylinder Mark & No.: CSTLW1 155-159

Cylinders Left With: ONSITE LEAD

Required PSI: 3000

Reason Cylinders Left: SCHEDULE CONFLICT

Comments:

BDS 6.6.24
MLA Geotechnical

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/4/2024
PROJECT NO.: 23107100.010
REPORT NO.: 263
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLOUDY
Ambient Temperature: 80'S

Time Arrived at Site: 07:00
Time Departed Site: 07:30

Time Concrete Scheduled: 10:30

Concrete Placement Location: INLET DECK WEDEMEYER STA 6+00

Cylinder Mark & No.: CSTLW1 160-164

Cylinders Left With: ONSITE LEAD

Required PSI: 3000

Reason Cylinders Left: SCHEDULE CONFLICT

Comments:

BDS 6-6-24
MLA Geotechnical

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/4/2024
PROJECT NO.: 23107100.010
REPORT NO.: 264
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 70'S

Time Arrived at Site: 11:00
Time Departed Site: 12:00

Date Cylinders Cast: 6/3/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CASTLW1 150-154

Made By: WL/ CONTRACTOR

General Location: CURB

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

BDS 6-6-24

MLA Geotechnical

MLA "put us to the test"
Geotechnical
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase I
DATE OF REPORT: 6/5/2024
PROJECT NO.: 23107100.010
LOCATION: Taylor, Texas
REPORT NO.: 268
PAGE NO.: 1 of 1
CLIENT: Starlight Homes Texas
TECHNICIAN: MS

Contractors Working This Date: GAD

Weather Conditions: Overcast
Ambient Temperature: 80°

Time Arrived at Site: 0830
Time Departed Site: 0900

Time Concrete Scheduled: 0900

Concrete Placement Location: VALLEY GUTTER WEDEMEYER STA 4+00

Cylinder Mark & No.: CSTLW1 170-174

Cylinders Left With: ONSITE LEAD

Required PSI: 3000

Reason Cylinders Left: SCHEDULE CONFLICT

Comments:

8-9-24

MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 06/06/24
Project No.: 23107100.010
Report No.: 269
Page No.:
Technician: WL

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	ROGERS RD																
270	STA: 2+00	SP-377		131.3	8.5	100	105	-3	+3	FCB	2"	126.1	120.1	5.0	91.5	FAIL	FM/FC

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1631
Moisture:	611
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: ONSITE LEAD
DENSITIES REQUIRING RETESTING: #270

Comments: FM= FAILED MOISTURE/ FC= FAILED COMPACTION

MLA Geotechnical 6-9-24

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/6/2024
PROJECT NO.: 23107100.010
REPORT NO.: 272
PAGE NO.: 1 of 1
TECHNICIAN: MS

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 80°

Time Arrived at Site: 09:00
Time Departed Site: 10:00

Time Concrete Scheduled: 0900

Concrete Placement Location: INLET DECK WEDEMEYER STA 10+00

Cylinder Mark & No.: CSTLW1 175-179

Cylinders Left With: ONSITE LEAD

Required PSI: 3000

Reason Cylinders Left: SCHEDULE CONFLICT

Comments:

6-9-24
MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/6/2024
PROJECT NO.: 23107100.010
REPORT NO.: 273
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 90's

Time Arrived at Site: 17:00
Time Departed Site: 17:30

Date Cylinders Cast: 6/5/2024

Number of Cylinders Made: 10

Cylinder Mark & No.: CASTLW1 165-174

Made By: WL/ CONTRACTOR

General Location: CURB

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

6-9-24

MLA Geotechnical

MLA "put us to the test" Geotechnical
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase I
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/06/24
PROJECT NO.: 23107100.010
REPORT NO.: 270
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	175	7	6/13/24	4.00	8.08	12.53	41,790	3340	D	1
CSTLWI	176	28	7/4/24							
CSTLWI	177	28	7/4/24							
CSTLWI	178	28	7/4/24							
CSTLWI	179	56/Hold	08/01/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000	SPEC:		Consolidation Method:	Rodding
Location of placement:	INLET DECK WEDEMEYER STA 10+00				
Type of placement:	**MADE BY CONTRACTOR**				
Weather:				Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:				Mix Design Ref.:	
Truck No.:				Ticket No.:	
Total Ordered (yd^3):				Plant No.:	
Time Batched:				Time Sampled:	
Concrete as Batched Per Cubic Yard					
Cement; lbs.:	#DIV/0!	Type		Batch Water; gals.:	#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:	#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:	#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!				

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-14-24
MLA Geotechnical

MLA "put us to the test" Geotechnical
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/06/24
PROJECT NO.: 23107100.010
REPORT NO.: 271
PAGE NO.: 1 of 1
FIELD TECH: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	180	7	6/13/24	4.00	8.12	12.53	31,150	2490	D	1
CSTLW1	181	28	7/4/24							
CSTLW1	182	28	7/4/24							
CSTLW1	183	28	7/4/24							
CSTLW1	184	56/Hold	08/01/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000 SPEC:	Consolidation Method:	Rodding
Location of placement:	ADA TRANSITION ROTHER @ WEDEMEYER		
Type of placement:	PLACED AND SAMPLED BY CHUTE		
Weather:	CLEAR	Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	82°	Slump (ASTM C 143); Inch:	4"
CC Temp (ASTM C 1064) (F):	89°	Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	CENTEX	Mix Design Ref.:	C209525TF7
Truck No.:	2007	Ticket No.:	19603
Total Ordered (yd^3):	19	Plant No.:	7
Time Batched:	08:10	Time Sampled:	09:10

Concrete as Batched Per Cubic Yard

Cement; lbs.:	333.16	Type		Batch Water; gals.:	16.42
Fly Ash; lbs.:	137.89	Class		Batch Water; lbs.:	136.62
Aggregate (fine); lbs.:	978.95	0.00	% MST	Admixture; oz.:	20.00
Aggregate (coarse); lbs:	1,903.16	0.00	% MST	Admixture; oz.:	0.84
Aggregate (misc); lbs.:	414.74	0.00	% MST	Admixture; oz.:	0.00
Total Mass Solids; lbs.:	3,767.89			Total Mass Liquids; lbs.:	137.93
Total Mass of Batch; lbs.:	3,905.82				

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-14-24
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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/07/24
PROJECT NO.: 23107100.010
REPORT NO.: 277
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	185	7	6/14/24	3.99	8.10	12.47	39,000	3130	DD	1
CSTLW1	186	28	7/5/24							
CSTLW1	187	28	7/5/24							
CSTLW1	188	28	7/5/24							
CSTLW1	189	56/Hold	08/02/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000	SPEC:		Consolidation Method:	Rodding
Location of placement:	INLET DECK WEDEMEYER STA 6+00				
Type of placement:	**MADE BY CONTRACTOR**				
Weather:				Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:				Mix Design Ref.:	
Truck No.:				Ticket No.:	
Total Ordered (yd^3):				Plant No.:	
Time Batched:				Time Sampled:	

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-17-24
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/07/24
PROJECT NO.: 23107100.010
REPORT NO.: 278
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	190	7	6/14/24	4.00	8.12	12.53	34,220	2730	DD	2
CSTLW1	191	28	7/5/24							
CSTLW1	192	28	7/5/24							
CSTLW1	193	28	7/5/24							
CSTLW1	194	56/Hold	08/02/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3000	SPEC:		Consolidation Method:	Rodding
Location of placement:	VALLEY GUTTER WEDEMEYER @ ROGERS				
Type of placement:	**MADE BY CONTRACTOR**				
Weather:				Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:				Mix Design Ref.:	
Truck No.:				Ticket No.:	
Total Ordered (yd^3):				Plant No.:	
Time Batched:				Time Sampled:	
Concrete as Batched Per Cubic Yard					
Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :	#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:	#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:	#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!				

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Plancness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-17-24
MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 06/14/24
Project No.: 23107100.010
Report No.: 283
Page No.:
Technician: WL

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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	WESLEY MILLER																
275	STA: 16+50 **(RETEST # 272)**	SP-652		136.0	7.3	100	105	-3	+3	2CB	2"	151.2	140.5	7.6	103.3	**PASS**	
276	STA: 16+50	SP-652		136.0	7.3	100	105	-3	+3	FCB	2"	150.4	139.6	7.7	102.6	**PASS**	

NOTES:

*Standard: CITY OF TAYLOR
Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1654
Moisture:	607
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical 6.17.24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 06/15/24
Project No.: 23107100.010
Report No.: 284
Page No.:
Technician: LB

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	Wedemyer																
277	Sta: 17+00	SP-652		136.0	7.3	100	105	-3	+3	FCB	2"	147.4	136.0	8.4	100.0	PASS	
	Butter Cup																
278	Sta: 3+00	SP-652		136.0	7.3	100	105	-3	+3	FCB	2"	148.0	136.4	8.5	100.3	PASS	
279	Sta: 6+00	SP-652		136.0	7.3	100	105	-3	+3	FCB	2"	144.3	131.7	9.6	96.8	FAIL	COMP

NOTES:

*Standard: City of Taylor

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	2275
Moisture:	692
Troxler No.:	86273
Serial No.:	3430

INSPECTOR ON SITE: None
MUNICIPALITY: City Of Taylor
TESTS APPROVED BY: Leadman on site
FAILURES REPORTED TO: Leadman on site
DENSITIES REQUIRING RETESTING: Dens 279

Comments: COMP- Compaction

MLA Geotechnical BDS 6.17.24

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TBPE Firm # F-2684

FAILED or CANCELLED TESTING REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 06/19/24
PROJECT NO.: 23107100.010
REPORT NO.: 290
PAGE NO.:
TECHNICIAN: LB

Summary of Work: Base Densites

Contractors Working This Date: JL Gray

Weather Conditions: Cloudy

Ambient Temperature: 70's

Time Arrived at Project Site: 1100

Time Departed Project Site: 1115

Date and Time Testing Scheduled: 06/19/24

Scheduled by: Jose

Reason for Testing Exception: N/A

Results of Inspection: Tech arrived on site and called Jose to get information on what area was ready to be tested. Jose inform tech that everything was done until futher notice. Tech than departed from site shortly after.

6-20-24

MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/19/2024
PROJECT NO.: 23107100.010
REPORT NO.: 291
PAGE NO.:
TECHNICIAN: LB

Contractors Working This Date: GAD

Weather Conditions: Cloudy
Ambient Temperature: 70's

Time Arrived at Site: 1045
Time Departed Site: 1100

Date Cylinders Cast: 6/18/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 200-204

Made By: LB

General Location: By Blazimer

Cylinder Condition: Satisfactory

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

6-20-24

MLA Geotechnical

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TBPE Firm # F-2684

Hot Mix Asphalt Concrete Coring Report

Project:	Castlewood South Phase 1	Date:	07/08/24
		Project No.:	23107100.010
Location:	Taylor, Texas	Report No.:	341
		Page No.:	1 of 2
Client:	Starlight Homes Texas	Technician:	DB3

1.	**Location:**	Mcfadin Way sta: 4+70 R	5.	**Location:**	Rother Place sta: 5+10 L
	Core Depth:	2 3/8"		**Core Depth:**	2"
	Depth Required:	2"		**Depth Required:**	2"
	Lab No.:	A24-792		**Lab No.:**	A24-796
2.	**Location:**	Blazimar Lane sta: 8+80 L	6.	**Location:**	Elijah Street sta: 7+20 R
	Core Depth:	2 1/2"		**Core Depth:**	2 1/2"
	Depth Required:	2"		**Depth Required:**	2"
	Lab No.:	A24-793		**Lab No.:**	A24-797
3.	**Location:**	Wilson Springs Lane sta: 7+50 L	7.	**Location:**	Buttercup Road sta: 4+00 R
	Core Depth:	2 1/4"		**Core Depth:**	3 3/8"
	Depth Required:	2"		**Depth Required:**	3"
	Lab No.:	A24-794		**Lab No.:**	A24-798
4.	**Location:**	Wilson Springs Lane sta: 7+60 R	8.	**Location:**	Wedemeyer Street sta: 9+10 R
	Core Depth:	2 1/2"		**Core Depth:**	2 5/8"
	Depth Required:	2"		**Depth Required:**	2"
	Lab No.:	A24-795		**Lab No.:**	A24-799

HMAC Specifications:

Engineer: William J. Buzzelli Seal Date: 9/15/2022

Page(s) of Details:

7-11-24

MLA Geotechnical

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TBPE Firm # F-2684

Hot Mix Asphalt Concrete Coring Report

Project:	Castlewood South Phase 1	Date:	07/08/24
		Project No.:	23107100.010
Location:	Taylor, Texas	Report No.:	
		Page No.:	2 of 2
Client:	Starlight Homes Texas	Technician:	DB3

9.	**Location:**	Wedemeyer Street sta: 16+90 L	**Location:**	
	Core Depth:	2 3/8"	**Core Depth:**	
	Depth Required:	2"	**Depth Required:**	
	Lab No.:	A24-800	**Lab No.:**	
10	**Location:**	Rodgers Road sta: 2+50 R	**Location:**	
	Core Depth:	2 1/4"	**Core Depth:**	
	Depth Required:	2"	**Depth Required:**	
	Lab No.:	A24-801	**Lab No.:**	
11	**Location:**	Rodgers Road sta: 8+80 L	**Location:**	
	Core Depth:	2 1/2"	**Core Depth:**	
	Depth Required:	2"	**Depth Required:**	
	Lab No.:	A24-802	**Lab No.:**	
	Location:		**Location:**	
	Core Depth:		**Core Depth:**	
	Depth Required:		**Depth Required:**	
	Lab No.:		**Lab No.:**	

HMAC Specifications:

Engineer: William J. Buzzelli Seal Date: 9/15/2022

Page(s) of Details:

7.11.24

MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 7/10/2024
PROJECT NO.: 23107100.010
REPORT NO.: 343
PAGE NO.:
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 90'S

Time Arrived at Site: 12:00
Time Departed Site: 13:00

Date Cylinders Cast: 7/9/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 210-214

Made By: WL

General Location: CURB

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

BDS 7.11.24

MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 7/12/2024
PROJECT NO.: 23107100.010
REPORT NO.: 346
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 80°

Time Arrived at Site: 09:00
Time Departed Site: 10:00

Time Concrete Scheduled: 12:30

Concrete Placement Location: BLAZILMAR @ WEDEMEYER

Cylinder Mark & No.: CSTLW1 225-229

Cylinders Left With: ONSITE LEAD

Required PSI: 3000

Reason Cylinders Left: SCHEDULE CONFLICT

Comments:

7-15-24
MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 7/12/2024
PROJECT NO.: 23107100.010
REPORT NO.: 348
PAGE NO.:
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 90'S

Time Arrived at Site: 09:00
Time Departed Site: 10:00

Date Cylinders Cast: 7/11/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 220-224

Made By: WL

General Location: CURB

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

BDS 7.15.24
MLA Geotechnical

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

FAILED or CANCELLED TESTING REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 07/13/24
PROJECT NO.: 23107100.010
REPORT NO.: 349
PAGE NO.: 1 of 1
TECHNICIAN: SD

Summary of Work: Cancel on site

Contractors Working This Date: **GAD**

Weather Conditions: Sunny Ambient Temperature: 90's

Time Arrived at Project Site: 1030 Time Departed Project Site: 1200

Date and Time Testing Scheduled: 7-13-24 @ 1030

Scheduled by: Gaspar w/GAD

Reason for Testing Exception: Concrete Cancelled

Results of Inspection: Tech arrived at scheduled time. Upon arrival tech met with lead man on site and asked if concrete was on its way but was told that not yet but that it should be on site in about an hour or so. After an hour passed by tech was approached by lead man on site and was told that concrete had been cancelled due to being to late to pour. Tech informed dispatch and departed jobsite afterwards. Sunny

BDS 7-15-24

MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 7/13/2024
PROJECT NO.: 23107100.010
REPORT NO.: 350
PAGE NO.: 1 of 1
TECHNICIAN: SD

Contractors Working This Date: **GAD**

Weather Conditions: Sunny
Ambient Temperature: 80's

Time Arrived at Site: 1030
Time Departed Site: 1200

Date Cylinders Cast: 7/12/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 (225-229)

Made By: Contractor

General Location: Behind curb near pour

Cylinder Condition: Satisfactory

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

BDS 7.15.24

MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 7/17/2024
PROJECT NO.: 23107100.010
REPORT NO.: 352
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 80°

Time Arrived at Site: 08:00
Time Departed Site: 09:00

Time Concrete Scheduled: 11:30

Concrete Placement Location: S.E.T.'S AT ENTERANCE

Cylinder Mark & No.: CSTLW1 235-239

Cylinders Left With: ONSITE LEAD

Required PSI: 3000

Reason Cylinders Left: SCHEDULE CONFLICT

Comments:

BDS 7.18.24
MLA Geotechnical

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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT:	Castlewood South Phase 1	DATE OF REPORT:	7/17/2024
		PROJECT NO.:	23107100.010
LOCATION:	Taylor, Texas	REPORT NO.:	354
		PAGE NO.:	1 of 1
CLIENT:	Starlight Homes Texas	TECHNICIAN:	WL

Contractors Working This Date: **GAD**

Weather Conditions:	SUNNY	Ambient Temperature:	80'S
Time Arrived at Site:	08:00	Time Departed Site:	09:00

Date Cylinders Cast: 7/16/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 230-234

Made By: WL

General Location: ON CURB

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

BDS 7.18.24

MLA Geotechnical

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REPORT OF LABORATORY TESTS

Project: Castlewood South Phase 1 | **Date:** 1/25/2023
Project No.: 23107100.010
Location: Austin, Texas | **Lab No.:** P23-079
Report No.: 647
Client: City of Austin | **Tech.:** ZK

Description of Material: Dark Brown to DarkGray Clay
Sampled By: ZK
Source: Pond North Center Top 6'
Rammer: 5.5 lb Mechanical Rainhart
Air Dry (Y/N): No
Proposed use: Common Fill/Subgrade

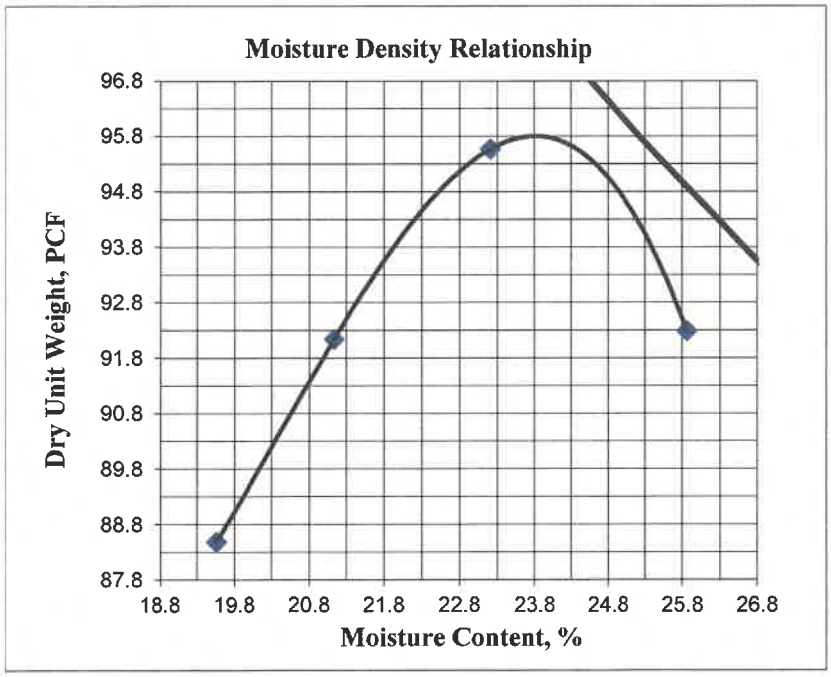


Atterberg Test Procedure: TEX-104 & 106 E

Liquid Limit:	53	
Plastic Limit:	19	
Plasticity Index:	34	

Sieve Test Procedure: TEX-110-E
Specification Reference: TxDOT Item 247.2

Sieve:	% Retained
7/8"	0.0



MDR Test method: TEX-114-E

Maximum Dry Density 95.8 PCF

Optimum Moisture 23.8 %

ZAV G_S = 2.50

Reviewed By: AT 1/25/23
MLA Labs, Inc.

MLA Geotechnical
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REPORT OF LABORATORY TESTS

Project: Castlewood South Phase 1 **Date:** 1/25/2023
Project No.: 23107100.010
Location: Austin, Texas **Lab No.:** P23-080
Report No.: 8+9
Client: City of Austin **Tech.:** ZK

Description of Material: Light Brown to Pale Brown Clay
Sampled By: ZK
Source: Pond North Center 12' Deep
Rammer: 5.5 lb Mechanical Rainhart
Air Dry (Y/N): No
Proposed use: Common Fill/Subgrade

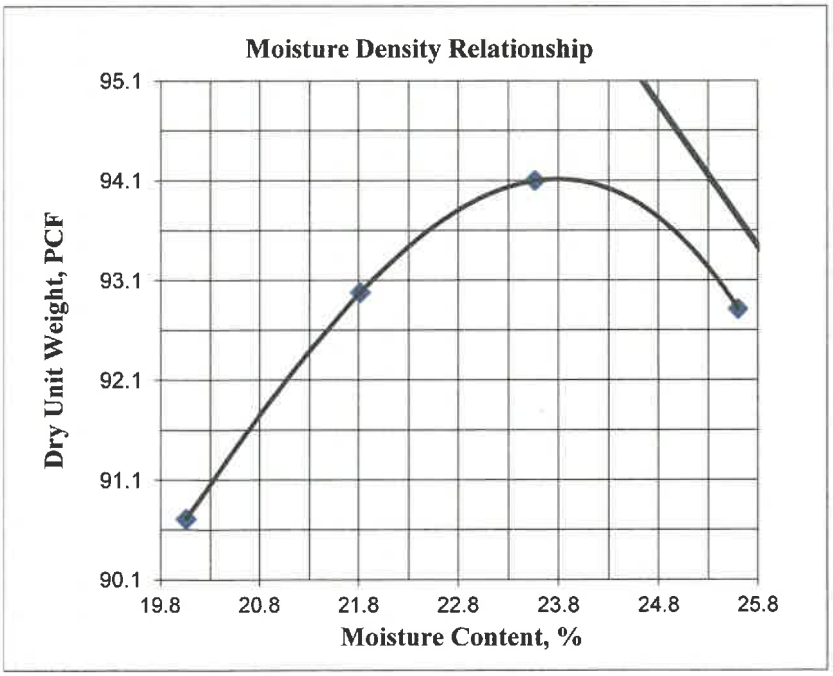


Atterberg Test Procedure: TEX-104 & 106 E

Liquid Limit:	54	
Plastic Limit:	21	
Plasticity Index:	33	

Sieve Test Procedure: TEX-110-E
Specification Reference: TxDOT Item 247.2

Sieve:	% Retained
7/8"	0.0



MDR Test method: TEX-114-E

Maximum Dry Density 94.1 PCF

Optimum Moisture 23.8 %

ZAV G_S = 2.44

Reviewed By: MLA Labs, Inc. 1/25/23

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Report of Hot Mix Asphalt Concrete Test

Project Castlewood South Phase 1 | **Date:** 7/24/2024

Location: Taylor, Texas | **Project #:** 23107100.010

Client: Starlight Homes Texas | **Lab #:** A24-792 to A24-802

Page: 2 of 2 | **Report #s:** 246 - 339*

Plant: Harold Green Asphalt Plant | Mix Design #: HG-D-R20-64-22 | Sampled by: Lonestar Paving

Thickness and density of cores and density of lab molded specimens (biscuits)
(TEX 206F, 207F, 227F and ASTM-D-1559)

Core #:	1	2	3	4	5	6
Core bulk specific gravity:	2.417	2.404	2.384	2.423	2.458	2.428
Lab specific gravity (Rice):	2.568	2.565	2.562	2.567	2.565	2.562
Field Core Density:	94.1%	93.7%	93.0%	94.4%	95.8%	94.8%
CoreThickness (2 Inches):	2.52	2.57	2.38	2.61	2.11	2.87
CoreThickness (3 Inches):	-	-	-	-	-	-

Core #:	7	8	9	10	11		
Core bulk specific gravity:	2.434	2.399	2.436	2.406	2.388		
Lab specific gravity (Rice):	2.558	2.559	2.570	2.570	2.551	Average	Specification[1]
Field Core Density:	95.2%	93.7%	94.8%	93.6%	93.6%	94.3%	91.5 to 96.2%
CoreThickness (2 Inches):	-	2.76	2.38	2.27	2.56	2.50	2.00"
CoreThickness (3 Inches):	3.52	-	-	-	-	3.52	3.00"

Biscuit sample ID:	A24-792	A24-793	A24-794	A24-795	A24-796	A24-797
Biscuit density:	97.0%	97.1%	97.2%	97.1%	97.2%	97.4%

Biscuit sample ID:	A24-798	A24-799	A24-800	A24-801	A24-802	Average	Specification[1]
Biscuit density:	97.5%	97.3%	97.0%	97.3%	97.5%	97.2%	95.5 to 97.5%

Comments: [1] Per City of Taylor Engineering Manual - Dec. 2020 - ref TxDOT, latest version.
* This is a summary sheet of reports through

Reviewed By: 7/24/24

MLA Labs, Inc.

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Report of Hot Mix Asphalt Concrete Test

Project Castlewood South Phase 1 **Date:** 7/24/2024

Location: Taylor, Texas **Project #:** 23107100.010

Client: Starlight Homes Texas **Lab #:** A24-792 to A24-802

Page: 1 of 2 **Report #s:** - *

Plant: Harold Green Asphalt Plant Mix Design #: HG-D-R20-64-22 Sampled by: Lonestar Paving

Gradation, Stability and Asphalt Content of bulk samples (TEX 200F, 208F and 236F)

Sample #:	A24-792	A24-793	A24-794	A24-795	A24-796	A24-797
Date Laid:	7/1/2024	7/1/2024	7/1/2024	7/1/2024	7/1/2024	7/1/2024
Time Sampled:	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Mix Temperature:	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
%Passing the #8 sieve:	41.8	38.4	40.7	41.2	39.9	41.1
%Passing the #200 sieve:	5.3	4.5	5.0	5.0	4.9	5.4
%Asphalt content:	5.2	5.1	4.9	5.2	5.2	5.1
Hveem Stability:	55	54	55	53	54	52

Sample #:	A24-798	A24-799	A24-800	A24-801	A24-802			
Date Laid:	7/1/2024	7/1/2024	7/1/2024	7/1/2024	7/1/2024			
Time Sampled:	Unknown	Unknown	Unknown	Unknown	Unknown			
Mix Temperature:	Unknown	Unknown	Unknown	Unknown	Unknown	Average	Mix Design	Tolerance[1]
%Passing the #8 sieve:	41.1	38.0	41.2	40.7	42.0	40.5	39.5	(+/- 5.0)
%Passing the #200 sieve:	5.2	5.0	5.0	4.9	5.1	5.0	4.5	(+/- 2.0)
%Asphalt content:	5.2	5.0	5.1	5.1	5.2	5.1	4.7	(+/- 0.3)
Hveem Stability:	52	55	53	54	54	54	N/A	>35

Bulk sample & Core locations:

A24-792	Core #1	Mcfadin Way sta: 4+70 R
A24-793	Core #2	Blazimar Lane sta: 8+80 L
A24-794	Core #3	Wilson Springs Lane sta: 7+50 L
A24-795	Core #4	Wilson Springs Lane sta: 7+60 R
A24-796	Core #5	Rother Place sta: 5+10 L
A24-797	Core #6	Elijah Street sta: 7+20 R
A24-798	Core #7	Buttercup Road sta: 4+00 R
A24-799	Core #8	Wedemeyer Street sta: 9+10 R
A24-800	Core #9	Wedemeyer Street sta: 16+90 L
A24-801	Core #10	Rodgers Road sta: 2+50 R
A24-802	Core #11	Rodgers Road sta: 8+80 L

Reviewed By: 7/24/24

MLA Labs, Inc.

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A Division of MLA Labs, Inc.

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 04/25/24
PROJECT NO.: 23107100.010
REPORT NO.: 226
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	110	7	5/2/24	3.98	8.12	12.40	33,000	2660	DD	5
CSTLW1	111	28	5/23/24	3.97	8.01	12.37	53,960	4360	DD	5
CSTLW1	112	28	5/23/24	3.98	8.02	12.40	51,460	4150	DD	2
CSTLW1	113	28	5/23/24	3.98	8.01	12.40	56,190	4530	DD	2
CSTLW1	114	56/Hold	06/20/24							
						28 Day Break Average:		**4350**		

Tech. Information

28 day design (psi):	3500	SPEC:	Consolidation Method: Rodding
Location of placement:	VALLEY GUTTER LIAM @ ELIJAH		
Type of placement:	**CONTRACTOR MADE**		
Weather:			Air Content (ASTM C 231); %:
Ambient Temp (deg. F):			Slump (ASTM C 143); Inch:
CC Temp (ASTM C 1064) (F):			Unit Weight (ASTM C 138), PCF:

Supplier Ticket Information

Supplier:			Mix Design Ref.:
Truck No.:			Ticket No.:
Total Ordered (yd^3):			Plant No.:
Time Batched:			Time Sampled:

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type			Batch Water; gals.:	#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class			Batch Water; lbs.:	#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!		0.00	% MST	Admixture; oz.:	#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!				Total Mass Liquids; lbs.:	#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

5-24-24
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/02/23
PROJECT NO.: 23107100.010
REPORT NO.: 86
PAGE NO.: 1 of 1
TECHNICIAN: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	50	7	6/9/23	3.99	8.10	12.47	15,780	1270	2
CSTLW1	51	28	6/30/23						
CSTLW1	52	28	6/30/23						
CSTLW1	53	28	6/30/23						
CSTLW1	54	56/Hold	07/28/23						
						28 Day Break Average:			

Tech. Information	28 day design (psi):	3000	SPEC:	3000	Consolidation Method:		Rodding
	Location of placement:	U CHANNEL @ SOUTH POND OUTFLOW					
	Type of placement:	PLACED BY PUMP SAMPLED BY CHUTE					
	Weather:	CLEAR			Air Content (ASTM C 231); %:		
	Ambient Temp (deg. F):	88°			Slump (ASTM C 143); Inch:		5 1/2"
	CC Temp (ASTM C 1064) (F):	93°			Unit Weight (ASTM C 138), PCF:		
Supplier Ticket Information	Supplier:	CENTEX			Mix Design Ref.:		C209525CF4
	Truck No.:	1608			Ticket No.:		4433051
	Total Ordered (yd^3):	28.5			Plant No.:		4
	Time Batched:	12:28			Time Sampled:		13:34
	Concrete as Batched Per Cubic Yard						
	Cement; lbs.:	352.63	Type		Batch Water; gals. :		20.05
	Fly Ash; lbs.:	117.37	Class		Batch Water; lbs.:		166.84
	Aggregate (fine); lbs.:	1,324.21	3.00	% MST	Admixture; oz.:		1.00
	Aggregate (coarse); lbs:	1,684.21	0.00	% MST	Admixture; oz.:		5.05
	Aggregate (misc); lbs.:	145.26	3.00	% MST	Admixture; oz.:		28.21
	Total Mass Solids; lbs.:	3,623.68			Total Mass Liquids; lbs.:		213.06
	Total Mass of Batch; lbs.:	3,836.75					

Capping Info	Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
	Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
	Shore A Hardness:	60 Durometer	Planeness:	
	Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-12-23
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 04/18/24
PROJECT NO.: 23107100.010
REPORT NO.: 202
PAGE NO.:
FIELD TECH: LB

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	85	7	4/25/24	4.00	8.04	12.53	32,220	2570	DD	1
CSTLW1	86	28	5/16/24	4.00	8.04	12.53	48,550	3880	DR	2
CSTLW1	87	28	5/16/24	3.99	8.00	12.47	47,540	3810	DR	5
CSTLW1	88	28	5/16/24	3.99	7.96	12.50	49,670	3970	DR	2
CSTLW1	89	56/Hold	06/13/24							
						28 Day Break Average:		**3890**		

Tech. Information

28 day design (psi):	3500 SPEC:	Consolidation Method:	Rodding
Location of placement:	Curb on Elijah Street Sta: 7+00 LCL		
Type of placement:	Place by curb machine, sampled from chute		
Weather:	Sunny	Air Content (ASTM C 231); %:	N/A
Ambient Temp (deg. F):	80°	Slump (ASTM C 143); Inch:	2 1/4"
CC Temp (ASTM C 1064) (F):	87°	Unit Weight (ASTM C 138), PCF:	N/A

Supplier Ticket Information

Supplier:	Cen Tex	Mix Design Ref.:	C217535CF4
Truck No.:	1506	Ticket No.:	171816
Total Ordered (yd^3):	76.00	Plant No.:	4
Time Batched:	1158	Time Sampled:	1158

Concrete as Batched Per Cubic Yard

Cement; lbs.:	334.74	Type		Batch Water; gals.:		16.72
Fly Ash; lbs.:	181.58	Class		Batch Water; lbs.:		139.08
Aggregate (fine); lbs.:	1,484.21	4.00	% MST	Admixture; oz.:		20.84
Aggregate (coarse); lbs:	1,511.58	4.00	% MST	Admixture; oz.:		3.95
Aggregate (misc); lbs.:	166.42	0.00	% MST	Admixture; oz.:		0.00
Total Mass Solids; lbs.:	3,678.53			Total Mass Liquids; lbs.:		260.46
Total Mass of Batch; lbs.:	3,938.98					

Capping Info

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

5-17-24
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 04/19/24
PROJECT NO.: 23107100.010
REPORT NO.: 206
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	95	7	4/26/24	3.99	8.11	12.50	35,610	2850	DR	5
CSTLW1	96	28	5/17/24	4.01	8.02	12.62	55,670	4410	DR	5
CSTLW1	97	28	5/17/24	4.00	8.05	12.53	58,500	4670	DR	5
CSTLW1	98	28	5/17/24	4.00	8.05	12.56	58,800	4680	DR	2
CSTLW1	99	56/Hold	06/14/24							
						28 Day Break Average:		**4590**		

Tech. Information

28 day design (psi):	3500 SPEC:	Consolidation Method:	Rodding
Location of placement:	ELIJAH CURB EAST SIDE		
Type of placement:	****CONTRACTOR MADE****		
Weather:		Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):		Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):		Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:		Mix Design Ref.:	
Truck No.:		Ticket No.:	
Total Ordered (yd^3):		Plant No.:	
Time Batched:		Time Sampled:	

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals.:		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

5-20-24
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 04/25/24
PROJECT NO.: 23107100.010
REPORT NO.: 226
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	110	7	5/2/24	3.98	8.12	12.40	33,000	2660	DD	5
CSTLW1	111	28	5/23/24							
CSTLW1	112	28	5/23/24							
CSTLW1	113	28	5/23/24							
CSTLW1	114	56/Hold	06/20/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3500	SPEC:		Consolidation Method:	Rodding
Location of placement:	VALLEY GUTTER LIAM @ ELIJAH				
Type of placement:	**CONTRACTOR MADE**				
Weather:				Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:				Mix Design Ref.:	
Truck No.:				Ticket No.:	
Total Ordered (yd^3):				Plant No.:	
Time Batched:				Time Sampled:	

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals.:		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

5-31-24
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/06/24
PROJECT NO.: 23107100.010
REPORT NO.: 231
PAGE NO.: 1 of 1
FIELD TECH: EL2

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	115	7	5/13/24	3.98	8.06	12.43	48,520	3900	DD	2
CSTLW1	116	28	6/3/24							
CSTLW1	117	28	6/3/24							
CSTLW1	118	28	6/3/24							
CSTLW1	119	56/Hold	07/01/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3500 SPEC:	Consolidation Method:	Rodding
Location of placement:	All Curb Transitions on Rogers St		
Type of placement:	Truck		
Weather:	Cloudy	Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	80's	Slump (ASTM C 143); Inch:	3 1/2"
CC Temp (ASTM C 1064) (F):	84	Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	Centex	Mix Design Ref.:	C209525CF4
Truck No.:	1805	Ticket No.:	4443624
Total Ordered (yd^3):	6.5	Plant No.:	4
Time Batched:	1038	Time Sampled:	1152

Concrete as Batched Per Cubic Yard

Cement; lbs.:	355.61	Type		Batch Water; gals.:	15.53		
Fly Ash; lbs.:	116.74	Class		Batch Water; lbs.:	129.21		
Aggregate (fine); lbs.:	1,029.19	3.00	% MST	Admixture; oz.:	27.96		
Aggregate (coarse); lbs:	1,686.64	3.00	% MST	Admixture; oz.:	0.92		
Aggregate (misc); lbs.:	0.00	0.00	% MST	Admixture; oz.:	5.22		
Total Mass Solids; lbs.:	3,188.17			Total Mass Liquids; lbs.:	212.82		
Total Mass of Batch; lbs.:	3,400.99						

Capping Info

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

5-14-24
MLA Geotechnical

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TBPE Firm # F-2684

FAILED or CANCELLED TESTING REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 05/10/24
PROJECT NO.: 23107100.010
REPORT NO.: 237
PAGE NO.:
TECHNICIAN: LB

Summary of Work: Densities

Contractors Working This Date: JL Gray

Weather Conditions: Cloudy

Ambient Temperature: 70's

Time Arrived at Project Site: 1100

Time Departed Project Site: 1130

Date and Time Testing Scheduled: 5/10/24 1100

Scheduled by: Jose

Reason for Testing Exception: N/A

Results of Inspection: Tech arrived on site and spoke with Jose and Jose inform tech that he was not ready for testing and have to cancel. Tech than deaprted from site shortly after.

BDS 5.13.24

MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 05/20/24
Project No.: 23107100.010
Report No.: 238
Page No.:
Technician: JL

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	Rodgers Rd.																
245	Sta: 2+30	TCS-650		132.6	8.1	100	105	-2	+3	2CB	4"	150.2	138.8	8.2	104.7	Pass	
	Wedemyer																
246	Sta: 20+00	TCS-650		132.6	8.1	100	105	-2	+3	2CB	4"	147.9	138.1	7.1	104.1	Pass	
247	Sta: 16+50	TCS-650		132.6	8.1	100	105	-2	+3	2CB	4"	147.8	138.4	6.8	104.4	Pass	
248	Sta: 13+00	TCS-650		132.6	8.1	100	105	-2	+3	2CB	4"	145.7	134.5	8.3	101.4	Pass	
249	Sta: 9+50	TCS-650		132.6	8.1	100	105	-2	+3	2CB	4"	144.2	134.9	6.9	101.7	Pass	
250	Sta: 6+00	TCS-650		132.6	8.1	100	105	-2	+3	2CB	4"	144.8	135.5	6.9	102.2	Pass	
251	Sta: 2+50	TCS-650		132.6	8.1	100	105	-2	+3	2CB	4"	143.3	133.4	7.4	100.6	Pass	
	Blazilmar Ln.																
252	Sta: 2+50	TCS-650		132.6	8.1	100	105	-2	+3	2CB	4"	144.9	133.8	8.3	100.9	Pass	
	Butter Cup Rd.																
253	Sta: 5+00	TCS-650		132.6	8.1	100	105	-2	+3	3CB	4"	145.6	135.0	7.9	101.8	Pass	
254	Sta: 2+00	TCS-650		132.6	8.1	100	105	-2	+3	3CB	4"	149.0	138.2	7.8	104.2	Pass	

NOTES:

*Standard: City of Taylor
Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1697
Moisture:	596
Troxler No.:	34300
Serial No.:	32019

INSPECTOR ON SITE: None
MUNICIPALITY: City of Taylor
TESTS APPROVED BY: N/A
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: N/A

Comments:

MLA Geotechnical EL 5.21.24

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/1/2023
PROJECT NO.: 23107100.010
REPORT NO.: 83
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 89°

Time Arrived at Site: 13:30
Time Departed Site: 14:50

Time Concrete Scheduled: 15:00

Concrete Placement Location: U CHANNEL @ SOUTH END OF DEVELOPMENT

Cylinder Mark & No.: CSTLW1 SET 2 45-49

Cylinders Left With: GONZALO W/ GAD

Required PSI: 3000

Reason Cylinders Left: CONCRETE DELIVERY DELAYED

Comments:

N 6523
MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/1/2023
PROJECT NO.: 23107100.010
REPORT NO.: 85
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: Sunny
Ambient Temperature: 80°

Time Arrived at Site: 10:30
Time Departed Site: 11:15

Date Cylinders Cast: 5/31/2023

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 40-44

Made By: WL

General Location: TRICKLE CHANNEL NORTH POND

Cylinder Condition: Satisfactory

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

BDS 6-2-23

MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/2/2023
PROJECT NO.: 23107100.010
REPORT NO.: 87
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: Sunny
Ambient Temperature: 88°

Time Arrived at Site: 13:00
Time Departed Site: 14:00

Date Cylinders Cast: 6/1/2023

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 45-49

Made By: WL/CONTRACTOR

General Location: U CHANNEL @ SOUTH END OF DEVELOPME

Cylinder Condition: Satisfactory

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

6-5-23

MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/3/2023
PROJECT NO.: 23107100.010
REPORT NO.: 88
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: Sunny
Ambient Temperature: 78°

Time Arrived at Site: 07:00
Time Departed Site: 07:30

Date Cylinders Cast: 6/2/2023

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 50-54

Made By: WL

General Location: U CHANNEL @ SOUTH POND OUTFLOW

Cylinder Condition: Satisfactory

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

6-5-23

MLA Geotechnical

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TBPE Firm # F-2684

FAILED or CANCELLED TESTING REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 06/05/23
PROJECT NO.: 23107100.010
REPORT NO.: 89
PAGE NO.:
TECHNICIAN: WL

Summary of Work: 4X8 CYLINDERS (CONCRETE)

Contractors Working This Date: GAD

Weather Conditions: CLOUDY
Ambient Temperature: 80°

Time Arrived at Project Site: 10:00
Time Departed Project Site: 10:30

Date and Time Testing Scheduled: 06/05/23 11:00

Scheduled by: GAD

Reason for Testing Exception: NO ONE ONSITE

Results of Inspection:

TECH ARRIVED FOR TESTING AND NO ONE WAS ON SITE. CALLED LISTED CONTACT WHO AD
POUR WAS IN SAN MARCOS. TECH NOTIFIED SCHEDULERS AND EXITED SITE

BDS 6-6-23

MLA Geotechnical

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

FAILED or CANCELLED TESTING REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 05/24/24
PROJECT NO.: 23107100.010
REPORT NO.: 239
PAGE NO.:
TECHNICIAN: LB

Summary of Work: Concrete

Contractors Working This Date: GAD

Weather Conditions: Sunny

Ambient Temperature: 70's

Time Arrived at Project Site: 1000

Time Departed Project Site: 1200

Date and Time Testing Scheduled: 5/24/24

Scheduled by: Joe

Reason for Testing Exception: N/A

Results of Inspection: Tech arrived on site for concrete but Greater Austin inform tech that the concrete systems were down. Tech dropped off cylinders and reach back with Joe and joe inform tech that they did not pour and it was cancelled.

BDS 5.28.24

MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 5/28/2024
PROJECT NO.: 23107100.010
REPORT NO.: 242
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLOUDY
Ambient Temperature: 84°

Time Arrived at Site: 07:30
Time Departed Site: 10:00

Time Concrete Scheduled: 05/28/24 09:00

Concrete Placement Location: CURB WEDEMEYER STA 18+00

Cylinder Mark & No.: CSTLW1 130-134

Cylinders Left With: JOE W/ GAD

Required PSI: 3000

Reason Cylinders Left: CONCRETE DELAYED FROM PLANT

Comments:

AL 5.29.24
MLA Geotechnical

MLA Geotechnical "put us to the test"
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April 10, 2023

Starlight Homes Texas
10721 Research Boulevard, Suite B-210
Austin, Texas 78759
Attn.: Mr. Frank Del Castillo

Re: Street Subgrade Testing Summary
Castlewood South Phase 1
Taylor, Texas
Engineering Job No.: 23107100.010

Dear Mr. Frank Del Castillo;

Per your request, MLA Geotechnical has performed the Soil Lime Stabilization tests using the TEX-121E Part III ("Eades-Grim" test) to determine the lime demand and Atterberg Limits of the soil to confirm the PI reduction on samples taken at the locations listed in the tables below. Using these test results, the optimum minimum percentage by weight of pebble quick lime to be mixed with the subgrade soil throughout this section of the referenced subdivision is 7 percent. This is based upon a pH test to confirm the laboratory saturation point as well as a reduction of the plasticity index. Sulfate testing was also performed on the samples per TEX-145E. All results are summarized in tables 1 and 2 below.

TABLE 1: pH Test of Lime Treated Soils TEX-121E Part III ("Eades-Grim" test)
Potential Hydrogen (pH) Resulting from the % Lime Added Shown

Location	Conditions	0% Lime	2% Lime	4% Lime	6% Lime	8% Lime	10% Lime
Rodgers Road @ Sta: 3+00	Dark brown clay	9.9	12.3	12.4	12.4	12.4	12.4
Wedemeyer Street @ Sta: 19+00	Dark brown clay	10.1	12.3	12.4	12.4	12.4	12.4
Rother Place @ Sta: 2+00	Dark brown clay	9.2	12.3	12.4	12.4	12.4	12.4
Elijah Street @ Sta: 1+00	Dark brown clay	9.1	12.3	12.4	12.4	12.4	12.4
Blazimar Lane @ Sta: 4+00	Dark brown clay	9.0	12.3	12.4	12.4	12.4	12.4
Buttercup Road @ Sta: 5+00	Dark brown clay	8.8	12.3	12.4	12.4	12.4	12.4
Wilson Springs Lane @ Sta: 3+00	Dark brown clay	8.8	12.2	12.4	12.4	12.4	12.4
Wilson Springs Lane @ Sta: 8+00	Dark brown clay	8.8	12.2	12.4	12.4	12.4	12.4

TABLE 2: Admixing Lime to Reduce Plasticity Index TEX-112E
Determining Sulfate Content in Soils – Colorimetric Method TEX-145E
Plasticity Index (PI) Resulting from the % Lime Added Shown

Location	Conditions	PI at 0% Lime	PI at 7% Lime	Sulfate (ppm)
Rodgers Road @ Sta: 3+00	Dark brown clay	29	6	<100
Wedemeyer Street @ Sta: 19+00	Dark brown clay	26	9	<100
Rother Place @ Sta: 2+00	Dark brown clay	32	10	<100
Elijah Street @ Sta: 1+00	Dark brown clay	33	9	<100
Blazimar Lane @ Sta: 4+00	Dark brown clay	30	9	<100
Buttercup Road @ Sta: 5+00	Dark brown clay	34	7	<100
Wilson Springs Lane @ Sta: 3+00	Dark brown clay	31	9	<100
Wilson Springs Lane @ Sta: 8+00	Dark brown clay	34	10	<100

As a result of this testing the pavement design for all streets in this Phase per the plans governing the project sealed by William Buzzelli, P.E., Kimley-Horn on 9/15/2022 is valid and summarized below:

Collector Street: Buttercup Road, Wesley Miller Lane

HMAC:	3.0"
Road Base:	18.0"
Lime Treated Subgrade:	8.0"

Local Street: Wedmeyer Street, Wilson Springs Lane, Blazilmar Lane, McFadin Way, Elijah Street, Rother Place, Rodgers Road

HMAC:	2.0"
Road Base:	14.0"
Lime Treated Subgrade:	8.0"

Thank you for the opportunity to be of continued service. Should different soils conditions be encountered, please contact us at 512-873-8899.

Sincerely,

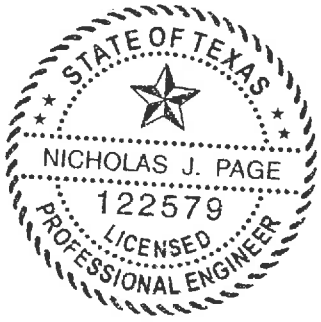
MLA Geotechnical TBPE FIRM # F-2684

Geotechnical Engineering and Construction Materials Testing

"put us to the test"

Nicholas J. Page, P. E.
Director of Engineering

4/11/23



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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 09/19/23
PROJECT NO.: 23107100.010
REPORT NO.: 108
PAGE NO.: 1 of 1
TECHNICIAN: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	65	7	9/26/23	3.99	8.09	12.50	36,750	2940	2
CSTLW1	66	28	10/17/23						
CSTLW1	67	28	10/17/23						
CSTLW1	68	28	10/17/23						
CSTLW1	69	56/Hold	11/14/23						
						28 Day Break Average:			

Tech. Information

28 day design (psi):	3600 SPEC:	Consolidation Method:	Rodding
Location of placement:	BOX CULVERT @ LA STA 1+00		
Type of placement:	PLACED AND SAMPLED BY CHUTE		
Weather:	CLEAR	Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	95°	Slump (ASTM C 143); Inch:	5"
CC Temp (ASTM C 1064) (F):	94°	Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	CENTEX			Mix Design Ref.:	C222525CF4
Truck No.:	1522			Ticket No.:	4437007
Total Ordered (yd^3):	6			Plant No.:	4
Time Batched:	14:24			Time Sampled:	15:20
Concrete as Batched Per Cubic Yard					
Cement; lbs.:	422.50	Type		Batch Water; gals. :	22.25
Fly Ash; lbs.:	140.83	Class		Batch Water; lbs.:	185.12
Aggregate (fine); lbs.:	1,203.33	4.00	% MST	Admixture; oz.:	31.00
Aggregate (coarse); lbs:	1,710.00	0.00	% MST	Admixture; oz.:	0.67
Aggregate (misc); lbs.:	126.67	4.00	% MST	Admixture; oz.:	10.00
Total Mass Solids; lbs.:	3,603.33			Total Mass Liquids; lbs.:	240.92
Total Mass of Batch; lbs.:	3,844.26				

Capping Info

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

9-25-23
MLA Geotechnical

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase I
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 04/17/24
PROJECT NO.: 23107100.010
REPORT NO.: 211
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	90	7	4/24/24	4.00	8.03	12.53	33,550	2680	DD	5
CSTLW1	91	28	5/15/24							
CSTLW1	92	28	5/15/24							
CSTLW1	93	28	5/15/24							
CSTLW1	94	56/Hold	06/12/24							
						28 Day Break Average:				

Tech. Information

28 day design (psi):	3500	SPEC:		Consolidation Method:	Rodding
Location of placement:	CURB MCFADIN @ BLAZIMAR				
Type of placement:	**CONTRACTOR MADE & SUPPLIED**				
Weather:				Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:				Mix Design Ref.:	
Truck No.:				Ticket No.:	
Total Ordered (yd^3):				Plant No.:	
Time Batched:				Time Sampled:	
Concrete as Batched Per Cubic Yard					
Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :	#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:	#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:	#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!				

Capping Info

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

GAD DID NOT NOTIFY OF POUR

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

4-25-24
MLA Geotechnical

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A Division of MLA Labs, Inc

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase I
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 05/06/24
PROJECT NO.: 23107100.010
REPORT NO.: 231
PAGE NO.: 1 of 1
FIELD TECH: EL2

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	115	7	5/13/24	3.98	8.06	12.43	48,520	3900	DD	2
CSTLW1	116	28	6/3/24	3.99	8.05	12.50	66,810	5350	DD	2
CSTLW1	117	28	6/3/24	4.00	8.02	12.53	68,130	5440	DD	1
CSTLW1	118	28	6/3/24	3.99	8.04	12.50	67,660	5410	DD	2
CSTLW1	119	56/Hold	07/01/24							
						28 Day Break Average:		**5400**		

Tech. Information

28 day design (psi):	3500 SPEC:	Consolidation Method:	Rodding
Location of placement:	All Curb Transitions on Rogers St		
Type of placement:	Truck		
Weather:	Cloudy	Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	80's	Slump (ASTM C 143); Inch:	3 1/2"
CC Temp (ASTM C 1064) (F):	84	Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	Centex	Mix Design Ref.:	C209525CF4
Truck No.:	1805	Ticket No.:	4443624
Total Ordered (yd^3):	6.5	Plant No.:	4
Time Batched:	1038	Time Sampled:	1152

Concrete as Batched Per Cubic Yard

Cement; lbs.:	355.61	Type		Batch Water; gals.:		15.53
Fly Ash; lbs.:	116.74	Class		Batch Water; lbs.:		129.21
Aggregate (fine); lbs.:	1,029.19	3.00	% MST	Admixture; oz.:		27.96
Aggregate (coarse); lbs:	1,686.64	3.00	% MST	Admixture; oz.:		0.92
Aggregate (misc); lbs.:	0.00	0.00	% MST	Admixture; oz.:		5.22
Total Mass Solids; lbs.:	3,188.17			Total Mass Liquids; lbs.:		212.82
Total Mass of Batch; lbs.:	3,400.99					

Capping Info

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

6-3-24
MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 05/09/24
Project No.: 23107100.010
Report No.: 236
Page No.:
Technician: WL

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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	WEDEMEYER																
242	STA 2+50	TCS 375		130.9	8.4	100	-	-2	+3	2CB	2"	147.6	139.1	6.1	106.3	**PASS**	
	BUTTERCUP																
243	STA 7+00	TCS 375		130.9	8.4	100	-	-2	+3	2CB	2"	145.1	136.0	6.7	103.9	**PASS**	
244	STA 4+00	TCS 375		130.9	8.4	100	-	-2	+3	2CB	2"	149.8	140.3	6.8	107.2	**PASS**	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1607
Moisture:	607
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical 5/10/24

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 5/23/2023
PROJECT NO.: 23107100.010
REPORT NO.: 74
PAGE NO.: 1 of 1
TECHNICIAN: LB

Contractors Working This Date: GAD

Weather Conditions: Sunny
Ambient Temperature: 90's

Time Arrived at Site: 1530
Time Departed Site: 1545

Date Cylinders Cast: 5/22/2023

Number of Cylinders Made: 10

Cylinder Mark & No.: CSTLW1 16-25

Made By: LB

General Location: By Channel A & Pond A

Cylinder Condition: Satisfactory

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

5.24.23
MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 5/25/2023
PROJECT NO.: 23107100.010
REPORT NO.: 76
PAGE NO.: 1 of 1
TECHNICIAN: ZK

Contractors Working This Date: GAD

Weather Conditions: Sunny
Ambient Temperature: 90's

Time Arrived at Site: 1530
Time Departed Site: 1545

Date Cylinders Cast: 5/25/2023

Number of Cylinders Made: 5

Cylinder Mark & No.: CSTLW1 26-30

Made By: LB

General Location: Head wallas for pond A

Cylinder Condition: Satisfactory

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

GL 5.26.23

MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 09/20/23
PROJECT NO.: 23107100.010
REPORT NO.: 110
PAGE NO.: 1 of 1
TECHNICIAN: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	75	7	9/27/23	3.99	8.11	12.50	35,880	2870	2
CSTLW1	76	28	10/18/23						
CSTLW1	77	28	10/18/23						
CSTLW1	78	28	10/18/23						
CSTLW1	79	56/Hold	11/15/23						
						28 Day Break Average:			

Tech. Information

28 day design (psi):	3000	SPEC:		Consolidation Method:	Rodding
Location of placement:	WWS BLOCKS STA 31+89.72				
Type of placement:	PLACED AND SAMPLED BY CHUTE				
Weather:	CLEAR			Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	89°			Slump (ASTM C 143); Inch:	6"
CC Temp (ASTM C 1064) (F):	88°			Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	CUSTOM CRETE			Mix Design Ref.:	N/A
Truck No.:	97268			Ticket No.:	N/A
Total Ordered (yd^3):	6			Plant No.:	N/A
Time Batched:	15:40			Time Sampled:	15:40
Concrete as Batched Per Cubic Yard					
Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :	#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:	#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:	#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!				

Capping Info

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

9-28-23
MLA Geotechnical

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase I
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 09/20/23
PROJECT NO.: 23107100.010
REPORT NO.: 111
PAGE NO.: 1 of 1
TECHNICIAN: WL

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-17b)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Type of Fracture
CSTLW1	70	7	9/27/23	3.99	8.06	12.47	8,550	690	1
CSTLW1	71	28	10/18/23						
CSTLW1	72	28	10/18/23						
CSTLW1	73	28	10/18/23						
CSTLW1	74	56/Hold	11/15/23						
						28 Day Break Average:			

Tech. Information

28 day design (psi):	3500 SPEC:	Consolidation Method:	Rodding
Location of placement:	WING WALL @ LA STA 1+00		
Type of placement:	PLACED AND SAMPLED BY CHUTE		
Weather:	CLEAR	Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):	89°	Slump (ASTM C 143); Inch:	5 1/2"
CC Temp (ASTM C 1064) (F):	91°	Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:	CENTEX	Mix Design Ref.:	C222525CF4
Truck No.:	92058	Ticket No.:	4437051
Total Ordered (yd^3):	5	Plant No.:	4
Time Batched:	13:46	Time Sampled:	15:04

Concrete as Batched Per Cubic Yard

Cement; lbs.:	427.00	Type			Batch Water; gals.:	21.18
Fly Ash; lbs.:	142.00	Class			Batch Water; lbs.:	176.22
Aggregate (fine); lbs.:	1,208.00		4.00	% MST	Admixture; oz.:	0.80
Aggregate (coarse); lbs:	1,700.00		0.00	% MST	Admixture; oz.:	10.00
Aggregate (misc); lbs.:	132.00		4.00	% MST	Admixture; oz.:	0.00
Total Mass Solids; lbs.:	3,609.00				Total Mass Liquids; lbs.:	230.49
Total Mass of Batch; lbs.:	3,839.49					

Capping Info

Unbonded Standard:	ASTM C 1231M-15	Sulfur Cap Standard:	ASTM C 617M-15
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

**CONCRETE 1 HR LATE

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

9.28.23
MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/20/24
Project No.: 23107100.010
Report No.: 180
Page No.:
Technician: WL

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TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
144	WS BLK 17 LOT1/2	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	120.5	100.5	19.9	**97.8**	**FAIL**	**FC**
145	WWS BLK 4 LOT 1	P23-1406	24	102.8	19.7	98	105	-2	+3	-4	6"	113.9	90.8	**25.4**	**88.3**	**FAIL**	**FM/ FC**

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1632
Moisture:	613
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: JEFF W/ HDR
DENSITIES REQUIRING RETESTING: 144-145

Comments: FM= FAIL MOISTURE/ FC= FAIL COMPACTION
** TOP FOOT IN STREETS TO BE LIMED

MLA Geotechnical 3-28-24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/26/24
Project No.: 23107100.010
Report No.: 181
Page No.:
Technician: WL

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
146	WS BLK 17 LOTS 1/2 (RETEST #144)	P23-1406	24	102.8	19.7	98	105	-2	+3	-6	6"	123.8	98.3	**25.9**	**95.6**	**FAIL**	**FM/FC**

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1650
Moisture:	605
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: ONSITE LEAD
DENSITIES REQUIRING RETESTING: #146

Comments: FM= FAIL MOISTURE/ FC= FAIL COMPACTION

MLA Geotechnical 3-28-24

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 03/27/24
Project No.: 23107100.010
Report No.: 182
Page No.:
Technician: WL

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
147	WS BLK 17 LOTS 1/2 (RETEST #153)	P23-1406	24	102.8	19.7	98	105	-2	+3	-4	6"	128.2	105.2	21.9	102.3	PASS	
148	WS BLK 17 LOTS 1/2 (RETEST #153)	P23-1406	24	102.8	19.7	98	105	-2	+3	-3	6"	128.1	107.6	19.1	104.7	PASS	
149	**WS BLK 17 LOTS 1/2 (RETEST #153)**	P23-1406	24	102.8	19.7	98	105	-2	+3	-2	6"	127.9	103.5	**23.6**	100.7	**FAIL**	**FM**
150	**ELE XING BLK 18 LOT 8**	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	115.5	96.2	20.1	**93.6**	**FAIL**	**FC**
151	ELE XING BLK 18 LOT 2	P23-1406	24	102.8	19.7	98	105	-2	+3	-1	6"	126.0	103.0	22.3	100.2	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1618
Moisture:	606
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: ONSITE LEAD
DENSITIES REQUIRING RETESTING: #149-150

Comments: FM= FAIL MOISTURE/ FC= FAIL COMPACTION

MLA Geotechnical 32824

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 06/06/24
Project No.: 23107100.010
Report No.: 274
Page No.:
Technician: WL

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	PI	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
	ROGERS RD																
271	STA: 2+00	SP-377		131.3	8.5	100	105	-3	+3	FCB	2"	147.5	137.9	7.0	105.0	PASS	
272	STA 7+00	SP-377		131.3	8.5	100	105	-3	+3	FCB	2"	146.2	135.8	7.7	103.4	PASS	
	WESLEY MILLER																
273	STA 14+00	SP-377		131.3	8.5	100	105	-3	+3	FCB	2"	146.9	134.8	9.0	102.7	PASS	
274	STA 16+50	SP-377		131.3	8.5	100	105	-3	+3	FCB	2"	145.1	135.7	6.9	103.4	PASS	
	ELIJAH																
275	STA 11+00	SP-377		131.3	8.5	100	105	-3	+3	FCB	2"	143.7	135.7	5.9	103.4	PASS	

NOTES:

*Standard: CITY OF TAYLOR

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1652
Moisture:	603
Troxler No.:	3430
Serial No.:	24456

INSPECTOR ON SITE: JEFF W/ HDR
MUNICIPALITY: CITY OF TAYLOR
TESTS APPROVED BY: JEFF W/ HDR
FAILURES REPORTED TO: N/A
DENSITIES REQUIRING RETESTING: NONE

Comments:

MLA Geotechnical BDS 6.10.24

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/7/2024
PROJECT NO.: 23107100.010
REPORT NO.: 275
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 80°

Time Arrived at Site: 07:00
Time Departed Site: 08:00

Time Concrete Scheduled: 10:30

Concrete Placement Location: INLET DECK WEDEMEYER STA 6+00

Cylinder Mark & No.: CSTLW1 190-194

Cylinders Left With: ONSITE LEAD

Required PSI: 3000

Reason Cylinders Left: SCHEDULE CONFLICT

Comments:

BDS 6.10.24
MLA Geotechnical

MLA Geotechnical "put us to the test"
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

Cylinder Drop-Off Report

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/7/2024
PROJECT NO.: 23107100.010
REPORT NO.: 276
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 80°

Time Arrived at Site: 07:00
Time Departed Site: 08:00

Time Concrete Scheduled: 14:00

Concrete Placement Location: INLET DECK WEDEMEYER STA 6+00

Cylinder Mark & No.: CSTLW1 185-189

Cylinders Left With: ONSITE LEAD

Required PSI: 3000

Reason Cylinders Left: SCHEDULE CONFLICT

Comments:

BDS 6.10.24
MLA Geotechnical

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/7/2024
PROJECT NO.: 23107100.010
REPORT NO.: 279
PAGE NO.: 1 of 1
TECHNICIAN: WL

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 90's

Time Arrived at Site: 17:00
Time Departed Site: 17:30

Date Cylinders Cast: 6/6/2024

Number of Cylinders Made: 10

Cylinder Mark & No.: CASTLW1 175-184

Made By: WL/ CONTRACTOR

General Location: CURB

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

BDS 6.10.24

MLA Geotechnical

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/8/2024
PROJECT NO.: 23107100.010
REPORT NO.: 280
PAGE NO.: 1 of 1
TECHNICIAN: JG

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 90's

Time Arrived at Site: 12:00
Time Departed Site: 13:00

Date Cylinders Cast: 6/7/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CASTLW1 185-189

Made By: WL/ CONTRACTOR

General Location: Inlet Deck Wedemeyer STA:6+00

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

6.11.24

MLA Geotechnical

MLA Geotechnical "put us to the test"
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TBPE Firm # F-2684

Cylinder Pick-Up

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 6/8/2024
PROJECT NO.: 23107100.010
REPORT NO.:
PAGE NO.: 1 of 1
TECHNICIAN: JG

Contractors Working This Date: GAD

Weather Conditions: CLEAR
Ambient Temperature: 90's

Time Arrived at Site: 12:00
Time Departed Site: 13:00

Date Cylinders Cast: 6/7/2024

Number of Cylinders Made: 5

Cylinder Mark & No.: CASTLW1 190-194

Made By: WL/ CONTRACTOR

General Location: Vally Gutter

Cylinder Condition: SATISFACTORY

*The above mentioned cylinders were transported to our laboratory in satisfactory conditon.

Test results to follow prescribed curing times.

6.11.24

MLA Geotechnical

Project: Castlewood South Phase 1

Location: Taylor, Texas

Client: Starlight Homes Texas

Date Of Report: 04/03/23
Project No.: 23107100.010
Report No.: 57
Page No.:
Technician: GK

MLA Geotechnical — "put us to the test" — A Division of MLA Labs, Inc.

TBPE Firm # F-2684

No.	Test Location	Proctor Information				Requirements*				Testing Results							Comments
		MD #	Pl	Opt Dens	Opt Moist	Min Dens	Max Dens	Min Moist	Max Moist	Lift #	PD	Wet Dens	Dry Dens	Moist %	Dens %	Pass	
91	WW Service @ Lot- 1 Blk- 14	P23-314	1	123.5	11.1	98	105	X	X	-1	6"	139.1	122.4	13.6	99.1	Pass	
92	WW Service @ Lot- 1 Blk- 14	P23-314	1	123.5	11.1	98	105	X	X	Sub	6"	137.4	121.3	13.3	98.2	Pass	
93	Water Service @ Lot- 1/2 Blk- 14	P23-314	1	123.5	11.1	98	105	X	X	-1	6"	133.9	121.2	10.5	98.1	Pass	
94	Water Service @ Lot- 1/2 Blk- 14	P23-314	1	123.5	11.1	98	105	X	X	Sub	6"	138.2	124.7	10.8	101.0	Pass	
95	WW- F @ Main 2+00	P23-314	1	123.5	11.1	98	105	X	X	-5	6"	137.7	121.0	13.8	98.0	Pass	
96	WW- F @ Main 2+00	P23-314	1	123.5	11.1	98	105	X	X	-2	6"	138.0	122.1	13.0	98.9	Pass	
97	Water Service @ Lot- 6/7 Blk- 14	P23-314	1	123.5	11.1	98	105	X	X	-1	6"	133.5	121.2	10.1	98.1	Pass	
98	Water Service @ Lot- 6/7 Blk- 14	P23-314	1	123.5	11.1	98	105	X	X	Sub	6"	136.8	125.9	8.7	101.9	Pass	
99	WW- E @ 10+00	P23-314	1	123.5	11.1	98	105	X	X	-1	6"	132.9	121.7	9.2	98.5	Pass	
100	WW- E @ 10+00	P23-314	1	123.5	11.1	98	105	X	X	Sub	6"	134.4	122.5	9.7	99.2	Pass	
101	SS- F2 @ 1+25 Back of Curb	P23-314	1	123.5	11.1	98	105	X	X	Sub	6"	136.6	123.5	10.6	100.0	Pass	
102	WW- I @ 1+20 Back of Curb	P23-314	1	123.5	11.1	98	105	X	X	Sub	6"	133.7	121.4	10.1	98.3	Pass	
103	WL- K @ 1+40	P23-314	1	123.5	11.1	98	105	X	X	-1	6"	141.2	126.9	11.3	102.8	Pass	
104	WL- K @ 1+40	P23-314	1	123.5	11.1	98	105	X	X	Sub	6"	131.9	121.8	8.3	98.6	Pass	

NOTES:

*Standard: Willamson Co

Test Results apply only at the locations tested.
MLA Geotechnical did not monitor the fill operation.
Test Method: Nuclear, ASTM D6938-17
Direct Transmission @ Depth unless noted otherwise
Density values are in pounds per cubic foot

Troxler Information

Standard Count Density:	1611
Moisture:	605
Troxler No.:	24681
Serial No.:	3440

INSPECTOR ON SITE: HNTB
MUNICIPALITY: Willamson , Taylor
TESTS APPROVED BY: HNTB
FAILURES REPORTED TO: na
DENSITIES REQUIRING RETESTING: na

Comments:

MLA Geotechnical BDS 4.4.23

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TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/07/24
PROJECT NO.: 23107100.010
REPORT NO.: 277
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	185	7	6/14/24	3.99	8.10	12.47	39,000	3130	DD	1
CSTLW1	186	28	7/5/24	4.00	8.03	12.55	55,020	4380	SS	2
CSTLW1	187	28	7/5/24	4.00	8.01	12.53	58,900	4700	SS	1
CSTLW1	188	28	7/5/24	3.99	8.06	12.52	58,680	4690	SS	1
CSTLW1	189	56/Hold	08/02/24							
						28 Day Break Average:		**4590**		

Tech. Information

28 day design (psi):	3000	SPEC:		Consolidation Method:	Rodding
Location of placement:	INLET DECK WEDEMEYER STA 6+00				
Type of placement:	****MADE BY CONTRACTOR****				
Weather:				Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:				Mix Design Ref.:	
Truck No.:				Ticket No.:	
Total Ordered (yd^3):				Plant No.:	
Time Batched:				Time Sampled:	
Concrete as Batched Per Cubic Yard					
Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :	#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:	#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:	#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:	#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!				

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

7.5.24
MLA Geotechnical

MLA "put us to the test" Geotechnical
A Division of MLA Labs, Inc.

TBPE Firm # F-2684

REPORT OF CONCRETE TESTING

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE CAST: 06/07/24
PROJECT NO.: 23107100.010
REPORT NO.: 278
PAGE NO.: 1 of 1
FIELD TECH: WL/ CONTRACTOR

RESULTS OF STRENGTH TEST (ASTM C-39/ C 39M-23)

Sample Identification		Day Tested	Date Tested	Diameter (inches)	Length (inches)	Cross-sectional area (in^2)	Maximum Load (lb-F)	Compressive Strength (psi)	Lab Tech	Fracture
CSTLW1	190	7	6/14/24	4.00	8.12	12.53	34,220	2730	DD	2
CSTLW1	191	28	7/5/24	4.00	8.07	12.55	49,260	3920	SS	2
CSTLW1	192	28	7/5/24	4.00	8.04	12.53	48,330	3860	SS	2
CSTLW1	193	28	7/5/24	4.00	8.08	12.55	50,420	4020	SS	2
CSTLW1	194	56/Hold	08/02/24							
						28 Day Break Average:		**3930**		

Tech. Information

28 day design (psi):	3000	SPEC:		Consolidation Method:	Rodding
Location of placement:	VALLEY GUTTER WEDEMEYER @ ROGERS				
Type of placement:	**MADE BY CONTRACTOR**				
Weather:				Air Content (ASTM C 231); %:	
Ambient Temp (deg. F):				Slump (ASTM C 143); Inch:	
CC Temp (ASTM C 1064) (F):				Unit Weight (ASTM C 138), PCF:	

Supplier Ticket Information

Supplier:				Mix Design Ref.:	
Truck No.:				Ticket No.:	
Total Ordered (yd^3):				Plant No.:	
Time Batched:				Time Sampled:	

Concrete as Batched Per Cubic Yard

Cement; lbs.:	#DIV/0!	Type		Batch Water; gals. :		#DIV/0!
Fly Ash; lbs.:	#DIV/0!	Class		Batch Water; lbs.:		#DIV/0!
Aggregate (fine); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (coarse); lbs:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Aggregate (misc); lbs.:	#DIV/0!	0.00	% MST	Admixture; oz.:		#DIV/0!
Total Mass Solids; lbs.:	#DIV/0!			Total Mass Liquids; lbs.:		#DIV/0!
Total Mass of Batch; lbs.:	#DIV/0!					

Capping Info.

Unbonded Standard:	ASTM C 1231M-23	Sulfur Cap Standard:	
Cap Supplier:	Humboldt Manufacturing	Cap Thickness:	
Shore A Hardness:	60 Durometer	Planeness:	
Range (psi):	2500 to 7000		

Note: Cylinders prepared per ASTM C 31 with molds conforming to ASTM C 470

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PROOF ROLL REPORT

PROJECT: Castlewood South Phase I
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 03/16/23
PROJECT NO.: 23109100.004
REPORT NO.: 33
PAGE NO.:
TECHNICIAN: TM

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Condition: O/C Ambient Temp.: 60's
Time Arrived: 1130 Time Departed: 1200
Results Reported To: Mike

Area Proof Rolled: Block 6 Lots (12-22)

Lift Number: Subgrade Lift Thickness: N/A
Description of Fill: Dark brown/brown clay material w/ particles PI: N/A
Material Sampled: [ ] Yes [X] No Lab # if Sampled: N/A

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] Full Belly Scraper

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

EG 3/21/23
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SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 03/16/23
PROJECT NO.: 23109100.004
REPORT NO.: 34
PAGE NO.:
TECHNICIAN: TM

Contractor: JL Gray
Weather Conditions: O/C
Time Arrived at Project Site: 1130

Contractor Rep: Mike
Ambient Temperature: 60's
Time Departed Project Site: 1200

[X] STATUS - ACTIVE FILLS

Type of Activity:
Fill placement - Cut from site.

Area of Activity:
Block 6 - Subgrade

Type of Equipment Used:
Belly scrapers, 963D dozer, standard dozers, sheep footed vibratory roller, Terex water truck.

Type of Fill (Cut or Import):
Cut

Description of Fill:
Dark brown/brown clay material w/ particles

Approximate Percent Fill Complete:
N/A

Samples Taken: Yes [ ] No [X]
Sample Lab Number:
F23-

[ ] STATUS - STREETS & UTIL

Type of activity:

Area of Activity:

Type of Equipment Used:

Approx. Percent of Fill To Be Placed:

Approximate Resumption Date of Fill:

Contractor Rep:

STATUS - IDLE [ ]

Last Visit:

Contractor Contacted:

MLA PM Notified:

GENERAL NOTES:

EG 3/21/23
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SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 03/28/23
PROJECT NO.: 23109100.004
REPORT NO.: 35
PAGE NO.:
TECHNICIAN: TM

Contractor: JL Gray
Weather Conditions: Cloudy
Time Arrived at Project Site: 1500

Contractor Rep: Mike
Ambient Temperature: 60's
Time Departed Project Site: 1515

[ ] **STATUS - ACTIVE FILLS**

Type of Activity:

Area of Activity:

Type of Equipment Used:

Type of Fill (Cut or Import):

Description of Fill:

Approximate Percent Fill Complete:

Samples Taken: Yes [ ] No [ ]
Sample Lab Number:
F23-

[X] **STATUS - STREETS & UTIL**

Type of activity:
Utility placement, streets

Area of Activity:
Throughout the site.

Type of Equipment Used:
Standard utility equipment.

Approx. Percent of Fill To Be Placed:
20%

Approximate Resumption Date of Fill:
Not sure

Contractor Rep:
Michael

STATUS - IDLE [ ]

Last Visit:

Contractor Contacted:

MLA PM Notified:

GENERAL NOTES:

EG 3/30/23
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SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 05/24/23
PROJECT NO.: 23109100.004
REPORT NO.: 38
PAGE NO.:
TECHNICIAN: TM

Contractor: JL Gray
Weather Conditions: Cloudy
Time Arrived at Project Site: 1000

Contractor Rep: Mike
Ambient Temperature: 70's
Time Departed Project Site: 1030

[ ] STATUS - ACTIVE FILLS	[X] STATUS - STREETS & UTIL	STATUS - IDLE [ ]
Type of Activity:	**Type of activity:** Streets & utlities	**Last Visit:**
Area of Activity:	**Area of Activity:** Throughout the site	**Contractor Contacted:**
Type of Equipment Used:	**Type of Equipment Used:** Standard	**MLA PM Notified:**
Type of Fill (Cut or Import):		
Description of Fill:	**Approx. Percent of Fill To Be Placed:** 10%	
Approximate Percent Fill Complete: N/A	**Approximate Resumption Date of Fill:** Not sure, contractor will call.	
Samples Taken: Yes [ ] No [X]	**Contractor Rep:** Michael	
Sample Lab Number:		

GENERAL NOTES:

EG 5/26/23
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PROOF ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 01/17/23
PROJECT NO.: 23109100.004
REPORT NO.:
PAGE NO.:
TECHNICIAN: TM

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Condition: P/C Ambient Temp.: 70's
Time Arrived: 1430 Time Departed: 1530
Results Reported To: Mike

Area Proof Rolled: Block 11 Lots (1-30)

Lift Number: Subgrade Lift Thickness: N/A
Description of Fill: Dark brown/brown clay material w/ particles PI: N/A
Material Sampled: [ ] Yes [X] No Lab # if Sampled:

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] Full Belly Scraper

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

EG 1/18/23
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PROOF ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 01/17/23
PROJECT NO.: 23109100.004
REPORT NO.: 2
PAGE NO.:
TECHNICIAN: TM

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Condition: P/C Ambient Temp.: 70's
Time Arrived: 1430 Time Departed: 1530
Results Reported To: Mike

Area Proof Rolled: Block 12 Lots (1-11)

Lift Number: Subgrade Lift Thickness: N/A
Description of Fill: Dark brown/brown clay material w/ particles PI: N/A
Material Sampled: [ ] Yes [X] No Lab # if Sampled:

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] Full Belly Scraper

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

EG 1/18/23
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SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 01/17/23
PROJECT NO.: 23109100.004
REPORT NO.: 3
PAGE NO.:
TECHNICIAN: TM

Contractor: JL Gray
Contractor Rep: Mike
Weather Conditions: P/C
Ambient Temperature: 70's
Time Arrived at Project Site: 1430
Time Departed Project Site: 1530

X STATUS - ACTIVE FILLS

Type of Activity:
Fill placement - Cut from site.

Area of Activity:
Block 11 Lots (1-30)
Block 12 Lots (1-11)

Type of Equipment Used:
Belly scrapers, 963D dozer, standard dozers, sheep footed vibratory roller, Terex water truck.

Type of Fill (Cut or Import):
Cut

Description of Fill:
Dark brown/brown clay material w/ particles

Approximate Percent Fill Complete:
N/A

Samples Taken: Yes [ ] No [X]
Sample Lab Number:

[ ] STATUS - STREETS & UTIL

Type of activity:

Area of Activity:

Type of Equipment Used:

Approx. Percent of Fill To Be Placed:

Approximate Resumption Date of Fill:

Contractor Rep:

STATUS - IDLE [ ]

Last Visit:

Contractor Contacted:

MLA PM Notified:

GENERAL NOTES:

1/18/23
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PROOF ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 01/19/23
PROJECT NO.: 23109100.004
REPORT NO.: 4
PAGE NO.:
TECHNICIAN: TM

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Condition: P/C Ambient Temp.: 60's
Time Arrived: 1130 Time Departed: 1230
Results Reported To: Mike

Area Proof Rolled: Block 18 Lots (1-10)

Lift Number: Subgrade Lift Thickness: N/A
Description of Fill: Dark brown/brown clay material w/ particles PI: N/A
Material Sampled: [ ] Yes [X] No Lab # if Sampled:

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] Full Belly Scraper

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

1/20/23
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SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 01/19/23
PROJECT NO.: 23109100.004
REPORT NO.: 5
PAGE NO.:
TECHNICIAN: TM

Contractor: JL Gray
Contractor Rep: Mike
Weather Conditions: P/C
Ambient Temperature: 60's
Time Arrived at Project Site: 1130
Time Departed Project Site: 1230

[X] STATUS - ACTIVE FILLS

Type of Activity:
Fill placement - Cut from site.

Area of Activity:
Block 18 Lots (1-10)

Type of Equipment Used:
Belly scrapers, 963D dozer, standard dozers, sheep footed vibratory roller, Terex water truck.

Type of Fill (Cut or Import):
Cut

Description of Fill:
Dark brown/brown clay material w/ particles

Approximate Percent Fill Complete:
N/A

Samples Taken: Yes [ ] No [X]
Sample Lab Number:

[ ] STATUS - STREETS & UTIL

Type of activity:

Area of Activity:

Type of Equipment Used:

Approx. Percent of Fill To Be Placed:

Approximate Resumption Date of Fill:

Contractor Rep:

STATUS - IDLE [ ]

Last Visit:

Contractor Contacted:

MLA PM Notified:

GENERAL NOTES:

1/20/23
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PROOF ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 01/23/23
PROJECT NO.: 23109100.004
REPORT NO.: 10
PAGE NO.:
TECHNICIAN: TM

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Condition: P/C Ambient Temp.: 60's
Time Arrived: 1400 Time Departed: 1500
Results Reported To: Mike

Area Proof Rolled: Block 16 Lots (1-26)

Lift Number: Subgrade Lift Thickness: N/A
Description of Fill: Dark brown/brown clay material w/ particles PI: N/A
Material Sampled: [ ] Yes [X] No Lab # if Sampled:

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] Full Belly Scraper

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

1/25/23
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SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 01/23/23
PROJECT NO.: 23109100.004
REPORT NO.: 7
PAGE NO.:
TECHNICIAN: TM

Contractor: JL Gray
Weather Conditions: P/C
Time Arrived at Project Site: 1400

Contractor Rep: Mike
Ambient Temperature: 60's
Time Departed Project Site: 1500

[X] STATUS - ACTIVE FILLS

Type of Activity:
Fill placement - Cut from site.

Area of Activity:
Block 18 Lots (1-10)

Type of Equipment Used:
Belly scrapers, 963D dozer, standard dozers, sheep footed vibratory roller, Terex water truck.

Type of Fill (Cut or Import):
Cut

Description of Fill:
Dark brown/brown clay material w/ particles

Approximate Percent Fill Complete:
N/A

Samples Taken: Yes [ ] No [X]
Sample Lab Number:

[ ] STATUS - STREETS & UTIL

Type of activity:

Area of Activity:

Type of Equipment Used:

Approx. Percent of Fill To Be Placed:

Approximate Resumption Date of Fill:

Contractor Rep:

STATUS - IDLE [ ]

Last Visit:

Contractor Contacted:

MLA PM Notified:

GENERAL NOTES:

1/25/23
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PROOF ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 01/26/23
PROJECT NO.: 23109100.004
REPORT NO.: 6
PAGE NO.:
TECHNICIAN: TM

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Condition: Clear Ambient Temp.: 40's
Time Arrived: 1000 Time Departed: 1200
Results Reported To: Mike

Area Proof Rolled: Block 16 Lots (1-26)

Lift Number: 1st lift Lift Thickness: 10-12"
Description of Fill: Dark brown/brown clay material w/ particles PI: N/A
Material Sampled: [ ] Yes [X] No Lab # if Sampled: N/A

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] Full Belly Scraper

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

EG 1/30/23
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PROOF ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 01/26/23
PROJECT NO.: 23109100.004
REPORT NO.: 9
PAGE NO.:
TECHNICIAN: TM

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Condition: Clear Ambient Temp.: 40's
Time Arrived: 1000 Time Departed: 1200
Results Reported To: Mike

Area Proof Rolled: Block 17 Lots (1-10)

Lift Number: 1st lift Lift Thickness: 10-12"
Description of Fill: Dark brown/brown clay material w/ particles PI: N/A
Material Sampled: [ ] Yes [X] No Lab # if Sampled: N/A

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] Full Belly Scraper

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

EG 1/30/23
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PROOF ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 01/26/23
PROJECT NO.: 23109100.004
REPORT NO.: 10
PAGE NO.:
TECHNICIAN: TM

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Condition: Clear Ambient Temp.: 40's
Time Arrived: 1000 Time Departed: 1200
Results Reported To: Mike

Area Proof Rolled: Block 18 Lots (6-10)

Lift Number: 1st lift Lift Thickness: 10-12"
Description of Fill: Dark brown/brown clay material w/ particles PI: N/A
Material Sampled: [ ] Yes [X] No Lab # if Sampled: N/A

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] Full Belly Scraper

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

1/30/23
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PROOF ROLL REPORT

PROJECT: Castlewood South Phase I
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 01/26/23
PROJECT NO.: 23109100.004
REPORT NO.: 11
PAGE NO.:
TECHNICIAN: TM

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Condition: Clear Ambient Temp.: 40's
Time Arrived: 1000 Time Departed: 1200
Results Reported To: Mike

Area Proof Rolled: Block 12 Lots (1-24)

Lift Number: 1st lift Lift Thickness: 10-12"
Description of Fill: Dark brown/brown clay material w/ particles PI: N/A
Material Sampled: [ ] Yes [X] No Lab # if Sampled: N/A

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] Full Belly Scraper

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

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SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 01/26/23
PROJECT NO.: 23109100.004
REPORT NO.: 12
PAGE NO.:
TECHNICIAN: TM

Contractor: JL Gray
Contractor Rep: Mike
Weather Conditions: Clear
Ambient Temperature: 40's
Time Arrived at Project Site: 1000
Time Departed Project Site: 1200

[X] STATUS - ACTIVE FILLS

Type of Activity:
Fill placement - Cut from site.

Area of Activity:
Blocks (12) (16-18)

Type of Equipment Used:
Belly scrapers, 963D dozer, standard dozers, sheep footed vibratory roller, Terex water truck.

Type of Fill (Cut or Import):
Cut

Description of Fill:
Dark brown/brown clay material w/ particles

Approximate Percent Fill Complete:
N/A

Samples Taken: Yes [ ] No [X]
Sample Lab Number:

[ ] STATUS - STREETS & UTIL

Type of activity:

Area of Activity:

Type of Equipment Used:

Approx. Percent of Fill To Be Placed:

Approximate Resumption Date of Fill:

Contractor Rep:

STATUS - IDLE [ ]

Last Visit:

Contractor Contacted:

MLA PM Notified:

GENERAL NOTES:

EG 1/30/23
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PROOF ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 02/13/23
PROJECT NO.: 23109100.004
REPORT NO.: 14
PAGE NO.:
TECHNICIAN: TM

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Condition: P/C Ambient Temp.: 50's
Time Arrived: 1000 Time Departed: 1100
Results Reported To: Mike

Area Proof Rolled: Block 11 Lots (1-30)

Lift Number: 1st lift Lift Thickness: 10-12"
Description of Fill: Dark brown/brown clay material w/ particles PI: N/A
Material Sampled: [ ] Yes [X] No Lab # if Sampled: N/A

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] Full Belly Scraper

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

Note The items noted above are preliminary and do not necessarily include all of the items needing attention
The results are also subject to modification upon review by supervisory personnel

EG 2/14/23
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SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 02/13/23
PROJECT NO.: 23109100.004
REPORT NO.: 15
PAGE NO.:
TECHNICIAN: TM

Contractor: JL Gray
Contractor Rep: Mike
Weather Conditions: P/C
Ambient Temperature: 5'0's
Time Arrived at Project Site: 1000
Time Departed Project Site: 1100

[X] **STATUS - ACTIVE FILLS**

Type of Activity:
Fill placement - Cut from site.

Area of Activity:
Blocks (11) (1-30) - 1st lift

Type of Equipment Used:
Belly scrapers, 963D dozer, standard dozers, sheep footed vibratory roller, Terex water truck.

Type of Fill (Cut or Import):
Cut

Description of Fill:
Dark brown/brown clay material w/ particles

Approximate Percent Fill Complete:
N/A

Samples Taken: Yes [ ] No [X]
Sample Lab Number:

[ ] **STATUS - STREETS & UTIL**

Type of activity:

Area of Activity:

Type of Equipment Used:

Approx. Percent of Fill To Be Placed:

Approximate Resumption Date of Fill:

Contractor Rep:

STATUS - IDLE [ ]

Last Visit:

Contractor Contacted:

MLA PM Notified:

GENERAL NOTES:

EG 2/14/23
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SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 02/10/23
PROJECT NO.: 23109100.004
REPORT NO.: 16
PAGE NO.:
TECHNICIAN: TM

Contractor: JL Gray
Contractor Rep: Mike
Weather Conditions: Cloudy
Ambient Temperature: 40's
Time Arrived at Project Site: 1230
Time Departed Project Site: 1300

[X] STATUS - ACTIVE FILLS

Type of Activity:
Material being processed to remove moisture.

Area of Activity:
Throughut the site.

Type of Equipment Used:
Standard dozers, 815F sheep footed dozer,
Belly scrapers

Type of Fill (Cut or Import):
Cut

Description of Fill:
Dark brown/brown clay w/ particles

Approximate Percent Fill Complete:
49%

Samples Taken: Yes [ ] No [X]
Sample Lab Number:

[ ] STATUS - STREETS & UTIL

Type of activity:

Area of Activity:

Type of Equipment Used:

Approx. Percent of Fill To Be Placed:

Approximate Resumption Date of Fill:

Contractor Rep:

STATUS - IDLE [ ]

Last Visit:

Contractor Contacted:

MLA PM Notified:

GENERAL NOTES:
Site is extremely saturated from previous rainfall with standing water present. The technician will return when the contractor is ready and able to resume testing. The technician departed the site.

EG 2/16/23
MLA Geotechnical

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TBPE Firm # F-2684

PROOF ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 02/14/23
PROJECT NO.: 23109100.004
REPORT NO.: 18
PAGE NO.:
TECHNICIAN: TM

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Condition: Clear Ambient Temp.: 60's
Time Arrived: 1000 Time Departed: 1100
Results Reported To: Mike

Area Proof Rolled: Block 12 Lots (1-24)

Lift Number: 2nd lift Lift Thickness: 10-12"
Description of Fill: Dark brown/brown clay material w/ particles PI: N/A
Material Sampled: [ ] Yes [X] No Lab # if Sampled: *F23-

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] Full Belly Scraper

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

2/16/23
MLA Geotechnical

Note: The items noted above are preliminary and do not necessarily include all of the items needing attention. The results are also subject to modification upon review by supervisory personnel.

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PROOF ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 02/14/23
PROJECT NO.: 23109100.004
REPORT NO.: 19
PAGE NO.:
TECHNICIAN: TM

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Condition: Clear Ambient Temp.: 60's
Time Arrived: 1000 Time Departed: 1100
Results Reported To: Mike

Area Proof Rolled: Block 11 Lots (1-30) ***lot 15**

Lift Number: 2nd lift Lift Thickness: 10-12"
Description of Fill: Dark brown/brown clay material w/ particles PI: N/A
Material Sampled [X] **Yes** [ ] **No** **Lab # if Sampled:** ***F23-015**

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] Full Belly Scraper

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

Note: The items noted above are preliminary and do not necessarily include all of the items needing attention. The results are also subject to modification upon review by supervisory personnel.

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SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 02/14/23
PROJECT NO.: 23109100.004
REPORT NO.: 20
PAGE NO.:
TECHNICIAN: TM

Contractor: JL Gray
Contractor Rep: Mike
Weather Conditions: Clear
Ambient Temperature: 60's
Time Arrived at Project Site: 1000
Time Departed Project Site: 1100

[X] STATUS - ACTIVE FILLS

Type of Activity:
Fill placement - Cut from site.

Area of Activity:
Blocks (11)(12) (1-30) - 2nd lift

Type of Equipment Used:
Belly scrapers, 963D dozer, standard dozers, sheep footed vibratory roller, Terex water truck.

Type of Fill (Cut or Import):
Cut

Description of Fill:
Dark brown/brown clay material w/ particles

Approximate Percent Fill Complete:
N/A

Samples Taken: Yes [X] No [ ]
Sample Lab Number:
F23-015

[ ] STATUS - STREETS & UTIL

Type of activity:

Area of Activity:

Type of Equipment Used:

Approx. Percent of Fill To Be Placed:

Approximate Resumption Date of Fill:

Contractor Rep:

STATUS - IDLE [ ]

Last Visit:

Contractor Contacted:

MLA PM Notified:

GENERAL NOTES:

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PROOF ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 02/15/23
PROJECT NO.: 23109100.004
REPORT NO.: 21
PAGE NO.:
TECHNICIAN: TM

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Condition: Cloudy Ambient Temp.: 70's
Time Arrived: 1415 Time Departed: 1600
Results Reported To: Mike

Area Proof Rolled: Block 11 Lots (17-30)

Lift Number: 3rd lift Lift Thickness: 10-12"
Description of Fill: Dark brown/brown clay material w/ particles PI: N/A
Material Sampled: [ ] Yes [X] No Lab # if Sampled: F23-

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] Full Belly Scraper

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

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SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 02/15/23
PROJECT NO.: 23109100.004
REPORT NO.: 22
PAGE NO.:
TECHNICIAN: TM

Contractor: JL Gray
Contractor Rep: Mike
Weather Conditions: Cloudy
Ambient Temperature: 70's
Time Arrived at Project Site: 1415
Time Departed Project Site: 1500

[X] STATUS - ACTIVE FILLS

Type of Activity:
Fill placement - Cut from site.

Area of Activity:
Block (11)-(17-30) - 3rd lift

Type of Equipment Used:
Belly scrapers, 963D dozer, standard dozers, sheep footed vibratory roller, Terex water truck.

Type of Fill (Cut or Import):
Cut

Description of Fill:
Dark brown/brown clay material w/ particles

Approximate Percent Fill Complete:
N/A

Samples Taken: Yes [ ] No [X]
Sample Lab Number:
F23-

[ ] STATUS - STREETS & UTIL

Type of activity:

Area of Activity:

Type of Equipment Used:

Approx. Percent of Fill To Be Placed:

Approximate Resumption Date of Fill:

Contractor Rep:

STATUS - IDLE [ ]

Last Visit:

Contractor Contacted:

MLA PM Notified:

GENERAL NOTES:

2/16/23
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PROOF ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 02/23/23
PROJECT NO.: 23109100.004
REPORT NO.: 23
PAGE NO.:
TECHNICIAN: TM

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Condition: Cloudy Ambient Temp.: 70's
Time Arrived: 1330 Time Departed: 1400
Results Reported To: Mike

Area Proof Rolled: Block 12 Lots (1-24)

Lift Number: 3rd lift Lift Thickness: 10-12"
Description of Fill: Dark brown/brown clay material w/ particles PI: N/A
Material Sampled: [ ] Yes [X] No Lab # if Sampled: F23-

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] Full Belly Scraper

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

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PROOF ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 02/23/23
PROJECT NO.: 23109100.004
REPORT NO.: 24
PAGE NO.:
TECHNICIAN: TM

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Condition: Cloudy Ambient Temp.: 70's
Time Arrived: 1330 Time Departed: 1400
Results Reported To: Mike

Area Proof Rolled: Block 13 Lots (1-25)

Lift Number: 1st lift Lift Thickness: 10-12"
Description of Fill: Dark brown/brown clay material w/ particles PI: N/A
Material Sampled: [ ] Yes [X] No Lab # if Sampled: F23-

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] Full Belly Scraper

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

2/24/23
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SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 02/23/23
PROJECT NO.: 23109100.004
REPORT NO.: 25
PAGE NO.:
TECHNICIAN: TM

Contractor: JL Gray
Contractor Rep: Mike
Weather Conditions: Cloudy
Ambient Temperature: 70's
Time Arrived at Project Site: 1330
Time Departed Project Site: 1400

X STATUS - ACTIVE FILLS

Type of Activity:
Fill placement - Cut from site.

Area of Activity:
Blocks 12 & 13

Type of Equipment Used:
Belly scrapers, 963D dozer, standard dozers, sheep footed vibratory roller, Terex water truck.

Type of Fill (Cut or Import):
Cut

Description of Fill:
Dark brown/brown clay material w/ particles

Approximate Percent Fill Complete:
N/A

Samples Taken: Yes [ ] No [X]
Sample Lab Number:
F23-

[ ] STATUS - STREETS & UTIL

Type of activity:

Area of Activity:

Type of Equipment Used:

Approx. Percent of Fill To Be Placed:

Approximate Resumption Date of Fill:

Contractor Rep:

STATUS - IDLE [ ]

Last Visit:

Contractor Contacted:

MLA PM Notified:

GENERAL NOTES:

2/24/23
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PROOF ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 03/06/23
PROJECT NO.: 23109100.004
REPORT NO.: 30
PAGE NO.:
TECHNICIAN: TM

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Condition: Cloudy Ambient Temp.: 80's
Time Arrived: 1530 Time Departed: 1630
Results Reported To: Mike

Area Proof Rolled: Block 18 Lots (1-5)

Lift Number: 1st lift Lift Thickness: 10-12"
Description of Fill: Dark brown/brown clay material w/ particles PI: N/A
Material Sampled: [ ] Yes [X] No Lab # if Sampled: F23-

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] Full Belly Scraper

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

EC 3/7/23
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PROOF ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 03/06/23
PROJECT NO.: 23109100.004
REPORT NO.: 31
PAGE NO.:
TECHNICIAN: TM

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Condition: Cloudy Ambient Temp.: 80's
Time Arrived: 1530 Time Departed: 1630
Results Reported To: Mike

Area Proof Rolled: Block 18 Lots (6-10)

Lift Number: 2nd lift Lift Thickness: 10-12"
Description of Fill: Dark brown/brown clay material w/ particles PI: N/A
Material Sampled: [ ] Yes [X] No Lab # if Sampled: F23-

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] Full Belly Scraper

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

EG 3/7/23
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SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 03/06/23
PROJECT NO.: 23109100.004
REPORT NO.: 32
PAGE NO.:
TECHNICIAN: TM

Contractor: JL Gray
Weather Conditions: Cloudy
Time Arrived at Project Site: 1530

Contractor Rep: Mike
Ambient Temperature: 80's
Time Departed Project Site: 1630

[X] STATUS - ACTIVE FILLS

Type of Activity:
Fill placement - Cut from site.

Area of Activity:
Block 18

Type of Equipment Used:
Belly scrapers, 963D dozer, standard dozers, sheep footed vibratory roller, Terex water truck.

Type of Fill (Cut or Import):
Cut

Description of Fill:
Dark brown/brown clay material w/ particles

Approximate Percent Fill Complete:
N/A

Samples Taken: Yes [ ] No [X]

Sample Lab Number:
F23-

[ ] STATUS - STREETS & UTIL

Type of activity:

Area of Activity:

Type of Equipment Used:

Approx. Percent of Fill To Be Placed:

Approximate Resumption Date of Fill:

Contractor Rep:

STATUS - IDLE [ ]

Last Visit:

Contractor Contacted:

MLA PM Notified:

GENERAL NOTES:

EG 3/7/23
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PROOF ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 05/05/23
PROJECT NO.: 23109100.004
REPORT NO.: 36
PAGE NO.:
TECHNICIAN: CP

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Conditions: O/C Ambient Temp.: 70's
Time Arrived: 1200 Time Departed: 1400
Results Reported To: Mike

Area Proof Rolled: Block 6 Lots (12-22)

Lift Number: 1st lift Lift Thickness: 10-12"
Description of Fill: Dark brown/brown clay material w/ particles PI: N/A
Material Sampled: [ ] Yes [X] No Lab # if Sampled: N/A

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] Full Belly Scraper

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

EG 5/8/23
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SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 05/05/23
PROJECT NO.: 23109100.004
REPORT NO.: 37
PAGE NO.:
TECHNICIAN: CP

Contractor: JL Gray
Contractor Rep: Mike
Weather Conditions: Cloudy
Ambient Temperature: 80's
Time Arrived at Project Site: 1200
Time Departed Project Site: 1400

[X] STATUS - ACTIVE FILLS

Type of Activity:
Lot Fill

Area of Activity:
Block 6

Type of Equipment Used:
Track dozer,Sheep footed roller,Front end loader

Type of Fill (Cut or Import):
Cut

Description of Fill:
Brown to tan with cobble

Approximate Percent Fill Complete:
N/A

Samples Taken: Yes [ ] No [X]

Sample Lab Number:

[ ] STATUS - STREETS & UTIL

Type of activity:

Area of Activity:

Type of Equipment Used:

Approx. Percent of Fill To Be Placed:

Approximate Resumption Date of Fill:

Contractor Rep:

STATUS - IDLE [ ]

Last Visit:

Contractor Contacted:

MLA PM Notified:

GENERAL NOTES:

EG 5/8/23
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PROOF ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 02/16/23
PROJECT NO.: 23109100.004
REPORT NO.: 26
PAGE NO.:
TECHNICIAN: TM

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Conditions: Cloudy — Ambient Temp.: 40's
Time Arrived: 1200 — Time Departed: 1300
Results Reported To: Michael

Area Proof Rolled: Block 14 Lots (1-18)

Lift Number: Subgrade — Lift Thickness: N/A
Description of Fill: Dark brown/brown clay w/ particles — PI: N/A
Material Sampled: [ ] Yes [X] No — Lab # if Sampled: N/A

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[X] Full belly scraper
[ ] 2,000 gal H20 Truck

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

2/27/23
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SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 02/16/23
PROJECT NO.: 23109100.004
REPORT NO.: 27
PAGE NO.:
TECHNICIAN: TM

Contractor: JL Gray
Contractor Rep: Michael
Weather Conditions: Cloudy
Ambient Temperature: 40's
Time Arrived at Project Site: 1200
Time Departed Project Site: 1300

[X] STATUS - ACTIVE FILLS

Type of Activity:
Lot fill placement, stock pile

Area of Activity:
Block 14

Type of Equipment Used:
Belly scrapers, 850K dozers, sheep footed vibratory rollers.

Type of Fill (Cut or Import):
Cut

Description of Fill:
Dark brown/brown clay w/ particles.

Approximate Percent Fill Complete:
N/A

Samples Taken: Yes [ ] No [X]
Sample Lab Number:

[ ] STATUS - STREETS & UTIL

Type of activity:

Area of Activity:

Type of Equipment Used:

Approx. Percent of Fill To Be Placed:

Approximate Resumption Date of Fill:

Contractor Rep:

STATUS - IDLE [ ]

Last Visit:

Contractor Contacted:

MLA PM Notified:

GENERAL NOTES:

2/27/23
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PROOF ROLL REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 02/20/23
PROJECT NO.: 23109100.004
REPORT NO.: 28
PAGE NO.:
TECHNICIAN: TM

FIELD NOTES:

Contractor Working This Date: JL Gray
Weather Condition: Clear Ambient Temp.: 70's
Time Arrived: 1130 Time Departed: 1230
Results Reported To: Mike

Area Proof Rolled: Block 11 Lots (4-16)

Lift Number: 3rd lift Lift Thickness: 10-12"
Description of Fill: Dark brown/brown clay material w/ particles PI: N/A
Material Sampled: [ ] Yes [X] No Lab # if Sampled: F23-

Approved Rolling Vehicle Used: Total Gross Weight 100,000+/- Lbs.

[ ] Tandem Axle Dump Truck- Loaded With
[ ] 20-ton Pneumatic Roller [X] Full Belly Scraper

[ ] Contractor preparing material for placement - not yet ready for testing.
[X] **Proof roll passed - very tight - no deflections.**
[ ] Fill placement Complete as of
[ ] Proof Roll Failed -Recompaction and Re-testing Required.

Comments:

Results Reported to:	
With:	
Signature:	
Contact Number:	

2/27/23
MLA Geotechnical

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SOILS MANAGEMENT DAILY REPORT

PROJECT: Castlewood South Phase 1
LOCATION: Taylor, Texas
CLIENT: Starlight Homes Texas

DATE OF REPORT: 02/20/23
PROJECT NO.: 23109100.004
REPORT NO.: 25
PAGE NO.:
TECHNICIAN: TM

Contractor: JL Gray
Contractor Rep: Mike
Weather Conditions: Clear
Ambient Temperature: 70's
Time Arrived at Project Site: 1130
Time Departed Project Site: 1230

[X] STATUS - ACTIVE FILLS

Type of Activity:
Fill placement - Cut from site.

Area of Activity:
Block 11

Type of Equipment Used:
Belly scrapers, 963D dozer, standard dozers, sheep footed vibratory roller, Terex water truck.

Type of Fill (Cut or Import):
Cut

Description of Fill:
Dark brown/brown clay material w/ particles

Approximate Percent Fill Complete:
N/A

Samples Taken: Yes [ ] No [X]

Sample Lab Number:
F23-

[ ] STATUS - STREETS & UTIL

Type of activity:

Area of Activity:

Type of Equipment Used:

Approx. Percent of Fill To Be Placed:

Approximate Resumption Date of Fill:

Contractor Rep:

STATUS - IDLE [ ]

Last Visit:

Contractor Contacted:

MLA PM Notified:

GENERAL NOTES:

2/27/23
MLA Geotechnical

CERTIFICATE OF ACCEPTANCE

PROJECT:	Castlewood South Phase 1 – Public Infrastructure Improvements
CONTRACTOR:	JL Gray Construction
CONTRACT FOR:	Public Infrastructure Improvements

This CERTIFICATE OF ACCEPTANCE applies to all work under the Contract Documents or to the following specified parts thereof: **Castlewood South Phase 1 public infrastructure improvements including: paving, drainage, water, and wastewater utility improvements within public ROW.**

BY: Jacob E Walker, PE

Jacob E. Walker, P.E.
HDR Engineering, Inc.
City Engineer

FOR: The City of Taylor

TO: JL Gray Construction
CONTRACTOR

The work to which this Certificate applies has been inspected by authorized representatives of **OWNER, CONTRACTOR, AND CITY,** and that work is hereby declared to be complete in accordance with the Contract Documents and is accepted by the City of Taylor on:

08/22/2024

Date of Acceptance

City Council Meeting
August 22, 2024
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure Quality of Life Economic Vitality

Agenda Item Number: 5.

Agenda Title: **Conduct Public Hearing Regarding the Annual Budget for Fiscal Year 2025.**

Council Action to be Taken: Receive Presentation and Conduct Public Hearing

Department Submitted: Finance

Staff Contact: Jeff Wood, Chief Financial Officer

1. PURPOSE / DESCRIPTION

Council will be presented with an overview of the Fiscal Year 2025 budget.

In accordance with the Texas Local Government Code, Section 102.006, the City is required to conduct a public hearing on the proposed budget prior to its adoption.

At the conclusion of the public hearing, state law requires the Council to take action on the budget. It is anticipated after the public hearing that the City Council will postpone the vote on the adoption of the FY 2025 budget to the September 12, 2024 City Council meeting.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

A public notice was published in the Taylor Press on August 11, 2024 and on the City's website announcing the date, time, and location of this public hearing.

Meetings to discuss the proposed annual budget were held on July 11th, July 18th, and August 8th.

This meeting is the only public hearing required by law on the budget and is an opportunity for the citizens to provide feedback on the proposed budget.

3. PROS and CONS

PROS	CONS

• This is the next step in the budget process • Approval of the budget requires a public hearing • Public hearings provide the opportunity for citizens to give feedback to Council on the proposed budget	•

4. RECOMMENDATION

Staff recommends that Council conduct the public hearing as required by statute. After the conclusion of the public hearing, the Council shall set the date of adoption of the budget for the City Council meeting on September 12, 2024

5. FUNDING SOURCE

Various sources as detailed in the FY 2025 Proposed Budget.

6. TIMELINE

A public hearing on the budget is required prior to its adoption.

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. Budget Hearing Presentation
2. FY 2025 Proposed Budget 8.01.24

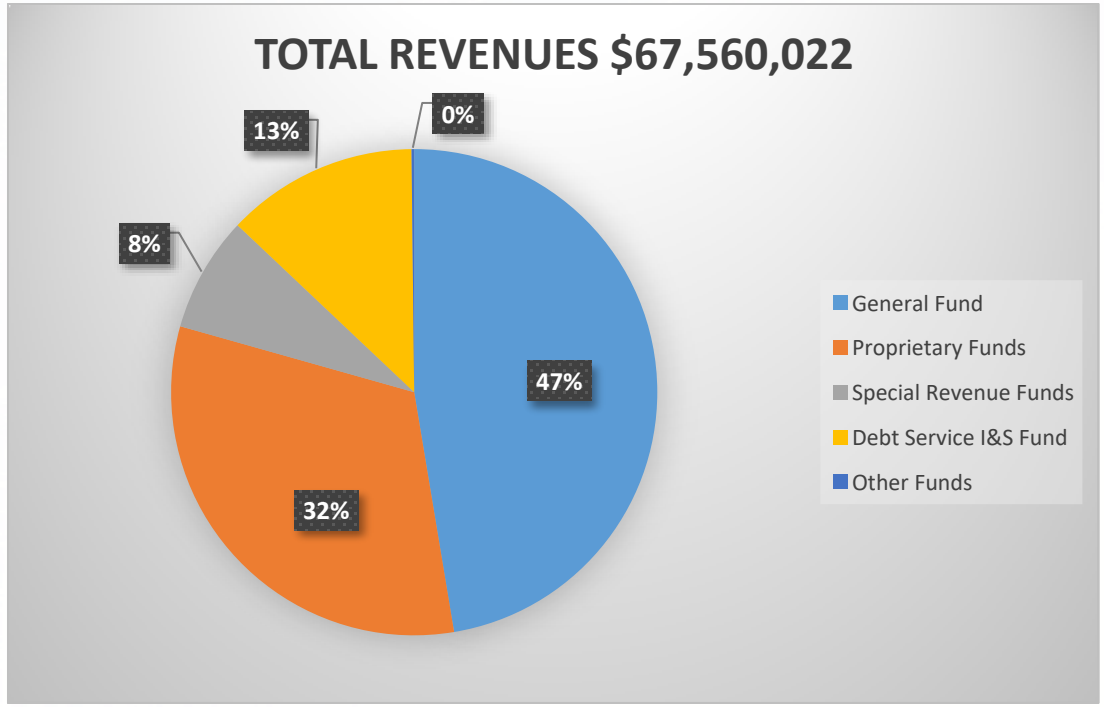


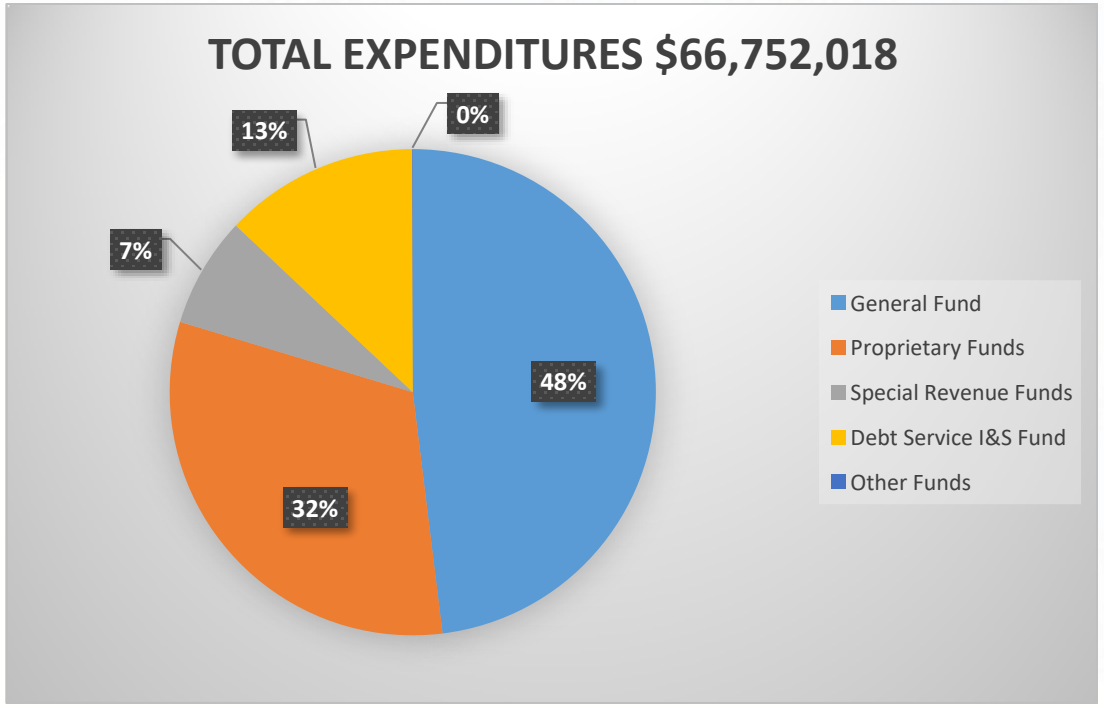
FISCAL YEAR 2025

CITY OF TAYLOR
COMBINED BUDGET SUMMARY

FUNDS	Proposed Budget Revenues FY 2025	Proposed Budget Expenditures FY 2025	Revenues over/ (under) Expenditures FY 2025
Governmental Funds:			
General Fund	$ 32,006,622	$ 32,070,459	$ (63,837)
Special Revenue Funds:			
TIF Fund #2	$ 2,235,000	$ 2,208,000	$ 27,000
TIF Fund #1 - Downtown	$ 945,000	$ 831,372	$ 113,628
Hotel-Motel Tax Fund	$ 350,000	$ 297,400	$ 52,600
Main Street Revenue Fund	$ 94,100	$ 94,100	$ -
Municipal Court Revenue Funds	$ 17,850	$ 29,642	$ (11,792)
Library Grant/Donation Fund	$ 5,000	$ -	$ 5,000
Municipal Utility Drainage Fund	$ 663,500	$ 578,530	$ 84,970
Transportation Fund (TUF)	$ 876,000	$ 867,872	$ 8,128
Special Revenue Funds Subtotal	$ 5,186,450	$ 4,906,916	$ 279,534
Roadway Impact Fund	$ 80,000	$ -	$ 80,000
Governmental Funds Subtotal	**$ 37,273,072**	**$ 36,977,375**	**$ 295,697**
Proprietary Funds:			
Utility Fund	$ 17,673,000	$ 17,570,330	$ 102,670
Utility Impact Fund	$ 425,000	$ 300,000	$ 125,000
Airport	$ 687,100	$ 673,704	$ 13,396
Cemetery Fund	$ 328,500	$ 328,509	$ (9)
Sanitation Fund	$ 2,505,000	$ 2,241,700	$ 263,300
Proprietary Funds Subtotal	**$ 21,618,600**	**$ 21,114,243**	**$ 504,357**
Fiduciary Funds			
Cemetery Permanent Fund	40,000	30,000	10,000
Fiduciary Funds Subtotal	**$ 40,000**	**$ 30,000**	**$ 10,000**
Debt Service I&S Fund			
General Government I&S Funds	$ 8,628,350	$ 8,630,400	$ (2,050)
	$ 8,628,350	**$ 8,630,400**	**$ (2,050)**
Total Combined Summary	**$ 67,560,022**	**$ 66,752,018**	**$ 808,004**

FY 2025 City of Taylor Budget





ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$ Change	% Change
100-310	GENERAL FUND | 310 REVENUES	$12,793,826	$14,440,456	$27,964,301	$23,173,000	$29,839,000	$25,657,000	$0	$25,657,000	$2,484,000	10.72%
100-320	GENERAL FUND | 320 REVENUES	$923,814	$1,338,057	$1,702,705	$1,202,000	$1,128,985	$1,698,850	$0	$1,698,850	$496,850	41.34%
100-330	GENERAL FUND | 330 REVENUES	$436,436	$1,126,036	$1,019,140	$402,600	$619,140	$397,600	$0	$397,600	($5,000)	-1.24%
100-340	GENERAL FUND | 340 REVENUES	$375,580	$662,616	$828,203	$755,300	$587,900	$760,050	$0	$760,050	$4,750	0.63%
100-410	GENERAL FUND | 410 REVENUES	$169,110	$157,413	$145,030	$179,500	$199,400	$176,500	$0	$176,500	($3,000)	-1.67%
100-420	GENERAL FUND | 420 REVENUES	$514,234	$60,695	$9,877	$9,500	$4,500	$8,500	$0	$8,500	($1,000)	-10.53%
100-430	GENERAL FUND | 430 REVENUES	$573,543	$242,973	$1,164,058	$3,310,000	$1,290,000	$690,000	$0	$690,000	($2,620,000)	-79.15%
100-440	GENERAL FUND | 440 REVENUES	$10,085	$194,951	$193,126	$11,000	$214,816	$158,000	$0	$158,000	$147,000	1336.36%
100-450	GENERAL FUND | 450 REVENUES	$1,984,486	$2,004,641	$2,372,139	$2,447,435	$100,632	$2,460,122	$0	$2,460,122	$12,687	0.52%
100-460	GENERAL FUND | 460 REVENUES	$0	$2,446	$5,924	$0	$0	$0	$0	$0	$0	0.00%
100-470	GENERAL FUND | 470 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
REVENUES		**$17,781,115**	**$20,230,284**	**$35,404,501**	**$31,490,335**	**$33,984,373**	**$32,006,622**	**$0**	**$32,006,622**	**$516,287**	**1.64%**
100-500	GENERAL FUND | CITY COUNCIL	$275,963	$220,240	$284,049	$446,569	$362,285	$398,284	$0	$398,284	($48,285)	-10.81%
100-501	GENERAL FUND | CITY MANAGEMENT	$689,089	$581,711	$728,868	$752,267	$812,474	$1,020,167	$0	$1,020,167	$267,900	35.61%
100-503	GENERAL FUND | PUBLIC INFORMATION	$174,224	$202,028	$254,602	$225,338	$257,017	$344,517	$0	$344,517	$119,179	52.89%
100-504	GENERAL FUND | HUMAN RESOURCES	$268,114	$269,071	$274,146	$453,357	$420,906	$473,595	$0	$473,595	$20,238	4.46%
100-505	GENERAL FUND | CITY CLERK	$0	$148,222	$181,264	$206,640	$179,470	$213,823	$0	$213,823	$7,183	3.48%
100-512	GENERAL FUND | FINANCE	$599,062	$754,952	$891,739	$1,065,831	$978,146	$1,081,943	$0	$1,081,943	$16,112	1.51%
100-516	GENERAL FUND | MUNICIPAL COURT	$340,919	$314,125	$332,645	$385,381	$3,200	$408,574	$0	$408,574	$23,193	6.02%
100-522	GENERAL FUND | DEVELOPMENT SERVICES	$1,210,507	$1,860,774	$2,079,537	$1,958,310	$1,345,735	$2,117,585	$0	$2,117,585	$159,275	8.13%
100-524	GENERAL FUND | MAIN STREET	$101,010	$118,581	$118,345	$200,132	$193,178	$221,529	$0	$221,529	$21,397	10.69%
100-527	GENERAL FUND | MOODY MUSEUM	$6,644	$6,547	$29,335	$22,225	$17,475	$20,725	$0	$20,725	($1,500)	-6.75%
100-532	GENERAL FUND | PUBLIC LIBRARY	$471,009	$503,029	$561,905	$687,234	$378,653	$767,363	$0	$767,363	$80,129	11.66%
100-542	GENERAL FUND | FIRE	$2,885,029	$2,999,441	$4,029,968	$4,190,606	$4,323,329	$4,536,734	$0	$4,536,734	$346,128	8.26%
100-552	GENERAL FUND | POLICE	$4,144,647	$4,313,756	$4,928,098	$5,282,612	$5,556,146	$5,777,814	$0	$5,777,814	$495,202	9.37%
100-558	GENERAL FUND | ANIMAL CONTROL	$250,768	$304,750	$293,274	$383,721	$467,701	$409,412	$0	$409,412	$25,691	6.70%
100-563	GENERAL FUND | STREETS AND GROUNDS	$1,771,898	$1,987,359	$2,794,887	$2,706,450	$2,833,069	$2,955,377	$0	$2,955,377	$248,927	9.20%
100-565	GENERAL FUND | PARKS AND RECREATION	$1,223,708	$1,409,112	$1,245,375	$2,595,310	$2,557,357	$1,641,315	$0	$1,641,315	($953,995)	-36.76%
100-566	GENERAL FUND | BUILDING MAINTENANCE	$559,823	$712,042	$594,114	$900,758	$870,631	$686,906	$0	$686,906	($213,852)	-23.74%
100-573	GENERAL FUND | ENGINEERING	$83	$426,569	$1,104,748	$900,000	$950,000	$900,000	$0	$900,000	$0	0.00%
100-575	GENERAL FUND | INFORMATION TECHNOLOGY	$289,921	$228,291	$252,988	$296,936	$299,978	$256,936	$0	$256,936	($40,000)	-13.47%
100-592	GENERAL FUND | NON-DEPARTMENTAL	$163,270	$733,880	$7,246,414	$7,837,610	$7,791,485	$7,837,860	$0	$7,837,860	$250	0.00%
EXPENDITURES		**$15,425,687**	**$18,094,479**	**$28,226,300**	**$31,497,287**	**$30,598,235**	**$32,070,459**	**$0**	**$32,070,459**	**$573,172**	**1.82%**
100 General Fund		**$2,355,428**	**$2,135,805**	**$7,178,201**	**($6,952)**	**$3,386,138**	**($63,837)**	**$0**	**($63,837)**		

GENERAL FUND HIGHLIGHTS

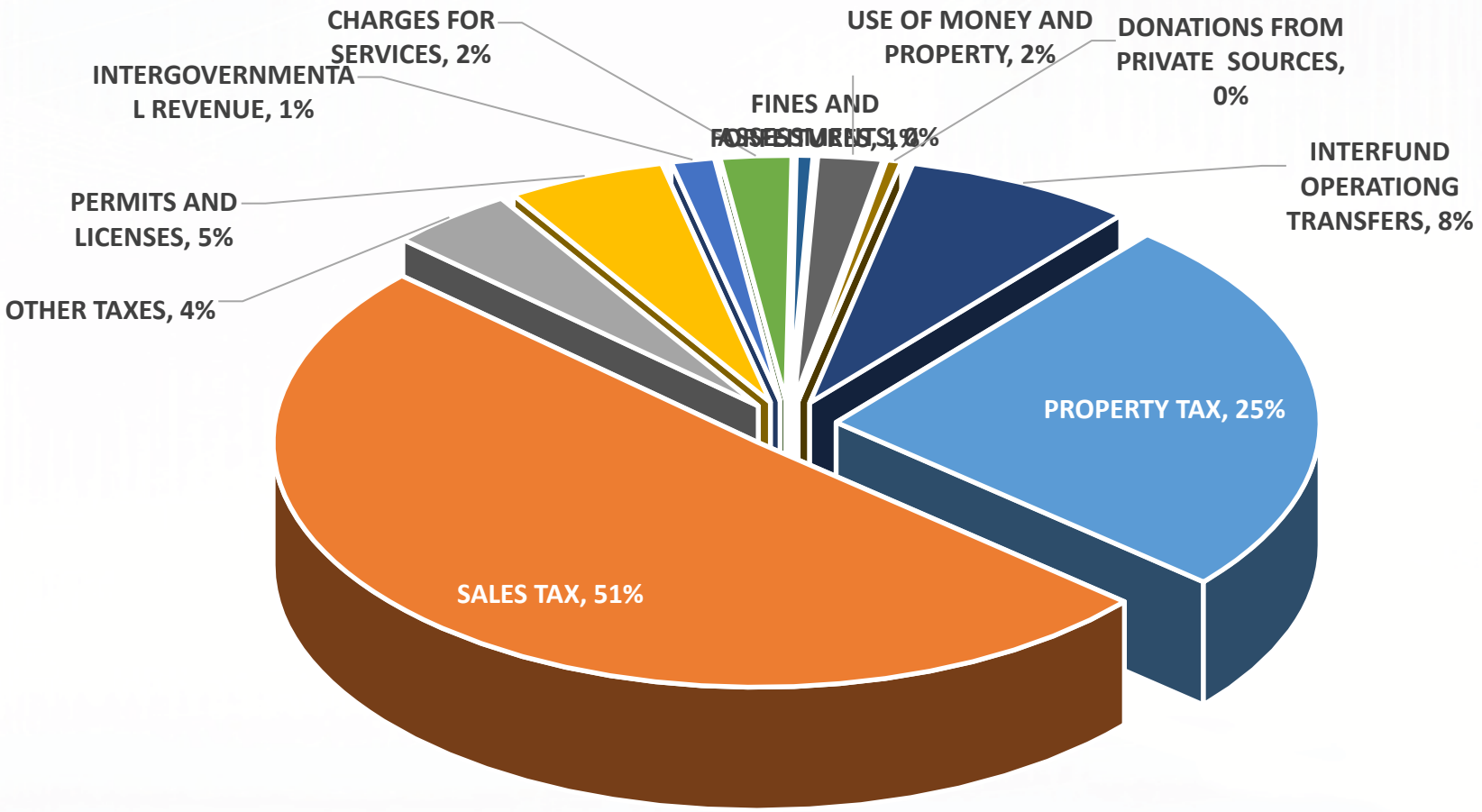
- Adjusts compensation to reflect updated labor market study
- Funds increases in health care premiums and required TMRS retirement contributions
- Includes civic funding for temporary sheltering during winter events, United Seniors of Taylor, Shepherd's Heart, Hope Alliance Crisis Center, Greater Taylor Foundation, CAMPO, Meals on Wheels, Williamson County Literacy Council, Black History Month Banquet, Boys & Girls Club Banquet, Combined Community Action
- Includes funding for Air Quality Monitoring, CARTS, Hazard Mitigation, Mosquito Spraying, Williamson County & Cities Health District (WCCHD) annual funding, Williamson County Children's Advocacy Center
- Includes $2M in use tax funded purchases
- Includes funding for 4 additional HOMES Program houses
- Includes almost $50k in city funding for community events approved in the Main Street Fund
- Includes funding reserve for potential SAFER Grant Award
- Includes $1M to cash fund parks and/or other projects

GENERAL FUND HIGHLIGHTS

- Vehicles/Equipment Use Tax Purchases

#	Type	Year	Make/Model	Dept. Assign.	Date Acquired	Annual	mi/ hrs	3/31/2024	24-25
FIRE DEPARTMENT									
BT1	SUV	2007	FORD EXPEDITION XLT	FS	7/5/07	6,000	mi.	76,481	$ 105,000.00
HG	SUV	2004	FORD EXPEDITION	FS	1/19/04	5,000	mi.		$ 105,000.00
12	GC	2004	EZ-GO SPORT 350 WORKHORSE GOLF CART	FS	1/23/04	50	hr.		$ 60,000.00
POLICE DEPARTMENT									
303	CR	2013	CHEVROLET IMPALA	PDI	7/15/13	10,000	mi.	94,573	$ 80,000.00
306	CR	2016	CHEVROLET IMPALA	PDI	10/13/15	18,000	mi.	132,096	$ 80,000.00
ANIMAL CONTROL									
95	PU	2007	CHEVROLET CREWCAB SINGLE CAB 3/4 TON	ACO	3/13/08	5,000	mi.	104,188	$ 89,000.00
PUBLIC WORKS - STREETS AND GROUNDS									
34	TL	1993	SHOPMADE LOWBOY 18' TRAILER	PWS					$ 5,000.00
73	TL	1993	LOWBOY 16' TRAILER	PWS					$ 5,000.00
514	CS	2001	LEE BOY TACH DISTRIBUTOR	PWS	1/1/15	50	hr.		$ 40,000.00
515	DT	2002	STERLING 7500 DUMPTRUCK 1/2 TON	PWS	1/1/02	2,000	mi.	74,466	$ 140,000.00
516	PU	2002	FORD F550 1 1/2 TON	PWS	11/1/01	3,000	mi.	65,737	$ 90,000.00
519	TL	2002	PACE CARGO TRAILER	PWS					$ 8,000.00
520	TL	2002	PACE CARGO TRAILER	PWS					$ 8,000.00
525	MW	2013	KUBOTA ZD323-60 ZERO TURN	PWS	3/29/13	200	hr.		$ 22,000.00
535	PU	2003	CHEVROLET EXT. CAB 1 TON	PWS	4/9/03	2,000	mi.	51,310	$ 70,000.00
542	TC	2004	JOHN DEERE 5220 TRACTOR LOADER (AT CEM)	PWS	3/2/04	50	hr.		$ 55,000.00
543	PU	2004	CHEVROLET EXT. CAB 1 TON	PWS	3/10/04	2,000	mi.	45,988	$ 75,000.00
544	DT	2004	FREIGHTLINER 3 TON 8 yd	PWS	3/11/04	1,000	mi.		$ 125,000.00
548	PU	2005	CHEVROLET EXT. CAB 3/4 TON	PWS	8/19/05	8,000	mi.	68,605	$ 75,000.00
552	TC	2007	JOHN DEERE 5202 UTILITY TRACTOR	PWS	5/8/07	200	hr.		$ 52,000.00
567	MW	2015	TORO GROUNDMASTER 5900	PWS	7/10/15	200	hr.		$ 60,000.00
PARKS AND RECREATION									
541	TC	2004	JOHN DEERE 1200A GROOMER	TRPSC	1/29/04	50	hr.		$ 28,000.00
731	MW	2014	KUBOTA ZG227LA-60	TRPSC	12/1/14	100	hr.		$ 22,000.00
									$ 1,399,000.00

GENERAL FUND REVENUE SOURCES



GENERAL FUND EXPENDITURES INCLUDING DEBT



PROPERTY TAX RATE REVENUE FY 2025

	Tax Rate	Total Tax	M & O	M & O @ 98% Collection Rate	I & S	M&O Over the NNR Rate	M&O Over FY2024
No New Revenue Rate	0.555974	$ 14,363,979	$ 7,095,181	$ 6,953,278	$ 7,268,797		$ (986,722)
Budgeted Rate	0.591368	$ 15,278,407	$ 8,009,610	$ 7,849,418	$ 7,268,797	$ 896,140	$ (90,582)
Voter Approval Rate	0.591368	$ 15,278,407	$ 8,009,610	$ 7,849,418	$ 7,268,797	$ 896,140	$ (90,582)
De Minimis Rate	0.619285	$ 15,999,663	$ 8,730,865	$ 8,556,248	$ 7,268,797	$ 1,602,970	$ 616,248

$ 2,583,570,200	in valuation used to calculate revenues
$ 7,850,000	is the amount included in the General Fund for Maintenance and Operations (M&O). M&O Rate is $0.310021
$ 8,211,749	is the amount needed for debt service (Interest and Sinking). I&S Rate is $0.281347
$ 258,357	is the amount that one-cent will produce in M&O property tax revenues
$ 0.628774	FY 2023-24 tax rate

PUBLIC UTILITIES FUND

ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$ CHG	% CHG
340-320	PUBLIC UTILITIES FUND | 320 REVENUES	$1,050	$1,200	$650	$500	$500	$500	$0	$500	$0	0.00%
340-330	PUBLIC UTILITIES FUND | 330 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
340-340	PUBLIC UTILITIES FUND | 340 REVENUES	$9,344,972	$10,846,568	$13,282,109	$15,668,000	$15,204,000	$16,716,000	$0	$16,716,000	$1,048,000	6.69%
340-420	PUBLIC UTILITIES FUND | 420 REVENUES	$95,548	$118,676	$37,940	$797,000	$278,000	$797,000	$0	$797,000	$0	0.00%
340-430	PUBLIC UTILITIES FUND | 430 REVENUES	$97,148	$108,940	$208,684	$138,500	$178,000	$156,500	$0	$156,500	$18,000	13.00%
340-450	PUBLIC UTILITIES FUND | 450 REVENUES	$0	$0	$202,653	$0	$0	$0	$0	$0	$0	0.00%
340-460	PUBLIC UTILITIES FUND | 460 REVENUES	$2,554	$16,430	$6,668	$2,500	$4,000	$3,000	$0	$3,000	$500	20.00%
340-470	PUBLIC UTILITIES FUND | 470 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
REVENUES		**$9,541,272**	**$11,091,813**	**$13,738,703**	**$16,606,500**	**$15,664,500**	**$17,673,000**	**$0**	**$17,673,000**	**$1,066,500**	**6.42%**
340-701	PUBLIC UTILITIES FUND | UTILITIES ADMINISTRATION	$466,569	$461,787	$554,504	$693,163	$649,661	$767,911	$0	$767,911	$74,748	10.78%
340-706	PUBLIC UTILITIES FUND | WASTEWATER TREATMENT PLANT	$625,625	$886,708	$1,239,239	$2,121,499	$1,735,032	$2,250,484	$0	$2,250,484	$128,985	6.08%
340-708	PUBLIC UTILITIES FUND | DISTRIBUTION/COLLECTION	$1,718,709	$2,145,799	$2,158,627	$2,982,558	$3,097,242	$3,285,821	$0	$3,285,821	$303,263	10.17%
340-709	PUBLIC UTILITIES FUND | NON-DEPARTMENTAL	$7,093,612	$7,609,670	$8,488,292	$10,625,461	$10,175,825	$11,266,114	$0	$11,266,114	$640,653	6.03%
EXPENDITURES		**$9,904,514**	**$11,103,963**	**$12,440,662**	**$16,422,681**	**$15,657,760**	**$17,570,330**	**$0**	**$17,570,330**	**$1,147,649**	**6.99%**
340 PUBLIC UTILITIES FUND		**($363,242)**	**($12,150)**	**$1,298,041**	**$183,819**	**$6,740**	**$102,670**	**$0**	**$102,670**		

RATE RECOMMENDATION

Percent Rate Increase

Utility	FY24	FY25	FY26	FY27	FY28	FY29
Water	[redacted]	5.0%	5.0%	5.0%	3.0%	3.0%
Wastewater	[redacted]	3.0%	3.0%	3.0%	3.0%	3.0%

Monthly Bill

Customer	FY24	FY25	FY26	FY27	FY28	FY29
Residential	$ 137.01	$ 142.41	$ 148.04	$ 153.94	$ 158.56	$ 163.33
Commercial	$ 305.08	$ 317.43	$ 330.13	$ 343.51	$ 353.82	$ 364.55

- Average residential customer (5,000 gallons of use) – bill increase of $5.40/month in 2025
- Average commercial customer (15,000 gallons of use) – bill increase of $12.35/month in 2025

ENTERPRISE FUNDS VEHICLES/EQUIPMENT

UTILITY ADMIN									
618	PU	2016	CHEVROLET 1/2 TON **SMALLER VEHICLE	UADM	7/6/16	11,000	mi.	89,926	$ 42,500.00
PUBLIC WORKS - UTILITY MAINTENANCE									
130	TL	1992	SHOPMADE UTILITY TRAILER	UM					$ 8,000.00
612	TL	1991	SHOPBUILT TRAILER	UM					$ 8,000.00
620	BH	2000	JOHN DEERE 410E BACKHOE	UM	12/4/00	100	hr.		$ 181,709.00
PUBLIC WORKS - WASTE WATER TREATMENT PLANT									
47	BH	2000	JOHN DEERE 410E BACKHOE	WWTP	6/10/00	50	hr.		$ 181,709.00
PUBLIC WORKS - CEMETERY									
13	GC	2009	YAHAMA GOLF CART	CEM	1/1/15				$ 24,000.00
									$ 445,918.00

AIRPORT FUND

ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$CHG	% CHG
350-330	AIRPORT FUND | 330 REVENUES	$15,859	$61,104	$24,261	$30,000	$30,000	$30,000	$0	$30,000	$0	0.00%
350-340	AIRPORT FUND | 340 REVENUES	$432,856	$560,043	$462,875	$645,000	$406,300	$652,100	$0	$652,100	$7,100	1.10%
350-420	AIRPORT FUND | 420 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
350-430	AIRPORT FUND | 430 REVENUES	$476	$6,888	$43,784	$5,000	$28,000	$5,000	$0	$5,000	$0	0.00%
350-440	AIRPORT FUND | 440 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
350-450	AIRPORT FUND | 450 REVENUES	$0	$0	$0	$230,500	$35,500	$0	$0	$0	($230,500)	-100.00%
REVENUES		$449,191	$628,034	$530,920	$910,500	$499,800	$687,100	$0	$687,100	($223,400)	-24.54%
350-732	AIRPORT FUND | AIRPORT OPERATIONS	$454,222	$637,545	$591,416	$867,995	$836,142	$673,704	$0	$673,704	$0	$0
EXPENDITURES		$454,222	$637,545	$591,416	$867,995	$836,142	$673,704	$0	$673,704	($194,291)	-22.38%
TOTAL		($5,031)	($9,511)	($60,496)	$42,505	($336,342)	$13,396	$0	$13,396	$0	$0

6% fee increase for t-hanger rent (included as part of updated FY2025 City Fee Schedule)

CEMETERY FUND

ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$ CHG	% CHG
370-330	CEMETERY OPERATING FUND | 330 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
370-340	CEMETERY OPERATING FUND | 340 REVENUES	$165,861	$161,008	$213,251	$200,500	$162,500	$200,500	$0	$200,500	$0	0.00%
370-430	CEMETERY OPERATING FUND | 430 REVENUES	$1,736	$1,595	$2,616	$2,000	$2,000	$3,000	$0	$3,000	$1,000	50.00%
370-440	CEMETERY OPERATING FUND | 440 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
370-450	CEMETERY OPERATING FUND | 450 REVENUES	$700	$4,979	$39,010	$34,000	$65,000	$30,000	$0	$30,000	($4,000)	-11.76%
370-460	CEMETERY OPERATING FUND | 460 REVENUES	$142,905	$88,054	$92,470	$85,000	$95,000	$95,000	$0	$95,000	$10,000	11.76%
REVENUES		$311,202	$255,636	$347,347	$321,500	$324,500	$328,500	$0	$328,500	$7,000	2.18%
370-761	CEMETERY OPERATING FUND | CEMETERY OPERATING	$233,735	$259,852	$333,866	$493,187	$350,467	$328,509	$0	$328,509	($164,678)	-33.39%
EXPENDITURES		$233,735	$259,852	$333,866	$493,187	$350,467	$328,509	$0	$328,509	($164,678)	-33.39%
TOTAL		$77,467	($4,216)	$13,481	($171,687)	($25,967)	($9)	$0	($9)		

Grave digging fee increased 11%
Cemetery Lot Sale fee increased 9.4%
(included as part of updated FY2025 City Fee Schedule)

SANITATION FUND

ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$ CHG	% CHG
320-310	SANITATION FUND | 310 REVENUES	$108,255	$223,679	$427,900	$197,000	$550,000	$555,000	$0	$555,000	$358,000	181.73%
320-340	SANITATION FUND | 340 REVENUES	$1,681,776	$1,646,454	$1,916,418	$1,970,000	$1,910,000	$1,950,000	$0	$1,950,000	($20,000)	-1.02%
REVENUES		$1,790,030	$1,870,133	$2,344,318	$2,167,000	$2,460,000	$2,505,000	$0	$2,505,000	$338,000	15.60%
320-721	SANITATION FUND | SANITATION/TRASH	$1,863,730	$1,986,422	$2,115,283	$2,159,200	$2,160,200	$2,241,700	$0	$2,241,700	$82,500	3.82%
EXPENDITURES		$1,863,730	$1,986,422	$2,115,283	$2,159,200	$2,160,200	$2,241,700	$0	$2,241,700	$82,500	3.82%
TOTAL		($73,700)	($116,289)	$229,035	$7,800	$299,800	$263,300	$0	$263,300		

Contractual increase of 4% on average for residential customers (included as part of updated FY2025 City Fee Schedule)



QUESTIONS & PUBLIC HEARING





Fiscal Year 2025 Proposed Annual Budget

Taylor Texas
CITY OF TAYLOR TX

City of Taylor, TX | 400 Porter Street | Taylor, TX 76574
512-352-3675 | www.taylortx.gov


Taylor Texas
CITY OF TAYLOR TX

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

City of Taylor
Texas

For the Fiscal Year Beginning

October 01, 2023

Christopher P. Morrill

Executive Director

The Government Finance Officers Association of the United States and Canada

presents this

CERTIFICATE OF RECOGNITION FOR BUDGET PREPARATION

to

Finance Department
City of Taylor, Texas

The Certificate of Recognition for Budget Preparation is presented by the Government Finance Officers Association to those individuals who have been instrumental in their government unit achieving a Distinguished Budget Presentation Award. The Distinguished Budget Presentation Award, which is the highest award in governmental budgeting, is presented to those government units whose budgets are judged to adhere to program standards.

Executive Director Christopher P. Morrill

Date: **2/12/2024**

PROPOSED ANNUAL BUDGET FOR

October 1, 2024 – September 30, 2025

As filed with the City Clerk on August 2, 2024

This budget will raise more total property taxes than last year's budget by $2,924,500, which is a 19.5% increase, and of that amount $2,493,976 is tax revenue to be raised from new property added to the tax roll this year.

Property Tax Rates

	FY2023-24	FY2024-25
Proposed Tax Rate	0.628774	0.591368
No New Revenue Tax Rate	0.581946	0.555974
Voter Approval Tax Rate	0.558774	0.591368
De Minimis Tax Rate	0.692118	0.619285
M & O Tax Rate	0.360653	0.310021
I & S Tax Rate	0.268121	0.281347

The total amount of debt obligation secured by property taxes for the City of Taylor is $185,030,862.



TAX RATE & REVENUE

FY 2025 Budget

Property Tax Rate Revenue	FY 2022	FY 2023	Current FY 2024	Proposed FY 2025
Maintenance & Operations (M&O)	8,145,381	8,860,000	7,940,000	7,850,000
Interest & Sinking (I&S) [Debt]	2,835,308	3,867,361	5,998,500	8,211,749
Total:	**10,980,689**	**12,727,361**	**13,938,500**	**16,061,749**

Property Tax Rate	FY 2022	FY 2023	Current FY 2024	Proposed FY 2025
Maintenance & Operations (M&O)	0.569637	0.453380	0.360653	0.310021
Interest & Sinking (I&S) [Debt]	0.195478	0.195573	0.268121	0.281347
Total:	**0.765115**	**0.648953**	**0.628774**	**0.591368**

City of Taylor, TX

Mayor and City Council



Mayor
Dwayne Ariola



District 1
Gerald Anderson



Mayor Pro Tem
District 3
Kelly Cmerek



District 2
Shelli Cobb



District 4
Robert Garcia

Budget Message

August 24, 2024

Honorable Mayor and Councilmembers,

I formally introduce the City of Taylor's proposed budget for the Fiscal Year 2025. As with years past, this budget is a collaborative effort to advance the city's strategic pillars of Streets/Infrastructure, Quality of Life, and Economic Vitality.

I have been privileged during the first five years of my tenure at the City of Taylor to have worked with the same five council members during the development of the budget. The May 2024 election brought two new council members to the process and a fresh new perspective to the city budget. But what hasn't changed is the challenges we face to make significant capital investment in our infrastructure. We have an aging utility system and a deteriorating road system that will require tens of millions of dollar investment to repair and improve both systems. These systems also require improvements to accommodate the current and future growth of the City.

The FY 2025 budget was developed without any increase to the operational budgets of our departments. This budget reflects the continued increase in sales tax collections from spending within the community, as well as the significant amount of use tax anticipated from the construction of the new Samsung facility. These additional revenues will allow the City to acquire vehicles and machinery to better serve the citizens of our community and offset the lack of growth in property tax revenue. This budget will also continue to allow the City to cash fund much needed improvements to our city park system that will enhance the quality of life in the City. Without these additional tax revenues, many of these expenditures simply could not have been completed without the issuance of additional debt.

The City of Taylor is in an expanding economic market and a high demand development area. Taylor is experiencing demand for new housing within the city limits and our ETJ. This demand has driven new development throughout the City. Several single and multi-family residential developments have been proposed and are in various stages of the development approval process. These additional housing units will result in a growing population. Although such growth will correspond with higher tax collections, it will also result in additional demands on the city services provided.

The City has completed a water and wastewater study to examine our flow capacity and identify areas within the City's existing infrastructure that could limit our growth potential. Now that these areas of flow reductions and restrictions are identified, funding strategies are being developed to address the deficiencies and allow sufficient water and wastewater facilities to exist to meet the demand of our current citizens as well as meet the demand for future growth. The FY 2025 budget provides some funding to continue addressing this issue.

The City has also completed a Drainage Master Plan to identify improvement projects that increase the performance of the system. These projects will ensure that surface water is properly contained

and managed through the City's drainage system so that properties downstream are not negatively affected by surface water runoff. Projects of highest need have been identified and grant funding has been secured to fund these projects. The FY 2025 budget anticipates additional funding for the next highest priority projects.

Finally, the City recently completed an updated street condition analysis. This analysis will identify specific improvement projects that will be incorporated into a Capital Improvement Plan. The FY 2025 budget includes multiple street and park improvement projects that will upgrade our facilities and improve the quality of life for all citizens.

The FY 2025 Budget that I now present to Council recognizes that the City of Taylor has current demands on its resources that must be addressed. Through conservative budgeting approaches and prioritizing the limited resources to best address the most critical of these current demands, I feel the budget presented enhances the Council's strategic pillars, addresses current staffing compensation levels to keep us competitive in the employment market, and finances many needed equipment, infrastructure and facility improvements. This budget continues to move the City of Taylor forward on the path of economic and social prosperity.

The FY 2025 Budget is supported in part by property tax revenues. I am recommending that the Council set the tax rate at $0.591368 per $100, which is lower than the current rate of $0.628774 and is the fourth year in a row that the proposed tax rate is lower than the previous year's rate. The demand on city services continues to increase as the city grows and this rate will provide the funding needed to help meet the current demands.

The FY 2025 Combined Budget proposes total revenues of $67,560,022 with total expenditures of $66,752,018. The budget includes the General Fund; the City's primary enterprise funds: Utility, Airport, Cemetery and Sanitation Funds; the Special Revenue Funds; the Debt Service Funds; the Internal Services Funds; and the Impact Fee Funds.

Budget Highlights:

- Includes an employee compensation adjustment to reflect current market conditions
- Includes $1,400,000 in cash-funded equipment
- The budget is developed to maintain the current levels of service
- Maintains funding for Public Arts
- Continues funding for four additional houses built under the HOMES program
- Maintains funding for programs that provide assistance to senior citizens, winter sheltering and community involvement programs

- Increases water rates by 5% and sewer rates by 3% based on the updated utility rate study completed in FY 2024. This increase will allow us to issue debt needed for system improvements

I would like to thank all the city staff for their work in the development of this budget. I would especially like to thank the Finance Department for the work they have done to put this budget together and present it publicly. Finally, I would like to thank the City Council for their continued support of staff in providing the funding necessary to accomplish the goals and objectives of this budget. This budget reflects a total team effort of Council and staff.

Final adoption of the budget and tax rate is scheduled on September 12, 2024.

Respectfully submitted,

Brian LaBorde
City Manager

March

- **March 22** -- Budget Kick-Off Email to Department Directors and Administrators

April

- **April 2** – Receive preliminary property values from WCAD
- **April 25** – Department FY 2025 Budget (with ATB's) and FY 2024 Year-end Projections Due. Deadline for data entry in MDSS.

May

- **May 3** – Deadline for Departments to submit 5-year CIP updates
- **Week of May 6** – Finance Meets with City Management to review preliminary budget
- **Week of May 13** – One-on-one meetings with City Council members and City Management
- **Week of May 13 & 20** – City Manager meets with Department Directors to discuss budgets
- **Week of May 27** – Finance meets with City Management to review, update, revise budget

June

- **Week of June 3** – Finance meets with City Management to review CIP
- **June 25** – Rough Draft Budget due to City Manager

July

- **July 11** – Present preliminary budget to City Council with brief explanation
- **July 18** – Budget Workshop including CIP review
- **July 25-29** – Certified property values from WCAD

August

- **August 7** – Deadline for WCAD to send taxpayer postcards
- **August 8** – Schedule Budget Public Hearing
- **August 11** – Publish Notice of Public Hearing for the Budget
- **August 12** – File proposed budget with City Clerk
- **August 15** – Fee schedule changes due
- **August 22** – Hold Budget Hearing, Set Upper Limit Tax Rate, Schedule Tax Public Hearing, Introduce Budget and Tax Rate Ordinances, Present Certification of Sales Tax for Debt, and Post Required Notice of Tax Rates on City website
- **August 31** – Deadline for Departments to Submit FY 2024 Accomplishments; FY 2025 Goals, Objectives and Performance Measures for Budget Document

September

- **September 1 –** Publish Notice of Public Hearing for the Tax Rate in the newspaper
- **September 12** – Adoption of FY 2025 Budget / Public Hearing and Adoption of FY 2025 Tax Rate / Introduce Fee Schedule Ordinance
- **September 26** – Adopt FY 2025 Fee Schedule

Williamson Central Appraisal District

CERTIFIED 2024 VALUES

Chief Appraiser:

Alvin Lankford

Board of Directors

Chairman: Jon Lux
Vice-Chairman: Lora Weber
Secretary: Hope Hisle-Piper

Board Members:
Mason Moses
Lisa Birkman
Michael Sanders
Michael Wei
Harry Gibbs
Larry Gaddes

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2024 value for the following jurisdiction:

City of Taylor

Approved Appraisal Roll			Property Under Protest	
No. of Accounts	**Market Value**	**CTA**	**No. of Accounts**	**Market Value**
8,142	$3,618,831,957	Real Property	121	$57,343,001
769	$312,023,405	Personal Property	147	$9,893,842
8,911	$3,930,855,362	Total	268	$67,236,843

Exemptions

No. of Accounts	Exemption Amount		No. of Accounts	Exemption Amount
246	$2,326,493	AgMkt	5	$47,721
		Mineral		
		Auto		
4,133		HS Homestead Local	14	
4,133		HS HomesteadState	14	
1,490	$71,825,106	O65 Local	4	$200,000
1,490		O65 State	4	
185	$8,242,475	DP Local	3	$100,000
185		DP State	3	
153	$1,592,965	DV (disable vet)		
81	$27,781,295	DV (disable vet 100%)		
11	$2,055,872	DVXSS		
		DVXMAS		
		CDV		
		FRSS		
1	$88,298	PRO(prorated)		
8	$344,817	SOL		
6	$622,159	PC		
		CHDO04		
5	$13,494,673	FP		
1	$19,000	MUV		
		AB		
		VEH		
143	$137,451	HB366	6	$6,046
		WSA		
15	$3,014,621	SPEcAuto		
		HT		
548	$33,932,910	CBL	44	$4,687,986
2,875	$165,015,663	***Homestead Cap Adjustment***	9	$734,886
	$3,024,098,393	***Net taxable (Before Freeze)***		$55,982,156
		Taxpayers Estimate of Value (under review)		$33,589,294

Printed on 7/16/2024 by Chief Appraiser



Chief Appraiser:

Alvin Lankford

Williamson Central Appraisal District



CERTIFICATION OF 2024 APPRAISED VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify the 2024 value for the following jurisdiction:

Taxing Unit CTA - City of Taylor

Board of Directors
Chairman: Jon Lux
Vice-Chairman: Lora Webber
Secretary: Hope Hisle-Piper
Board Member: Michael Wei
Board Member: Harry Gibbs
Board Member: Larry Gaddes
Board Member: Mason Moses
Board Member: Lisa Birkman
Board Member: Michael Sanders

Taxable Value	Prior year Total Taxable value	$2,381,670,849
	Prior year Tax Ceilings	$0
	Current Year Tax Ceiling	$0
	Preliminary Prior year adjusted taxable value	$2,381,670,849
	Prior Year Total Adopted Tax Rate	0.628774
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year ARB Certified Value	$77,074,119
	Prior Year ARB Disputed Value	$11,561,118
	Prior Year Undisputed Value	$65,513,001
Prior year taxable value lost because property first qualified for an exemption in the current tax year.	Absolute Exemption	$509,012
	Partial Exemptions	$3,797,422
	Value Loss	$4,306,434
Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the currrent year.	Prior Year Market Value	$1,726,865
	Prior Year Productivity or special appraisal value	$9,321
	Value Loss	$1,717,544
Total current taxable value on the certified appraisal roll today.	Current Year Certified Values	$3,024,098,393
	Current year Taxable Value of Properties Under Protest	$33,589,294
Total previous year taxable value of properties in territory annexed after January.1, of the prior year.		$0
	Original Prior Year ARB Values	$50,220,257
Previous year taxable values lost because court appeals of ARB decisions reduced the prior years's taxable value (As of 7/12/2024)	Prior Year Values Resulting from Final Court Decisions	$46,964,786
	Prior year Value Loss	$3,255,471
Current Year Total Appraised value of new improvements		$522,245,036
Current Year Total taxable value of new improvements		$430,336,611

*****For number 11 on the Effective Tax Rate Report form (Prior year value loss due to agricultural), please use the value on this document. The value in the supporting documents will be updated at the next supplement.***

Printed on 7/18/2024 by Chief Appraiser



Chief Appraiser:

Alvin Lankford

Williamson Central Appraisal District

CERTIFICATION OF 2024 APPRAISED VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify the 2024 value for the following jurisdiction:

Taxing Unit CTA

Board of Directors
Chairman: Jon Lux
Vice-Chairman: Harry Gibbs
Secretary: Lora Weber
Board Member: Michael Wei
Board Member: Hope Hisle-Piper
Board Member: Larry Gaddes
Board Member: Mason Moses
Board Member: Lisa Birkman
Board Member: Michael Sanders

	A1 state code			Homestead		
	No. Properties	**Value**	**Average**	**No. Properties**	**Value**	**Average**
Prior Year Market Value	5797	$1,566,530,658	$270,231	3937	$1,164,568,793	$295,801
Prior YearTaxable Value	5797	$1,274,039,642	$219,776	3937	$873,074,847	$221,761
Current Year Market Value	5905	$1,678,317,601	$284,220	3905	$1,206,968,073	$309,083
Current year Taxable Value	5905	$1,398,889,160	$236,899	3905	$934,631,169	$239,342

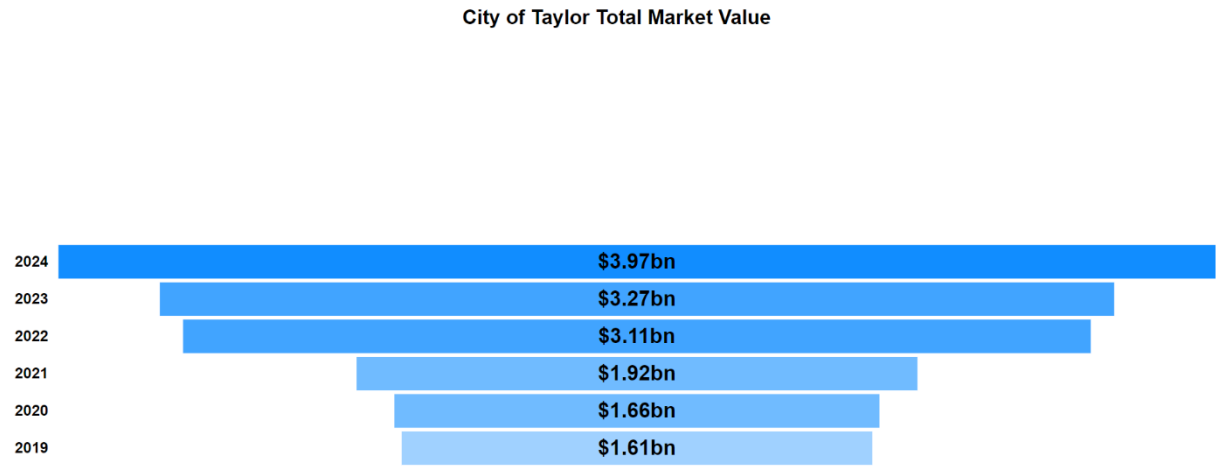
****This report does not account for any prorated homestead exemptions.**

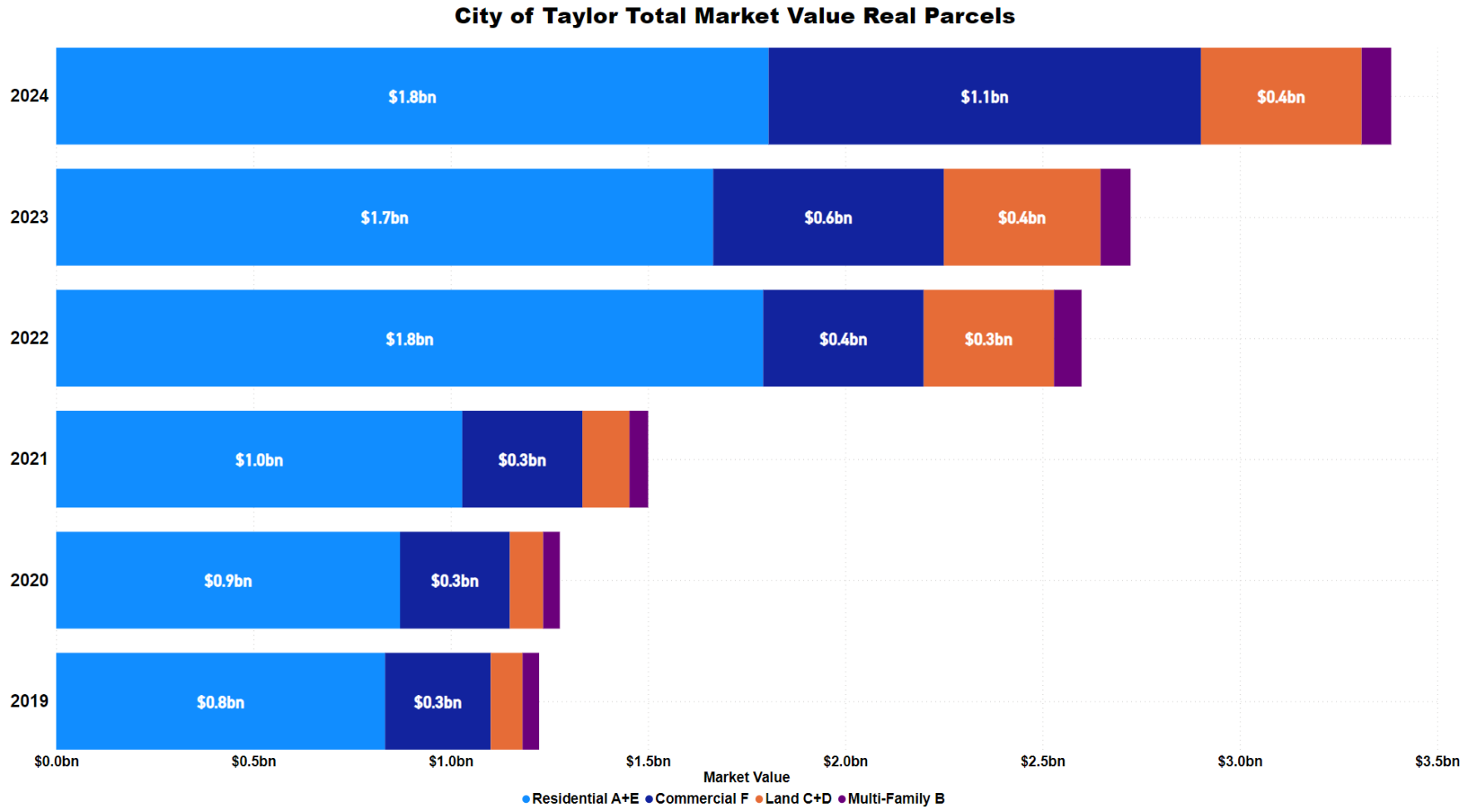
Printed on 7/14/2024 by Chief Appraiser



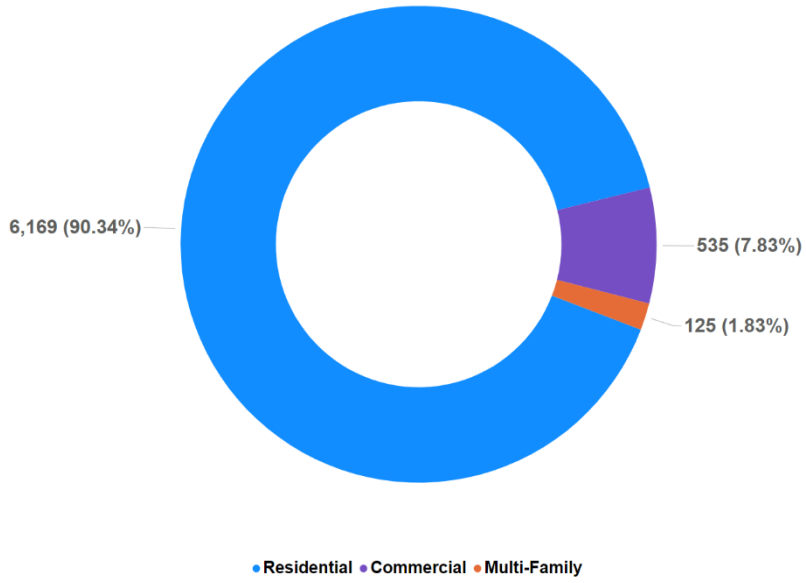
CITY OF TAYLOR 2024 APPRAISAL DATA

TOTAL ROLL VALUE HISTORY AND CURRENT BREAKDOWN

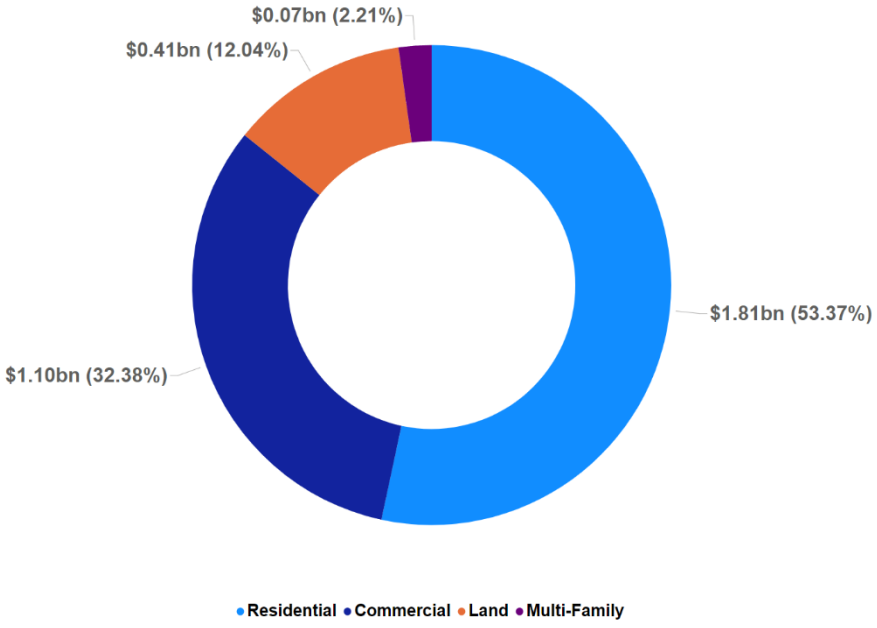



City of Taylor Total Market Value Real Parcels
2024
$1.8bn
$1.1bn
$0.4bn
2023
$1.7bn
$0.6bn
$0.4bn
2022
$1.8bn
$0.4bn
$0.3bn
2021
$1.0bn
$0.3bn
2020
$0.9bn
$0.3bn
2019
$0.8bn
$0.3bn
$0.0bn
$0.5bn
$1.0bn
$1.5bn
$2.0bn
$2.5bn
$3.0bn
$3.5bn
Market Value
Residential A+E
Commercial F
Land C+D
Multi-Family B

By Improved Parcel Count

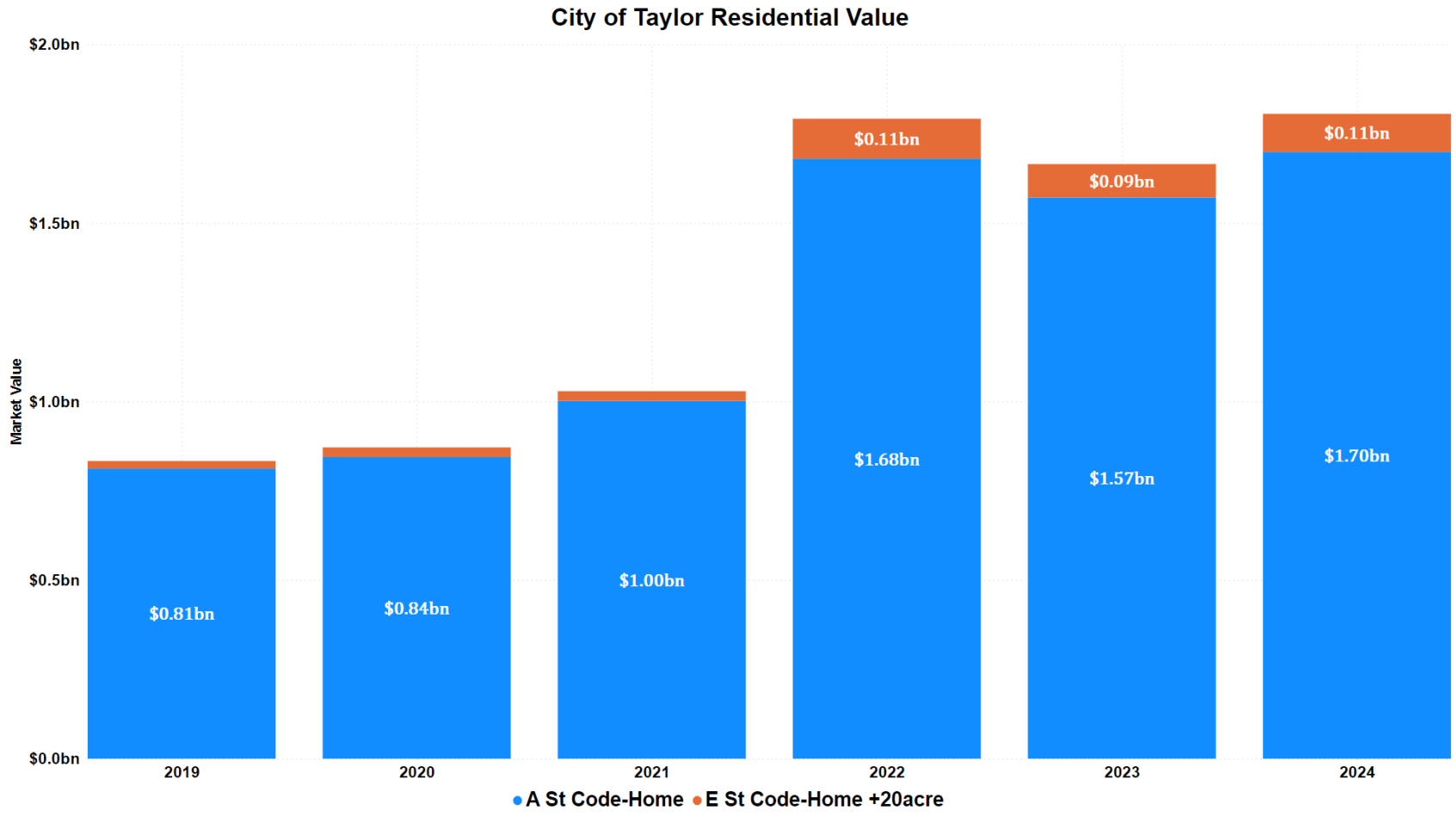


By Value

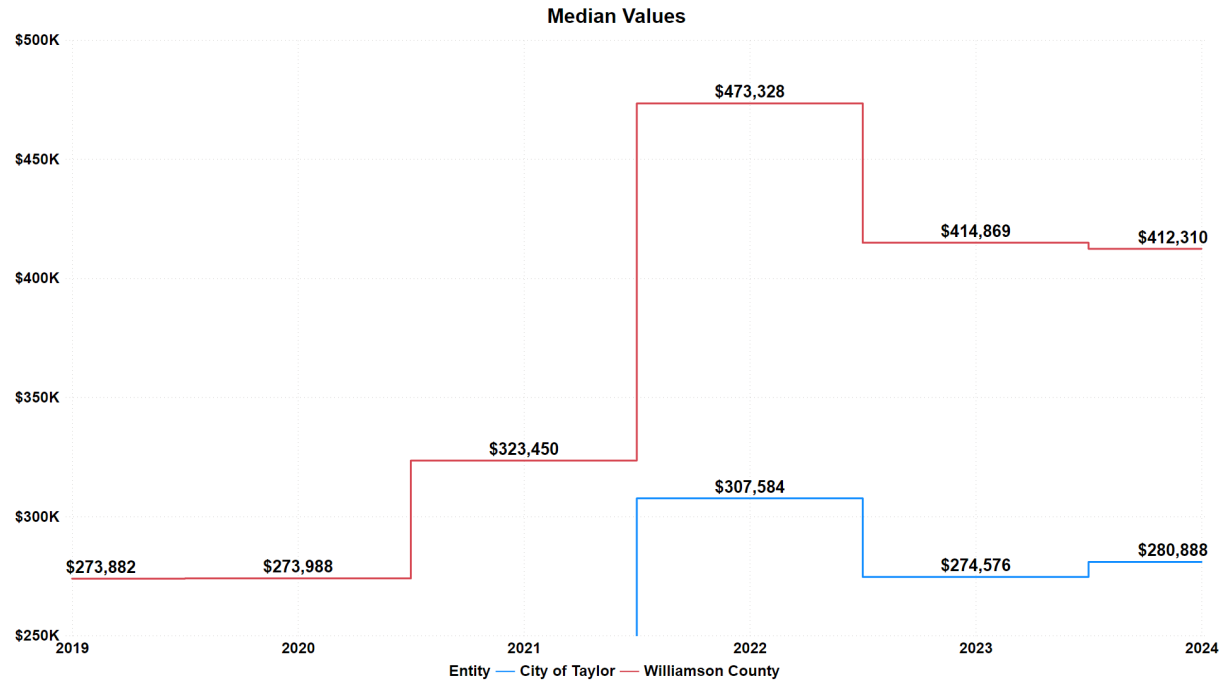


RESIDENTIAL VALUE & BREAKDOWN

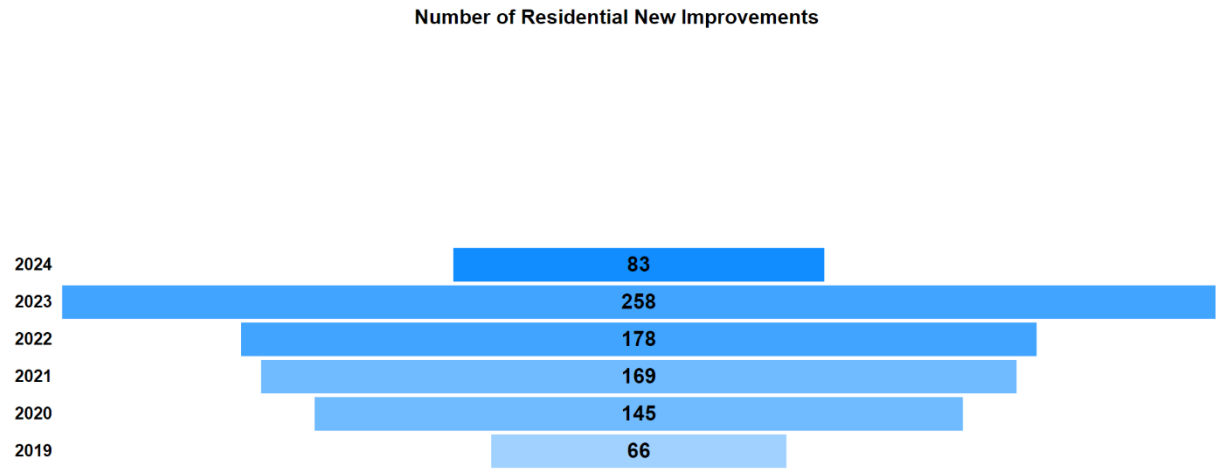
CITY OF TAYLOR RESIDENTIAL VALUE HISTORY



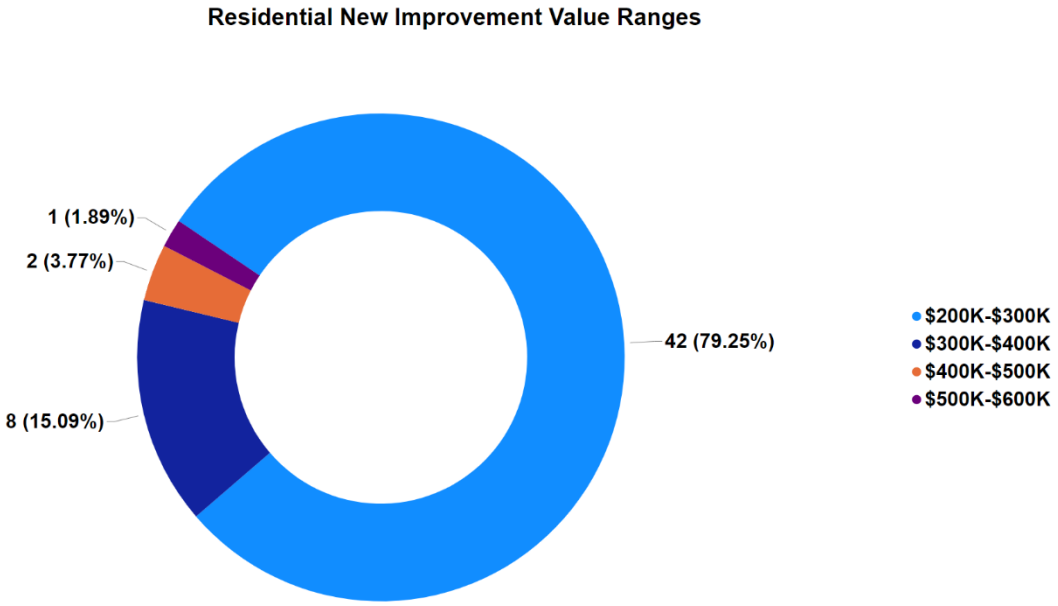
CITY OF TAYLOR RESIDENTIAL MEDIAN VALUE HISTORY



CITY OF TAYLOR RESIDENTIAL NEW IMPROVEMENTS HISTORY

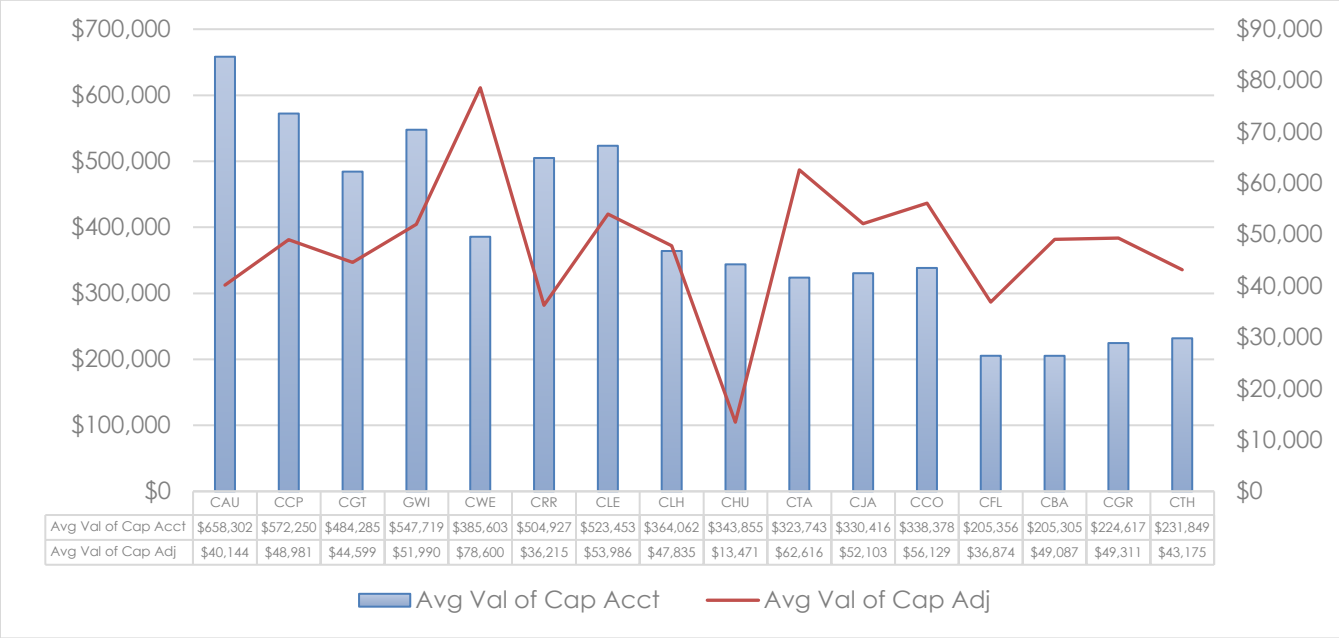


CITY OF TAYLOR RESIDENTIAL NEW IMPROVEMENTS BY VALUE



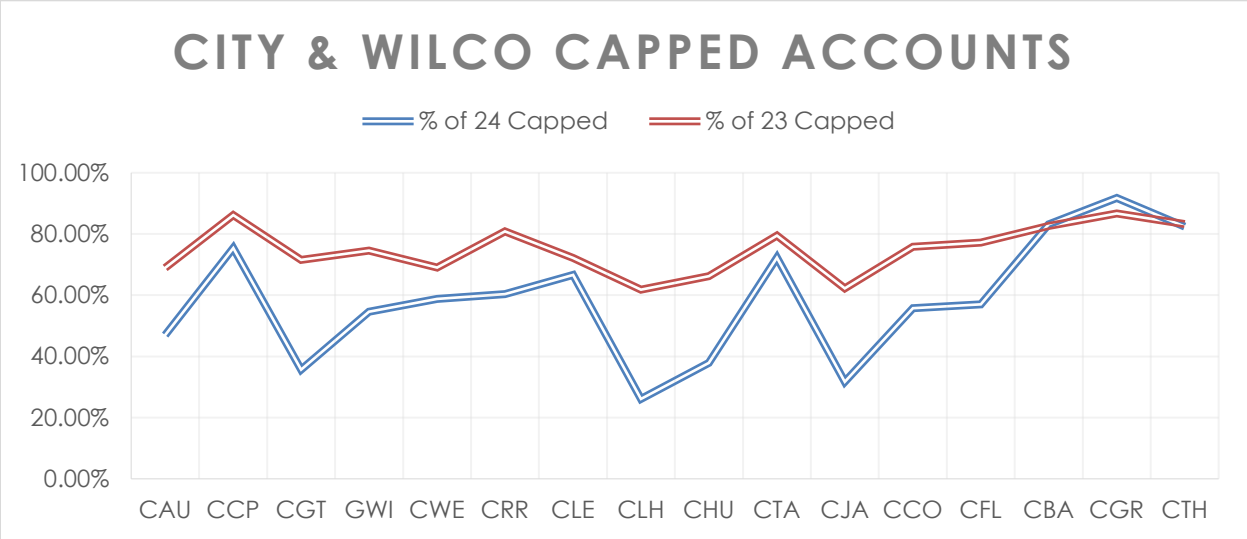
HOMESTEAD CAP STATISTICS

AVERAGE VALUE OF CAPPED ACCOUNT & CAPPED AMOUNT CITY



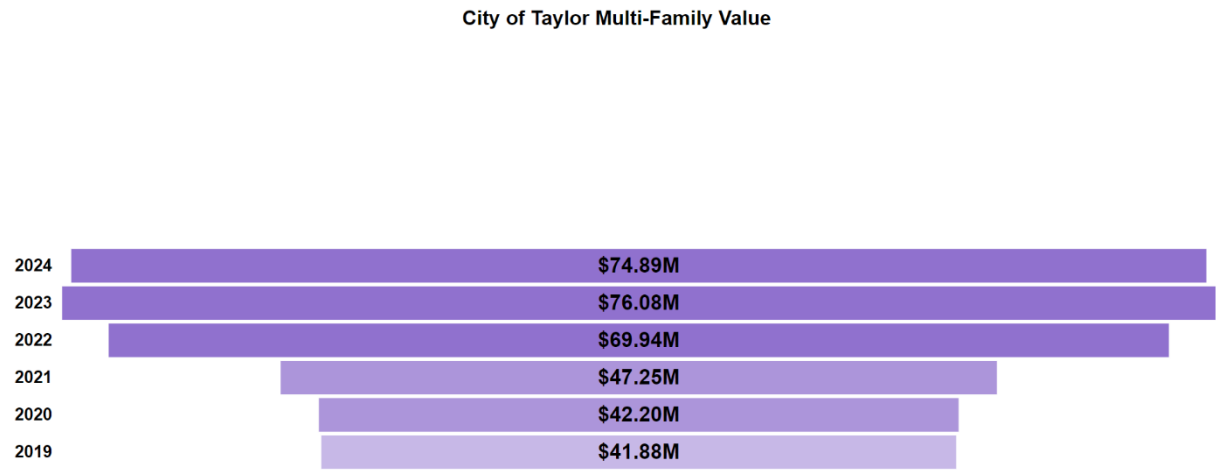
	CAU	CCP	CGT	GWI	CWE	CRR	CLE	CLH	CHU	CTA	CJA	CCO	CFL	CBA	CGR	CTH
Avg Val of Cap Acct	$658,302	$572,250	$484,285	$547,719	$385,603	$504,927	$523,453	$364,062	$343,855	$323,743	$330,416	$338,378	$205,356	$205,305	$224,617	$231,849
Avg Val of Cap Adj	$40,144	$48,981	$44,599	$51,990	$78,600	$36,215	$53,986	$47,835	$13,471	$62,616	$52,103	$56,129	$36,874	$49,087	$49,311	$43,175

CITY OF TAYLOR % CAPPED ACCOUNTS 2023 VS 2024

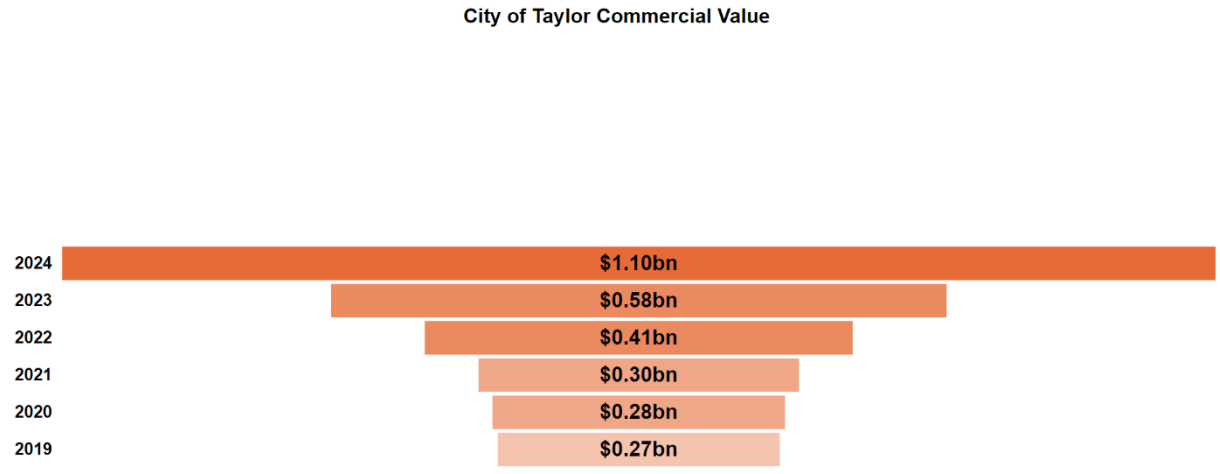


COMMERCIAL AND MULTI-FAMILY VALUE & BREAKDOWN

CITY OF TAYLOR MULTI-FAMILY VALUE

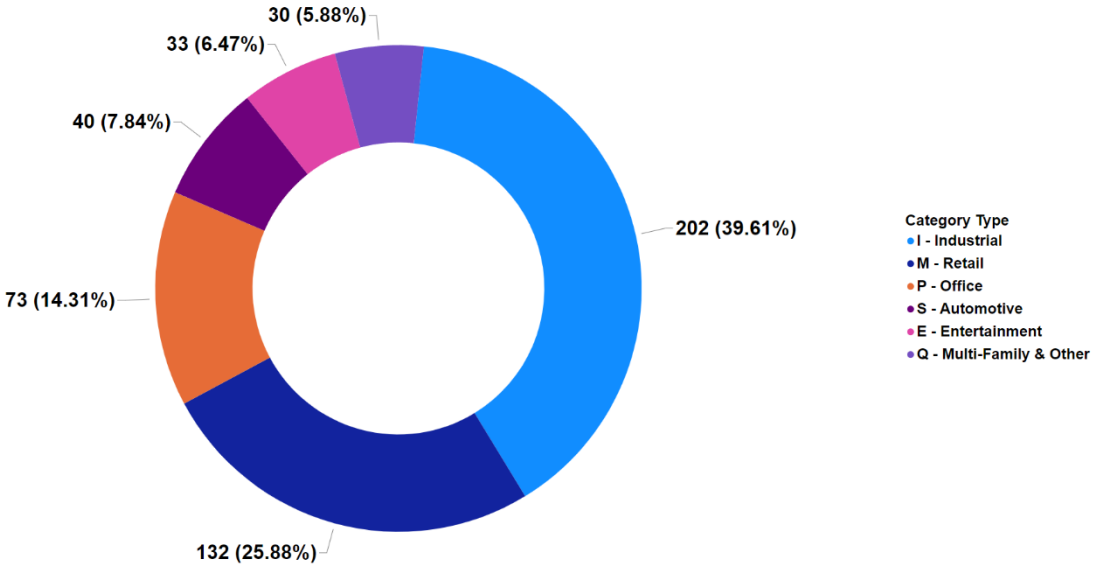


CITY OF TAYLOR COMMERCIAL VALUE

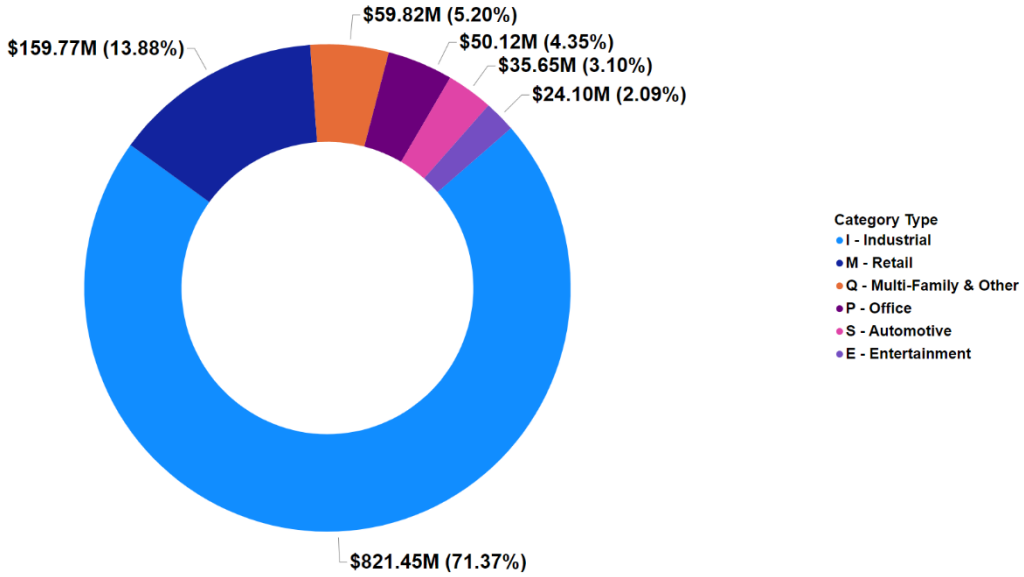


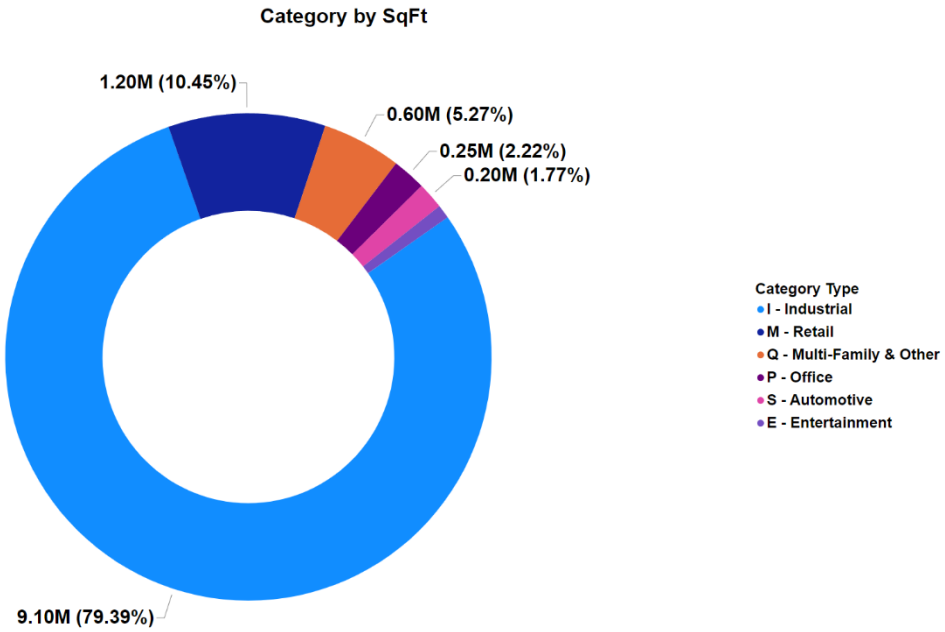
CITY OF TAYLOR COMMERCIAL BY CATEGORY

By Parcel Count

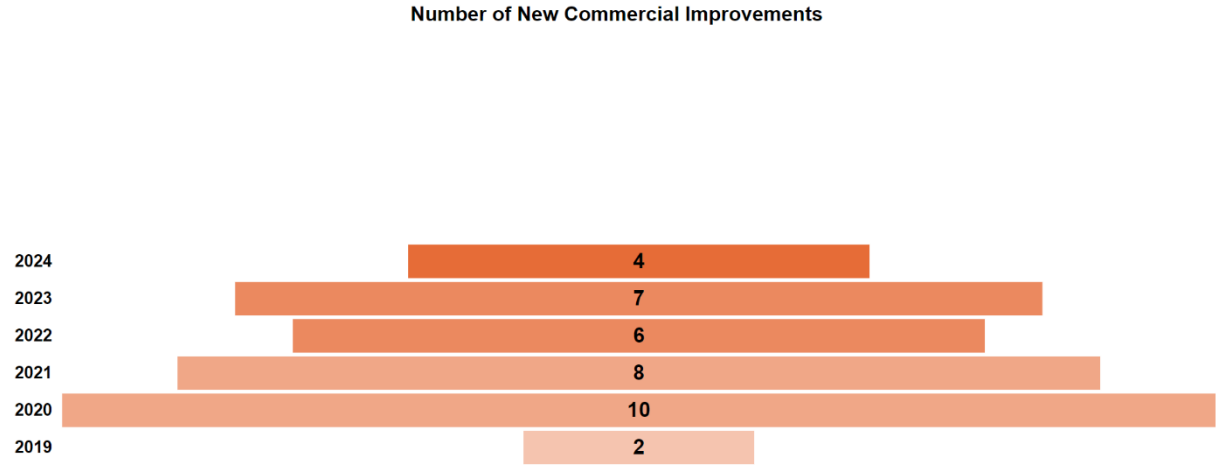


Category by Value

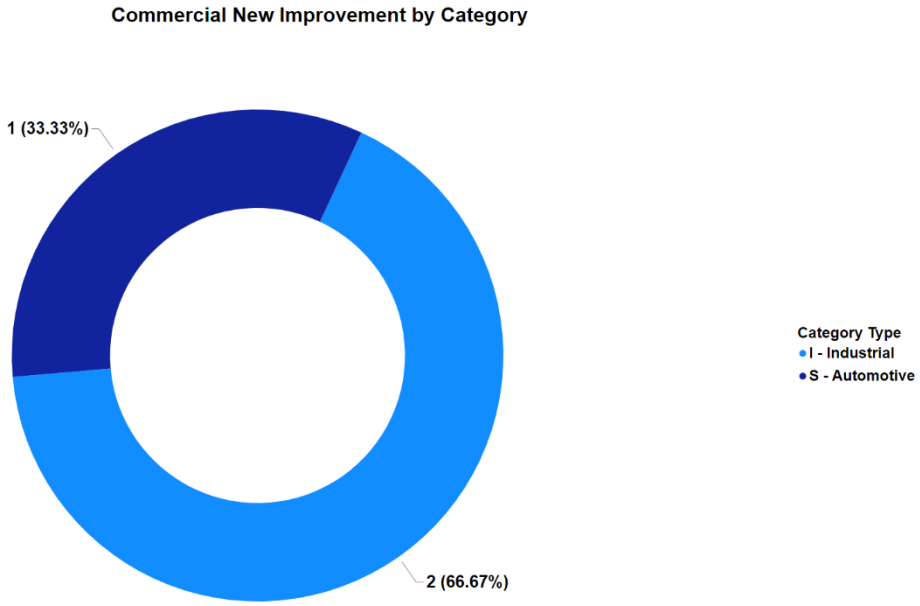




CITY OF TAYLOR COMMERCIAL & MULTI-FAMILY NEW IMPROVEMENTS HISTORY

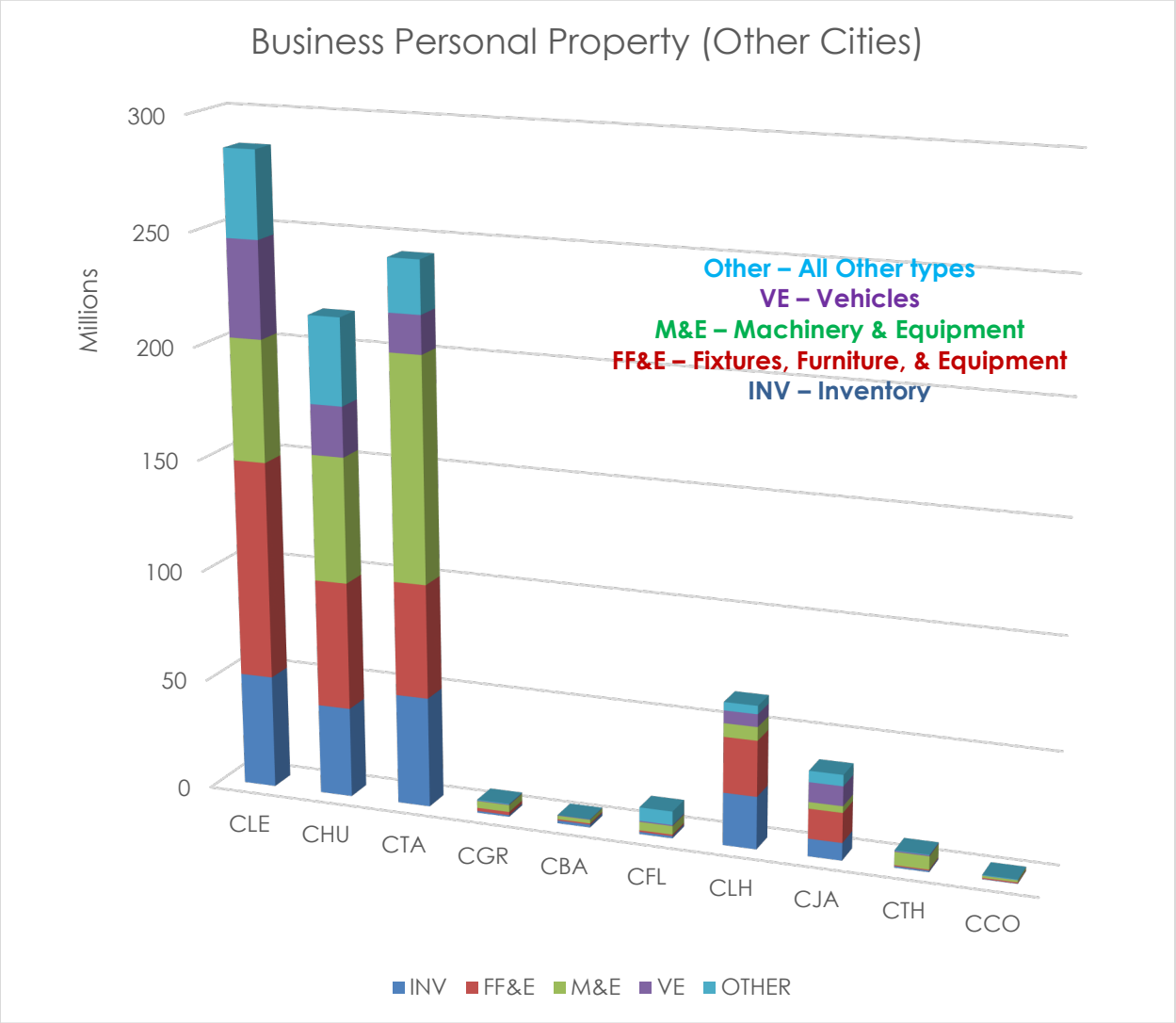


CITY OF TAYLOR COMMERCIAL & MULTI-FAMILY NEW IMPROVEMENTS BY CATEGORY

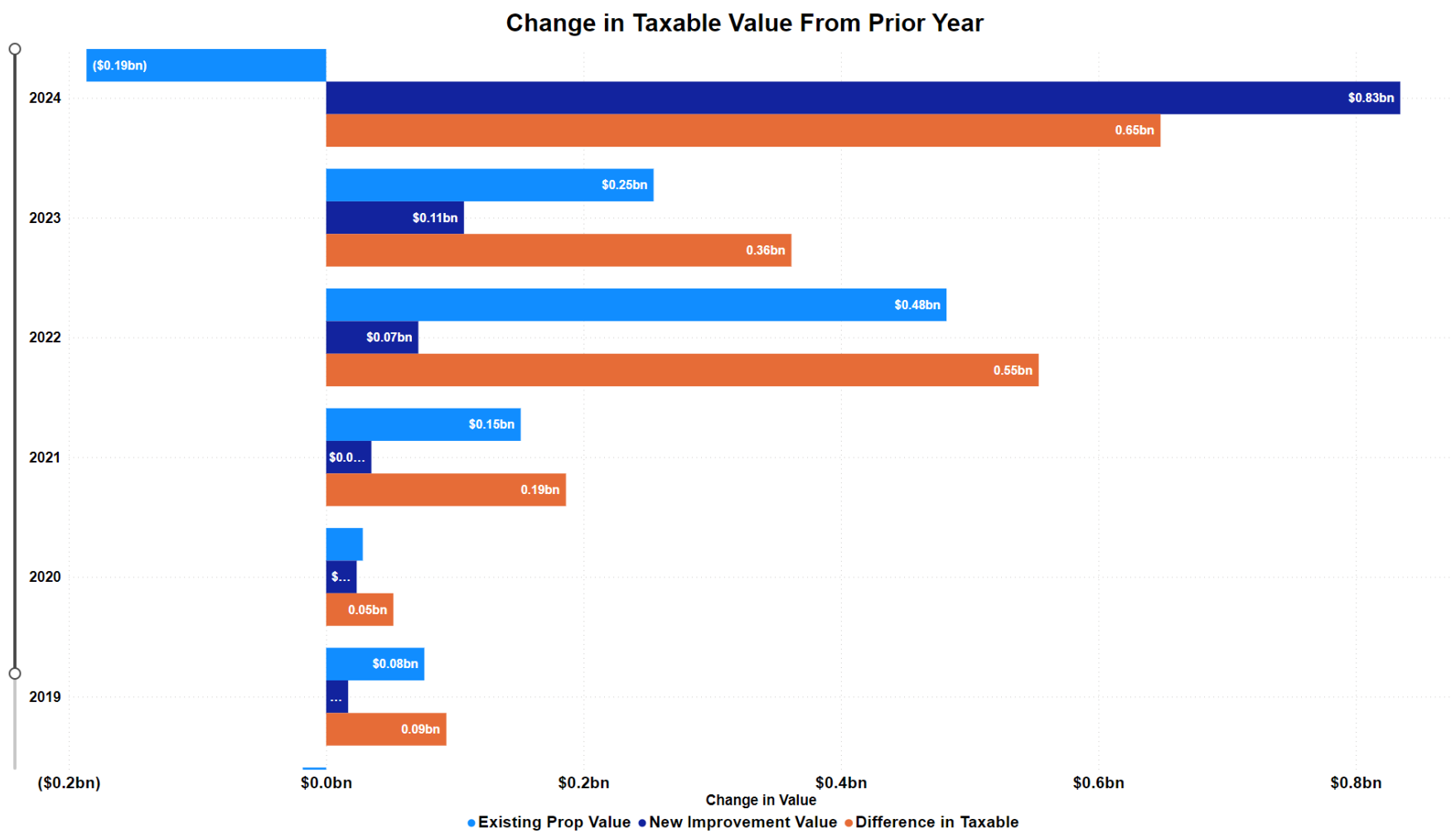


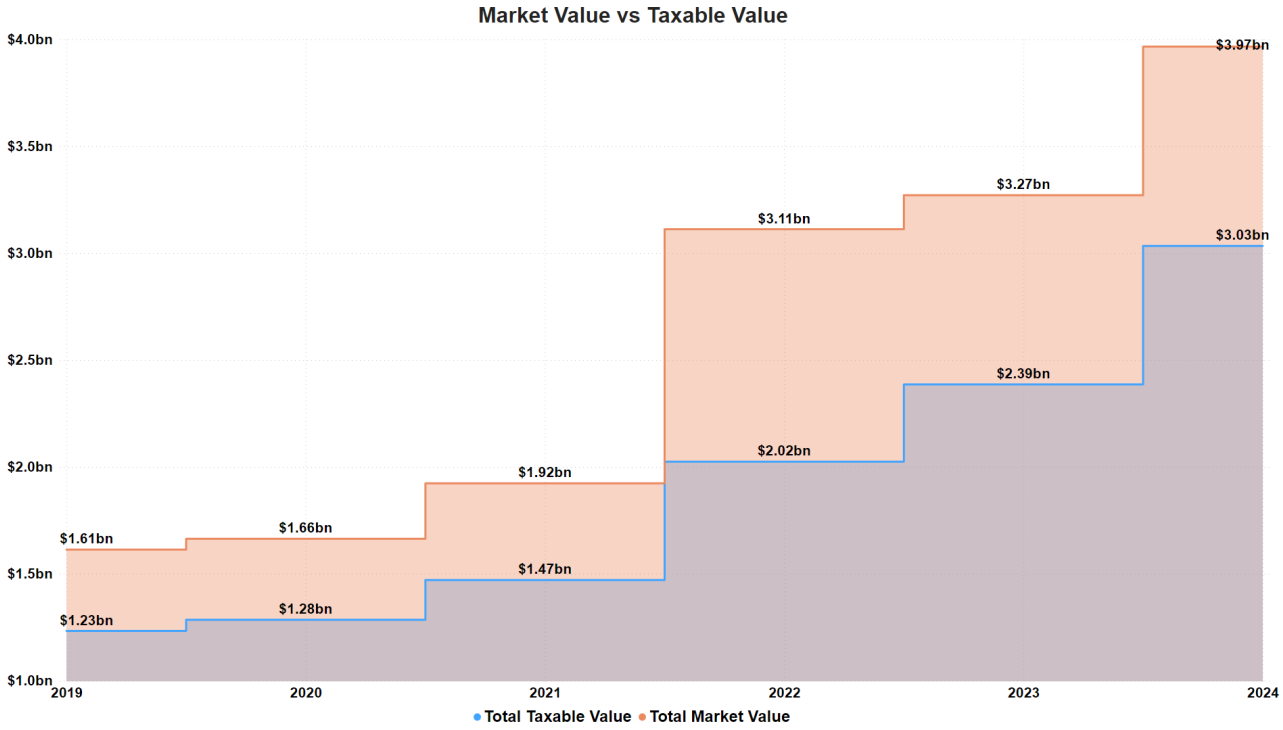
BUSINESS PERSONAL PROPERTY VALUE & BREAKDOWN

BUSINESS PERSONAL PROPERTY VALUE BY CATEGORY (OTHER CITIES)



CHANGE IN TOTAL TAXABLE VALUE




Market Value vs Taxable Value
$4.0bn
$3.5bn
$3.0bn
$2.5bn
$2.0bn
$1.5bn
$1.0bn
2019
2020
2021
2022
2023
2024
$1.61bn
$1.66bn
$1.92bn
$3.11bn
$3.27bn
$3.97bn
$1.23bn
$1.28bn
$1.47bn
$2.02bn
$2.39bn
$3.03bn
Total Taxable Value
Total Market Value

CITY OF TAYLOR
COMBINED BUDGET SUMMARY

FUNDS	Proposed Budget Revenues FY 2025	Proposed Budget Expenditures FY 2025	Revenues over/ (under) Expenditures FY 2025
Governmental Funds:			
General Fund	$ 32,006,622	$ 32,070,459	$ (63,837)
Special Revenue Funds:			
TIF Fund #2	$ 2,235,000	$ 2,208,000	$ 27,000
TIF Fund #1 - Downtown	$ 945,000	$ 831,372	$ 113,628
Hotel-Motel Tax Fund	$ 350,000	$ 297,400	$ 52,600
Main Street Revenue Fund	$ 94,100	$ 94,100	$ -
Municipal Court Revenue Funds	$ 17,850	$ 29,642	$ (11,792)
Library Grant/Donation Fund	$ 5,000	$ -	$ 5,000
Municipal Utility Drainage Fund	$ 663,500	$ 578,530	$ 84,970
Transportation Fund (TUF)	$ 876,000	$ 867,872	$ 8,128
Special Revenue Funds Subtotal	$ 5,186,450	$ 4,906,916	$ 279,534
Roadway Impact Fund	$ 80,000	$ -	$ 80,000
Governmental Funds Subtotal	**$ 37,273,072**	**$ 36,977,375**	**$ 295,697**
Proprietary Funds:			
Utility Fund	$ 17,673,000	$ 17,570,330	$ 102,670
Utility Impact Fund	$ 425,000	$ 300,000	$ 125,000
Airport	$ 687,100	$ 673,704	$ 13,396
Cemetery Fund	$ 328,500	$ 328,509	$ (9)
Sanitation Fund	$ 2,505,000	$ 2,241,700	$ 263,300
Proprietary Funds Subtotal	**$ 21,618,600**	**$ 21,114,243**	**$ 504,357**
Fiduciary Funds			
Cemetery Permanent Fund	40,000	30,000	10,000
Fiduciary Funds Subtotal	**$ 40,000**	**$ 30,000**	**$ 10,000**
Debt Service I&S Fund			
General Government I&S Funds	$ 8,628,350	$ 8,630,400	$ (2,050)
	$ 8,628,350	**$ 8,630,400**	**$ (2,050)**
Total Combined Summary	**$ 67,560,022**	**$ 66,752,018**	**$ 808,004**

**** Note- Other debt service funds and internal service funds expenditures are included in the above funds. This is noted as to not overstate the total combined summary.***

Other Debt Service I&S Funds			
Utility I&S Fund	$ 3,944,914	$ 3,944,914	$ -
Airport I&S Fund	$ 108,288	$ 108,288	$ -
TUF I&S Fund	$ -	$ -	$ -
Debt Service Funds Subtotal	**$ 4,053,202**	**$ 4,053,202**	**$ -**
Internal Service Funds			
Fleet Operating Fund	$ 1,127,959	$ 998,537	$ 129,422
Fleet Replacement Fund	$ 4,118,436	$ 4,118,436	$ -
Internal Service Funds Subtotal	**$ 5,246,395**	**$ 5,116,973**	**$ 129,422**
Total	**$ 9,299,597**	**$ 9,170,175**	**$ 129,422**

Personnel Listing - Full-Time Equivalents (FTEs)

				FY 2025		
	FY 2023	FY 2024	FY 2025	Base	Changes	Budget
501 - City Manager Office	3.0	4.0	4.0	4.0	-	4.0
503 - Public Information	1.0	2.0	2.0	2.0	-	2.0
504 - Human Resources	2.0	3.0	3.0	3.0	-	3.0
505 - City Clerk	2.0	2.0	2.0	2.0	-	2.0
512 - Finance	6.0	7.0	7.0	7.0	-	7.0
516 - Municipal Court	3.5	3.5	3.5	3.5	-	3.5
522 - Development Services	10.0	10.0	10.0	10.0	-	10.0
524 - Main Street	2.0	2.0	2.0	2.0	-	2.0
532 - Public Library	8.0	8.0	8.0	8.0	-	8.0
542 - Fire	25.0	24.0	25.0	25.0	-	25.0
552 - Police	41.0	41.0	41.0	41.0	-	41.0
558 - Animal Control	3.0	4.0	4.0	4.0	-	4.0
563 - Streets & Grounds	16.0	16.0	16.0	16.0	-	16.0
565 - Parks & Recreation	9.0	10.0	10.0	10.0	-	10.0
566 - Building Maintenance	4.0	4.0	4.0	4.0	-	4.0
100 - General Fund Total:	135.5	140.5	141.5	141.5	-	141.5
632 - Transportation User Fee (TUF)	3.0	3.0	3.0	3.0	-	3.0
210 - TUF Fund Total:	3.0	3.0	3.0	3.0	-	3.0
750 - Municipal Drainage Utility System (MDUS)	4.0	4.0	4.0	4.0	-	4.0
300 - MDUS Fund Total:	4.0	4.0	4.0	4.0	-	4.0
701 - Utility Administration	7.0	7.0	7.0	7.0	-	7.0
706 - Wastewater Treatment Plant (WWTP)	5.0	6.0	6.0	6.0	-	6.0
708 - Utility Maintenance	18.0	18.0	18.0	18.0	-	18.0
340 - Utility Fund Total:	30.0	31.0	31.0	31.0	-	31.0
732 - Airport	1.5	2.0	2.0	2.0	-	2.0
350 - Airport Fund Total:	1.5	2.0	2.0	2.0	-	2.0
761 - Cemetery	2.0	2.0	2.0	2.0	-	2.0
370 - Cemetery Fund Total:	2.0	2.0	2.0	2.0	-	2.0
517 - Fleet Operating	2.0	3.0	3.0	3.0	-	3.0
382 - Fleet Operating Fund Total:	2.0	3.0	3.0	3.0	-	3.0
Total FTE City Employees:	178.0	185.5	186.5	186.5	-	186.5

General Fund

THE BIG PICTURE
GENERAL FUND

ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$ Change	% Change
100-310	GENERAL FUND | 310 REVENUES	$12,793,826	$14,440,456	$27,964,301	$23,173,000	$29,839,000	$25,657,000	$0	$25,657,000	$2,484,000	10.72%
100-320	GENERAL FUND | 320 REVENUES	$923,814	$1,338,057	$1,702,705	$1,202,000	$1,128,985	$1,698,850	$0	$1,698,850	$496,850	41.34%
100-330	GENERAL FUND | 330 REVENUES	$436,436	$1,126,036	$1,019,140	$402,600	$619,140	$397,600	$0	$397,600	($5,000)	-1.24%
100-340	GENERAL FUND | 340 REVENUES	$375,580	$662,616	$828,203	$755,300	$587,900	$760,050	$0	$760,050	$4,750	0.63%
100-410	GENERAL FUND | 410 REVENUES	$169,110	$157,413	$145,030	$179,500	$199,400	$176,500	$0	$176,500	($3,000)	-1.67%
100-420	GENERAL FUND | 420 REVENUES	$514,234	$60,695	$9,877	$9,500	$4,500	$8,500	$0	$8,500	($1,000)	-10.53%
100-430	GENERAL FUND | 430 REVENUES	$573,543	$242,973	$1,164,058	$3,310,000	$1,290,000	$690,000	$0	$690,000	($2,620,000)	-79.15%
100-440	GENERAL FUND | 440 REVENUES	$10,085	$194,951	$193,126	$11,000	$214,816	$158,000	$0	$158,000	$147,000	1336.36%
100-450	GENERAL FUND | 450 REVENUES	$1,984,486	$2,004,641	$2,372,139	$2,447,435	$100,632	$2,460,122	$0	$2,460,122	$12,687	0.52%
100-460	GENERAL FUND | 460 REVENUES	$0	$2,446	$5,924	$0	$0	$0	$0	$0	$0	0.00%
100-470	GENERAL FUND | 470 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
REVENUES		**$17,781,115**	**$20,230,284**	**$35,404,501**	**$31,490,335**	**$33,984,373**	**$32,006,622**	**$0**	**$32,006,622**	**$516,287**	**1.64%**
100-500	GENERAL FUND | CITY COUNCIL	$275,963	$220,240	$284,049	$446,569	$362,285	$398,284	$0	$398,284	($48,285)	-10.81%
100-501	GENERAL FUND | CITY MANAGEMENT	$689,089	$581,711	$728,868	$752,267	$812,474	$1,020,167	$0	$1,020,167	$267,900	35.61%
100-503	GENERAL FUND | PUBLIC INFORMATION	$174,224	$202,028	$254,602	$225,338	$257,017	$344,517	$0	$344,517	$119,179	52.89%
100-504	GENERAL FUND | HUMAN RESOURCES	$268,114	$269,071	$274,146	$453,357	$420,906	$473,595	$0	$473,595	$20,238	4.46%
100-505	GENERAL FUND | CITY CLERK	$0	$148,222	$181,264	$206,640	$179,470	$213,823	$0	$213,823	$7,183	3.48%
100-512	GENERAL FUND | FINANCE	$599,062	$754,952	$891,739	$1,065,831	$978,146	$1,081,943	$0	$1,081,943	$16,112	1.51%
100-516	GENERAL FUND | MUNICIPAL COURT	$340,919	$314,125	$332,645	$385,381	$3,200	$408,574	$0	$408,574	$23,193	6.02%
100-522	GENERAL FUND | DEVELOPMENT SERVICES	$1,210,507	$1,860,774	$2,079,537	$1,958,310	$1,345,735	$2,117,585	$0	$2,117,585	$159,275	8.13%
100-524	GENERAL FUND | MAIN STREET	$101,010	$118,581	$118,345	$200,132	$193,178	$221,529	$0	$221,529	$21,397	10.69%
100-527	GENERAL FUND | MOODY MUSEUM	$6,644	$6,547	$29,335	$22,225	$17,475	$20,725	$0	$20,725	($1,500)	-6.75%
100-532	GENERAL FUND | PUBLIC LIBRARY	$471,009	$503,029	$561,905	$687,234	$378,653	$767,363	$0	$767,363	$80,129	11.66%
100-542	GENERAL FUND | FIRE	$2,885,029	$2,999,441	$4,029,968	$4,190,606	$4,323,329	$4,536,734	$0	$4,536,734	$346,128	8.26%
100-552	GENERAL FUND | POLICE	$4,144,647	$4,313,756	$4,928,098	$5,282,612	$5,556,146	$5,777,814	$0	$5,777,814	$495,202	9.37%
100-558	GENERAL FUND | ANIMAL CONTROL	$250,768	$304,750	$293,274	$383,721	$467,701	$409,412	$0	$409,412	$25,691	6.70%
100-563	GENERAL FUND | STREETS AND GROUNDS	$1,771,898	$1,987,359	$2,794,887	$2,706,450	$2,833,069	$2,955,377	$0	$2,955,377	$248,927	9.20%
100-565	GENERAL FUND | PARKS AND RECREATION	$1,223,708	$1,409,112	$1,245,375	$2,595,310	$2,557,357	$1,641,315	$0	$1,641,315	($953,995)	-36.76%
100-566	GENERAL FUND | BUILDING MAINTENANCE	$559,823	$712,042	$594,114	$900,758	$870,631	$686,906	$0	$686,906	($213,852)	-23.74%
100-573	GENERAL FUND | ENGINEERING	$83	$426,569	$1,104,748	$900,000	$950,000	$900,000	$0	$900,000	$0	0.00%
100-575	GENERAL FUND | INFORMATION TECHNOLOGY	$289,921	$228,291	$252,988	$296,936	$299,978	$256,936	$0	$256,936	($40,000)	-13.47%
100-592	GENERAL FUND | NON-DEPARTMENTAL	$163,270	$733,880	$7,246,414	$7,837,610	$7,791,485	$7,837,860	$0	$7,837,860	$250	0.00%
EXPENDITURES		**$15,425,687**	**$18,094,479**	**$28,226,300**	**$31,497,287**	**$30,598,235**	**$32,070,459**	**$0**	**$32,070,459**	**$573,172**	**1.82%**
100 General Fund		**$2,355,428**	**$2,135,805**	**$7,178,201**	**($6,952)**	**$3,386,138**	**($63,837)**	**$0**	**($63,837)**		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-310
FUND: 100 GENERAL FUND
DEPARTMENT: 100 GENERAL FUND
DEPTDIV: GENERAL FUND | 310 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
111 CURRENT PROPERTY TAXES	$7,648,975	$8,117,406	$8,656,926	$7,940,000	$7,850,000	$7,850,000	$0	$7,850,000	($90,000)	-1.13%
112 DELINQUENT PROPERTY TAXES	$67,634	$72,552	$101,056	$70,000	$72,000	$70,000	$0	$70,000	$0	0.00%
113 PROPERTY TAX-PENALTYANDINTEREST	$46,942	$53,065	$64,379	$45,000	$50,000	$50,000	$0	$50,000	$5,000	11.11%
121 CITY SALES TAX	$4,181,521	$5,522,468	$17,944,815	$14,200,000	$20,895,000	$16,340,000	$0	$16,340,000	$2,140,000	15.07%
131 TELEPHONE	$17,032	$12,292	$19,540	$15,000	$15,000	$15,000	$0	$15,000	$0	0.00%
132 ATMOS GAS FRANCHISE	$134,331	$133,242	$190,793	$145,000	$160,000	$160,000	$0	$160,000	$15,000	10.34%
133 MIXED BEVERAGE DRINKS	$25,517	$27,097	$27,640	$26,000	$32,000	$32,000	$0	$32,000	$6,000	23.08%
134 ELECTRIC	$494,462	$365,094	$748,478	$550,000	$600,000	$975,000	$0	$975,000	$425,000	77.27%
135 CABLE	$145,109	$113,122	$179,217	$150,000	$135,000	$135,000	$0	$135,000	($15,000)	-10.00%
136 SOLID WASTE COLLECTION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
137 PEG FEES	$32,302	$24,119	$31,455	$32,000	$30,000	$30,000	$0	$30,000	($2,000)	-6.25%
141 OCCUPANCY TAX/SKILL GAMES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
142 OCCUP. TAX/MOBILE HOMES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL TAXES	**$12,793,826**	**$14,440,456**	**$27,964,301**	**$23,173,000**	**$29,839,000**	**$25,657,000**	**$0**	**$25,657,000**	**$2,484,000**	**10.72%**
TOTAL GENERAL FUND | 310 REVENUES	**$12,793,826**	**$14,440,456**	**$27,964,301**	**$23,173,000**	**$29,839,000**	**$25,657,000**	**$0**	**$25,657,000**	**$2,484,000**	**10.72%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-320
FUND: 100 GENERAL FUND
DEPARTMENT: 100 GENERAL FUND
DEPTDIV: GENERAL FUND | 320 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
150 CELL TOWER PERMIT	$0	$0	$2,500	$500	$0	$500	$0	$500	$0	0.00%
151 PLAT/ZONING PERMITS	$15,375	$13,703	$17,410	$12,000	$14,000	$14,000	$0	$14,000	$2,000	16.67%
152 BUILDING PERMIT	$613,868	$781,103	$659,996	$600,000	$900,000	$1,100,000	$0	$1,100,000	$500,000	83.33%
153 ELECTRICAL PERMITS	$5,180	$9,660	$18,730	$20,000	$10,000	$20,000	$0	$20,000	$0	0.00%
154 PLUMBING PERMIT FEES	$12,000	$15,439	$11,330	$12,000	$8,000	$12,000	$0	$12,000	$0	0.00%
155 GAS PERMIT FEES	$680	$1,192	$80	$200	$150	$200	$0	$200	$0	0.00%
156 MECHANICAL PERMIT FEES	$1,355	$2,020	$735	$1,500	$1,000	$1,500	$0	$1,500	$0	0.00%
157 SUBDIVISION DEVLPMNT FEES	$225,152	$433,293	$927,860	$500,000	$150,000	$500,000	$0	$500,000	$0	0.00%
158 MANUFACTURED HOMES PERMIT FEES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
159 PERMITS BY GRANT	$1,200	$1,050	$3,500	$500	$3,000	$500	$0	$500	$0	0.00%
160 R.O.W. PERMITS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
161 TECHNOLOGY FEE	$17,700	$23,010	$16,275	$22,000	$16,000	$22,000	$0	$22,000	$0	0.00%
162 BEER/WINE SALES LICENSES	$4,530	$6,630	$5,145	$5,000	$6,685	$0	$0	$0	($5,000)	-100.00%
163 DOG TAG/LICENSE	$235	$160	$150	$300	$150	$150	$0	$150	($150)	-50.00%
164 MISC LICENSES/PERMITS	$26,539	$50,799	$38,993	$28,000	$20,000	$28,000	$0	$28,000	$0	0.00%
320 R.O.W. PERMITS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL PERMITS AND LICENSES	**$923,814**	**$1,338,057**	**$1,702,705**	**$1,202,000**	**$1,128,985**	**$1,698,850**	**$0**	**$1,698,850**	**$496,850**	**41.34%**
TOTAL GENERAL FUND | 320 REVENUES	**$923,814**	**$1,338,057**	**$1,702,705**	**$1,202,000**	**$1,128,985**	**$1,698,850**	**$0**	**$1,698,850**	**$496,850**	**41.34%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-330
FUND: 100 GENERAL FUND
DEPARTMENT: 100 GENERAL FUND
DEPTDIV: GENERAL FUND | 330 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
216 FEMA REIMBURSEMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
218 USDA-RCANDD REIMBURSEMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
219 OTHER FEDERAL GRANTS	$0	$505,982	$43,645	$0	$3,663	$0	$0	$0	$0	0.00%
221 OFFICER STANDARDS AND EDUCATION	$2,417	$2,139	$2,082	$2,100	$5,416	$2,100	$0	$2,100	$0	0.00%
229 OTHER STATE GRANTS	$58,912	$262,064	$186,048	$0	$0	$0	$0	$0	$0	0.00%
230 CONTRIBUTIONS FROM DEV/ACQUIST	$0	$0	$100,900	$0	$0	$0	$0	$0	$0	0.00%
232 CAPITAL AREA PLANNING CO(CAPCO	$1,500	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
234 TEDC CONTRIBUTIONS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
235 TISD-POLICE OFFICER REIMBURSE	$109,178	$118,113	$142,007	$100,000	$125,000	$125,000	$0	$125,000	$25,000	25.00%
237 COUNTY AND OTHER LOCAL GRANTS	$18,000	$4,000	$226,500	$2,500	$138,700	$2,500	$0	$2,500	$0	0.00%
238 LOCAL REIMBURSEMENTS/REFUNDS	$26	$2,482	$9,023	$2,000	$2,000	$2,000	$0	$2,000	$0	0.00%
239 OTHER LOCAL CONTRIBUTIONS	$20,468	$21,045	$16,572	$21,000	$21,000	$21,000	$0	$21,000	$0	0.00%
241 PILOT-PAYMENT IN LIEU OF TAXES	$225,935	$210,212	$292,362	$275,000	$323,361	$245,000	$0	$245,000	($30,000)	-10.91%
TOTAL INTERGOVERNMENTAL REVENUES	**$436,436**	**$1,126,036**	**$1,019,140**	**$402,600**	**$619,140**	**$397,600**	**$0**	**$397,600**	**($5,000)**	**-1.24%**
TOTAL GENERAL FUND | 330 REVENUES	**$436,436**	**$1,126,036**	**$1,019,140**	**$402,600**	**$619,140**	**$397,600**	**$0**	**$397,600**	**($5,000)**	**-1.24%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-340
FUND: 100 GENERAL FUND
DEPARTMENT: 100 GENERAL FUND
DEPTDIV: GENERAL FUND | 340 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
258 ANIMAL SHELTER FEES	$12,590	$13,740	$10,190	$12,000	$13,000	$13,000	$0	$13,000	$1,000	8.33%
261 POOL ADMISSION	$18,430	$23,968	$25,146	$19,000	$21,000	$23,000	$0	$23,000	$4,000	21.05%
263 TRPSC BANNER DISPLAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
264 PAVILLION/AUDITORIUM RENTAL	$6,506	$23,470	$24,863	$20,000	$20,000	$20,000	$0	$20,000	$0	0.00%
265 LIBRARY SERVICES	$2,434	$6,033	$6,528	$6,000	$6,000	$6,000	$0	$6,000	$0	0.00%
266 PLAN REVIEW FEES	$102,193	$298,524	$525,101	$450,000	$330,000	$450,000	$0	$450,000	$0	0.00%
267 ENGINEERING/INSPECTION FEES	$79,420	$116,828	$69,900	$90,000	$60,000	$90,000	$0	$90,000	$0	0.00%
268 LIBRARY MEETING RM. RENTAL	$200	$200	$3,475	$800	$800	$800	$0	$800	$0	0.00%
269 PARK FEES	$54,804	$95,650	$69,532	$75,000	$75,000	$75,000	$0	$75,000	$0	0.00%
270 LEAGUE FEES	$2,609	$845	$6,720	$8,000	$8,000	$8,000	$0	$8,000	$0	0.00%
271 PARKS PROGRAMMING FEES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
289 CREDIT CARD PROCESSING FEE	$8,853	$10,623	$8,007	$10,000	$10,000	$10,000	$0	$10,000	$0	0.00%
291 FIRE INSPECTION FEES	$4,320	$5,231	$8,538	$6,000	$6,000	$6,000	$0	$6,000	$0	0.00%
292 FIRE RESPONDER EMS FEES	$11,886	$5,909	$1,658	$8,000	$8,000	$8,000	$0	$8,000	$0	0.00%
293 LIEN FEES	$640	$240	$80	$500	$100	$250	$0	$250	($250)	-50.00%
295 POLICE SERVICES	$70,696	$61,357	$68,466	$50,000	$30,000	$50,000	$0	$50,000	$0	0.00%
TOTAL CHARGES FOR SERVICE	**$375,580**	**$662,616**	**$828,203**	**$755,300**	**$587,900**	**$760,050**	**$0**	**$760,050**	**$4,750**	**0.63%**
TOTAL GENERAL FUND | 340 REVENUES	**$375,580**	**$662,616**	**$828,203**	**$755,300**	**$587,900**	**$760,050**	**$0**	**$760,050**	**$4,750**	**0.63%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-410
FUND: 100 GENERAL FUND
DEPARTMENT: 100 GENERAL FUND
DEPTDIV: GENERAL FUND | 410 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
305 TRUANCY FEE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
306 COURT ADMINISTRATION FEE	$13,531	$11,644	$10,742	$12,000	$12,000	$12,000	$0	$12,000	$0	0.00%
307 DEF. DRIVING APP. FEE	$1,081	$1,404	$1,475	$1,500	$4,000	$2,500	$0	$2,500	$1,000	66.67%
308 DISMISSAL FEE	$250	$340	$440	$500	$500	$500	$0	$500	$0	0.00%
309 JUDICIAL FEE-CITY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
310 OMNIBASE LOCAL FEE	$902	$555	$447	$1,000	$400	$500	$0	$500	($500)	-50.00%
311 MUNICIPAL COURT FINES	$125,299	$113,068	$104,293	$130,000	$150,000	$130,000	$0	$130,000	$0	0.00%
312 CHILD SAFETY FEES	$500	$725	$889	$1,000	$1,500	$1,000	$0	$1,000	$0	0.00%
313 TRAFFIC COURT FEES	$1,414	$1,238	$1,459	$2,000	$3,000	$2,000	$0	$2,000	$0	0.00%
314 WARRANT FEES	$15,239	$14,692	$10,918	$18,000	$12,000	$15,000	$0	$15,000	($3,000)	-16.67%
315 NOTICE/ARREST FEES	$4,328	$4,038	$4,404	$5,000	$8,000	$5,000	$0	$5,000	$0	0.00%
317 COURT TIME PAYMENT FEE	$3,903	$3,192	$2,932	$4,000	$4,000	$4,000	$0	$4,000	$0	0.00%
318 LIBRARY FINES	$2,664	$6,517	$5,342	$4,000	$4,000	$4,000	$0	$4,000	$0	0.00%
319 SEIZURE/FORFEITURES	$0	$0	$1,688	$500	$0	$0	$0	$0	($500)	-100.00%
320 OTHER COURT FEES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FINES AND FORFEITURES	**$169,110**	**$157,413**	**$145,030**	**$179,500**	**$199,400**	**$176,500**	**$0**	**$176,500**	**($3,000)**	**-1.67%**
TOTAL GENERAL FUND | 410 REVENUES	**$169,110**	**$157,413**	**$145,030**	**$179,500**	**$199,400**	**$176,500**	**$0**	**$176,500**	**($3,000)**	**-1.67%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-420
FUND: 100 GENERAL FUND
DEPARTMENT: 100 GENERAL FUND
DEPTDIV: GENERAL FUND | 420 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
323 FEE IN LIEU OF SIDEWALKS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
324 WEATHERIZATION	$3,031	$3,915	$2,851	$2,000	$1,000	$2,000	$0	$2,000	$0	0.00%
325 PAVING LIEN DEPOSITS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
326 OTHER SPECIAL ASSESSMENTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
327 LOT CLEAN UP ASSESSMENTS	$15,618	$11,139	$5,583	$5,000	$1,000	$4,000	$0	$4,000	($1,000)	-20.00%
328 FUTURE PARKS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
329 PAYMENT OF CLAIMS	$495,586	$45,641	$1,443	$2,500	$2,500	$2,500	$0	$2,500	$0	0.00%
TOTAL ASSESSMENTS	**$514,234**	**$60,695**	**$9,877**	**$9,500**	**$4,500**	**$8,500**	**$0**	**$8,500**	**($1,000)**	**-10.53%**
TOTAL GENERAL FUND | 420 REVENUES	**$514,234**	**$60,695**	**$9,877**	**$9,500**	**$4,500**	**$8,500**	**$0**	**$8,500**	**($1,000)**	**-10.53%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-430
FUND: 100 GENERAL FUND
DEPARTMENT: 100 GENERAL FUND
DEPTDIV: GENERAL FUND | 430 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
331 INTEREST INCOME	$11,417	$85,456	$980,781	$400,000	$1,200,000	$600,000	$0	$600,000	$200,000	50.00%
333 RENTAL INCOME(LEASES)	$112,630	$50,972	$58,594	$40,000	$40,000	$40,000	$0	$40,000	$0	0.00%
334 COLLECTIONS/GENERAL REVENUE	$31,064	$13,099	$61,229	$30,000	$30,000	$30,000	$0	$30,000	$0	0.00%
335 REIMBURSEMENTS/REPAYMENTS	$418,432	$93,446	$63,454	$20,000	$20,000	$20,000	$0	$20,000	$0	0.00%
336 USE OF RESTRICTED FUND BALANCE	$0	$0	$0	$2,820,000	$0	$0	$0	$0	($2,820,000)	-100.00%
337 UNREALIZED GAIN/LOSS INVESTMNT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL USE OF MONEY AND PROPERTY	**$573,543**	**$242,973**	**$1,164,058**	**$3,310,000**	**$1,290,000**	**$690,000**	**$0**	**$690,000**	**($2,620,000)**	**-79.15%**
TOTAL GENERAL FUND | 430 REVENUES	**$573,543**	**$242,973**	**$1,164,058**	**$3,310,000**	**$1,290,000**	**$690,000**	**$0**	**$690,000**	**($2,620,000)**	**-79.15%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-440
FUND: 100 GENERAL FUND
DEPARTMENT: 100 GENERAL FUND
DEPTDIV: GENERAL FUND | 440 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
341 TML REGION 10 MEETING FEES	$0	$5,825	$0	$0	$0	$0	$0	$0	$0	0.00%
346 POLICE EQUIPMENT DONATIONS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
349 OTHER PUBLIC SAFETY DONATIONS	$8,485	$13,562	$11,840	$8,000	$23,766	$8,000	$0	$8,000	$0	0.00%
353 DONATIONS PARKS AND LIBRARY	$300	$1,350	$500	$0	$1,050	$0	$0	$0	$0	0.00%
354 TREE REPLACEMENT DONATIONS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
355 LOUIS NED BEQUEST	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
359 MISCELLANEOUS DONATIONS	$1,300	$174,214	$180,785	$3,000	$190,000	$150,000	$0	$150,000	$147,000	4900.00%
TOTAL DONATIONS FROM PRIVATE SOURCES	**$10,085**	**$194,951**	**$193,126**	**$11,000**	**$214,816**	**$158,000**	**$0**	**$158,000**	**$147,000**	**1336.36%**
TOTAL GENERAL FUND | 440 REVENUES	**$10,085**	**$194,951**	**$193,126**	**$11,000**	**$214,816**	**$158,000**	**$0**	**$158,000**	**$147,000**	**1336.36%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-450
FUND: 100 GENERAL FUND
DEPARTMENT: 100 GENERAL FUND
DEPTDIV: GENERAL FUND | 450 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
365 FROM PROCEEDS OF SALE PARKLAND	$11,678	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
366 TRANSFER FROM FUND 118	$0	$0	$0	$28,000	$0	$28,000	$0	$28,000	$0	0.00%
367 TRANSFER FROM MDUS	$180,000	$180,000	$100,000	$100,000	$0	$100,000	$0	$100,000	$0	0.00%
368 TRANSFER FROM TUF	$0	$0	$100,000	$100,000	$0	$100,000	$0	$100,000	$0	0.00%
369 TRANSFER FROM SANITATION FUND	$164,200	$164,200	$164,200	$164,200	$0	$164,200	$0	$164,200	$0	0.00%
370 TRANSFER IN	$13,608	$45,441	$372,656	$440,235	$100,632	$452,922	$0	$452,922	$12,687	2.88%
371 TRANSFER FROM UTILITY FUND	$1,600,000	$1,600,000	$1,600,000	$1,600,000	$0	$1,600,000	$0	$1,600,000	$0	0.00%
372 TRANSFER FROM AIRPORT FUND	$15,000	$15,000	$15,000	$15,000	$0	$15,000	$0	$15,000	$0	0.00%
373 TRANSFER FROM CEMETERY FUND	$0	$0	$20,283	$0	$0	$0	$0	$0	$0	0.00%
TOTAL INTERFUND OPERATING TRANSFERS	**$1,984,486**	**$2,004,641**	**$2,372,139**	**$2,447,435**	**$100,632**	**$2,460,122**	**$0**	**$2,460,122**	**$12,687**	**0.52%**
TOTAL GENERAL FUND | 450 REVENUES	**$1,984,486**	**$2,004,641**	**$2,372,139**	**$2,447,435**	**$100,632**	**$2,460,122**	**$0**	**$2,460,122**	**$12,687**	**0.52%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-460
FUND: 100 GENERAL FUND
DEPARTMENT: 100 GENERAL FUND
DEPTDIV: GENERAL FUND | 460 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
374 SALE OF SURPLUS EQUIPMENT	$0	$2,446	$0	$0	$0	$0	$0	$0	$0	0.00%
375 SALE OF LAND	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
379 SALE OF MISC. ASSETS	$0	$0	$5,924	$0	$0	$0	$0	$0	$0	0.00%
TOTAL PROCEEDS GENERAL FIXED ASSETS	**$0**	**$2,446**	**$5,924**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL GENERAL FUND | 460 REVENUES	**$0**	**$2,446**	**$5,924**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-470
FUND: 100 GENERAL FUND
DEPARTMENT: 100 GENERAL FUND
DEPTDIV: GENERAL FUND | 470 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
391 BOND PREMIUM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
392 CAPITAL LEASES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL PROCEEDS GENERAL LONG TERM LIABILITIES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL GENERAL FUND | 470 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-500
FUND: 100 GENERAL FUND
DEPARTMENT: 500 CITY COUNCIL
DEPTDIV: GENERAL FUND | CITY COUNCIL

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
117 TEMPORARY/SEASONAL	$750	$1,500	$1,500	$66,000	$32,000	$15,000	$0	$15,000	($51,000)	-77.27%
121 FICA SOCIAL SECURITY	$57	$57	$115	$4,935	$2,500	$1,150	$0	$1,150	($3,785)	-76.70%
122 WORKERS COMPENSATION	$1,334	$1,108	$1,898	$1,900	$0	$1,900	$0	$1,900	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$0	$0	$2	$0	$0	$0	$0	$0	$0	0.00%
131 UNIFORMS (BUY)	$0	$439	$601	$400	$120	$400	$0	$400	$0	0.00%
133 BUSINESS- TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
134 BUSINESS LODGING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
135 BUSINESS MEALS	$881	$1,610	$2,936	$7,000	$5,000	$7,000	$0	$7,000	$0	0.00%
141 WORKSHOP TRAINING	$0	$8,080	$10,489	$17,950	$5,950	$17,950	$0	$17,950	$0	0.00%
142 PROFESSIONAL CONFERENCES	$2,735	$2,185	$8,515	$3,450	$3,400	$3,450	$0	$3,450	$0	0.00%
143 MEMBERSHIPS AND DUES	$5,433	$5,572	$5,657	$6,400	$150	$6,400	$0	$6,400	$0	0.00%
144 SUBSCRIPTIONS AND BOOKS	$13,039	$10,741	$10,370	$17,530	$15,150	$17,530	$0	$17,530	$0	0.00%
146 TRAINING- TRANSPORTATION	$0	$16	$468	$800	$800	$800	$0	$800	$0	0.00%
147 TRAINING- LODGING	$8,687	$663	$0	$9,400	$400	$9,400	$0	$9,400	$0	0.00%
148 TRAINING- MEALS	$0	$241	$215	$700	$200	$700	$0	$700	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$32,917**	**$32,213**	**$42,765**	**$136,465**	**$65,670**	**$81,680**	**$0**	**$81,680**	**($54,785)**	**-40.15%**
211 GENERAL OFFICE SUPPLIES	$136	$399	$544	$750	$500	$750	$0	$750	$0	0.00%
214 COMPUTER SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
215 POSTAGE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
219 MISC. OCCASION	$200	$224	$200	$550	$550	$550	$0	$550	$0	0.00%
231 ELECTIONS	$10,940	$2,284	$13,252	$15,000	$10,000	$15,000	$0	$15,000	$0	0.00%
232 FOOD/MEALS	$0	$0	$0	$2,000	$1,200	$2,000	$0	$2,000	$0	0.00%
233 CITY SPONSORED EVENTS	$750	$1,500	$1,764	$4,400	$3,800	$4,400	$0	$4,400	$0	0.00%
259 MISC. SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
264 COMPUTER ACCESSORIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-500
FUND: 100 GENERAL FUND
DEPARTMENT: 500 CITY COUNCIL
DEPTDIV: GENERAL FUND | CITY COUNCIL

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
267 COMPUTERS	$498	$5,908	$0	$1,500	$0	$8,000	$0	$8,000	$6,500	433.33%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$12,524**	**$10,315**	**$15,761**	**$24,200**	**$16,050**	**$30,700**	**$0**	**$30,700**	**$6,500**	**26.86%**
324 CELL PHONES	$3,060	$2,392	$2,154	$3,000	$3,000	$3,000	$0	$3,000	$0	0.00%
326 WIRELESS DATA SERVICES	$0	$0	$0	$504	$504	$504	$0	$504	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$3,060**	**$2,392**	**$2,154**	**$3,504**	**$3,504**	**$3,504**	**$0**	**$3,504**	**$0**	**0.00%**
511 LEGAL SERVICES	$190,373	$145,220	$203,828	$210,000	$210,000	$210,000	$0	$210,000	$0	0.00%
519 OTHER PROFESSIONAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
521 COUNTY RECORDING FEES	$500	$500	$0	$3,400	$600	$3,400	$0	$3,400	$0	0.00%
523 OUTSIDE PRINTING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
528 ADVERTISING	$3,195	$5,207	$4,649	$2,500	$1,000	$2,500	$0	$2,500	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$194,068**	**$150,927**	**$208,476**	**$215,900**	**$211,600**	**$215,900**	**$0**	**$215,900**	**$0**	**0.00%**
813 CONTRIBUTIONS TO CIVIC PROGRAM	$33,393	$24,393	$14,893	$66,500	$65,461	$66,500	$0	$66,500	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$33,393**	**$24,393**	**$14,893**	**$66,500**	**$65,461**	**$66,500**	**$0**	**$66,500**	**$0**	**0.00%**
TOTAL GENERAL FUND | CITY COUNCIL	**$275,963**	**$220,240**	**$284,049**	**$446,569**	**$362,285**	**$398,284**	**$0**	**$398,284**	**($48,285)**	**-10.81%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-501
FUND: 100 GENERAL FUND
DEPARTMENT: 501 CITY MANAGEMENT
DEPTDIV: GENERAL FUND | CITY MANAGEMENT

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
111 REGULAR FULL TIME	$456,918	$425,893	$503,652	$494,500	$650,000	$738,558	$0	$738,558	$244,058	49.35%
114 OVERTIME	$226	$146	$1,474	$100	$1,600	$100	$0	$100	$0	0.00%
115 LONGEVITY PAY	$720	$720	$864	$1,008	$1,250	$1,008	$0	$1,008	$0	0.00%
116 REGULAR PART TIME	$16,453	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
117 TEMPORARY/SEASONAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
118 INSURANCE ALLOWANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
119 CERTIFICATION PAY	$480	$290	$540	$540	$0	$540	$0	$540	$0	0.00%
120 UNUM LIFE	$1,135	$1,027	$947	$1,126	$0	$1,126	$0	$1,126	$0	0.00%
121 FICA SOCIAL SECURITY	$34,574	$30,555	$32,281	$37,950	$49,000	$55,416	$0	$55,416	$17,466	46.02%
122 WORKERS COMPENSATION	$1,275	$856	$1,410	$1,455	$2,000	$1,455	$0	$1,455	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$1,260	$27	$27	$486	$0	$486	$0	$486	$0	0.00%
124 RETIREMENT-TMRS	$63,782	$56,924	$66,041	$65,485	$70,000	$102,272	$0	$102,272	$36,787	56.18%
125 CITY PAID 457 PLAN	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
126 HEALTH INSURANCE	$44,592	$22,681	$22,716	$23,624	$33,000	$31,923	$0	$31,923	$8,299	35.13%
127 DENTAL INSURANCE	$1,788	$892	$839	$864	$1,100	$1,149	$0	$1,149	$285	32.99%
128 LONG TERM DISABILITY	$1,027	$939	$938	$1,482	$2,100	$1,482	$0	$1,482	$0	0.00%
129 VISION INSURANCE	$292	$78	$131	$147	$300	$232	$0	$232	$85	57.82%
131 UNIFORMS (BUY)	$202	$327	$197	$400	$20	$400	$0	$400	$0	0.00%
133 BUSINESS- TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
134 BUSINESS LODGING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
135 BUSINESS MEALS	$2,404	$3,277	$3,789	$3,000	$0	$7,000	$0	$7,000	$4,000	133.33%
141 WORKSHOP TRAINING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
142 PROFESSIONAL CONFERENCES	$5,314	$2,936	$6,070	$8,800	$0	$10,200	$0	$10,200	$1,400	15.91%
143 MEMBERSHIPS AND DUES	$5,586	$5,173	$4,653	$5,350	$0	$7,050	$0	$7,050	$1,700	31.78%
144 SUBSCRIPTIONS AND BOOKS	$1,240	$1,095	$1,095	$1,150	$55	$1,150	$0	$1,150	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-501
FUND: 100 GENERAL FUND
DEPARTMENT: 501 CITY MANAGEMENT
DEPTDIV: GENERAL FUND | CITY MANAGEMENT

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
145 TUITION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
146 TRAINING- TRANSPORTATION	$89	$675	$1,143	$1,500	$26	$2,500	$0	$2,500	$1,000	66.67%
147 TRAINING- LODGING	$3,940	$65	$536	$6,000	$50	$7,700	$0	$7,700	$1,700	28.33%
148 TRAINING- MEALS	$216	$457	$470	$900	$0	$1,300	$0	$1,300	$400	44.44%
TOTAL EMPLOYEE SERVICES	**$643,513**	**$555,033**	**$649,811**	**$655,867**	**$810,501**	**$973,047**	**$0**	**$973,047**	**$317,180**	**48.36%**
211 GENERAL OFFICE SUPPLIES	$1,924	$1,299	$2,284	$2,600	$100	$2,600	$0	$2,600	$0	0.00%
214 COMPUTER SUPPLIES	$741	$851	$812	$1,500	$60	$1,500	$0	$1,500	$0	0.00%
215 POSTAGE	$730	$195	$326	$700	$100	$700	$0	$700	$0	0.00%
219 MISC. OCCASION	$10,968	$8,561	$4,993	$5,500	$50	$5,500	$0	$5,500	$0	0.00%
231 ELECTIONS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
232 FOOD/MEALS	$2,519	$6,085	$6,619	$6,400	$0	$9,800	$0	$9,800	$3,400	53.13%
233 CITY SPONSORED EVENTS	$21	$446	$58	$3,000	$60	$3,000	$0	$3,000	$0	0.00%
235 PROMOTIONAL SUPPLIES	$47	$1,305	$2,719	$3,100	$32	$3,100	$0	$3,100	$0	0.00%
236 TAYLOR FEST	$355	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
259 MISC. SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
261 OFFICE FURNITURE	$2,641	$0	$0	$500	$40	$500	$0	$500	$0	0.00%
264 COMPUTER ACCESSORIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$1,938	$1,389	$0	$4,000	$531	$5,600	$0	$5,600	$1,600	40.00%
269 OTHER OFFICE EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$21,884**	**$20,132**	**$17,811**	**$27,300**	**$973**	**$32,300**	**$0**	**$32,300**	**$5,000**	**18.32%**
323 TRUNK TELEPHONE SYSTEM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
324 CELL PHONES	$2,264	$1,872	$1,893	$2,400	$0	$2,500	$0	$2,500	$100	4.17%
326 WIRELESS DATA SERVICES	$0	$0	$0	$0	$0	$440	$0	$440	$440	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$2,264**	**$1,872**	**$1,893**	**$2,400**	**$0**	**$2,940**	**$0**	**$2,940**	**$540**	**22.50%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-501
FUND: 100 GENERAL FUND
DEPARTMENT: 501 CITY MANAGEMENT
DEPTDIV: GENERAL FUND | CITY MANAGEMENT

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
461 OFFICE EQUIPMENT RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
462 EQUIPMENT REPAIRS/MAINT	$663	$866	$1,045	$1,550	$0	$1,550	$0	$1,550	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$663**	**$866**	**$1,045**	**$1,550**	**$0**	**$1,550**	**$0**	**$1,550**	**$0**	**0.00%**
511 LEGAL SERVICES	$12,000	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
519 OTHER PROFESSIONAL SERVICES	$8,258	$3,000	$52,600	$9,000	$200	$9,000	$0	$9,000	$0	0.00%
521 COUNTY RECORDING FEES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
522 INSURANCE AND BONDS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
523 OUTSIDE PRINTING	$0	$0	$4,222	$0	$0	$0	$0	$0	$0	0.00%
528 ADVERTISING	$357	$581	$1,108	$800	$800	$800	$0	$800	$0	0.00%
529 ELECTION JUDGE/JURY SERVICE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$150	$227	$378	$350	$0	$530	$0	$530	$180	51.43%
539 OTHER CONTRACT SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$20,765**	**$3,808**	**$58,308**	**$10,150**	**$1,000**	**$10,330**	**$0**	**$10,330**	**$180**	**1.77%**
701 CAPITAL OUTLAYS-FIXED ASSETS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
711 OFFICE FURNITURE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
714 COMPUTER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
719 OTHER CAPITAL OUTLAY	$0	$0	$0	$55,000	$0	$0	$0	$0	($55,000)	-100.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$55,000**	**$0**	**$0**	**$0**	**$0**	**($55,000)**	**-100.00%**
813 CONTRIBUTIONS TO CIVIC PROGRAM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL GENERAL FUND | CITY MANAGEMENT	**$689,089**	**$581,711**	**$728,868**	**$752,267**	**$812,474**	**$1,020,167**	**$0**	**$1,020,167**	**$267,900**	**35.61%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-503
FUND: 100 GENERAL FUND
DEPARTMENT: 503 PUBLIC INFORMATION
DEPTDIV: GENERAL FUND | PUBLIC INFORMATION

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
111 REGULAR FULL TIME	$53,667	$56,844	$61,190	$63,846	$90,000	$207,731	$0	$207,731	$143,885	225.36%
114 OVERTIME	$1,135	$27	$0	$0	$0	$0	$0	$0	$0	0.00%
115 LONGEVITY PAY	$48	$96	$144	$192	$0	$192	$0	$192	$0	0.00%
118 INSURANCE ALLOWANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
119 CERTIFICATION PAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
120 UNUM LIFE	$149	$164	$161	$146	$0	$375	$0	$375	$229	156.85%
121 FICA SOCIAL SECURITY	$4,363	$4,535	$4,671	$4,899	$6,500	$15,891	$0	$15,891	$10,992	224.37%
122 WORKERS COMPENSATION	$188	$156	$217	$225	$325	$500	$0	$500	$275	122.22%
123 STATE UNEMPLOYMENT TAXES	$252	$9	$9	$162	$0	$330	$0	$330	$168	103.70%
124 RETIREMENT-TMRS	$7,367	$7,438	$8,000	$8,465	$11,500	$28,004	$0	$28,004	$19,539	230.82%
126 HEALTH INSURANCE	$6,766	$7,572	$7,572	$7,875	$10,000	$16,007	$0	$16,007	$8,132	103.26%
127 DENTAL INSURANCE	$273	$293	$280	$288	$0	$575	$0	$575	$287	99.65%
128 LONG TERM DISABILITY	$148	$169	$190	$192	$0	$560	$0	$560	$368	191.67%
129 VISION INSURANCE	$48	$48	$44	$49	$0	$98	$0	$98	$49	100.00%
133 BUSINESS- TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
135 BUSINESS MEALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
141 WORKSHOP TRAINING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
142 PROFESSIONAL CONFERENCES	$370	$370	$370	$380	$450	$450	$0	$450	$70	18.42%
143 MEMBERSHIPS AND DUES	$235	$85	$350	$350	$380	$505	$0	$505	$155	44.29%
144 SUBSCRIPTIONS AND BOOKS	$18	$195	$215	$395	$416	$469	$0	$469	$74	18.73%
146 TRAINING- TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
147 TRAINING- LODGING	$0	$0	$467	$500	$571	$600	$0	$600	$100	20.00%
148 TRAINING- MEALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$75,027**	**$78,001**	**$83,878**	**$87,964**	**$120,142**	**$272,287**	**$0**	**$272,287**	**$184,323**	**209.54%**
211 GENERAL OFFICE SUPPLIES	$449	$544	$651	$1,280	$1,057	$1,080	$0	$1,080	($200)	-15.63%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-503
FUND: 100 GENERAL FUND
DEPARTMENT: 503 PUBLIC INFORMATION
DEPTDIV: GENERAL FUND | PUBLIC INFORMATION

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
213 PHOTOGRAPHIC SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
214 COMPUTER SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
215 POSTAGE	$0	$0	$0	$250	$150	$150	$0	$150	($100)	-40.00%
232 FOOD/MEALS	$0	$1,238	$2,396	$2,300	$2,300	$2,300	$0	$2,300	$0	0.00%
233 CITY SPONSORED EVENTS	$1,225	$1,609	$1,280	$2,200	$750	$2,200	$0	$2,200	$0	0.00%
235 PROMOTIONAL SUPPLIES	$30	$744	$583	$1,720	$1,135	$1,720	$0	$1,720	$0	0.00%
236 TAYLOR FEST	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
261 OFFICE FURNITURE	$1,098	$29	$0	$0	$2,435	$0	$0	$0	$0	0.00%
263 PHOTOGRAPHIC EQUIPMENT	$0	$0	$1,247	$550	$450	$65	$0	$65	($485)	-88.18%
266 GENERAL ELECTRONIC EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$0	$1,379	$0	$2,000	$4,011	$0	$0	$0	($2,000)	-100.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$2,802**	**$5,543**	**$6,156**	**$10,300**	**$12,288**	**$7,515**	**$0**	**$7,515**	**($2,785)**	**-27.04%**
323 TRUNK TELEPHONE SYSTEM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
324 CELL PHONES	$1,228	$893	$774	$1,200	$900	$1,200	$0	$1,200	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$1,228**	**$893**	**$774**	**$1,200**	**$900**	**$1,200**	**$0**	**$1,200**	**$0**	**0.00%**
431 OFFICE EQUIP MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
511 LEGAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
519 OTHER PROFESSIONAL SERVICES	$0	$0	$0	$1,300	$330	$330	$0	$330	($970)	-74.62%
523 OUTSIDE PRINTING	$10,956	$3,648	$304	$2,000	$2,000	$2,000	$0	$2,000	$0	0.00%
527 DELIVERY, COURIER SERVICE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
528 ADVERTISING	$3,068	$2,650	$2,388	$4,500	$4,285	$4,360	$0	$4,360	($140)	-3.11%
532 SOFTWARE MAINT/LICENSE	$3,552	$3,583	$3,615	$3,618	$3,618	$3,686	$0	$3,686	$68	1.88%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-503
FUND: 100 GENERAL FUND
DEPARTMENT: 503 PUBLIC INFORMATION
DEPTDIV: GENERAL FUND | PUBLIC INFORMATION

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
539 OTHER CONTRACT SERVICES	$77,591	$107,710	$157,488	$114,456	$113,454	$53,139	$0	$53,139	($61,317)	-53.57%
TOTAL CONTRACT SERVICES AND FEES	**$95,167**	**$117,591**	**$163,795**	**$125,874**	**$123,687**	**$63,515**	**$0**	**$63,515**	**($62,359)**	**-49.54%**
712 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL GENERAL FUND | PUBLIC INFORMATION	**$174,224**	**$202,028**	**$254,602**	**$225,338**	**$257,017**	**$344,517**	**$0**	**$344,517**	**$119,179**	**52.89%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-504
FUND: 100 GENERAL FUND
DEPARTMENT: 504 HUMAN RESOURCES
DEPTDIV: GENERAL FUND | HUMAN RESOURCES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
111 REGULAR FULL-TIME	$135,861	$144,537	$166,619	$262,487	$261,814	$283,603	$0	$283,603	$21,116	8.04%
114 OVERTIME	$53	$236	$39	$0	$0	$0	$0	$0	$0	0.00%
115 LONGEVITY PAY	$864	$672	$768	$864	$0	$864	$0	$864	$0	0.00%
116 REGULAR PART TIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
118 INSURANCE ALLOWANCE	$1,204	$1,187	$1,200	$1,200	$1,200	$1,200	$0	$1,200	$0	0.00%
119 CERTIFICATION PAY	$0	$165	$180	$180	$0	$180	$0	$180	$0	0.00%
120 UNUM LIFE	$366	$414	$441	$401	$0	$401	$0	$401	$0	0.00%
121 FICA SOCIAL SECURITY	$10,464	$11,009	$12,265	$13,530	$13,500	$21,765	$0	$21,765	$8,235	60.86%
122 WORKERS COMPENSATION	$345	$286	$502	$520	$0	$520	$0	$520	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$675	$18	$18	$324	$0	$324	$0	$324	$0	0.00%
124 RETIREMENT-TMRS	$18,564	$19,174	$22,028	$23,375	$23,400	$39,563	$0	$39,563	$16,188	69.25%
126 HEALTH INSURANCE	$6,766	$7,561	$7,281	$7,875	$15,900	$16,675	$0	$16,675	$8,800	111.75%
127 DENTAL INSURANCE	$546	$583	$559	$576	$0	$851	$0	$851	$275	47.74%
128 LONG TERM DISABILITY	$368	$430	$515	$527	$0	$527	$0	$527	$0	0.00%
129 VISION INSURANCE	$95	$95	$87	$98	$0	$173	$0	$173	$75	76.53%
131 UNIFORMS (BUY)	$418	$10	$0	$0	$0	$0	$0	$0	$0	0.00%
135 BUSINESS MEALS	$0	$0	$54	$0	$0	$0	$0	$0	$0	0.00%
141 WORKSHOP TRAINING	$1,964	$1,070	$0	$1,650	$1,650	$1,650	$0	$1,650	$0	0.00%
142 PROFESSIONAL CONFERENCES	$0	$350	$1,230	$500	$500	$500	$0	$500	$0	0.00%
143 MEMBERSHIPS AND DUES	$231	$231	$421	$500	$500	$500	$0	$500	$0	0.00%
144 SUBSCRIPTIONS AND BOOKS	$365	$127	$150	$250	$250	$250	$0	$250	$0	0.00%
145 TUITION	$4,000	$7,943	$4,499	$10,000	$8,500	$10,000	$0	$10,000	$0	0.00%
146 TRAINING- TRANSPORTATION	$89	$257	$884	$350	$1,350	$350	$0	$350	$0	0.00%
147 TRAINING- LODGING	$310	$465	$2,397	$900	$2,400	$1,900	$0	$1,900	$1,000	111.11%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-504
FUND: 100 GENERAL FUND
DEPARTMENT: 504 HUMAN RESOURCES
DEPTDIV: GENERAL FUND | HUMAN RESOURCES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
148 TRAINING- MEALS	$42	$94	$313	$125	$525	$125	$0	$125	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$183,590**	**$196,914**	**$222,450**	**$326,232**	**$331,489**	**$381,921**	**$0**	**$381,921**	**$55,689**	**17.07%**
211 GENERAL OFFICE SUPPLIES	$1,775	$1,750	$678	$3,000	$1,500	$2,000	$0	$2,000	($1,000)	-33.33%
214 COMPUTER SUPPLIES	$357	$185	$268	$300	$200	$300	$0	$300	$0	0.00%
215 POSTAGE	$891	$229	$151	$300	$150	$300	$0	$300	$0	0.00%
232 FOOD/MEALS	$15	$0	$85	$50	$50	$50	$0	$50	$0	0.00%
233 CITY SPONSORED EVENTS	$1,128	$2,741	$8,577	$4,500	$4,500	$7,500	$0	$7,500	$3,000	66.67%
235 PROMOTIONAL SUPPLIES	$0	$364	$1,285	$0	$0	$0	$0	$0	$0	0.00%
236 TAYLOR FEST	$1,049	$90	$0	$500	$250	$250	$0	$250	($250)	-50.00%
237 TRAINING SUPPLIES	$0	$0	$419	$200	$200	$200	$0	$200	$0	0.00%
241 REFERENCE BOOKS/NEWSPAPER/MAG.	$909	$0	$0	$700	$0	$400	$0	$400	($300)	-42.86%
261 OFFICE FURNITURE	$425	$0	$124	$3,300	$3,000	$300	$0	$300	($3,000)	-90.91%
264 COMPUTER ACCESSORIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$917	$0	$0	$6,150	$3,612	$1,600	$0	$1,600	($4,550)	-73.98%
269 OTHER OFFICE EQUIPMENT	$2,131	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$9,597**	**$5,359**	**$11,587**	**$19,000**	**$13,462**	**$12,900**	**$0**	**$12,900**	**($6,100)**	**-32.11%**
323 TRUNK TELEPHONE SYSTEM	$1	$1	$2	$0	$0	$0	$0	$0	$0	0.00%
324 CELL PHONES	$856	$559	$531	$600	$0	$600	$0	$600	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$857**	**$560**	**$532**	**$600**	**$0**	**$600**	**$0**	**$600**	**$0**	**0.00%**
461 OFFICE EQUIPMENT RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
462 EQUIPMENT REPAIRS/MAINT	$663	$830	$983	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$663**	**$830**	**$983**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
511 LEGAL SERVICES	$1,600	$1,473	$4,923	$4,500	$4,500	$5,000	$0	$5,000	$500	11.11%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-504
FUND: 100 GENERAL FUND
DEPARTMENT: 504 HUMAN RESOURCES
DEPTDIV: GENERAL FUND | HUMAN RESOURCES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
516 TRAINING SERVICES	$0	$1,669	$0	$0	$0	$0	$0	$0	$0	0.00%
519 OTHER PROFESSIONAL SERVICES	$0	$20,000	$1,150	$30,000	$0	$0	$0	$0	($30,000)	-100.00%
523 OUTSIDE PRINTING	$557	$58	$41	$500	$400	$500	$0	$500	$0	0.00%
526 TESTING/CERT. PERMITS	$8,104	$8,628	$3,802	$14,000	$14,000	$14,000	$0	$14,000	$0	0.00%
528 ADVERTISING	$2,061	$2,043	$1,657	$2,080	$2,000	$2,080	$0	$2,080	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$2,277	$152	$148	$160	$320	$309	$0	$309	$149	93.13%
539 OTHER CONTRACT SERVICES	$58,808	$31,386	$26,873	$56,285	$54,735	$56,285	$0	$56,285	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$73,407**	**$65,408**	**$38,594**	**$107,525**	**$75,955**	**$78,174**	**$0**	**$78,174**	**($29,351)**	**-27.30%**
718 LIBRARY BOOKS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL GENERAL FUND | HUMAN RESOURCES	**$268,114**	**$269,071**	**$274,146**	**$453,357**	**$420,906**	**$473,595**	**$0**	**$473,595**	**$20,238**	**4.46%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-505
FUND: 100 GENERAL FUND
DEPARTMENT: 505 CITY CLERK
DEPTDIV: GENERAL FUND | CITY CLERK

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
111 REGULAR FULL-TIME	$0	$101,260	$121,170	$134,018	$134,000	$146,276	$0	$146,276	$12,258	9.15%
112 WORKERS' COMPENSATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
114 OVERTIME	$0	$556	$380	$500	$0	$500	$0	$500	$0	0.00%
115 LONGEVITY PAY	$0	$288	$192	$240	$0	$240	$0	$240	$0	0.00%
116 REGULAR PART-TIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
119 CERTIFICATION PAY	$0	$205	$210	$0	$0	$0	$0	$0	$0	0.00%
120 UNUM LIFE	$0	$326	$334	$306	$0	$306	$0	$306	$0	0.00%
121 FICA SOCIAL SECURITY	$0	$7,183	$8,766	$10,271	$10,270	$11,190	$0	$11,190	$919	8.95%
122 WORKERS COMPENSATION	$0	$45	$407	$420	$0	$420	$0	$420	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$0	$25	$27	$324	$0	$324	$0	$324	$0	0.00%
124 RETIREMENT-TMRS	$0	$12,164	$15,523	$17,750	$17,750	$20,256	$0	$20,256	$2,506	14.12%
126 HEALTH INSURANCE	$0	$14,513	$14,513	$15,750	$15,750	$15,750	$0	$15,750	$0	0.00%
127 DENTAL INSURANCE	$0	$511	$536	$576	$0	$576	$0	$576	$0	0.00%
128 LONG TERM DISABILITY	$0	$249	$390	$402	$0	$402	$0	$402	$0	0.00%
129 VISION INSURANCE	$0	$91	$79	$98	$0	$98	$0	$98	$0	0.00%
131 UNIFORMS (BUY)	$0	$70	$108	$165	$100	$165	$0	$165	$0	0.00%
133 BUSINESS-TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
134 BUSINESS-LODGING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
135 BUSINESS-MEALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
141 WORKSHOP TRAINING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
142 PROFESSIONAL CONFERENCES	$0	$335	$0	$400	$0	$400	$0	$400	$0	0.00%
143 MEMBERSHIPS AND DUES	$0	$130	$330	$345	$0	$345	$0	$345	$0	0.00%
144 SUBSCRIPTIONS AND BOOKS	$0	$178	$0	$350	$150	$350	$0	$350	$0	0.00%
145 TUITION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
146 TRAINING-TRANSPORTATION	$0	$271	$102	$400	$0	$400	$0	$400	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-505
FUND: 100 GENERAL FUND
DEPARTMENT: 505 CITY CLERK
DEPTDIV: GENERAL FUND | CITY CLERK

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
147 TRAINING-LODGING	$0	$604	$0	$1,600	$0	$1,600	$0	$1,600	$0	0.00%
148 TRAINING-MEALS	$0	$94	$0	$500	$0	$500	$0	$500	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$0**	**$139,096**	**$163,068**	**$184,415**	**$178,020**	**$200,098**	**$0**	**$200,098**	**$15,683**	**8.50%**
211 GENERAL OFFICE SUPPLIES	$0	$1,505	$1,229	$1,200	$600	$1,200	$0	$1,200	$0	0.00%
214 COMPUTER SUPPLIES	$0	$82	$459	$750	$700	$750	$0	$750	$0	0.00%
215 POSTAGE	$0	$134	$110	$300	$150	$300	$0	$300	$0	0.00%
231 ELECTIONS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
232 FOOD/MEALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
233 CITY SPONSORED EVENTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
235 PROMOTIONAL SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
261 OFFICE FURNITURE	$0	$0	$7,365	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$0	$0	$0	$0	$0	$2,800	$0	$2,800	$2,800	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$0**	**$1,721**	**$9,164**	**$2,250**	**$1,450**	**$5,050**	**$0**	**$5,050**	**$2,800**	**124.44%**
323 TRUCK TELEPHONE SYSTEM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
324 CELL PHONES	$0	$408	$387	$600	$0	$600	$0	$600	$0	0.00%
326 WIRELESS DATA SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS/MAINTENANCE	**$0**	**$408**	**$387**	**$600**	**$0**	**$600**	**$0**	**$600**	**$0**	**0.00%**
462 EQUIPMENT REPAIRS/MAINT	$0	$1,328	$1,441	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EQUIPMENT OPERATIONS/MAINTENANCE	**$0**	**$1,328**	**$1,441**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
519 OTHER PROFESSIONAL SERVICES	$0	$5,516	$7,130	$8,000	$0	$8,000	$0	$8,000	$0	0.00%
521 COUNTY RECORDING FEES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
529 ELECTION JUDGE SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-505
FUND: 100 GENERAL FUND
DEPARTMENT: 505 CITY CLERK
DEPTDIV: GENERAL FUND | CITY CLERK

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
532 SOFTWARE MAINT/LICENSE	$0	$152	$74	$11,375	$0	$75	$0	$75	($11,300)	-99.34%
TOTAL CONTRACT SERVICES AND FEES	**$0**	**$5,667**	**$7,204**	**$19,375**	**$0**	**$8,075**	**$0**	**$8,075**	**($11,300)**	**-58.32%**
TOTAL GENERAL FUND | CITY CLERK	**$0**	**$148,222**	**$181,264**	**$206,640**	**$179,470**	**$213,823**	**$0**	**$213,823**	**$7,183**	**3.48%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-512
FUND: 100 GENERAL FUND
DEPARTMENT: 512 FINANCE
DEPTDIV: GENERAL FUND | FINANCE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
111 REGULAR FULL TIME	$310,537	$434,813	$524,555	$632,238	$590,000	$642,139	$0	$642,139	$9,901	1.57%
114 OVERTIME	$60	$1,763	$1,494	$0	$700	$0	$0	$0	$0	0.00%
115 LONGEVITY PAY	$2,640	$1,536	$528	$720	$0	$720	$0	$720	$0	0.00%
116 REGULAR PART TIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
117 TEMPORARY/SEASONAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
118 INSURANCE ALLOWANCE	$1,204	$1,556	$1,200	$1,200	$2,400	$1,200	$0	$1,200	$0	0.00%
119 CERTIFICATION PAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
120 UNUM LIFE	$850	$1,315	$1,277	$1,299	$0	$1,299	$0	$1,299	$0	0.00%
121 FICA SOCIAL SECURITY	$23,595	$33,478	$39,503	$48,421	$44,200	$49,167	$0	$49,167	$746	1.54%
122 WORKERS COMPENSATION	$813	$675	$1,545	$1,592	$0	$1,592	$0	$1,592	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$1,260	$835	$63	$890	$0	$890	$0	$890	$0	0.00%
124 RETIREMENT-TMRS	$42,294	$56,950	$68,819	$83,694	$75,500	$89,459	$0	$89,459	$5,765	6.89%
126 HEALTH INSURANCE	$24,888	$31,760	$32,253	$46,946	$39,350	$46,946	$0	$46,946	$0	0.00%
127 DENTAL INSURANCE	$1,300	$1,771	$1,911	$2,009	$0	$2,009	$0	$2,009	$0	0.00%
128 LONG TERM DISABILITY	$850	$1,199	$1,384	$1,898	$0	$1,898	$0	$1,898	$0	0.00%
129 VISION INSURANCE	$229	$250	$230	$344	$0	$344	$0	$344	$0	0.00%
131 UNIFORMS (BUY)	$0	$74	$29	$300	$0	$300	$0	$300	$0	0.00%
133 BUSINESS- TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
135 BUSINESS MEALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
141 WORKSHOP TRAINING	$1,000	$470	$265	$1,500	$800	$1,500	$0	$1,500	$0	0.00%
142 PROFESSIONAL CONFERENCES	$415	$1,470	$1,560	$2,000	$0	$2,000	$0	$2,000	$0	0.00%
143 MEMBERSHIPS AND DUES	$1,035	$1,640	$1,440	$1,550	$1,720	$1,550	$0	$1,550	$0	0.00%
144 SUBSCRIPTIONS AND BOOKS	$39	$179	$50	$600	$100	$100	$0	$100	($500)	-83.33%
145 TUITION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
146 TRAINING- TRANSPORTATION	$0	$335	$292	$640	$0	$640	$0	$640	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-512
FUND: 100 GENERAL FUND
DEPARTMENT: 512 FINANCE
DEPTDIV: GENERAL FUND | FINANCE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
147 TRAINING- LODGING	$1,737	$160	$480	$2,800	$2,300	$2,800	$0	$2,800	$0	0.00%
148 TRAINING- MEALS	$0	$17	$118	$600	$0	$600	$0	$600	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$414,746**	**$572,246**	**$678,997**	**$831,241**	**$757,070**	**$847,153**	**$0**	**$847,153**	**$15,912**	**1.91%**
211 GENERAL OFFICE SUPPLIES	$1,140	$2,915	$1,721	$3,100	$3,300	$3,100	$0	$3,100	$0	0.00%
214 COMPUTER SUPPLIES	$548	$628	$510	$625	$800	$625	$0	$625	$0	0.00%
215 POSTAGE	$1,643	$1,111	$1,674	$2,080	$2,000	$2,080	$0	$2,080	$0	0.00%
232 FOOD/MEALS	$0	$0	$20	$50	$250	$50	$0	$50	$0	0.00%
236 TAYLOR FEST	$0	$79	$0	$0	$0	$0	$0	$0	$0	0.00%
261 OFFICE FURNITURE	$0	$0	$201	$2,000	$1,926	$0	$0	$0	($2,000)	-100.00%
264 COMPUTER ACCESSORIES	$0	$0	$0	$600	$0	$600	$0	$600	$0	0.00%
266 GENERAL ELECTRONIC EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$0	$3,938	$0	$8,500	$6,500	$4,800	$0	$4,800	($3,700)	-43.53%
269 OTHER OFFICE EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$3,331**	**$8,671**	**$4,125**	**$16,955**	**$14,776**	**$11,255**	**$0**	**$11,255**	**($5,700)**	**-33.62%**
323 TRUNK TELEPHONE SYSTEM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
324 CELL PHONES	$1,492	$998	$917	$1,200	$1,200	$1,200	$0	$1,200	$0	0.00%
326 WIRELESS DATA SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$1,492**	**$998**	**$917**	**$1,200**	**$1,200**	**$1,200**	**$0**	**$1,200**	**$0**	**0.00%**
461 OFFICE EQUIPMENT RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
462 EQUIPMENT REPAIRS/MAINT	$1,274	$2,003	$2,382	$2,000	$2,000	$2,000	$0	$2,000	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$1,274**	**$2,003**	**$2,382**	**$2,000**	**$2,000**	**$2,000**	**$0**	**$2,000**	**$0**	**0.00%**
513 AUDIT SERVICES	$38,300	$39,778	$33,100	$46,235	$46,300	$46,235	$0	$46,235	$0	0.00%
519 OTHER PROFESSIONAL SERVICES	$9,930	$0	$4,500	$9,500	$0	$9,500	$0	$9,500	$0	0.00%
522 INSURANCE AND BONDS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-512
FUND: 100 GENERAL FUND
DEPARTMENT: 512 FINANCE
DEPTDIV: GENERAL FUND | FINANCE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
523 OUTSIDE PRINTING	$1,282	$1,273	$981	$1,040	$1,400	$1,040	$0	$1,040	$0	0.00%
527 DELIVERY, COURIER SERVICE	$18	$0	$0	$200	$0	$200	$0	$200	$0	0.00%
528 ADVERTISING	$922	$1,965	$1,416	$1,050	$0	$1,050	$0	$1,050	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$17,193	$26,927	$63,024	$43,100	$43,800	$43,100	$0	$43,100	$0	0.00%
533 CAD ENTITY FEE	$58,862	$60,182	$68,219	$75,600	$82,000	$81,500	$0	$81,500	$5,900	7.80%
536 EXTENDED MAINTENANCE WARRANTY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
537 BANK FINANCE CHARGES	$534	$80	$55	$60	$0	$60	$0	$60	$0	0.00%
538 COUNTY TAX COLLECTION FEE	$2,102	$2,297	$2,573	$2,550	$0	$2,550	$0	$2,550	$0	0.00%
539 OTHER CONTRACT SERVICES	$49,076	$38,532	$31,450	$35,100	$29,600	$35,100	$0	$35,100	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$178,219**	**$171,033**	**$205,317**	**$214,435**	**$203,100**	**$220,335**	**$0**	**$220,335**	**$5,900**	**2.75%**
711 OFFICE FURNITURE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
714 COMPUTER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
816 SALES TAX REBATE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
817 PROPERTY TAX REBATE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
819 OTHER CONTRIBUTIONS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
832 PAYMENT OF CLAIMS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL GENERAL FUND | FINANCE	**$599,062**	**$754,952**	**$891,739**	**$1,065,831**	**$978,146**	**$1,081,943**	**$0**	**$1,081,943**	**$16,112**	**1.51%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-516
FUND: 100 GENERAL FUND
DEPARTMENT: 516 MUNICIPAL COURT
DEPTDIV: GENERAL FUND | MUNICIPAL COURT

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
111 REGULAR FULL TIME	$168,440	$126,074	$134,417	$140,100	$0	$160,850	$0	$160,850	$20,750	14.81%
114 OVERTIME	$1,471	$653	$1,528	$2,000	$0	$2,000	$0	$2,000	$0	0.00%
115 LONGEVITY PAY	$1,200	$1,608	$1,344	$1,536	$0	$1,536	$0	$1,536	$0	0.00%
116 REGULAR PART TIME	$42,421	$51,510	$51,111	$54,035	$0	$54,035	$0	$54,035	$0	0.00%
117 TEMPORARY/SEASONAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
118 INSURANCE ALLOWANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
119 CERTIFICATION PAY	$0	$150	$540	$1,380	$0	$1,380	$0	$1,380	$0	0.00%
120 UNUM LIFE	$440	$327	$357	$441	$0	$441	$0	$441	$0	0.00%
121 FICA SOCIAL SECURITY	$16,222	$14,445	$14,429	$15,010	$0	$12,390	$0	$12,390	($2,620)	-17.46%
122 WORKERS COMPENSATION	$728	$403	$678	$700	$0	$700	$0	$700	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$1,406	$459	$40	$810	$0	$810	$0	$810	$0	0.00%
124 RETIREMENT-TMRS	$23,004	$17,552	$17,853	$18,580	$0	$22,721	$0	$22,721	$4,141	22.29%
126 HEALTH INSURANCE	$23,691	$22,069	$22,716	$23,624	$0	$24,896	$0	$24,896	$1,272	5.38%
127 DENTAL INSURANCE	$869	$780	$839	$864	$0	$864	$0	$864	$0	0.00%
128 LONG TERM DISABILITY	$451	$346	$425	$581	$0	$581	$0	$581	$0	0.00%
129 VISION INSURANCE	$178	$127	$131	$147	$0	$147	$0	$147	$0	0.00%
131 UNIFORMS (BUY)	$431	$0	$390	$490	$0	$490	$0	$490	$0	0.00%
135 BUSINESS MEALS	$0	$0	$0	$200	$0	$200	$0	$200	$0	0.00%
141 WORKSHOP TRAINING	$1,030	$250	$1,800	$2,800	$0	$2,800	$0	$2,800	$0	0.00%
142 PROFESSIONAL CONFERENCES	$250	$300	$0	$540	$0	$540	$0	$540	$0	0.00%
143 MEMBERSHIPS AND DUES	$335	$410	$430	$665	$0	$665	$0	$665	$0	0.00%
144 SUBSCRIPTIONS AND BOOKS	$81	$0	$0	$160	$0	$160	$0	$160	$0	0.00%
146 TRAINING- TRANSPORTATION	$0	$468	$873	$2,053	$0	$2,053	$0	$2,053	$0	0.00%
147 TRAINING- LODGING	$100	$555	$600	$1,655	$0	$1,655	$0	$1,655	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-516
FUND: 100 GENERAL FUND
DEPARTMENT: 516 MUNICIPAL COURT
DEPTDIV: GENERAL FUND | MUNICIPAL COURT

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
148 TRAINING- MEALS	$0	$130	$161	$800	$0	$800	$0	$800	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$282,748**	**$238,617**	**$250,662**	**$269,171**	**$0**	**$292,714**	**$0**	**$292,714**	**$23,543**	**8.75%**
211 GENERAL OFFICE SUPPLIES	$1,786	$1,294	$1,509	$4,285	$0	$4,285	$0	$4,285	$0	0.00%
213 PHOTOGRAPHIC SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
214 COMPUTER SUPPLIES	$1,869	$339	$1,435	$3,100	$0	$3,100	$0	$3,100	$0	0.00%
215 POSTAGE	$1,605	$1,301	$1,901	$900	$0	$900	$0	$900	$0	0.00%
217 OFFICE SECURITY	$829	$702	$2,002	$1,308	$0	$1,308	$0	$1,308	$0	0.00%
232 FOOD/MEALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
233 CITY SPONSORED EVENTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
252 MEDICAL SUPPLIES	$834	$746	$1,140	$1,040	$0	$1,040	$0	$1,040	$0	0.00%
259 MISC. SUPPLIES	$107	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
261 OFFICE FURNITURE	$190	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
262 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
264 COMPUTER ACCESSORIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
266 GENERAL ELECTRONIC EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
269 OTHER OFFICE EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$7,220**	**$4,383**	**$7,987**	**$10,633**	**$0**	**$10,633**	**$0**	**$10,633**	**$0**	**0.00%**
321 LIGHT AND POWER	$1,421	$1,746	$1,983	$2,750	$2,100	$2,400	$0	$2,400	($350)	-12.73%
322 NATURAL GAS, PROPANE	$916	$965	$978	$1,000	$1,100	$1,000	$0	$1,000	$0	0.00%
323 TRUNK TELEPHONE SYSTEM	$2,507	$2,490	$2,701	$2,600	$0	$2,600	$0	$2,600	$0	0.00%
324 CELL PHONES	$1,698	$1,036	$497	$600	$0	$600	$0	$600	$0	0.00%
326 WIRELESS DATA SERVICES	$852	$312	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-516
FUND: 100 GENERAL FUND
DEPARTMENT: 516 MUNICIPAL COURT
DEPTDIV: GENERAL FUND | MUNICIPAL COURT

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
351 JANITORIAL SERVICES-CONTRACT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
352 CLEANING SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
353 CLEANING SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$7,394**	**$6,549**	**$6,159**	**$6,950**	**$3,200**	**$6,600**	**$0**	**$6,600**	**($350)**	**-5.04%**
461 OFFICE EQUIPMENT RENTAL	$688	$644	$1,528	$964	$0	$964	$0	$964	$0	0.00%
462 EQUIPMENT REPAIRS/MAINT	$1,537	$1,300	$1,272	$2,356	$0	$2,356	$0	$2,356	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$2,225**	**$1,944**	**$2,800**	**$3,320**	**$0**	**$3,320**	**$0**	**$3,320**	**$0**	**0.00%**
511 LEGAL SERVICES	$19,862	$26,640	$29,058	$45,000	$0	$45,000	$0	$45,000	$0	0.00%
518 WARRANTS	$570	$50	$343	$4,500	$0	$1,980	$0	$1,980	($2,520)	-56.00%
523 OUTSIDE PRINTING	$1,717	$167	$138	$3,534	$0	$3,534	$0	$3,534	$0	0.00%
526 TESTING/CERT. PERMITS	$0	$0	$75	$500	$0	$500	$0	$500	$0	0.00%
528 ADVERTISING	$0	$168	$0	$1,285	$0	$1,285	$0	$1,285	$0	0.00%
529 ELECTION JUDGE/JURY SERVICE	$0	$0	$174	$200	$0	$200	$0	$200	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$12,395	$22,849	$26,195	$29,488	$0	$29,488	$0	$29,488	$0	0.00%
536 EXTENDED MAINTENANCE WARRANTY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
537 BANK FINANCE CHARGES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
539 OTHER CONTRACT SERVICES	$6,788	$12,759	$9,054	$10,800	$0	$13,320	$0	$13,320	$2,520	23.33%
TOTAL CONTRACT SERVICES AND FEES	**$41,332**	**$62,633**	**$65,036**	**$95,307**	**$0**	**$95,307**	**$0**	**$95,307**	**$0**	**0.00%**
711 OFFICE FURNITURE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
712 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
714 COMPUTER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL GENERAL FUND | MUNICIPAL COURT	**$340,919**	**$314,125**	**$332,645**	**$385,381**	**$3,200**	**$408,574**	**$0**	**$408,574**	**$23,193**	**6.02%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-522
FUND: 100 GENERAL FUND
DEPARTMENT: 522 DEVELOPMENT SERVICES
DEPTDIV: GENERAL FUND | DEVELOPMENT SERVICES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
111 REGULAR FULL TIME	$513,086	$614,387	$737,781	$826,675	$550,000	$610,479	$0	$610,479	($216,196)	-26.15%
114 OVERTIME	$64	$6,983	$4,711	$1,000	$2,000	$1,000	$0	$1,000	$0	0.00%
115 LONGEVITY PAY	$816	$1,104	$1,440	$1,536	$0	$1,536	$0	$1,536	$0	0.00%
116 REGULAR PART TIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
118 INSURANCE ALLOWANCE	$1,204	$1,187	$1,708	$1,200	$1,200	$1,200	$0	$1,200	$0	0.00%
119 CERTIFICATION PAY	$540	$600	$1,380	$1,020	$3,585	$8,020	$0	$8,020	$7,000	686.27%
120 UNUM LIFE	$1,345	$1,855	$1,760	$1,831	$0	$1,831	$0	$1,831	$0	0.00%
121 FICA SOCIAL SECURITY	$40,002	$48,094	$54,862	$63,440	$0	$47,440	$0	$47,440	($16,000)	-25.22%
122 WORKERS COMPENSATION	$1,863	$1,551	$2,135	$2,200	$0	$2,200	$0	$2,200	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$2,060	$90	$108	$1,460	$0	$1,460	$0	$1,460	$0	0.00%
124 RETIREMENT-TMRS	$69,300	$81,448	$97,820	$109,350	$0	$67,425	$0	$67,425	($41,925)	-38.34%
126 HEALTH INSURANCE	$47,321	$60,201	$62,624	$86,622	$0	$75,622	$0	$75,622	($11,000)	-12.70%
127 DENTAL INSURANCE	$2,193	$2,469	$2,844	$3,169	$0	$3,169	$0	$3,169	$0	0.00%
128 LONG TERM DISABILITY	$1,374	$1,719	$2,015	$2,409	$0	$2,409	$0	$2,409	$0	0.00%
129 VISION INSURANCE	$383	$451	$400	$538	$0	$538	$0	$538	$0	0.00%
131 UNIFORMS (BUY)	$517	$806	$1,036	$2,300	$1,100	$2,300	$0	$2,300	$0	0.00%
133 BUSINESS- TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
134 BUSINESS LODGING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
141 WORKSHOP TRAINING	$3,913	$1,104	$3,412	$3,500	$2,200	$3,500	$0	$3,500	$0	0.00%
142 PROFESSIONAL CONFERENCES	$427	$3,880	$12,403	$14,000	$9,000	$9,900	$0	$9,900	($4,100)	-29.29%
143 MEMBERSHIPS AND DUES	$2,982	$4,107	$4,114	$6,670	$3,795	$7,465	$0	$7,465	$795	11.92%
144 SUBSCRIPTIONS AND BOOKS	$1,144	$1,164	$1,796	$2,600	$2,300	$2,600	$0	$2,600	$0	0.00%
145 TUITION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
146 TRAINING- TRANSPORTATION	$0	$1,583	$3,753	$4,020	$4,020	$2,250	$0	$2,250	($1,770)	-44.03%
147 TRAINING- LODGING	$2,440	$2,999	$4,591	$10,000	$7,700	$3,500	$0	$3,500	($6,500)	-65.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-522
FUND: 100 GENERAL FUND
DEPARTMENT: 522 DEVELOPMENT SERVICES
DEPTDIV: GENERAL FUND | DEVELOPMENT SERVICES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
148 TRAINING- MEALS	$145	$2,925	$2,716	$3,680	$1,500	$3,250	$0	$3,250	($430)	-11.68%
TOTAL EMPLOYEE SERVICES	**$693,119**	**$840,707**	**$1,005,407**	**$1,149,220**	**$588,400**	**$859,094**	**$0**	**$859,094**	**($290,126)**	**-25.25%**
211 GENERAL OFFICE SUPPLIES	$2,977	$5,218	$7,058	$4,050	$3,525	$4,050	$0	$4,050	$0	0.00%
213 PHOTOGRAPHIC SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
214 COMPUTER SUPPLIES	$3,275	$1,722	$4,319	$5,000	$2,000	$5,000	$0	$5,000	$0	0.00%
215 POSTAGE	$927	$1,387	$5,438	$4,500	$6,500	$4,500	$0	$4,500	$0	0.00%
232 FOOD/MEALS	$453	$855	$1,107	$800	$800	$800	$0	$800	$0	0.00%
233 CITY SPONSORED EVENTS	$35	$0	$625	$2,500	$2,500	$2,500	$0	$2,500	$0	0.00%
236 TAYLOR FEST	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
256 MINOR TOOLS/INSTRUMENTS	$31	$0	$0	$500	$200	$500	$0	$500	$0	0.00%
259 MISC. SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
261 OFFICE FURNITURE	$0	$589	$2,774	$0	$0	$0	$0	$0	$0	0.00%
263 PHOTOGRAPHIC EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
264 COMPUTER ACCESSORIES	$0	$0	$1,286	$5,000	$2,000	$5,000	$0	$5,000	$0	0.00%
267 COMPUTERS	$0	$1,856	$5,365	$5,900	$5,900	$8,400	$0	$8,400	$2,500	42.37%
269 OTHER OFFICE EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$7,698**	**$11,627**	**$27,973**	**$28,250**	**$23,425**	**$30,750**	**$0**	**$30,750**	**$2,500**	**8.85%**
323 TRUNK TELEPHONE SYSTEM	$400	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
324 CELL PHONES	$4,775	$4,301	$4,226	$6,180	$4,040	$5,040	$0	$5,040	($1,140)	-18.45%
326 WIRELESS DATA SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$5,175**	**$4,301**	**$4,226**	**$6,180**	**$4,040**	**$5,040**	**$0**	**$5,040**	**($1,140)**	**-18.45%**
414 MOTOR VEHICLE RENTAL	$14,000	$10,910	$9,180	$11,212	$11,212	$10,448	$0	$10,448	($764)	-6.81%
419 REPLACEMENT FUND CONTRIBUTION	$5,720	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-522
FUND: 100 GENERAL FUND
DEPARTMENT: 522 DEVELOPMENT SERVICES
DEPTDIV: GENERAL FUND | DEVELOPMENT SERVICES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
421 FUEL, OIL, LUBRICANTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
423 TIRES/BATTERIES/FILTERS/HOSES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
434 ELECTRIC MOTOR MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
461 OFFICE EQUIPMENT RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
462 EQUIPMENT REPAIRS/MAINT	$663	$1,764	$1,997	$1,200	$1,200	$1,200	$0	$1,200	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$20,383**	**$12,674**	**$11,177**	**$12,412**	**$12,412**	**$11,648**	**$0**	**$11,648**	**($764)**	**-6.16%**
515 PERMITS BY GRANT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
519 OTHER PROFESSIONAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
521 COUNTY RECORDING FEES	$0	$0	$2,000	$1,000	$2,060	$2,200	$0	$2,200	$1,200	120.00%
522 INSURANCE AND BONDS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
523 OUTSIDE PRINTING	$226	$705	$1,202	$2,000	$500	$2,310	$0	$2,310	$310	15.50%
526 TESTING/CERT. PERMITS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
527 DELIVERY, COURIER SERVICE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
528 ADVERTISING	$2,432	$2,354	$5,070	$3,000	$9,000	$6,000	$0	$6,000	$3,000	100.00%
532 SOFTWARE MAINT/LICENSE	$19,568	$20,453	$24,516	$31,248	$25,898	$31,248	$0	$31,248	$0	0.00%
539 OTHER CONTRACT SERVICES	$461,906	$967,952	$997,965	$725,000	$680,000	$1,169,295	$0	$1,169,295	$444,295	61.28%
TOTAL CONTRACT SERVICES AND FEES	**$484,132**	**$991,464**	**$1,030,754**	**$762,248**	**$717,458**	**$1,211,053**	**$0**	**$1,211,053**	**$448,805**	**58.88%**
711 OFFICE FURNITURE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
712 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
714 COMPUTER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
719 OTHER CAPITAL OUTLAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
723 MOTOR VEHICLES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
819 OTHER CONTRIBUTIONS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-522
FUND: 100 GENERAL FUND
DEPARTMENT: 522 DEVELOPMENT SERVICES
DEPTDIV: GENERAL FUND | DEVELOPMENT SERVICES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
833 PAYMENT OF REFUND	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL GENERAL FUND | DEVELOPMENT SERVICES	**$1,210,507**	**$1,860,774**	**$2,079,537**	**$1,958,310**	**$1,345,735**	**$2,117,585**	**$0**	**$2,117,585**	**$159,275**	**8.13%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-524
FUND: 100 GENERAL FUND
DEPARTMENT: 524 MAIN STREET
DEPTDIV: GENERAL FUND | MAIN STREET

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
111 REGULAR FULL TIME	$63,215	$65,021	$78,790	$130,701	$129,000	$148,985	$0	$148,985	$18,284	13.99%
114 OVERTIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
115 LONGEVITY PAY	$48	$96	$144	$192	$0	$192	$0	$192	$0	0.00%
118 INSURANCE ALLOWANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
119 CERTIFICATION PAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
120 UNUM LIFE	$173	$189	$224	$297	$0	$297	$0	$297	$0	0.00%
121 FICA SOCIAL SECRUITY	$5,037	$5,089	$5,893	$10,012	$10,000	$11,397	$0	$11,397	$1,385	13.83%
122 WORKERS COMPENSATION	$159	$131	$217	$344	$0	$344	$0	$344	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$252	$9	$18	$162	$0	$162	$0	$162	$0	0.00%
124 RETIREMENT-TMRS	$8,504	$8,504	$10,300	$17,300	$17,000	$20,631	$0	$20,631	$3,331	19.25%
126 HEALTH INSURANCE	$6,766	$7,572	$8,203	$15,400	$15,600	$16,597	$0	$16,597	$1,197	7.77%
127 DENTAL INSURANCE	$273	$293	$326	$576	$0	$576	$0	$576	$0	0.00%
128 LONG TERM DISABILITY	$174	$194	$215	$369	$0	$369	$0	$369	$0	0.00%
129 VISION INSURANCE	$48	$48	$51	$99	$0	$99	$0	$99	$0	0.00%
131 UNIFORMS (BUY)	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
133 BUSINESS- TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
135 BUSINESS MEALS	$279	$953	$1,059	$1,500	$1,500	$1,500	$0	$1,500	$0	0.00%
141 WORKSHOP TRAINING	$0	$0	$355	$400	$400	$400	$0	$400	$0	0.00%
142 PROFESSIONAL CONFERENCES	$597	$1,102	$450	$1,545	$1,545	$1,545	$0	$1,545	$0	0.00%
143 MEMBERSHIPS AND DUES	$1,947	$1,279	$1,260	$1,375	$1,375	$1,375	$0	$1,375	$0	0.00%
144 SUBSCRIPTIONS AND BOOKS	$750	$1,496	$3,002	$2,250	$2,246	$2,250	$0	$2,250	$0	0.00%
146 TRAINING- TRANSPORTATION	$25	$865	$68	$1,700	$1,200	$1,700	$0	$1,700	$0	0.00%
147 TRAINING- LODGING	$187	$1,861	$1,054	$2,500	$2,500	$2,500	$0	$2,500	$0	0.00%
148 TRAINING- MEALS	$83	$349	$217	$880	$880	$880	$0	$880	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$88,517**	**$95,050**	**$111,845**	**$187,602**	**$183,246**	**$211,799**	**$0**	**$211,799**	**$24,197**	**12.90%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-524
FUND: 100 GENERAL FUND
DEPARTMENT: 524 MAIN STREET
DEPTDIV: GENERAL FUND | MAIN STREET

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
211 GENERAL OFFICE SUPPLIES	$1,167	$1,016	$1,726	$1,545	$1,545	$1,545	$0	$1,545	$0	0.00%
213 PHOTOGRAPHIC SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
214 COMPUTER SUPPLIES	$227	$378	$306	$500	$500	$500	$0	$500	$0	0.00%
215 POSTAGE	$0	$7	$4	$100	$100	$100	$0	$100	$0	0.00%
232 FOOD/MEALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
233 CITY SPONSORED EVENTS	$0	$17,000	$0	$0	$0	$0	$0	$0	$0	0.00%
234 FUND RAISING GOODS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
235 MAIN STREET PROMO SUPPLIES	$652	$20	$0	$2,100	$2,100	$2,100	$0	$2,100	$0	0.00%
261 OFFICE FURNITURE	$0	$0	$0	$800	$0	$0	$0	$0	($800)	-100.00%
267 COMPUTERS	$0	$0	$1,906	$2,000	$1,827	$0	$0	$0	($2,000)	-100.00%
269 OTHER OFFICE EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$2,046**	**$18,422**	**$3,941**	**$7,045**	**$6,072**	**$4,245**	**$0**	**$4,245**	**($2,800)**	**-39.74%**
323 TRUNK TELEPHONE SYSTEM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
324 CELL PHONES	$699	$559	$672	$600	$600	$600	$0	$600	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$699**	**$559**	**$672**	**$600**	**$600**	**$600**	**$0**	**$600**	**$0**	**0.00%**
461 OFFICE EQUIPMENT RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
462 EQUIPMENT REPAIRS/MAINT	$893	$1,429	$1,631	$2,000	$2,000	$2,000	$0	$2,000	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$893**	**$1,429**	**$1,631**	**$2,000**	**$2,000**	**$2,000**	**$0**	**$2,000**	**$0**	**0.00%**
512 ENGINEERING SERVICES	$6,746	$1,384	$0	$1,425	$0	$1,425	$0	$1,425	$0	0.00%
519 OTHER PROFESSIONAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
523 OUTSIDE PRINTING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
528 ADVERTISING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$81	$179	$256	$1,260	$1,260	$1,260	$0	$1,260	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-524
FUND: 100 GENERAL FUND
DEPARTMENT: 524 MAIN STREET
DEPTDIV: GENERAL FUND | MAIN STREET

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
539 OTHER CONTRACT SERVICES	$2,028	$1,560	$0	$200	$0	$200	$0	$200	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$8,855**	**$3,122**	**$256**	**$2,885**	**$1,260**	**$2,885**	**$0**	**$2,885**	**$0**	**0.00%**
714 COMPUTER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
819 OTHER CONTRIBUTIONS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL GENERAL FUND | MAIN STREET	**$101,010**	**$118,581**	**$118,345**	**$200,132**	**$193,178**	**$221,529**	**$0**	**$221,529**	**$21,397**	**10.69%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-527
FUND: 100 GENERAL FUND
DEPARTMENT: 527 MOODY MUSEUM
DEPTDIV: GENERAL FUND | MOODY MUSEUM

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
116 REGULAR PART TIME	$0	$0	$0	$0	$4,500	$0	$0	$0	$0	0.00%
142 PROFESSIONAL CONFERENCES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
146 TRAINING- TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
147 TRAINING- LODGING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
148 TRAINING- MEALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$0**	**$0**	**$0**	**$0**	**$4,500**	**$0**	**$0**	**$0**	**$0**	**0.00%**
211 GENERAL OFFICE SUPPLIES	$0	$0	$0	$350	$350	$350	$0	$350	$0	0.00%
214 COMPUTER SUPPLIES	$0	$0	$0	$200	$200	$200	$0	$200	$0	0.00%
215 POSTAGE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
217 OFFICE SECURITY	$1,578	$1,254	$1,497	$1,200	$1,200	$1,200	$0	$1,200	$0	0.00%
254 BOTANICAL/LANDSCAPE	$0	$0	$0	$600	$600	$600	$0	$600	$0	0.00%
259 MISC. SUPPLIES	$375	$0	$0	$500	$500	$500	$0	$500	$0	0.00%
267 COMPUTERS	$0	$0	$0	$1,500	$1,500	$0	$0	$0	($1,500)	-100.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$1,953**	**$1,254**	**$1,497**	**$4,350**	**$4,350**	**$2,850**	**$0**	**$2,850**	**($1,500)**	**-34.48%**
321 LIGHT AND POWER	$2,451	$3,179	$3,157	$4,800	$4,500	$4,800	$0	$4,800	$0	0.00%
322 NATURAL GAS, PROPANE	$776	$880	$1,007	$950	$1,000	$950	$0	$950	$0	0.00%
326 WIRELESS DATA SERVICES	$789	$854	$744	$800	$800	$0	$0	$0	($800)	-100.00%
341 ROOFING REPAIRS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
342 ELECTRICAL REPAIRS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
348 GROUNDS MAINTENANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
349 MISC REPAIRS/MAINT	$0	$179	$21,730	$1,000	$1,000	$1,000	$0	$1,000	$0	0.00%
351 JANITORIAL SERVICES-CONTRACT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
352 CLEANING SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-527
FUND: 100 GENERAL FUND
DEPARTMENT: 527 MOODY MUSEUM
DEPTDIV: GENERAL FUND | MOODY MUSEUM

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
353 CLEANING SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$4,016**	**$5,093**	**$26,638**	**$7,550**	**$7,300**	**$6,750**	**$0**	**$6,750**	**($800)**	**-10.60%**
323 TRUNK TELEPHONE SYSTEM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUPMENT	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
512 ENGINEERING SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
519 OTHER PROFESSIONAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
522 INSURANCE AND BONDS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
528 ADVERTISING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
539 OTHER CONTRACT SERVICES	$675	$200	$1,200	$10,325	$1,325	$11,125	$0	$11,125	$800	7.75%
TOTAL CONTRACT SERVICES AND FEES	**$675**	**$200**	**$1,200**	**$10,325**	**$1,325**	**$11,125**	**$0**	**$11,125**	**$800**	**7.75%**
TOTAL GENERAL FUND | MOODY MUSEUM	**$6,644**	**$6,547**	**$29,335**	**$22,225**	**$17,475**	**$20,725**	**$0**	**$20,725**	**($1,500)**	**-6.75%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-532
FUND: 100 GENERAL FUND
DEPARTMENT: 532 PUBLIC LIBRARY
DEPTDIV: GENERAL FUND | PUBLIC LIBRARY

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
111 REGULAR FULL TIME	$265,048	$278,228	$320,425	$393,480	$320,000	$437,103	$0	$437,103	$43,623	11.09%
114 OVERTIME	$0	$3,138	$1,926	$0	$0	$0	$0	$0	$0	0.00%
115 LONGEVITY PAY	$1,536	$1,584	$1,824	$2,185	$0	$2,185	$0	$2,185	$0	0.00%
116 REGULAR PART TIME	$2,371	$11,507	$16,804	$17,182	$17,182	$17,182	$0	$17,182	$0	0.00%
117 TEMPORARY/SEASONAL	$0	$0	$0	$1,752	$1,752	$1,752	$0	$1,752	$0	0.00%
118 INSURANCE ALLOWANCE	$3,413	$2,373	$3,969	$6,000	$0	$6,000	$0	$6,000	$0	0.00%
119 CERTIFICATION PAY	$460	$300	$450	$360	$0	$360	$0	$360	$0	0.00%
120 UNUM LIFE	$735	$787	$879	$876	$0	$876	$0	$876	$0	0.00%
121 FICA SOCIAL SECURITY	$21,038	$23,548	$26,412	$31,620	$0	$33,438	$0	$33,438	$1,818	5.75%
122 WORKERS COMPENSATION	$769	$604	$1,051	$1,082	$0	$1,082	$0	$1,082	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$1,764	$636	$93	$1,460	$0	$1,460	$0	$1,460	$0	0.00%
124 RETIREMENT-TMRS	$36,653	$38,488	$44,374	$52,220	$0	$56,643	$0	$56,643	$4,423	8.47%
126 HEALTH INSURANCE	$31,371	$35,350	$23,347	$31,274	$0	$66,389	$0	$66,389	$35,115	112.28%
127 DENTAL INSURANCE	$1,430	$1,341	$1,119	$2,305	$0	$2,305	$0	$2,305	$0	0.00%
128 LONG TERM DISABILITY	$743	$812	$991	$1,152	$0	$1,152	$0	$1,152	$0	0.00%
129 VISION INSURANCE	$230	$273	$135	$392	$0	$392	$0	$392	$0	0.00%
131 UNIFORMS (BUY)	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
133 BUSINESS- TRANSPORTATION	$0	$0	$0	$175	$170	$175	$0	$175	$0	0.00%
135 BUSINESS MEALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
141 WORKSHOP TRAINING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
142 PROFESSIONAL CONFERENCES	$148	$720	$360	$2,412	$0	$2,412	$0	$2,412	$0	0.00%
143 MEMBERSHIPS AND DUES	$1,185	$1,068	$1,623	$1,811	$0	$1,811	$0	$1,811	$0	0.00%
144 SUBSCRIPTIONS AND BOOKS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
146 TRAINING- TRANSPORTATION	$0	$188	$0	$159	$0	$159	$0	$159	$0	0.00%
147 TRAINING- LODGING	$0	$1,379	$0	$2,415	$0	$2,415	$0	$2,415	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-532
FUND: 100 GENERAL FUND
DEPARTMENT: 532 PUBLIC LIBRARY
DEPTDIV: GENERAL FUND | PUBLIC LIBRARY

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
148 TRAINING- MEALS	$0	$320	$0	$692	$0	$692	$0	$692	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$368,894**	**$402,645**	**$445,781**	**$551,004**	**$339,104**	**$635,983**	**$0**	**$635,983**	**$84,979**	**15.42%**
211 GENERAL OFFICE SUPPLIES	$9,050	$10,355	$11,144	$14,000	$0	$14,000	$0	$14,000	$0	0.00%
213 PHOTOGRAPHIC SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
214 COMPUTER SUPPLIES	$3,838	$4,979	$3,893	$4,500	$2,264	$4,500	$0	$4,500	$0	0.00%
215 POSTAGE	$470	$815	$1,542	$2,000	$750	$2,000	$0	$2,000	$0	0.00%
217 OFFICE SECURITY	$1,070	$902	$1,070	$1,200	$0	$1,200	$0	$1,200	$0	0.00%
232 FOOD/MEALS	$0	$0	$20	$0	$0	$0	$0	$0	$0	0.00%
241 REFERENCE BOOKS/NEWSPAPER/MAG.	$2,676	$2,264	$2,268	$2,700	$0	$2,700	$0	$2,700	$0	0.00%
252 MEDICAL SUPPLIES	$0	$155	$435	$230	$0	$230	$0	$230	$0	0.00%
259 MISC. SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
261 OFFICE FURNITURE	$0	$0	$19,680	$7,800	$0	$0	$0	$0	($7,800)	-100.00%
267 COMPUTERS	$3,459	$3,335	$0	$13,300	$13,300	$18,950	$0	$18,950	$5,650	42.48%
269 OTHER OFFICE EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$20,563**	**$22,804**	**$40,052**	**$45,730**	**$16,314**	**$43,580**	**$0**	**$43,580**	**($2,150)**	**-4.70%**
321 LIGHT AND POWER	$10,835	$13,742	$12,479	$20,700	$14,000	$18,000	$0	$18,000	($2,700)	-13.04%
322 NATURAL GAS, PROPANE	$1,569	$1,881	$1,506	$2,000	$1,800	$2,000	$0	$2,000	$0	0.00%
323 TRUNK TELEPHONE SYSTEM	$4,257	$4,232	$4,570	$4,300	$0	$4,300	$0	$4,300	$0	0.00%
324 CELL PHONES	$556	$470	$387	$600	$0	$600	$0	$600	$0	0.00%
326 WIRELESS DATA SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$17,217**	**$20,325**	**$18,942**	**$27,600**	**$15,800**	**$24,900**	**$0**	**$24,900**	**($2,700)**	**-9.78%**
431 OFFICE EQUIP MAINT/REPAIR	$0	$0	$0	$500	$0	$500	$0	$500	$0	0.00%
461 OFFICE EQUIPMENT RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-532
FUND: 100 GENERAL FUND
DEPARTMENT: 532 PUBLIC LIBRARY
DEPTDIV: GENERAL FUND | PUBLIC LIBRARY

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
462 EQUIPMENT REPAIRS/MAINT	$454	$519	$454	$1,000	$0	$1,000	$0	$1,000	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$454**	**$519**	**$454**	**$1,500**	**$0**	**$1,500**	**$0**	**$1,500**	**$0**	**0.00%**
519 OTHER PROFESSIONAL SERVICES	$0	$962	$0	$0	$0	$0	$0	$0	$0	0.00%
523 OUTSIDE PRINTING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
525 COMP LICENSE / MAINTENANCE	$0	$0	$0	$0	$7,435	$0	$0	$0	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$4,696	$3,490	$6,554	$8,800	$0	$8,800	$0	$8,800	$0	0.00%
536 EXTENDED MAINTENANCE WARRANTY	$1,990	$1,990	$1,995	$2,200	$0	$2,200	$0	$2,200	$0	0.00%
539 OTHER CONTRACT SERVICES	$5,282	$3,421	$7,271	$5,400	$0	$5,400	$0	$5,400	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$11,968**	**$9,863**	**$15,821**	**$16,400**	**$7,435**	**$16,400**	**$0**	**$16,400**	**$0**	**0.00%**
711 OFFICE FURNITURE	$13,833	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
712 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
713 DUPLICATION/PHOTOGRAPHIC EQUIP	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
714 COMPUTER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
718 LIBRARY BOOKS	$38,080	$46,873	$40,855	$45,000	$0	$45,000	$0	$45,000	$0	0.00%
719 OTHER CAPITAL OUTLAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
725 OTHER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$51,913**	**$46,873**	**$40,855**	**$45,000**	**$0**	**$45,000**	**$0**	**$45,000**	**$0**	**0.00%**
TOTAL GENERAL FUND | PUBLIC LIBRARY	**$471,009**	**$503,029**	**$561,905**	**$687,234**	**$378,653**	**$767,363**	**$0**	**$767,363**	**$80,129**	**11.66%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-542
FUND: 100 GENERAL FUND
DEPARTMENT: 542 FIRE
DEPTDIV: GENERAL FUND | FIRE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
111 REGULAR FULL TIME	$1,470,534	$1,512,742	$2,014,440	$2,187,725	$2,272,725	$2,522,181	$0	$2,522,181	$334,456	15.29%
112 MANDATORY OVERTIME	$134,713	$8,580	$0	$0	$0	$0	$0	$0	$0	0.00%
114 OVERTIME	$105,945	$246,556	$276,705	$321,000	$341,000	$355,000	$0	$355,000	$34,000	10.59%
115 LONGEVITY PAY	$10,892	$8,592	$9,744	$10,896	$10,990	$10,896	$0	$10,896	$0	0.00%
116 REGULAR PART TIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
117 TEMPORARY/SEASONAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
118 INSURANCE ALLOWANCE	$3,520	$1,461	$1,200	$2,400	$1,200	$2,400	$0	$2,400	$0	0.00%
119 CERTIFICATION PAY	$4,730	$7,850	$15,060	$25,920	$26,000	$33,920	$0	$33,920	$8,000	30.86%
120 UNUM LIFE	$3,845	$3,516	$4,157	$3,805	$3,900	$3,805	$0	$3,805	$0	0.00%
121 FICA SOCIAL SECURITY	$133,287	$137,197	$171,315	$194,100	$200,000	$203,554	$0	$203,554	$9,454	4.87%
122 WORKERS COMPENSATION	$27,901	$28,107	$37,959	$39,100	$41,000	$39,100	$0	$39,100	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$6,217	$468	$229	$3,888	$0	$3,888	$0	$3,888	$0	0.00%
124 RETIREMENT-TMRS	$232,365	$233,130	$302,126	$333,000	$350,000	$372,123	$0	$372,123	$39,123	11.75%
126 HEALTH INSURANCE	$155,079	$176,041	$175,278	$181,119	$190,000	$253,341	$0	$253,341	$72,222	39.88%
127 DENTAL INSURANCE	$6,008	$6,725	$6,699	$7,203	$7,400	$7,203	$0	$7,203	$0	0.00%
128 LONG TERM DISABILITY	$3,867	$3,804	$4,709	$5,007	$5,500	$5,007	$0	$5,007	$0	0.00%
129 VISION INSURANCE	$1,097	$1,089	$1,038	$1,224	$0	$1,224	$0	$1,224	$0	0.00%
131 UNIFORMS (BUY)	$16,100	$16,090	$15,880	$17,300	$21,600	$18,800	$0	$18,800	$1,500	8.67%
133 BUSINESS- TRANSPORTATION	$0	$92	$15	$400	$10,000	$0	$0	$0	($400)	-100.00%
135 BUSINESS MEALS	$511	$453	$672	$700	$700	$700	$0	$700	$0	0.00%
141 WORKSHOP TRAINING	$2,951	$15,623	$10,449	$17,550	$17,550	$10,750	$0	$10,750	($6,800)	-38.75%
142 PROFESSIONAL CONFERENCES	$0	$870	$1,585	$1,600	$1,600	$1,600	$0	$1,600	$0	0.00%
143 MEMBERSHIPS AND DUES	$1,160	$1,191	$1,115	$1,200	$1,200	$1,200	$0	$1,200	$0	0.00%
144 SUBSCRIPTIONS AND BOOKS	$2,765	$1,256	$1,629	$3,000	$3,000	$3,000	$0	$3,000	$0	0.00%
145 TUITION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-542
FUND: 100 GENERAL FUND
DEPARTMENT: 542 FIRE
DEPTDIV: GENERAL FUND | FIRE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
146 TRAINING- TRANSPORTATION	$0	$0	$75	$800	$800	$800	$0	$800	$0	0.00%
147 TRAINING- LODGING	$2,545	$3,263	$2,151	$5,000	$5,000	$5,000	$0	$5,000	$0	0.00%
148 TRAINING- MEALS	$594	$1,835	$1,415	$1,700	$1,700	$1,700	$0	$1,700	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$2,326,626**	**$2,416,533**	**$3,055,642**	**$3,365,637**	**$3,512,865**	**$3,857,192**	**$0**	**$3,857,192**	**$491,555**	**14.61%**
211 GENERAL OFFICE SUPPLIES	$835	$672	$994	$1,000	$1,000	$1,000	$0	$1,000	$0	0.00%
213 PHOTOGRAPHIC SUPPLIES	$15	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
214 COMPUTER SUPPLIES	$167	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
215 POSTAGE	$81	$74	$131	$300	$200	$300	$0	$300	$0	0.00%
217 OFFICE SECURITY	$0	$0	$0	$12,000	$0	$0	$0	$0	($12,000)	-100.00%
226 MISC. HARDWARE	$189	$221	$293	$300	$300	$300	$0	$300	$0	0.00%
232 FOOD/MEALS	$879	$1,509	$1,228	$1,500	$1,500	$1,500	$0	$1,500	$0	0.00%
233 CITY SPONSORED EVENTS	$455	$100	$791	$500	$500	$500	$0	$500	$0	0.00%
247 TURNOUT PROTECTIVE GEAR	$19,712	$7,532	$23,074	$20,000	$35,800	$22,500	$0	$22,500	$2,500	12.50%
248 HOUSEHOLD SUPPLIES	$283	$200	$272	$300	$300	$300	$0	$300	$0	0.00%
249 FIRE PREVENTION SUPPLIES	$1,720	$975	$1,681	$1,800	$1,800	$1,800	$0	$1,800	$0	0.00%
252 MEDICAL SUPPLIES	$1,945	$3,775	$4,966	$10,000	$10,000	$10,000	$0	$10,000	$0	0.00%
253 CHEMICALS	$2,231	$2,177	$1,948	$3,100	$2,100	$3,100	$0	$3,100	$0	0.00%
255 RECREATIONAL/SPORTS EQUIP.	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
256 MINOR TOOLS/INSTRUMENTS	$10,317	$11,566	$17,466	$13,400	$13,400	$13,400	$0	$13,400	$0	0.00%
257 RECOGNITION/AWARD SUPPLIES	$0	$0	$400	$400	$400	$400	$0	$400	$0	0.00%
259 MISC. SUPPLIES	$4,521	$4,062	$4,924	$5,000	$5,000	$5,000	$0	$5,000	$0	0.00%
261 OFFICE FURNITURE	$4,400	$119	$0	$4,500	$4,500	$4,500	$0	$4,500	$0	0.00%
262 COMMUNICATION EQUIPMENT	$4,618	$1,300	$3,959	$4,000	$4,000	$4,000	$0	$4,000	$0	0.00%
263 PHOTOGRAPHIC EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
264 COMPUTER ACCESSORIES	$289	$298	$235	$300	$300	$300	$0	$300	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-542
FUND: 100 GENERAL FUND
DEPARTMENT: 542 FIRE
DEPTDIV: GENERAL FUND | FIRE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
265 INSTRUMENTS/APPARATUS	$25,024	$32,969	$32,423	$101,600	$102,600	$24,600	$0	$24,600	($77,000)	-75.79%
266 GENERAL ELECTRONIC EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$3,405	$5,309	$8,500	$13,600	$13,600	$15,400	$0	$15,400	$1,800	13.24%
268 APPLIANCES	$4,105	$2,804	$3,815	$5,000	$5,000	$5,000	$0	$5,000	$0	0.00%
269 OTHER OFFICE EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
271 GROUNDS KEEPING EQUIPMENT	$751	$2,971	$608	$1,400	$1,400	$1,400	$0	$1,400	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$85,942**	**$78,633**	**$107,706**	**$200,000**	**$203,700**	**$115,300**	**$0**	**$115,300**	**($84,700)**	**-42.35%**
311 LONG TERM LEASE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
313 SHORT TERM RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
321 LIGHT AND POWER	$9,302	$9,856	$10,080	$18,000	$16,000	$18,000	$0	$18,000	$0	0.00%
322 NATURAL GAS, PROPANE	$2,665	$2,906	$3,382	$3,600	$3,500	$3,600	$0	$3,600	$0	0.00%
323 TRUNK TELEPHONE SYSTEM	$4,497	$4,074	$4,579	$4,300	$0	$4,300	$0	$4,300	$0	0.00%
324 CELL PHONES	$3,968	$3,619	$3,919	$4,400	$0	$4,400	$0	$4,400	$0	0.00%
325 PAGERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
326 WIRELESS DATA SERVICES	$8,075	$8,008	$6,822	$7,800	$0	$7,800	$0	$7,800	$0	0.00%
349 MISC REPAIRS/MAINT	$62	$819	$880	$4,000	$4,000	$4,000	$0	$4,000	$0	0.00%
352 CLEANING SUPPLIES	$500	$587	$548	$700	$700	$700	$0	$700	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$29,069**	**$29,870**	**$30,209**	**$42,800**	**$24,200**	**$42,800**	**$0**	**$42,800**	**$0**	**0.00%**
411 OFFICE EQUIPMENT RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
412 LIGHT EQUIPMENT RENTAL	$2,000	$3,000	$5,102	$5,400	$5,400	$5,400	$0	$5,400	$0	0.00%
414 MOTOR VEHICLE RENTAL	$27,100	$40,722	$33,155	$66,037	$66,037	$43,815	$0	$43,815	($22,222)	-33.65%
415 TRUCKS, HEAVY EQUIP RENTAL	$221,700	$192,285	$238,686	$318,760	$318,760	$263,760	$0	$263,760	($55,000)	-17.25%
419 REPLACEMENT FUND CONTRIBUTION	$111,111	$99,674	$453,000	$91,322	$91,322	$91,322	$0	$91,322	$0	0.00%
421 FUEL, OIL, LUBRICANTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-542
FUND: 100 GENERAL FUND
DEPARTMENT: 542 FIRE
DEPTDIV: GENERAL FUND | FIRE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
423 TIRES/BATTERIES/FILTERS/HOSES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
424 ELECTRICAL PARTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
425 BRAKE/SUSPENSION SYSTEM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
426 HYDRAULIC SYSTEM PARTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
427 COOLING SYSTEM PARTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
428 TRANSMISSION/MOTOR PARTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
429 BODY SHOP PARTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
431 OFFICE EQUIP MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
432 MACHINE TOOLS MAINT/REPAIR	$1,457	$0	$1,500	$1,800	$1,800	$1,800	$0	$1,800	$0	0.00%
434 ELECTRIC MOTOR MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
436 OTHER EQUIP MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
441 FUEL (GAS, DIESEL)	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
461 OFFICE EQUIPMENT RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
462 EQUIPMENT REPAIRS/MAINT	$575	$571	$645	$800	$800	$800	$0	$800	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$363,943**	**$336,252**	**$732,088**	**$484,119**	**$484,119**	**$406,897**	**$0**	**$406,897**	**($77,222)**	**-15.95%**
519 OTHER PROFESSIONAL SERVICES	$0	$0	$14,000	$0	$0	$0	$0	$0	$0	0.00%
523 OUTSIDE PRINTING	$1,086	$345	$1,114	$1,400	$1,400	$1,400	$0	$1,400	$0	0.00%
524 LAUNDRY AND CLEANING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
525 SOFTWARE MAINTENANCE LICENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
526 TESTING/CERT. PERMITS	$12,552	$13,417	$14,243	$16,050	$16,245	$16,245	$0	$16,245	$195	1.21%
527 DELIVERY, COURIER SERVICE	$298	$133	$262	$600	$600	$600	$0	$600	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$8,483	$21,205	$22,404	$24,800	$24,300	$30,600	$0	$30,600	$5,800	23.39%
536 EXTENDED MAINTENANCE WARRANTY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-542
FUND: 100 GENERAL FUND
DEPARTMENT: 542 FIRE
DEPTDIV: GENERAL FUND | FIRE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
539 OTHER CONTRACT SERVICES	$57,030	$45,723	$52,300	$55,200	$55,900	$65,700	$0	$65,700	$10,500	19.02%
TOTAL CONTRACT SERVICES AND FEES	**$79,449**	**$80,823**	**$104,323**	**$98,050**	**$98,445**	**$114,545**	**$0**	**$114,545**	**$16,495**	**16.82%**
711 OFFICE FURNITURE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
712 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
713 DUPLICATION/PHOTOGRAPHIC EQUIP	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
714 COMPUTER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
717 INSTRUMENTS/APPARATUS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
719 OTHER CAPITAL OUTLAY	$0	$57,330	$0	$0	$0	$0	$0	$0	$0	0.00%
721 MACHINE TOOLS/APPARATUS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
722 LIGHT EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
723 MOTOR VEHICLES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$57,330**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
820 CIVIL SL TRANSFER	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL GENERAL FUND | FIRE	**$2,885,029**	**$2,999,441**	**$4,029,968**	**$4,190,606**	**$4,323,329**	**$4,536,734**	**$0**	**$4,536,734**	**$346,128**	**8.26%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-552
FUND: 100 GENERAL FUND
DEPARTMENT: 552 POLICE
DEPTDIV: GENERAL FUND | POLICE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
111 REGULAR FULL TIME	$2,364,747	$2,457,876	$2,818,507	$3,073,500	$3,198,500	$3,423,183	$0	$3,423,183	$349,683	11.38%
113 REIMBURSED OVERTIME	$61,509	$3,463	$0	$0	$0	$0	$0	$0	$0	0.00%
114 OVERTIME	$113,582	$196,537	$227,438	$175,000	$189,600	$187,804	$0	$187,804	$12,804	7.32%
115 LONGEVITY PAY	$13,794	$16,650	$15,792	$17,616	$16,080	$17,616	$0	$17,616	$0	0.00%
116 REGULAR PART TIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
117 TEMPORARY/SEASONAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
118 INSURANCE ALLOWANCE	$3,067	$1,344	$1,846	$2,400	$2,400	$2,400	$0	$2,400	$0	0.00%
119 CERTIFICATION PAY	$7,050	$8,335	$25,910	$74,160	$70,000	$74,160	$0	$74,160	$0	0.00%
120 UNUM LIFE	$6,397	$6,454	$6,975	$6,589	$6,700	$6,589	$0	$6,589	$0	0.00%
121 FICA SOCIAL SECURITY	$195,959	$205,383	$227,875	$254,615	$265,000	$271,482	$0	$271,482	$16,867	6.62%
122 WORKERS COMPENSATION	$43,671	$44,000	$61,005	$62,835	$64,000	$62,835	$0	$62,835	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$10,112	$371	$407	$6,550	$7,500	$6,550	$0	$6,550	$0	0.00%
124 RETIREMENT-TMRS	$346,311	$350,811	$402,822	$430,000	$425,000	$498,982	$0	$498,982	$68,982	16.04%
126 HEALTH INSURANCE	$264,138	$281,270	$272,933	$322,865	$335,000	$384,379	$0	$384,379	$61,514	19.05%
127 DENTAL INSURANCE	$10,284	$10,778	$10,306	$11,815	$13,000	$11,815	$0	$11,815	$0	0.00%
128 LONG TERM DISABILITY	$6,507	$6,960	$8,314	$8,669	$9,200	$8,669	$0	$8,669	$0	0.00%
129 VISION INSURANCE	$1,805	$1,753	$1,612	$2,010	$2,400	$2,010	$0	$2,010	$0	0.00%
131 UNIFORMS (BUY)	$21,079	$25,137	$23,479	$23,890	$37,215	$25,690	$0	$25,690	$1,800	7.53%
133 BUSINESS- TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
135 BUSINESS MEALS	$0	$30	$0	$0	$0	$0	$0	$0	$0	0.00%
141 WORKSHOP TRAINING	$4,215	$8,448	$8,823	$9,100	$12,100	$12,100	$0	$12,100	$3,000	32.97%
142 PROFESSIONAL CONFERENCES	$2,410	$1,657	$3,478	$650	$650	$650	$0	$650	$0	0.00%
143 MEMBERSHIPS AND DUES	$721	$688	$951	$1,140	$1,140	$1,140	$0	$1,140	$0	0.00%
144 SUBSCRIPTIONS AND BOOKS	$2,123	$1,070	$1,463	$1,300	$1,313	$1,275	$0	$1,275	($25)	-1.92%
145 TUITION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-552
FUND: 100 GENERAL FUND
DEPARTMENT: 552 POLICE
DEPTDIV: GENERAL FUND | POLICE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
146 TRAINING- TRANSPORTATION	$98	$165	$78	$100	$300	$300	$0	$300	$200	200.00%
147 TRAINING- LODGING	$1,604	$2,626	$2,981	$4,600	$1,287	$2,500	$0	$2,500	($2,100)	-45.65%
148 TRAINING- MEALS	$146	$933	$782	$1,280	$1,280	$1,280	$0	$1,280	$0	0.00%
149 LEOSE-TRAINING	$0	$4,600	$4,700	$15,967	$19,168	$19,168	$0	$19,168	$3,201	20.05%
TOTAL EMPLOYEE SERVICES	**$3,481,329**	**$3,637,340**	**$4,128,478**	**$4,506,651**	**$4,678,833**	**$5,022,577**	**$0**	**$5,022,577**	**$515,926**	**11.45%**
211 GENERAL OFFICE SUPPLIES	$7,398	$8,240	$7,932	$8,500	$8,500	$6,500	$0	$6,500	($2,000)	-23.53%
213 PHOTOGRAPHIC SUPPLIES	$0	$855	$72	$520	$0	$0	$0	$0	($520)	-100.00%
214 COMPUTER SUPPLIES	$2,475	$2,331	$2,746	$2,700	$2,700	$1,925	$0	$1,925	($775)	-28.70%
215 POSTAGE	$1,495	$587	$1,268	$1,350	$1,350	$1,350	$0	$1,350	$0	0.00%
232 FOOD/MEALS	$388	$464	$1,655	$1,860	$1,860	$1,860	$0	$1,860	$0	0.00%
236 TAYLOR FEST	$3,393	$1,960	$4,465	$2,080	$2,080	$2,080	$0	$2,080	$0	0.00%
237 TRAINING SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
240 VICTIM SERVICES EXPENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
242 FIRE ARMS SUPPLIES	$6,683	$7,674	$32,573	$12,010	$17,334	$12,160	$0	$12,160	$150	1.25%
243 INVESTIGATIVE SUPPLIES	$1,246	$1,922	$2,539	$2,600	$2,600	$1,200	$0	$1,200	($1,400)	-53.85%
248 HOUSEHOLD SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
256 MINOR TOOLS/INSTRUMENTS	$1,686	$4,342	$4,464	$2,700	$2,700	$1,700	$0	$1,700	($1,000)	-37.04%
259 MISC. SUPPLIES	$1,563	$3,126	$6,059	$2,970	$4,396	$1,800	$0	$1,800	($1,170)	-39.39%
261 OFFICE FURNITURE	$913	$2,682	$8,413	$3,120	$3,120	$2,100	$0	$2,100	($1,020)	-32.69%
262 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
263 PHOTOGRAPHIC EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
264 COMPUTER ACCESSORIES	$2,655	$2,353	$1,041	$2,290	$2,290	$1,452	$0	$1,452	($838)	-36.59%
265 INSTRUMENTS/APPARATUS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$6,584	$6,596	$47,247	$22,800	$34,293	$23,100	$0	$23,100	$300	1.32%
269 OTHER OFFICE EQUIPMENT	$852	$469	$1,201	$1,110	$1,110	$0	$0	$0	($1,110)	-100.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-552
FUND: 100 GENERAL FUND
DEPARTMENT: 552 POLICE
DEPTDIV: GENERAL FUND | POLICE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
278 ANIMAL CONTROL DEVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
279 OTHER OPERATIONAL EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$37,331**	**$43,600**	**$121,675**	**$66,610**	**$84,333**	**$57,227**	**$0**	**$57,227**	**($9,383)**	**-14.09%**
240 VICTIM SERVICES EXPENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUPMENT	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
311 LONG TERM LEASE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
321 LIGHT AND POWER	$10,426	$10,866	$10,795	$19,300	$15,000	$19,300	$0	$19,300	$0	0.00%
323 TRUNK TELEPHONE SYSTEM	$6,403	$5,139	$2,735	$4,500	$0	$4,500	$0	$4,500	$0	0.00%
324 CELL PHONES	$7,828	$8,182	$9,220	$9,500	$0	$9,500	$0	$9,500	$0	0.00%
325 PAGERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
326 WIRELESS DATA SERVICES	$7,655	$7,759	$6,665	$7,700	$0	$7,700	$0	$7,700	$0	0.00%
344 PLUMBING REPAIRS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$32,312**	**$31,945**	**$29,415**	**$41,000**	**$15,000**	**$41,000**	**$0**	**$41,000**	**$0**	**0.00%**
349 MISC REPAIRS/MAINT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS/MAINTENANCE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
414 MOTOR VEHICLE RENTAL	$168,000	$206,686	$209,479	$266,876	$266,876	$249,308	$0	$249,308	($17,568)	-6.58%
419 REPLACEMENT FUND CONTRIBUTION	$69,202	$56,797	$107,926	$23,526	$23,526	$13,397	$0	$13,397	($10,129)	-43.05%
421 FUEL, OIL, LUBRICANTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
423 TIRES/BATTERIES/FILTERS/HOSES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
434 ELECTRIC MOTOR MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
436 OTHER EQUIP MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
461 OFFICE EQUIPMENT RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-552
FUND: 100 GENERAL FUND
DEPARTMENT: 552 POLICE
DEPTDIV: GENERAL FUND | POLICE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
462 EQUIPMENT REPAIRS/MAINT	$3,781	$4,419	$4,891	$6,140	$6,100	$6,140	$0	$6,140	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$240,983**	**$267,902**	**$322,296**	**$296,542**	**$296,502**	**$268,845**	**$0**	**$268,845**	**($27,697)**	**-9.34%**
514 MEDICAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
516 TRAINING SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
519 OTHER PROFESSIONAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
523 OUTSIDE PRINTING	$1,340	$978	$2,516	$1,750	$1,750	$1,750	$0	$1,750	$0	0.00%
524 LAUNDRY AND CLEANING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
528 ADVERTISING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$37,570	$27,270	$83,453	$119,256	$139,937	$127,725	$0	$127,725	$8,469	7.10%
539 OTHER CONTRACT SERVICES	$185,985	$187,100	$220,266	$230,803	$307,003	$238,690	$0	$238,690	$7,887	3.42%
TOTAL CONTRACT SERVICES AND FEES	**$224,895**	**$215,349**	**$306,235**	**$351,809**	**$448,690**	**$368,165**	**$0**	**$368,165**	**$16,356**	**4.65%**
711 OFFICE FURNITURE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
712 COMMUNICATION EQUIPMENT	$127,797	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
714 COMPUTER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
717 INSTRUMENTS/APPARATUS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
719 OTHER CAPITAL OUTLAY	$0	$92,621	$0	$0	$0	$0	$0	$0	$0	0.00%
723 MOTOR VEHICLES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
725 OTHER EQUIPMENT	$0	$0	$0	$0	$12,788	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$127,797**	**$92,621**	**$0**	**$0**	**$12,788**	**$0**	**$0**	**$0**	**$0**	**0.00%**
819 OTHER CONTRIBUTIONS	$0	$25,000	$20,000	$20,000	$20,000	$20,000	$0	$20,000	$0	0.00%
820 CIVIL SL TRANSFER	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$0**	**$25,000**	**$20,000**	**$20,000**	**$20,000**	**$20,000**	**$0**	**$20,000**	**$0**	**0.00%**
TOTAL GENERAL FUND | POLICE	**$4,144,647**	**$4,313,756**	**$4,928,098**	**$5,282,612**	**$5,556,146**	**$5,777,814**	**$0**	**$5,777,814**	**$495,202**	**9.37%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-558
FUND: 100 GENERAL FUND
DEPARTMENT: 558 ANIMAL CONTROL
DEPTDIV: GENERAL FUND | ANIMAL CONTROL

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
111 REGULAR FULL TIME	$81,473	$84,320	$117,636	$192,394	$192,394	$197,912	$0	$197,912	$5,518	2.87%
114 OVERTIME	$5,216	$14,528	$19,828	$9,000	$25,000	$9,000	$0	$9,000	$0	0.00%
115 LONGEVITY PAY	$288	$384	$480	$288	$288	$288	$0	$288	$0	0.00%
116 REGULAR PART-TIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
117 TEMPORARY/SEASONAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
118 INSURANCE ALLOWANCE	$1,204	$1,187	$646	$0	$0	$0	$0	$0	$0	0.00%
119 CERTIFICATION PAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
120 UNUM LIFE	$218	$243	$320	$217	$217	$217	$0	$217	$0	0.00%
121 FICA SOCIAL SECURITY	$7,145	$8,051	$10,617	$10,103	$10,103	$15,307	$0	$15,307	$5,204	51.51%
122 WORKERS COMPENSATION	$3,639	$201	$407	$420	$420	$420	$0	$420	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$504	$18	$37	$490	$490	$490	$0	$490	$0	0.00%
124 RETIREMENT-TMRS	$11,843	$13,104	$18,081	$17,545	$17,545	$27,707	$0	$27,707	$10,162	57.92%
126 HEALTH INSURANCE	$6,766	$7,572	$16,406	$23,624	$23,624	$26,459	$0	$26,459	$2,835	12.00%
127 DENTAL INSURANCE	$273	$293	$606	$864	$864	$864	$0	$864	$0	0.00%
128 LONG TERM DISABILITY	$217	$249	$366	$286	$286	$286	$0	$286	$0	0.00%
129 VISION INSURANCE	$87	$95	$123	$147	$147	$147	$0	$147	$0	0.00%
131 UNIFORMS (BUY)	$1,602	$1,363	$1,518	$3,000	$2,500	$3,000	$0	$3,000	$0	0.00%
132 UNIFORM RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
133 BUSINESS- TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
141 WORKSHOP TRAINING	$1,350	$144	$650	$2,500	$1,500	$2,350	$0	$2,350	($150)	-6.00%
142 PROFESSIONAL CONFERENCES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
146 TRAINING- TRANSPORTATION	$0	$0	$0	$210	$120	$210	$0	$210	$0	0.00%
147 TRAINING- LODGING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
148 TRAINING- MEALS	$0	$0	$0	$0	$0	$150	$0	$150	$150	0.00%
TOTAL EMPLOYEE SERVICES	**$121,825**	**$131,752**	**$187,721**	**$261,088**	**$275,498**	**$284,807**	**$0**	**$284,807**	**$23,719**	**9.08%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-558
FUND: 100 GENERAL FUND
DEPARTMENT: 558 ANIMAL CONTROL
DEPTDIV: GENERAL FUND | ANIMAL CONTROL

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
211 GENERAL OFFICE SUPPLIES	$0	$0	$0	$1,000	$1,000	$1,000	$0	$1,000	$0	0.00%
215 POSTAGE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
226 MISC. HARDWARE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
252 MEDICAL SUPPLIES	$0	$0	$0	$0	$0	$2,350	$0	$2,350	$2,350	0.00%
253 CHEMICALS	$0	$0	$0	$0	$0	$1,020	$0	$1,020	$1,020	0.00%
256 MINOR TOOLS/INSTRUMENTS	$84	$172	$180	$0	$0	$0	$0	$0	$0	0.00%
259 MISC. SUPPLIES	$3,637	$2,537	$2,110	$2,100	$2,100	$2,100	$0	$2,100	$0	0.00%
261 OFFICE FURNITURE	$432	$0	$541	$850	$0	$0	$0	$0	($850)	-100.00%
262 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
263 PHOTOGRAPHIC EQUIPMENT	$0	$0	$0	$500	$0	$0	$0	$0	($500)	-100.00%
268 APPLIANCES	$558	$682	$0	$400	$0	$0	$0	$0	($400)	-100.00%
269 OTHER OFFICE EQUIPMENT	$280	$823	$784	$1,100	$500	$500	$0	$500	($600)	-54.55%
278 ANIMAL CONTROL DEVICES	$203	$759	$687	$800	$500	$500	$0	$500	($300)	-37.50%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$5,194**	**$4,973**	**$4,302**	**$6,750**	**$4,100**	**$7,470**	**$0**	**$7,470**	**$720**	**10.67%**
215 POSTAGE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUPMENT	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
313 SHORT TERM RENTAL	$470	$27,627	$1,813	$0	$0	$0	$0	$0	$0	0.00%
321 LIGHT AND POWER	$3,401	$5,507	$5,935	$9,000	$13,000	$13,000	$0	$13,000	$4,000	44.44%
322 NATURAL GAS, PROPANE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
323 TRUNK TELEPHONE SYSTEM	$1,680	$1,907	$2,105	$1,900	$0	$1,900	$0	$1,900	$0	0.00%
324 CELL PHONES	$1,668	$1,547	$1,284	$1,800	$0	$1,800	$0	$1,800	$0	0.00%
325 PAGERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
349 MISC REPAIRS/MAINT	$4,143	$9,321	$0	$0	$0	$0	$0	$0	$0	0.00%
352 CLEANING SUPPLIES	$3,122	$2,881	$2,979	$3,020	$3,020	$2,000	$0	$2,000	($1,020)	-33.77%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-558
FUND: 100 GENERAL FUND
DEPARTMENT: 558 ANIMAL CONTROL
DEPTDIV: GENERAL FUND | ANIMAL CONTROL

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
353 CLEANING SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$14,484**	**$48,791**	**$14,116**	**$15,720**	**$16,020**	**$18,700**	**$0**	**$18,700**	**$2,980**	**18.96%**
414 MOTOR VEHICLE RENTAL	$14,000	$11,496	$18,215	$22,423	$22,423	$20,895	$0	$20,895	($1,528)	-6.81%
419 REPLACEMENT FUND CONTRIBUTION	$5,719	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
421 FUEL, OIL, LUBRICANTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
423 TIRES/BATTERIES/FILTERS/HOSES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
424 ELECTRICAL PARTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
428 TRANSMISSION/MOTOR PARTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
462 EQUIPMENT REPAIRS/MAINT	$0	$0	$0	$0	$2,040	$2,040	$0	$2,040	$2,040	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$19,719**	**$11,496**	**$18,215**	**$22,423**	**$24,463**	**$22,935**	**$0**	**$22,935**	**$512**	**2.28%**
514 MEDICAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
515 VETERINARIAN SERVICES	$12,009	$29,324	$15,612	$30,000	$55,000	$30,000	$0	$30,000	$0	0.00%
519 OTHER PROFESSIONAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
524 LAUNDRY AND CLEANING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
525 LANDFILL FEES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$340	$350	$0	$600	$380	$400	$0	$400	($200)	-33.33%
539 OTHER CONTRACT SERVICES	$77,197	$67,574	$53,308	$47,140	$92,240	$45,100	$0	$45,100	($2,040)	-4.33%
TOTAL CONTRACT SERVICES AND FEES	**$89,546**	**$97,248**	**$68,920**	**$77,740**	**$147,620**	**$75,500**	**$0**	**$75,500**	**($2,240)**	**-2.88%**
719 OTHER CAPITAL OUTLAY	$0	$10,491	$0	$0	$0	$0	$0	$0	$0	0.00%
723 MOTOR VEHICLES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
724 HEAVY EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-558
FUND: 100 GENERAL FUND
DEPARTMENT: 558 ANIMAL CONTROL
DEPTDIV: GENERAL FUND | ANIMAL CONTROL

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
725 OTHER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$10,491**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL GENERAL FUND | ANIMAL CONTROL	**$250,768**	**$304,750**	**$293,274**	**$383,721**	**$467,701**	**$409,412**	**$0**	**$409,412**	**$25,691**	**6.70%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-563
FUND: 100 GENERAL FUND
DEPARTMENT: 563 STREETS AND GROUNDS
DEPTDIV: GENERAL FUND | STREETS AND GROUNDS

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
111 REGULAR FULL TIME	$706,668	$777,836	$873,727	$976,950	$976,000	$1,227,650	$0	$1,227,650	$250,700	25.66%
114 OVERTIME	$27,797	$36,243	$54,932	$20,800	$32,000	$20,800	$0	$20,800	$0	0.00%
115 LONGEVITY PAY	$5,256	$5,808	$6,144	$6,864	$6,620	$6,864	$0	$6,864	$0	0.00%
116 REGULAR PART TIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
117 TEMPORARY/SEASONAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
118 INSURANCE ALLOWANCE	$2,407	$1,265	$1,061	$0	$0	$0	$0	$0	$0	0.00%
119 CERTIFICATION PAY	$600	$1,185	$1,365	$1,440	$1,800	$1,440	$0	$1,440	$0	0.00%
120 UNUM LIFE	$1,994	$1,991	$2,561	$2,158	$2,000	$2,158	$0	$2,158	$0	0.00%
121 FICA SOCIAL SECURITY	$58,009	$64,248	$70,579	$75,460	$75,500	$98,175	$0	$98,175	$22,715	30.10%
122 WORKERS COMPENSATION	$30,582	$30,223	$38,665	$39,825	$39,900	$39,825	$0	$39,825	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$4,284	$241	$174	$2,592	$2,600	$2,592	$0	$2,592	$0	0.00%
124 RETIREMENT-TMRS	$99,489	$107,035	$119,263	$130,280	$131,000	$177,710	$0	$177,710	$47,430	36.41%
126 HEALTH INSURANCE	$88,908	$102,088	$107,316	$125,996	$126,000	$174,718	$0	$174,718	$48,722	38.67%
127 DENTAL INSURANCE	$3,946	$4,569	$4,271	$4,610	$4,600	$4,610	$0	$4,610	$0	0.00%
128 LONG TERM DISABILITY	$1,920	$2,258	$3,038	$2,839	$2,800	$2,839	$0	$2,839	$0	0.00%
129 VISION INSURANCE	$721	$689	$674	$783	$900	$783	$0	$783	$0	0.00%
131 UNIFORMS (BUY)	$4,900	$5,504	$7,980	$12,505	$12,505	$12,505	$0	$12,505	$0	0.00%
132 UNIFORM RENTAL	$13,040	$11,721	$13,462	$16,588	$16,588	$16,588	$0	$16,588	$0	0.00%
141 WORKSHOP TRAINING	$723	$2,621	$2,759	$2,400	$2,400	$2,400	$0	$2,400	$0	0.00%
142 PROFESSIONAL CONFERENCES	$1,496	$1,225	$1,605	$1,537	$1,537	$1,537	$0	$1,537	$0	0.00%
143 MEMBERSHIPS AND DUES	$876	$871	$958	$1,238	$1,238	$1,238	$0	$1,238	$0	0.00%
144 SUBSCRIPTIONS AND BOOKS	$0	$0	$0	$616	$616	$616	$0	$616	$0	0.00%
145 TUITION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
146 TRAINING- TRANSPORTATION	$0	$275	$93	$740	$740	$740	$0	$740	$0	0.00%
147 TRAINING- LODGING	$338	$2,983	$2,192	$3,120	$3,120	$3,120	$0	$3,120	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-563
FUND: 100 GENERAL FUND
DEPARTMENT: 563 STREETS AND GROUNDS
DEPTDIV: GENERAL FUND | STREETS AND GROUNDS

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
148 TRAINING- MEALS	$119	$752	$274	$810	$810	$810	$0	$810	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$1,054,073**	**$1,161,630**	**$1,313,093**	**$1,430,151**	**$1,441,274**	**$1,799,718**	**$0**	**$1,799,718**	**$369,567**	**25.84%**
211 GENERAL OFFICE SUPPLIES	$2,911	$3,062	$3,886	$3,665	$3,665	$3,665	$0	$3,665	$0	0.00%
215 POSTAGE	$0	$3	$0	$54	$54	$54	$0	$54	$0	0.00%
217 OFFICE SECURITY	$1,893	$1,540	$1,983	$1,496	$4,371	$1,496	$0	$1,496	$0	0.00%
221 STREET REPAIR MATERIALS	$53,009	$83,715	$34,224	$104,000	$104,000	$104,000	$0	$104,000	$0	0.00%
222 STRIPING AND STREET SIGNS	$18,414	$21,809	$59,933	$117,814	$112,939	$1,314	$0	$1,314	($116,500)	-98.88%
223 BUILDING MATERIALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
225 SAND AND GRAVEL	$0	$0	$0	$520	$520	$520	$0	$520	$0	0.00%
226 MISC. HARDWARE	$579	$270	$250	$537	$537	$537	$0	$537	$0	0.00%
232 FOOD/MEALS	$1,203	$2,565	$2,143	$2,144	$2,144	$2,144	$0	$2,144	$0	0.00%
252 MEDICAL SUPPLIES	$817	$366	$597	$1,285	$26	$1,285	$0	$1,285	$0	0.00%
253 CHEMICALS	$3,118	$4,711	$2,925	$5,101	$5,101	$5,101	$0	$5,101	$0	0.00%
254 BOTANICAL/LANDSCAPE	$3,166	$9,402	$7,334	$8,676	$8,676	$8,676	$0	$8,676	$0	0.00%
255 RECREATIONAL/SPORTS EQUIP.	$0	$193	$0	$536	$536	$536	$0	$536	$0	0.00%
256 MINOR TOOLS/INSTRUMENTS	$404	$1,279	$2,189	$782	$782	$782	$0	$782	$0	0.00%
259 MISC. SUPPLIES	$532	$589	$1,209	$643	$643	$643	$0	$643	$0	0.00%
261 OFFICE FURNITURE	$0	$125	$254	$2,080	$2,635	$0	$0	$0	($2,080)	-100.00%
262 COMMUNICATION EQUIPMENT	$0	$0	$2,055	$6,470	$6,470	$6,470	$0	$6,470	$0	0.00%
263 PHOTOGRAPHIC EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
264 COMPUTER ACCESSORIES	$0	$0	$418	$208	$208	$208	$0	$208	$0	0.00%
266 GENERAL ELECTRONIC EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$1,511	$1,791	$3,148	$0	$0	$6,600	$0	$6,600	$6,600	0.00%
268 APPLIANCES	$0	$0	$796	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-563
FUND: 100 GENERAL FUND
DEPARTMENT: 563 STREETS AND GROUNDS
DEPTDIV: GENERAL FUND | STREETS AND GROUNDS

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
269 OTHER OFFICE EQUIPMENT	$0	$0	$0	$2,600	$0	$0	$0	$0	($2,600)	-100.00%
271 GROUNDS KEEPING EQUIPMENT	$756	$3,053	$2,335	$2,934	$2,934	$2,934	$0	$2,934	$0	0.00%
272 STREET MAINTENANCE EQUIPMENT	$4,299	$7,267	$3,468	$1,469	$1,469	$1,469	$0	$1,469	$0	0.00%
279 OTHER OPERATIONAL EQUIPMENT	$3,714	$3,994	$9,018	$4,181	$4,181	$4,181	$0	$4,181	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$96,326**	**$145,733**	**$138,162**	**$267,195**	**$261,891**	**$152,615**	**$0**	**$152,615**	**($114,580)**	**-42.88%**
311 LONG TERM LEASE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
312 ANNUAL LEASE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
313 SHORT TERM RENTAL	$440	$0	$0	$1,082	$1,082	$1,082	$0	$1,082	$0	0.00%
321 LIGHT AND POWER	$57,679	$56,448	$80,033	$89,700	$200,000	$200,000	$0	$200,000	$110,300	122.97%
322 NATURAL GAS,PROPANE	$1,785	$2,164	$2,093	$5,000	$5,000	$5,000	$0	$5,000	$0	0.00%
323 TRUNK TELEPHONE SYSTEM	$3,077	$3,108	$3,516	$3,500	$3,500	$3,500	$0	$3,500	$0	0.00%
324 CELL PHONES	$3,696	$3,719	$4,019	$5,000	$5,000	$5,000	$0	$5,000	$0	0.00%
325 PAGERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
326 WIRELESS DATA SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
349 MISC REPAIRS/MAINT	$8,227	$19,423	$16,765	$14,690	$16,690	$14,690	$0	$14,690	$0	0.00%
352 CLEANING SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$74,904**	**$84,861**	**$106,426**	**$118,972**	**$231,272**	**$229,272**	**$0**	**$229,272**	**$110,300**	**92.71%**
412 LIGHT EQUIPMENT RENTAL	$25,000	$30,000	$32,787	$34,425	$34,425	$34,425	$0	$34,425	$0	0.00%
414 MOTOR VEHICLE RENTAL	$69,750	$79,364	$57,389	$83,286	$83,286	$69,255	$0	$69,255	($14,031)	-16.85%
415 TRUCKS, HEAVY EQUIP RENTAL	$40,000	$82,000	$73,764	$97,254	$97,254	$97,254	$0	$97,254	$0	0.00%
416 LIGHT EQUIP RENTAL-EXTERNAL	$19,867	$9,749	$3,594	$23,400	$23,400	$23,400	$0	$23,400	$0	0.00%
418 TRUCK/HEAVY EQUIP RENTAL/EXT	$811	$15,273	$7,723	$26,780	$26,780	$26,780	$0	$26,780	$0	0.00%
419 REPLACEMENT FUND CONTRIBUTION	$107,870	$97,519	$683,848	$47,818	$47,818	$28,489	$0	$28,489	($19,329)	-40.42%
421 FUEL, OIL, LUBRICANTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-563
FUND: 100 GENERAL FUND
DEPARTMENT: 563 STREETS AND GROUNDS
DEPTDIV: GENERAL FUND | STREETS AND GROUNDS

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
423 TIRES/BATTERIES/FILTERS/HOSES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
424 ELECTRICAL PARTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
425 BRAKE/SUSPENSION SYSTEM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
426 HYDRAULIC SYSTEM PARTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
427 COOLING SYSTEM PARTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
428 TRANSMISSION/MOTOR PARTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
429 BODY SHOP PARTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
432 MACHINE TOOLS MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
433 PUMPS, MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
434 ELECTRIC MOTOR MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
435 ELECTRIC PANEL MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
436 OTHER EQUIP MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
439 OTHER EQUIPMENT MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
461 OFFICE EQUIPMENT RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
462 EQUIPMENT REPAIRS/MAINT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$263,298**	**$313,905**	**$859,105**	**$312,963**	**$312,963**	**$279,603**	**$0**	**$279,603**	**($33,360)**	**-10.66%**
512 ENGINEERING SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
519 OTHER PROFESSIONAL SERVICES	$0	$0	$0	$1,040	$1,040	$1,040	$0	$1,040	$0	0.00%
523 OUTSIDE PRINTING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
526 TESTING/CERT. PERMITS	$545	$419	$419	$1,406	$1,406	$1,406	$0	$1,406	$0	0.00%
528 ADVERTISING	$0	$0	$426	$800	$800	$800	$0	$800	$0	0.00%
531 TRASH COLLECTION SERVICE	$7,790	$11,386	$10,393	$20,160	$20,160	$20,160	$0	$20,160	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$3,488	$3,152	$4,648	$4,793	$4,793	$4,793	$0	$4,793	$0	0.00%
536 EXTENDED MAINTENANCE WARRANTY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-563
FUND: 100 GENERAL FUND
DEPARTMENT: 563 STREETS AND GROUNDS
DEPTDIV: GENERAL FUND | STREETS AND GROUNDS

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
539 OTHER CONTRACT SERVICES	$271,474	$266,273	$355,214	$548,970	$557,470	$465,970	$0	$465,970	($83,000)	-15.12%
541 ANNUAL STREET MAINTENANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
544 ANNUAL STREET REHABILITATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$283,297**	**$281,230**	**$371,101**	**$577,169**	**$585,669**	**$494,169**	**$0**	**$494,169**	**($83,000)**	**-14.38%**
711 OFFICE FURNITURE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
712 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
714 COMPUTER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
721 MACHINE TOOLS/APPARATUS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
722 LIGHT EQUIPMENT	$0	$0	$7,000	$0	$0	$0	$0	$0	$0	0.00%
723 MOTOR VEHICLES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
724 HEAVY EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
725 OTHER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$7,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL GENERAL FUND | STREETS AND GROUNDS	**$1,771,898**	**$1,987,359**	**$2,794,887**	**$2,706,450**	**$2,833,069**	**$2,955,377**	**$0**	**$2,955,377**	**$248,927**	**9.20%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-565
FUND: 100 GENERAL FUND
DEPARTMENT: 565 PARKS AND RECREATION
DEPTDIV: GENERAL FUND | PARKS AND RECREATION

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
111 REGULAR FULL TIME	$361,365	$323,853	$411,987	$638,490	$698,200	$691,566	$0	$691,566	$53,076	8.31%
114 OVERTIME	$22,259	$23,805	$33,806	$33,137	$36,000	$33,137	$0	$33,137	$0	0.00%
115 LONGEVITY PAY	$1,632	$1,392	$912	$1,248	$1,100	$1,248	$0	$1,248	$0	0.00%
116 REGULAR PART TIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
117 TEMPORARY/SEASONAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
118 INSURANCE ALLOWANCE	$0	$0	$92	$0	$1,200	$0	$0	$0	$0	0.00%
119 CERTIFICATION PAY	$130	$165	$420	$180	$180	$180	$0	$180	$0	0.00%
120 UNUM LIFE	$899	$965	$1,027	$1,288	$1,200	$1,379	$0	$1,379	$91	7.07%
121 FICA SOCIAL SECURITY	$29,544	$26,889	$32,931	$45,650	$45,650	$53,411	$0	$53,411	$7,761	17.00%
122 WORKERS COMPENSATION	$7,440	$7,767	$10,845	$11,170	$11,200	$11,470	$0	$11,470	$300	2.69%
123 STATE UNEMPLOYMENT TAXES	$2,237	$191	$108	$1,296	$1,200	$1,296	$0	$1,296	$0	0.00%
124 RETIREMENT-TMRS	$51,718	$45,614	$58,201	$78,785	$79,500	$96,706	$0	$96,706	$17,921	22.75%
126 HEALTH INSURANCE	$51,054	$53,315	$56,794	$78,748	$78,750	$99,583	$0	$99,583	$20,835	26.46%
127 DENTAL INSURANCE	$2,001	$2,090	$1,914	$2,881	$2,800	$3,161	$0	$3,161	$280	9.72%
128 LONG TERM DISABILITY	$936	$821	$1,284	$1,694	$1,600	$1,794	$0	$1,794	$100	5.90%
129 VISION INSURANCE	$337	$325	$348	$489	$450	$540	$0	$540	$51	10.43%
131 UNIFORMS (BUY)	$2,396	$2,932	$3,655	$6,593	$6,729	$6,729	$0	$6,729	$136	2.06%
132 UNIFORM RENTAL	$1,613	$1,090	$516	$2,413	$2,413	$2,413	$0	$2,413	$0	0.00%
141 WORKSHOP TRAINING	$185	$790	$1,023	$1,354	$1,354	$1,354	$0	$1,354	$0	0.00%
142 PROFESSIONAL CONFERENCES	$175	$445	$2,210	$1,752	$1,750	$1,752	$0	$1,752	$0	0.00%
143 MEMBERSHIPS AND DUES	$220	$480	$942	$1,207	$1,207	$1,207	$0	$1,207	$0	0.00%
144 SUBSCRIPTIONS AND BOOKS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
146 TRAINING- TRANSPORTATION	$0	$48	$25	$225	$225	$225	$0	$225	$0	0.00%
147 TRAINING- LODGING	$0	$656	$1,612	$3,960	$3,960	$3,960	$0	$3,960	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-565
FUND: 100 GENERAL FUND
DEPARTMENT: 565 PARKS AND RECREATION
DEPTDIV: GENERAL FUND | PARKS AND RECREATION

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
148 TRAINING- MEALS	$67	$200	$517	$939	$872	$939	$0	$939	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$536,208**	**$493,832**	**$621,170**	**$913,499**	**$977,540**	**$1,014,050**	**$0**	**$1,014,050**	**$100,551**	**11.01%**
211 GENERAL OFFICE SUPPLIES	$666	$2,195	$2,526	$1,714	$2,500	$1,714	$0	$1,714	$0	0.00%
215 POSTAGE	$0	$17	$0	$107	$107	$107	$0	$107	$0	0.00%
217 OFFICE SECURITY	$2,574	$2,998	$2,749	$3,401	$3,401	$3,401	$0	$3,401	$0	0.00%
222 STRIPING AND STREET SIGNS	$7,680	$6,072	$6,615	$6,427	$6,427	$6,427	$0	$6,427	$0	0.00%
225 SAND AND GRAVEL	$2,230	$2,682	$4,197	$12,855	$12,855	$12,855	$0	$12,855	$0	0.00%
226 MISC. HARDWARE	$482	$1,051	$524	$546	$546	$546	$0	$546	$0	0.00%
232 FOOD/MEALS	$473	$436	$686	$640	$429	$640	$0	$640	$0	0.00%
233 CITY SPONSORED EVENTS	$5,327	$10,701	$11,411	$12,148	$13,062	$12,148	$0	$12,148	$0	0.00%
252 MEDICAL SUPPLIES	$341	$0	$264	$1,071	$1,071	$1,071	$0	$1,071	$0	0.00%
253 CHEMICALS	$32,306	$29,132	$47,743	$38,946	$38,946	$38,946	$0	$38,946	$0	0.00%
254 BOTANICAL/LANDSCAPE	$879	$12,002	$9,596	$14,559	$14,559	$14,559	$0	$14,559	$0	0.00%
255 RECREATIONAL/SPORTS EQUIP.	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
256 MINOR TOOLS/INSTRUMENTS	$612	$466	$1,073	$643	$1,643	$1,643	$0	$1,643	$1,000	155.52%
259 MISC. SUPPLIES	$3,174	$4,511	$6,649	$4,286	$4,286	$4,286	$0	$4,286	$0	0.00%
261 OFFICE FURNITURE	$189	$189	$2,721	$500	$500	$500	$0	$500	$0	0.00%
262 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
263 PHOTOGRAPHIC EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
264 COMPUTER ACCESSORIES	$0	$0	$658	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$0	$1,013	$1,493	$3,500	$2,390	$3,000	$0	$3,000	($500)	-14.29%
268 APPLIANCES	$0	$0	$914	$0	$0	$0	$0	$0	$0	0.00%
269 OTHER OFFICE EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
271 GROUNDS KEEPING EQUIPMENT	$828	$236	$12,462	$5,463	$5,000	$536	$0	$536	($4,927)	-90.19%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-565
FUND: 100 GENERAL FUND
DEPARTMENT: 565 PARKS AND RECREATION
DEPTDIV: GENERAL FUND | PARKS AND RECREATION

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
277 SPORTS EQUIPMENT	$17,163	$8,916	$7,435	$19,312	$19,312	$19,312	$0	$19,312	$0	0.00%
279 OTHER OPERATIONAL EQUIPMENT	$916	$1,950	$5,522	$2,142	$2,142	$2,142	$0	$2,142	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$75,840**	**$84,566**	**$125,238**	**$128,260**	**$129,176**	**$123,833**	**$0**	**$123,833**	**($4,427)**	**-3.45%**
311 LONG TERM LEASE	$1,224	$1,326	$1,224	$1,471	$1,471	$1,471	$0	$1,471	$0	0.00%
321 LIGHT AND POWER	$42,482	$47,537	$49,181	$71,800	$108,000	$108,000	$0	$108,000	$36,200	50.42%
322 NATURAL GAS, PROPANE	$1,542	$1,961	$2,144	$2,400	$2,300	$2,400	$0	$2,400	$0	0.00%
323 TRUNK TELEPHONE SYSTEM	$511	$514	$615	$650	$0	$650	$0	$650	$0	0.00%
324 CELL PHONES	$2,928	$2,676	$2,400	$3,680	$3,680	$3,680	$0	$3,680	$0	0.00%
325 PAGERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
326 WIRELESS DATA SERVICES	$852	$590	$418	$912	$912	$912	$0	$912	$0	0.00%
349 MISC REPAIRS/MAINT	$83,964	$108,124	$69,285	$195,082	$195,082	$90,582	$0	$90,582	($104,500)	-53.57%
352 CLEANING SUPPLIES	$8,885	$12,332	$12,272	$12,480	$12,480	$12,480	$0	$12,480	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$142,388**	**$175,060**	**$137,538**	**$288,475**	**$323,925**	**$220,175**	**$0**	**$220,175**	**($68,300)**	**-23.68%**
313 SHORT TERM RENTAL	$0	$0	$930	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS/MAINTENANCE	**$0**	**$0**	**$930**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
412 LIGHT EQUIPMENT RENTAL	$10,000	$10,000	$13,662	$14,345	$14,345	$14,345	$0	$14,345	$0	0.00%
414 MOTOR VEHICLE RENTAL	$21,000	$24,299	$31,877	$41,714	$41,714	$37,895	$0	$37,895	($3,819)	-9.16%
419 REPLACEMENT FUND CONTRIBUTION	$75,636	$55,207	$84,180	$22,132	$22,132	$22,132	$0	$22,132	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$106,636**	**$89,506**	**$129,719**	**$78,191**	**$78,191**	**$74,372**	**$0**	**$74,372**	**($3,819)**	**-4.88%**
519 OTHER PROFESSIONAL SERVIVES	$18,628	$200,203	$0	$0	$0	$0	$0	$0	$0	0.00%
523 OUTSIDE PRINTING	$0	$32	$1,259	$2,143	$2,143	$2,143	$0	$2,143	$0	0.00%
526 TESTING/CERT. PERMITS	$150	$325	$0	$11,075	$11,075	$11,075	$0	$11,075	$0	0.00%
528 ADVERTISING	$84	$0	$350	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-565
FUND: 100 GENERAL FUND
DEPARTMENT: 565 PARKS AND RECREATION
DEPTDIV: GENERAL FUND | PARKS AND RECREATION

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
532 SOFTWARE MAINT/LICENSE	$2,104	$2,076	$9,326	$6,500	$8,000	$6,500	$0	$6,500	$0	0.00%
539 OTHER CONTRACT SERVICES	$164,603	$176,937	$168,326	$464,167	$190,807	$189,167	$0	$189,167	($275,000)	-59.25%
TOTAL CONTRACT SERVICES AND FEES	**$185,569**	**$379,573**	**$179,260**	**$483,885**	**$212,025**	**$208,885**	**$0**	**$208,885**	**($275,000)**	**-56.83%**
719 OTHER CAPITAL OUTLAY	$177,067	$186,574	$32,784	$0	$103,500	$0	$0	$0	$0	0.00%
725 OTHER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
728 TECHNOLOGY EQUIP AND SOFTWARE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
742 CONSTRUCTION	$0	$0	$18,735	$703,000	$733,000	$0	$0	$0	($703,000)	-100.00%
TOTAL CAPITAL OUTLAY	**$177,067**	**$186,574**	**$51,519**	**$703,000**	**$836,500**	**$0**	**$0**	**$0**	**($703,000)**	**-100.00%**
TOTAL GENERAL FUND | PARKS AND RECREATION	**$1,223,708**	**$1,409,112**	**$1,245,375**	**$2,595,310**	**$2,557,357**	**$1,641,315**	**$0**	**$1,641,315**	**($953,995)**	**-36.76%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-566
FUND: 100 GENERAL FUND
DEPARTMENT: 566 BUILDING MAINTENANCE
DEPTDIV: GENERAL FUND | BUILDING MAINTENANCE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
111 REGULAR FULL TIME	$184,431	$223,082	$236,862	$257,763	$257,700	$291,584	$0	$291,584	$33,821	13.12%
114 OVERTIME	$1,890	$3,004	$2,121	$2,500	$2,500	$2,500	$0	$2,500	$0	0.00%
115 LONGEVITY PAY	$2,400	$2,496	$1,488	$1,680	$1,056	$1,680	$0	$1,680	$0	0.00%
116 REGULAR PART TIME	$4,123	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
117 TEMPORARY/SEASONAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
118 INSURANCE ALLOWANCE	$0	$0	$0	$0	$1,200	$0	$0	$0	$0	0.00%
119 CERTIFICATION PAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
120 UNUM LIFE	$483	$374	$539	$588	$0	$588	$0	$588	$0	0.00%
121 FICA SOCIAL SECURITY	$14,911	$17,777	$18,029	$19,847	$19,847	$22,889	$0	$22,889	$3,042	15.33%
122 WORKERS COMPENSATION	$3,882	$3,959	$5,423	$5,585	$5,580	$5,585	$0	$5,585	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$756	$268	$36	$650	$650	$650	$0	$650	$0	0.00%
124 RETIREMENT-TMRS	$25,899	$30,598	$31,364	$34,285	$34,280	$41,129	$0	$41,129	$6,844	19.96%
126 HEALTH INSURANCE	$23,067	$31,123	$29,026	$31,499	$31,500	$33,299	$0	$33,299	$1,800	5.71%
127 DENTAL INSURANCE	$918	$1,166	$1,072	$1,152	$1,150	$1,152	$0	$1,152	$0	0.00%
128 LONG TERM DISABILITY	$477	$624	$751	$773	$750	$773	$0	$773	$0	0.00%
129 VISION INSURANCE	$158	$221	$174	$196	$190	$196	$0	$196	$0	0.00%
131 UNIFORMS (BUY)	$660	$1,125	$629	$1,456	$1,456	$1,456	$0	$1,456	$0	0.00%
132 UNIFORM RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
141 WORKSHOP TRAINING	$0	$0	$24	$0	$0	$0	$0	$0	$0	0.00%
142 PROFESSIONAL CONFERENCES	$0	$445	$500	$500	$500	$500	$0	$500	$0	0.00%
143 MEMBERSHIPS AND DUES	$100	$100	$100	$100	$100	$100	$0	$100	$0	0.00%
144 SUBSCRIPTIONS AND BOOKS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
145 TUITION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
146 TRAINING- TRANSPORTATION	$0	$0	$719	$218	$218	$218	$0	$218	$0	0.00%
147 TRAINING- LODGING	$0	$0	$1,143	$1,872	$1,872	$1,872	$0	$1,872	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-566
FUND: 100 GENERAL FUND
DEPARTMENT: 566 BUILDING MAINTENANCE
DEPTDIV: GENERAL FUND | BUILDING MAINTENANCE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
148 TRAINING- MEALS	$0	$0	$400	$208	$208	$208	$0	$208	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$264,155**	**$316,362**	**$330,399**	**$360,872**	**$360,757**	**$406,379**	**$0**	**$406,379**	**$45,507**	**12.61%**
211 GENERAL OFFICE SUPPLIES	$2,150	$3,112	$3,245	$3,120	$3,120	$3,120	$0	$3,120	$0	0.00%
215 POSTAGE	$11	$0	$1	$50	$50	$50	$0	$50	$0	0.00%
217 OFFICE SECURITY	$812	$818	$744	$988	$988	$988	$0	$988	$0	0.00%
219 MISC. OCCASION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
222 STRIPING AND STREET SIGNS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
223 BUILDING MATERIALS	$1,379	$1,581	$1,023	$0	$0	$0	$0	$0	$0	0.00%
226 MISC. HARDWARE	$1,753	$569	$1,372	$2,080	$2,080	$2,080	$0	$2,080	$0	0.00%
232 FOOD/MEALS	$68	$85	$102	$200	$200	$200	$0	$200	$0	0.00%
249 FIRE PREVENTION SUPPLIES	$1,828	$2,375	$2,984	$13,130	$13,130	$13,130	$0	$13,130	$0	0.00%
252 MEDICAL SUPPLIES	$1,431	$1,550	$3,035	$27,507	$27,507	$2,142	$0	$2,142	($25,365)	-92.21%
253 CHEMICALS	$310	$1,117	$341	$650	$650	$650	$0	$650	$0	0.00%
256 MINOR TOOLS/INSTRUMENTS	$1,352	$1,573	$1,069	$1,638	$1,638	$1,638	$0	$1,638	$0	0.00%
259 MISC. SUPPLIES	$7,549	$8,375	$11,520	$17,250	$17,250	$17,250	$0	$17,250	$0	0.00%
261 OFFICE FURNITURE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
262 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$0	$0	$2,161	$2,000	$2,000	$2,000	$0	$2,000	$0	0.00%
279 OTHER OPERATIONAL EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$18,643**	**$21,154**	**$27,595**	**$68,613**	**$68,613**	**$43,248**	**$0**	**$43,248**	**($25,365)**	**-36.97%**
311 LONG TERM LEASE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
321 LIGHT AND POWER	$11,984	$15,010	$14,539	$22,000	$19,000	$22,000	$0	$22,000	$0	0.00%
322 NATURAL GAS, PROPANE	$1,611	$2,194	$2,024	$2,500	$2,400	$2,500	$0	$2,500	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-566
FUND: 100 GENERAL FUND
DEPARTMENT: 566 BUILDING MAINTENANCE
DEPTDIV: GENERAL FUND | BUILDING MAINTENANCE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
323 TRUNK TELEPHONE SYSTEM	$11,021	$9,009	$7,415	$11,000	$10,000	$11,000	$0	$11,000	$0	0.00%
324 CELL PHONES	$1,123	$1,223	$1,564	$2,000	$2,000	$2,000	$0	$2,000	$0	0.00%
325 PAGERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
326 WIRELESS DATA SERVICES	$782	$233	$0	$912	$0	$912	$0	$912	$0	0.00%
341 ROOFING REPAIRS	$27,149	$25,495	$24,450	$27,560	$27,560	$27,560	$0	$27,560	$0	0.00%
342 ELECTRICAL REPAIRS	$8,169	$9,565	$12,055	$7,644	$7,644	$7,644	$0	$7,644	$0	0.00%
343 HEATING/COOLING REPAIRS	$16,415	$38,803	$24,101	$14,196	$14,196	$14,196	$0	$14,196	$0	0.00%
344 PLUMBING REPAIRS	$17,896	$8,224	$6,755	$8,840	$8,840	$8,840	$0	$8,840	$0	0.00%
345 CARPENTRY/PAINTING	$10,085	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
346 CONCRETE MASONARY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
347 PUMP AND ELECTRIC MOTOR REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
349 MISC REPAIRS/MAINT	$54,261	$63,235	$61,480	$61,646	$61,646	$51,480	$0	$51,480	($10,166)	-16.49%
351 JANITORIAL SERVICES-CONTRACT	$15,675	$21,785	$25,327	$38,500	$38,500	$38,500	$0	$38,500	$0	0.00%
352 CLEANING SUPPLIES	$7,457	$10,622	$12,325	$11,960	$11,960	$11,960	$0	$11,960	$0	0.00%
353 CLEANING SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$183,628**	**$205,397**	**$192,035**	**$208,758**	**$203,746**	**$198,592**	**$0**	**$198,592**	**($10,166)**	**-4.87%**
411 OFFICE EQUIPMENT RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
412 LIGHT EQUIPMENT RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
414 MOTOR VEHICLE RENTAL	$14,000	$17,400	$9,108	$11,212	$11,212	$10,448	$0	$10,448	($764)	-6.81%
419 REPLACEMENT FUND CONTRIBUTION	$8,215	$16,567	$9,816	$0	$0	$0	$0	$0	$0	0.00%
421 FUEL, OIL, LUBRICANTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
423 TIRES/BATTERIES/FILTERS/HOSES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
424 ELECTRICAL PARTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
425 BRAKE/SUSPENSION SYSTEM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-566
FUND: 100 GENERAL FUND
DEPARTMENT: 566 BUILDING MAINTENANCE
DEPTDIV: GENERAL FUND | BUILDING MAINTENANCE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
426 HYDRAULIC SYSTEM PARTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
427 COOLING SYSTEM PARTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
428 TRANSMISSION/MOTOR PARTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
429 BODY SHOP PARTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
432 MACHINE TOOLS MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
434 ELECTRIC MOTOR MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
439 OTHER EQUIPMENT MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
461 OFFICE EQUIPMENT RENTAL	$2,194	$3,349	$2,009	$2,700	$2,700	$2,700	$0	$2,700	$0	0.00%
462 EQUIPMENT REPAIRS/MAINT	$0	$39	$106	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$24,409**	**$37,355**	**$21,039**	**$13,912**	**$13,912**	**$13,148**	**$0**	**$13,148**	**($764)**	**-5.49%**
523 OUTSIDE PRINTING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
526 TESTING/CERT. PERMITS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
527 DELIVERY, COURIER SERVICE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
528 ADVERTISING	$0	$0	$186	$200	$200	$200	$0	$200	$0	0.00%
536 EXTENDED MAINTENANCE WARRANTY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
539 OTHER CONTRACT SERVICES	$68,988	$27,575	$21,686	$223,403	$223,403	$25,339	$0	$25,339	($198,064)	-88.66%
TOTAL CONTRACT SERVICES AND FEES	**$68,988**	**$27,575**	**$21,872**	**$223,603**	**$223,603**	**$25,539**	**$0**	**$25,539**	**($198,064)**	**-88.58%**
712 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
714 COMPUTER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
719 OTHER CAPITAL OUTLAY	$0	$104,199	$1,173	$25,000	$0	$0	$0	$0	($25,000)	-100.00%
721 MACHINE TOOLS/APPARATUS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
722 LIGHT EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
723 MOTOR VEHICLES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-566
FUND: 100 GENERAL FUND
DEPARTMENT: 566 BUILDING MAINTENANCE
DEPTDIV: GENERAL FUND | BUILDING MAINTENANCE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
725 OTHER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$104,199**	**$1,173**	**$25,000**	**$0**	**$0**	**$0**	**$0**	**($25,000)**	**-100.00%**
TOTAL GENERAL FUND | BUILDING MAINTENANCE	**$559,823**	**$712,042**	**$594,114**	**$900,758**	**$870,631**	**$686,906**	**$0**	**$686,906**	**($213,852)**	**-23.74%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-573
FUND: 100 GENERAL FUND
DEPARTMENT: 573 ENGINEERING
DEPTDIV: GENERAL FUND | ENGINEERING

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
111 REGULAR FULL TIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
114 OVERTIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
115 LONGEVITY PAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
116 REGULAR PART TIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
117 TEMPORARY/SEASONAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
118 INSURANCE ALLOWANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
119 CERTIFICATION PAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
120 UNUM LIFE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
121 FICA SOCIAL SECURITY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
122 WORKERS COMPENSATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
124 RETIREMENT-TMRS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
126 HEALTH INSURANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
127 DENTAL INSURANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
128 LONG TERM DISABILITY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
129 VISION INSURANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
131 UNIFORMS (BUY)	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
141 WORKSHOP TRAINING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
142 PROFESSIONAL CONFERENCES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
143 MEMBERSHIPS AND DUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
144 SUBSCRIPTIONS AND BOOKS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
145 TUITION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
146 TRAINING- TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
147 TRAINING- LODGING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-573
FUND: 100 GENERAL FUND
DEPARTMENT: 573 ENGINEERING
DEPTDIV: GENERAL FUND | ENGINEERING

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
148 TRAINING- MEALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
211 GENERAL OFFICE SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
212 ENG. COPIER/PLOTTER	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
213 PHOTOGRAPHIC SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
214 COMPUTER SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
215 POSTAGE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
256 MINOR TOOLS/INSTRUMENTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
261 OFFICE FURNITURE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
262 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
264 COMPUTER ACCESSORIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
266 GENERAL ELECTRONIC EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
311 LONG TERM LEASE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
312 ANNUAL LEASE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
321 LIGHT AND POWER	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
324 CELL PHONES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
414 MOTOR VEHICLE RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
419 REPLACEMENT FUND CONTRIBUTION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
421 FUEL, OIL, LUBRICANTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
423 TIRES/BATTERIES/FILTERS/HOSES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-573
FUND: 100 GENERAL FUND
DEPARTMENT: 573 ENGINEERING
DEPTDIV: GENERAL FUND | ENGINEERING

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
462 EQUIPMENT REPAIRS/MAINT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
512 ENGINEERING SERVICES	$83	$426,569	$1,092,648	$900,000	$950,000	$900,000	$0	$900,000	$0	0.00%
519 OTHER PROFESSIONAL SERVICES	$0	$0	$12,100	$0	$0	$0	$0	$0	$0	0.00%
521 COUNTY RECORDING FEES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
523 OUTSIDE PRINTING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
526 TESTING/CERT. PERMITS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
528 ADVERTISING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
536 EXTENDED MAINTENANCE WARRANTY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
539 OTHER CONTRACT SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$83**	**$426,569**	**$1,104,748**	**$900,000**	**$950,000**	**$900,000**	**$0**	**$900,000**	**$0**	**0.00%**
711 OFFICE FURNITURE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
712 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
713 DUPLICATION/PHOTOGRAPHIC EQUIP	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
714 COMPUTER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
722 LIGHT EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
724 HEAVY EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
725 OTHER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL GENERAL FUND | ENGINEERING	**$83**	**$426,569**	**$1,104,748**	**$900,000**	**$950,000**	**$900,000**	**$0**	**$900,000**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-575
FUND: 100 GENERAL FUND
DEPARTMENT: 575 INFORMATION TECHNOLOGY
DEPTDIV: GENERAL FUND | INFORMATION TECHNOLOGY

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
111 REGULAR FULL TIME	$51,969	$1,539	$1,280	$0	$0	$0	$0	$0	$0	0.00%
114 OVERTIME	$0	$0	$12	$0	$0	$0	$0	$0	$0	0.00%
115 LONGEVITY PAY	$576	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
116 REGULAR PART TIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
117 TEMPORARY/SEASONAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
118 INSURANCE ALLOWANCE	$0	$0	$46	$0	$0	$0	$0	$0	$0	0.00%
119 CERTIFICATION PAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
120 UNUM LIFE	$143	$1	$0	$0	$0	$0	$0	$0	$0	0.00%
121 FICA SOCIAL SECURITY	$3,675	$293	$102	$0	$0	$0	$0	$0	$0	0.00%
122 WORKERS COMPENSATION	$142	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$252	$0	$1	$0	$0	$0	$0	$0	$0	0.00%
124 RETIREMENT-TMRS	$7,056	$208	$175	$0	$0	$0	$0	$0	$0	0.00%
126 HEALTH INSURANCE	$6,766	$345	$0	$0	$0	$0	$0	$0	$0	0.00%
127 DENTAL INSURANCE	$273	$24	$0	$0	$0	$0	$0	$0	$0	0.00%
128 LONG TERM DISABILITY	$143	$13	$0	$0	$0	$0	$0	$0	$0	0.00%
129 VISION INSURANCE	$48	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
131 UNIFORMS (BUY)	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
132 UNIFORM RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
133 BUSINESS- TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
134 BUSINESS LODGING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
135 BUSINESS MEALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
141 WORKSHOP TRAINING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
142 PROFESSIONAL CONFERENCES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
143 MEMBERSHIPS AND DUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
144 SUBSCRIPTIONS AND BOOKS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-575
FUND: 100 GENERAL FUND
DEPARTMENT: 575 INFORMATION TECHNOLOGY
DEPTDIV: GENERAL FUND | INFORMATION TECHNOLOGY

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
146 TRAINING- TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
147 TRAINING- LODGING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
148 TRAINING- MEALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$71,043**	**$2,422**	**$1,616**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
211 GENERAL OFFICE SUPPLIES	$180	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
212 ENG. COPIER/PLOTTER	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
213 PHOTOGRAPHIC SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
214 COMPUTER SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
256 MINOR TOOLS/INSTRUMENTS	$86	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
259 MISC. SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
261 OFFICE FURNITURE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
262 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
264 COMPUTER ACCESSORIES	$365	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
266 GENERAL ELECTRONIC EQUIPMENT	$1,335	$1,315	$0	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$38,310	$1,206	$1,985	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$40,276**	**$2,521**	**$1,985**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
311 LONG TERM LEASE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
312 ANNUAL LEASE	$30,460	$30,323	$30,634	$30,680	$30,680	$30,680	$0	$30,680	$0	0.00%
324 CELL PHONES	$560	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
326 WIRELESS DATA SERVICES	$392	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
349 MISC REPAIRS/MAINT	$0	$0	$0	$5,000	$5,000	$5,000	$0	$5,000	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$31,412**	**$30,323**	**$30,634**	**$35,680**	**$35,680**	**$35,680**	**$0**	**$35,680**	**$0**	**0.00%**
414 MOTOR VEHICLE RENTAL	$7,000	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
419 REPLACEMENT FUND CONTRIBUTION	$8,352	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-575
FUND: 100 GENERAL FUND
DEPARTMENT: 575 INFORMATION TECHNOLOGY
DEPTDIV: GENERAL FUND | INFORMATION TECHNOLOGY

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
421 FUEL, OIL, LUBRICANTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
423 TIRES/BATTERIES/FILTERS/HOSES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
434 ELECTRIC MOTOR MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
436 OTHER EQUIP MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
461 OFFICE EQUIPMENT RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
462 EQUIPMENT REPAIRS/MAINT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$15,352**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
512 ENGINEERING SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
528 ADVERTISING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$6,810	$10,344	$12,201	$36,327	$40,969	$16,327	$0	$16,327	($20,000)	-55.06%
536 EXTENDED MAINTENANCE WARRANTY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
539 OTHER CONTRACT SERVICES	$125,028	$182,680	$206,552	$204,929	$207,829	$204,929	$0	$204,929	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$131,838**	**$193,024**	**$218,753**	**$241,256**	**$248,798**	**$221,256**	**$0**	**$221,256**	**($20,000)**	**-8.29%**
711 OFFICE FURNITURE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
712 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
714 COMPUTER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
722 LIGHT EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
723 MOTOR VEHICLES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
724 HEAVY EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
725 OTHER EQUIPMENT	$0	$0	$0	$20,000	$15,500	$0	$0	$0	($20,000)	-100.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$20,000**	**$15,500**	**$0**	**$0**	**$0**	**($20,000)**	**-100.00%**
TOTAL GENERAL FUND | INFORMATION TECHNOLOGY	**$289,921**	**$228,291**	**$252,988**	**$296,936**	**$299,978**	**$256,936**	**$0**	**$256,936**	**($40,000)**	**-13.47%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-592
FUND: 100 GENERAL FUND
DEPARTMENT: 592 NON-DEPARTMENTAL
DEPTDIV: GENERAL FUND | NON-DEPARTMENTAL

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
217 OFFICE SECURITY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
256 MINOR TOOLS/INSTRUMENTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
259 MISC SUPPLIES COVID-19	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
264 COMPUTER ACCESSORIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
279 EMERGENCY RELATED EXPENSES	$0	$0	$5,556,176	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$0**	**$0**	**$5,556,176**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
511 LEGAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
512 ENGINEERING SERVICES	$0	$7,019	$45,914	$0	$0	$0	$0	$0	$0	0.00%
519 OTHER PROFESSIONAL SERVICES	$0	$90,114	$125,410	$128,000	$105,000	$125,000	$0	$125,000	($3,000)	-2.34%
521 BANK CHARGES	$0	$10,973	$16,607	$15,000	$15,000	$15,000	$0	$15,000	$0	0.00%
522 INSURANCE AND BONDS	$20	$81,328	$75,121	$90,000	$90,000	$92,000	$0	$92,000	$2,000	2.22%
528 ADVERTISING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
531 TRASH COLLECTION SERVICE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
536 EXTENDED MAINTENANCE WARRANTY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
537 BANK FINANCE CHARGES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
539 OTHER CONTRACT SERVICES	$0	$160,313	$107,091	$97,360	$94,083	$97,360	$0	$97,360	$0	0.00%
542 MISC EXPENSE	$14,092	$93,124	$2,533	$0	$0	$0	$0	$0	$0	0.00%
543 CREDIT CARD FEES	$48,294	$60,468	$46,285	$65,000	$50,000	$55,000	$0	$55,000	($10,000)	-15.38%
TOTAL CONTRACT SERVICES AND FEES	**$62,407**	**$503,340**	**$418,961**	**$395,360**	**$354,083**	**$384,360**	**$0**	**$384,360**	**($11,000)**	**-2.78%**
651 BAD DEBT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL DEPRECIATION EXPENSE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
714 COMPUTER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 100-592
FUND: 100 GENERAL FUND
DEPARTMENT: 592 NON-DEPARTMENTAL
DEPTDIV: GENERAL FUND | NON-DEPARTMENTAL

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
719 OTHER CAPITAL OUTLAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
741 PURCHASE LAND	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
745 CONTRIBUTIONS BY DEVELOPERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
746 CONSTRUCTION IMPROVE-GRANTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
812 PASS THROUGHS- AGENCY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
813 CONTRIBUTIONS TO CIVIC PROGRAM	$3,557	$16,034	$64,163	$10,000	$24,000	$10,000	$0	$10,000	$0	0.00%
814 TRANSFER TO CIP	$0	$0	$0	$2,296,337	$2,294,000	$1,600,000	$0	$1,600,000	($696,337)	-30.32%
815 INTERFUND TRANSFERS OUT	$14,600	$14,600	$253,718	$451,673	$451,673	$2,350,000	$0	$2,350,000	$1,898,327	420.29%
816 SALES TAX REBATE	$16,143	$50,647	$832,806	$3,600,000	$4,170,000	$3,075,000	$0	$3,075,000	($525,000)	-14.58%
817 PROPERTY TAX REBATE	$41,630	$93,505	$27,905	$70,560	$42,757	$68,300	$0	$68,300	($2,260)	-3.20%
819 OTHER CONTRIBUTIONS	$24,933	$11,492	$56,690	$231,100	$215,000	$183,100	$0	$183,100	($48,000)	-20.77%
831 CONTINGENCY RESERVES	$0	$0	$0	$0	$200,000	$0	$0	$0	$0	0.00%
832 PAYMENT OF CLAIMS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
833 PAYMENT OF REFUND	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
835 RESERVE FOR PERSONNEL	$0	$44,263	$35,995	$782,580	$39,972	$167,100	$0	$167,100	($615,480)	-78.65%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$100,863**	**$230,540**	**$1,271,277**	**$7,442,250**	**$7,437,402**	**$7,453,500**	**$0**	**$7,453,500**	**$11,250**	**0.15%**
913 CAPITAL LEASE SHORT TERM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
914 CAP.LEASE SHORT TERM-INTEREST	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL DEBT SERVICE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL GENERAL FUND | NON-DEPARTMENTAL	**$163,270**	**$733,880**	**$7,246,414**	**$7,837,610**	**$7,791,485**	**$7,837,860**	**$0**	**$7,837,860**	**$250**	**0.00%**

Special Revenue Funds

Tax Increment Financing (TIF) #2

THE BIG PICTURE TIF #2											
ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$ CHG	% CHG
118-310	TIF #2 | 310 REVENUES	$0	$0	$159,479	$500,000	$525,837	$2,235,000	$0	$2,235,000	$1,735,000	347.00%
118-430	TIF #2 | 430 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
REVENUES		**$0**	**$0**	**$159,479**	**$500,000**	**$525,837**	**$2,235,000**	**$0**	**$2,235,000**	**$1,735,000**	**347.00%**
118-520	TIF #2 | TIF EXPENDITURES	$0	$0	$13,420	$523,300	$520,214	$2,208,000	$0	$2,208,000	$1,684,700	321.94%
EXPENDITURES		**$0**	**$0**	**$13,420**	**$523,300**	**$520,214**	**$2,208,000**	**$0**	**$2,208,000**	**$1,684,700**	**321.94%**
119 TIF #2 Fund		$0	$0	$146,059	($23,300)	$5,623	$27,000	$0	$27,000		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 118-310
FUND: 118 TIF #2
DEPARTMENT: 118 TIF #2
DEPTDIV: TIF #2 | 310 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
111 CURRENT PROPERTY TAXES	$0	$0	$159,479	$500,000	$525,837	$2,235,000	$0	$2,235,000	$1,735,000	347.00%
TOTAL TAXES	**$0**	**$0**	**$159,479**	**$500,000**	**$525,837**	**$2,235,000**	**$0**	**$2,235,000**	**$1,735,000**	**347.00%**
TOTAL TIF #2 | 310 REVENUES	**$0**	**$0**	**$159,479**	**$500,000**	**$525,837**	**$2,235,000**	**$0**	**$2,235,000**	**$1,735,000**	**347.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 118-430
FUND: 118 TIF #2
DEPARTMENT: 118 TIF #2
DEPTDIV: TIF #2 | 430 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
331 INTEREST INCOME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL USE OF MONEY AND PROPERTY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL TIF #2 | 430 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 118-520
FUND: 118 TIF #2
DEPARTMENT: 118 TIF #2
DEPTDIV: TIF #2 | TIF EXPENDITURES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
815 INTERFUND TRANSFERS OUT	$0	$0	$13,420	$28,000	$28,000	$28,000	$0	$28,000	$0	0.00%
817 PROPERTY TAX REBATE	$0	$0	$0	$495,300	$492,214	$2,180,000	$0	$2,180,000	$1,684,700	340.14%
818 DRRA REFUND	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$0**	**$0**	**$13,420**	**$523,300**	**$520,214**	**$2,208,000**	**$0**	**$2,208,000**	**$1,684,700**	**321.94%**
TOTAL TIF #2 | TIF EXPENDITURES	**$0**	**$0**	**$13,420**	**$523,300**	**$520,214**	**$2,208,000**	**$0**	**$2,208,000**	**$1,684,700**	**321.94%**

Special Revenue Funds

Tax Increment Financing (TIF) #1 - Downtown Fund

THE BIG PICTURE TIF #1 - DOWNTOWN											
ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$ CHG	% CHG
119-310	TIF (TAX INCREMENT FINANCE) | 310 REVENUES	$248,147	$276,846	$442,575	$575,000	$574,976	$585,000	$0	$585,000	$10,000	1.74%
119-330	TIF (TAX INCREMENT FINANCE) | 330 REVENUES	$137,396	$141,083	$237,323	$300,000	$341,203	$350,000	$0	$350,000	$50,000	16.67%
119-430	TIF (TAX INCREMENT FINANCE) | 430 REVENUES	$206	$1,686	$14,531	$5,000	$25,000	$10,000	$0	$10,000	$5,000	100.00%
REVENUES		**$385,749**	**$419,615**	**$694,429**	**$880,000**	**$941,179**	**$945,000**	**$0**	**$945,000**	**$65,000**	**7.39%**
119-520	TIF (TAX INCREMENT FINANCE) | TIF EXPENDITURES	$398,862	$383,032	$408,719	$834,709	$847,266	$831,372	$0	$831,372	($3,337)	-0.40%
EXPENDITURES		**$398,862**	**$408,719**	**$408,719**	**$834,709**	**$847,266**	**$831,372**	**$0**	**$831,372**	**($3,337)**	**-0.40%**
119 TIF #1 Fund		($13,113)	$10,896	$285,710	$45,291	$93,913	$113,628	$0	$113,628		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 119-310
FUND: 119 TIF (TAX INCREMENT FINANCE)
DEPARTMENT: 119 TIF (TAX INCREMENT FINANCE)
DEPTDIV: TIF (TAX INCREMENT FINANCE) | 310 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
111 CURRENT PROPERTY TAX	$248,147	$276,846	$442,575	$575,000	$574,976	$585,000	$0	$585,000	$10,000	1.74%
TOTAL TAXES	**$248,147**	**$276,846**	**$442,575**	**$575,000**	**$574,976**	**$585,000**	**$0**	**$585,000**	**$10,000**	**1.74%**
TOTAL TIF (TAX INCREMENT FINANCE) | 310 REVENUES	**$248,147**	**$276,846**	**$442,575**	**$575,000**	**$574,976**	**$585,000**	**$0**	**$585,000**	**$10,000**	**1.74%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 119-330
FUND: 119 TIF (TAX INCREMENT FINANCE)
DEPARTMENT: 119 TIF (TAX INCREMENT FINANCE)
DEPTDIV: TIF (TAX INCREMENT FINANCE) | 330 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
242 TIF-WILLIAMSON COUNTY	$137,396	$141,083	$237,323	$300,000	$341,203	$350,000	$0	$350,000	$50,000	16.67%
TOTAL INTERGOVERNMENTAL REVENUES	**$137,396**	**$141,083**	**$237,323**	**$300,000**	**$341,203**	**$350,000**	**$0**	**$350,000**	**$50,000**	**16.67%**
TOTAL TIF (TAX INCREMENT FINANCE) | 330 REVENUES	**$137,396**	**$141,083**	**$237,323**	**$300,000**	**$341,203**	**$350,000**	**$0**	**$350,000**	**$50,000**	**16.67%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 119-430
FUND: 119 TIF (TAX INCREMENT FINANCE)
DEPARTMENT: 119 TIF (TAX INCREMENT FINANCE)
DEPTDIV: TIF (TAX INCREMENT FINANCE) | 430 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
331 INTEREST INCOME	$206	$1,686	$14,531	$5,000	$25,000	$10,000	$0	$10,000	$5,000	100.00%
334 MISCELLANEOUS REVENUE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL USE OF MONEY AND PROPERTY	**$206**	**$1,686**	**$14,531**	**$5,000**	**$25,000**	**$10,000**	**$0**	**$10,000**	**$5,000**	**100.00%**
TOTAL TIF (TAX INCREMENT FINANCE) | 430 REVENUES	**$206**	**$1,686**	**$14,531**	**$5,000**	**$25,000**	**$10,000**	**$0**	**$10,000**	**$5,000**	**100.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 119-520
FUND: 119 TIF (TAX INCREMENT FINANCE)
DEPARTMENT: 520 TIF EXPENDITURES
DEPTDIV: TIF (TAX INCREMENT FINANCE) | TIF EXPENDITURES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
111 REGULAR FULL TIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
115 LONGEVITY PAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
118 INSURANCE ALLOWANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
120 UNUM LIFE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
121 FICA SOCIAL SECURITY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
122 WORKERS COMPENSATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
124 RETIREMENT-TMRS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
126 HEALTH INSURANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
127 DENTAL INSURANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
128 LONG TERM DISABILITY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
129 VISION INSURANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
519 OTHER PROFESSIONAL SERVICES	$7,382	$0	$13,937	$20,702	$0	$5,000	$0	$5,000	($15,702)	-75.85%
539 OTHER CONTRACT SERVICES	$0	$0	$0	$2,072	$11,750	$0	$0	$0	($2,072)	-100.00%
542 MISC EXPENSE	$0	$0	$0	$0	$45,284	$0	$0	$0	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$7,382**	**$0**	**$13,937**	**$22,774**	**$57,034**	**$5,000**	**$0**	**$5,000**	**($17,774)**	**-78.05%**
719 OTHER CAPITAL OUTLAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
742 CONSTRUCTION	$4,324	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL IMPROVEMENTS/ACQUISITION	**$4,324**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
814 TRANSFER TO CIP	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
815 INTERFUND TRANSFERS OUT	$362,157	$383,032	$394,782	$586,935	$565,232	$526,372	$0	$526,372	($60,563)	-10.32%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 119-520
FUND: 119 TIF (TAX INCREMENT FINANCE)
DEPARTMENT: 520 TIF EXPENDITURES
DEPTDIV: TIF (TAX INCREMENT FINANCE) | TIF EXPENDITURES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
819 OTHER CONTRIBUTIONS	$25,000	$0	$0	$225,000	$225,000	$300,000	$0	$300,000	$75,000	33.33%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$387,157**	**$383,032**	**$394,782**	**$811,935**	**$790,232**	**$826,372**	**$0**	**$826,372**	**$14,437**	**1.78%**
TOTAL TIF (TAX INCREMENT FINANCE) | TIF EXPENDITURES	**$398,862**	**$383,032**	**$408,719**	**$834,709**	**$847,266**	**$831,372**	**$0**	**$831,372**	**($3,337)**	**-0.40%**

Special Revenue Funds

Hotel-Motel Occupancy Tax (HOT) Fund

THE BIG PICTURE
HOTEL OCCUPANCY TAX FUND

ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$ CHG	% CHG
120-310	HOTEL/MOTEL FUND | 310 REVENUES	$184,980	$282,430	$333,973	$310,000	$346,000	$350,000	$0	$350,000	$40,000	12.90%
120-420	HOTEL/MOTEL FUND | 420 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
120-430	HOTEL/MOTEL FUND | 430 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
REVENUES		**$184,980**	**$282,430**	**$333,973**	**$310,000**	**$346,000**	**$350,000**	**$0**	**$350,000**	**$40,000**	**12.90%**
120-612	HOTEL/MOTEL FUND | HOTEL/MOTEL TAX	$200,358	$226,321	$292,620	$296,000	$308,800	$297,400	$0	$297,400	$1,400	0.47%
EXPENDITURES		**$200,358**	**$292,620**	**$292,620**	**$296,000**	**$308,800**	**$297,400**	**$0**	**$297,400**	**$1,400**	**0.47%**
TOTAL		($15,378)	($10,190)	$41,353	$14,000	$37,200	$52,600	$0	$52,600		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 120-310
FUND: 120 HOTEL/MOTEL FUND
DEPARTMENT: 120 HOTEL/MOTEL FUND
DEPTDIV: HOTEL/MOTEL FUND | 310 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
143 HOTEL OCCUPANCY TAX	$184,956	$282,430	$333,891	$310,000	$346,000	$350,000	$0	$350,000	$40,000	12.90%
274 LATE PAYMENT PENALTY	$24	$0	$82	$0	$0	$0	$0	$0	$0	0.00%
TOTAL TAXES	**$184,980**	**$282,430**	**$333,973**	**$310,000**	**$346,000**	**$350,000**	**$0**	**$350,000**	**$40,000**	**12.90%**
TOTAL HOTEL/MOTEL FUND | 310 REVENUES	**$184,980**	**$282,430**	**$333,973**	**$310,000**	**$346,000**	**$350,000**	**$0**	**$350,000**	**$40,000**	**12.90%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 120-420
FUND: 120 HOTEL/MOTEL FUND
DEPARTMENT: 120 HOTEL/MOTEL FUND
DEPTDIV: HOTEL/MOTEL FUND | 420 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
326 SPECIAL ASSESSMENTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL ASSESSMENTS	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL HOTEL/MOTEL FUND | 420 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 120-430
FUND: 120 HOTEL/MOTEL FUND
DEPARTMENT: 120 HOTEL/MOTEL FUND
DEPTDIV: HOTEL/MOTEL FUND | 430 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
331 INTEREST FROM FUND BALANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
335 REIMBURSEMENTS/REFUNDS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL USE OF MONEY AND PROPERTY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL HOTEL/MOTEL FUND | 430 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 120-612
FUND: 120 HOTEL/MOTEL FUND
DEPARTMENT: 120 HOTEL/MOTEL TAX
DEPTDIV: HOTEL/MOTEL FUND | HOTEL/MOTEL TAX

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
511 LEGAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
512 ENGINEERING SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
528 ADVERTISING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
539 OTHER CONTRACT SERVICES	$21,367	$33,962	$37,607	$31,000	$40,000	$50,000	$0	$50,000	$19,000	61.29%
TOTAL CONTRACT SERVICES AND FEES	**$21,367**	**$33,962**	**$37,607**	**$31,000**	**$40,000**	**$50,000**	**$0**	**$50,000**	**$19,000**	**61.29%**
812 PASS THROUGHS- AGENCY	$46,462	$57,405	$42,595	$50,000	$50,000	$50,000	$0	$50,000	$0	0.00%
815 INTERFUND TRANSFERS OUT	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$0	$5,000	$0	0.00%
818 380-AGREEMENT PAYOUT	$127,529	$129,954	$207,418	$210,000	$213,800	$192,400	$0	$192,400	($17,600)	-8.38%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$178,991**	**$192,359**	**$255,013**	**$265,000**	**$268,800**	**$247,400**	**$0**	**$247,400**	**($17,600)**	**-6.64%**
TOTAL HOTEL/MOTEL FUND | HOTEL/MOTEL TAX	**$200,358**	**$226,321**	**$292,620**	**$296,000**	**$308,800**	**$297,400**	**$0**	**$297,400**	**$1,400**	**0.47%**

Special Revenue Funds

Main Street Revenue Fund

THE BIG PICTURE MAIN STREET REVENUE FUND											
ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$ CHG	% CHG
123-330	MAIN STREET REVENUE FUND | 330 REVENUES	$0	$17,000	$0	$0	$0	$0	$0	$0	$0	0.00%
123-430	MAIN STREET REVENUE FUND | 430 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
123-440	MAIN STREET REVENUE FUND | 440 REVENUES	$6,575	$48,322	$43,415	$32,600	$40,777	$41,000	$0	$41,000	$8,400	25.77%
123-450	MAIN STREET REVENUE FUND | 450 REVENUES	$39,600	$39,600	$86,290	$156,100	$130,000	$53,100	$0	$53,100	($103,000)	-65.98%
REVENUES		**$46,175**	**$104,922**	**$129,705**	**$188,700**	**$170,777**	**$94,100**	**$0**	**$94,100**	**($94,600)**	**-50.13%**
123-615	MAIN STREET REVENUE FUND | CONTRIBUTE CIVIC PROGRAMS	$29,029	$108,114	$129,705	$188,700	$165,833	$94,100	$0	$94,100	($94,600)	-50.13%
EXPENDITURES		**$29,029**	**$129,705**	**$129,705**	**$188,700**	**$165,833**	**$94,100**	**$0**	**$94,100**	**($94,600)**	**-50.13%**
TOTAL		$17,146	($24,783)	$0	$0	$4,944	$0	$0	$0		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 123-330
FUND: 123 MAIN STREET REVENUE FUND
DEPARTMENT: 123 MAIN STREET REVENUE FUND
DEPTDIV: MAIN STREET REVENUE FUND | 330 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
234 TEDC CONTRIBUTIONS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
235 GENERAL CONTRIBUTIONS	$0	$17,000	$0	$0	$0	$0	$0	$0	$0	0.00%
236 OTHER CONTRIBUTIONS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL INTERGOVERNMENTAL REVENUES	**$0**	**$17,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL MAIN STREET REVENUE FUND | 330 REVENUES	**$0**	**$17,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 123-430
FUND: 123 MAIN STREET REVENUE FUND
DEPARTMENT: 123 MAIN STREET REVENUE FUND
DEPTDIV: MAIN STREET REVENUE FUND | 430 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
331 INTEREST INCOME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
335 REFUNDS AND REIMBURSEMENTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL USE OF MONEY AND PROPERTY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL MAIN STREET REVENUE FUND | 430 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 123-440
FUND: 123 MAIN STREET REVENUE FUND
DEPARTMENT: 123 MAIN STREET REVENUE FUND
DEPTDIV: MAIN STREET REVENUE FUND | 440 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
351 TAYLOR PRIDE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
352 FARMERS' MARKET RENTAL FEES	$6,575	$6,274	$5,050	$7,000	$11,000	$9,000	$0	$9,000	$2,000	28.57%
353 MAIN STREET CAR SHOW	$0	$22,628	$29,406	$10,000	$16,251	$17,000	$0	$17,000	$7,000	70.00%
354 WINE SWIRL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
355 HERITAGE SQ CHRISTMAS LIGHTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
356 CHRISTMAS BAZAAR	$0	$1,595	$0	$1,600	$0	$0	$0	$0	($1,600)	-100.00%
357 SALES AND OTHER FUNDRAISINGS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
358 TAYLOR FEST	$0	$17,825	$8,925	$14,000	$10,526	$12,000	$0	$12,000	($2,000)	-14.29%
359 SPOOKTACULAR	$0	$0	$34	$0	$0	$0	$0	$0	$0	0.00%
360 2ND SATURDAY	$0	$0	$0	$0	$3,000	$3,000	$0	$3,000	$3,000	0.00%
TOTAL DONATIONS FROM PRIVATE SOURCES	**$6,575**	**$48,322**	**$43,415**	**$32,600**	**$40,777**	**$41,000**	**$0**	**$41,000**	**$8,400**	**25.77%**
TOTAL MAIN STREET REVENUE FUND | 440 REVENUES	**$6,575**	**$48,322**	**$43,415**	**$32,600**	**$40,777**	**$41,000**	**$0**	**$41,000**	**$8,400**	**25.77%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 123-450
FUND: 123 MAIN STREET REVENUE FUND
DEPARTMENT: 123 MAIN STREET REVENUE FUND
DEPTDIV: MAIN STREET REVENUE FUND | 450 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
361 TRANSFER FROM TIF	$20,000	$20,000	$30,000	$75,000	$75,000	$0	$0	$0	($75,000)	-100.00%
362 TRANSFER FROM H.O.T.	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$0	$5,000	$0	0.00%
365 TRANSFER FROM GENERAL FUND	$14,600	$14,600	$51,290	$76,100	$50,000	$48,100	$0	$48,100	($28,000)	-36.79%
TOTAL INTERFUND OPERATING TRANSFERS	**$39,600**	**$39,600**	**$86,290**	**$156,100**	**$130,000**	**$53,100**	**$0**	**$53,100**	**($103,000)**	**-65.98%**
TOTAL MAIN STREET REVENUE FUND | 450 REVENUES	**$39,600**	**$39,600**	**$86,290**	**$156,100**	**$130,000**	**$53,100**	**$0**	**$53,100**	**($103,000)**	**-65.98%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 123-615
FUND: 123 MAIN STREET REVENUE FUND
DEPARTMENT: 615 CONTRIBUTE CIVIC PROGRAMS
DEPTDIV: MAIN STREET REVENUE FUND | CONTRIBUTE CIVIC PROGRAMS

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
111 REGULAR FULL TIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
231 TAYLOR PRIDE	$0	$0	$18,651	$0	$0	$0	$0	$0	$0	0.00%
232 FARMERS MARKET	$3,898	$6,278	$3,144	$7,000	$7,000	$9,000	$0	$9,000	$2,000	28.57%
233 CITY SPONSORED EVENTS	$2,286	$3,601	$5,236	$15,100	$11,900	$3,500	$0	$3,500	($11,600)	-76.82%
234 FUND RAISING GOODS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
235 MAIN STREET CAR SHOW	$1,656	$31,623	$34,941	$30,000	$30,000	$30,000	$0	$30,000	$0	0.00%
236 TAYLOR FEST	$0	$36,715	$20,096	$20,000	$6,500	$14,000	$0	$14,000	($6,000)	-30.00%
237 WINE SWIRL	$0	$0	$0	$5,000	$561	$2,000	$0	$2,000	($3,000)	-60.00%
238 CHRISTMAS BAZAAR	$0	$499	$0	$1,600	$0	$600	$0	$600	($1,000)	-62.50%
239 SPOOKTACULAR	$0	$656	$1,140	$1,500	$1,372	$1,500	$0	$1,500	$0	0.00%
240 PARADES	$0	$0	$11,685	$25,000	$25,000	$25,000	$0	$25,000	$0	0.00%
259 MISC. SUPPLIES	$8,211	$6,783	$2,495	$3,500	$3,500	$3,500	$0	$3,500	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$16,051**	**$86,155**	**$97,388**	**$108,700**	**$85,833**	**$89,100**	**$0**	**$89,100**	**($19,600)**	**-18.03%**
241 2ND SATURDAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUPMENT	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
349 MISC REPAIRS/MAINT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
519 OTHER PROFESSIONAL SERVIVES	$5,087	$1,994	$0	$0	$0	$0	$0	$0	$0	0.00%
523 OUTSIDE PRINTING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
528 ADVERTISING	$250	$627	$2,002	$5,000	$5,000	$5,000	$0	$5,000	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$5,337**	**$2,621**	**$2,002**	**$5,000**	**$5,000**	**$5,000**	**$0**	**$5,000**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 123-615
FUND: 123 MAIN STREET REVENUE FUND
DEPARTMENT: 615 CONTRIBUTE CIVIC PROGRAMS
DEPTDIV: MAIN STREET REVENUE FUND | CONTRIBUTE CIVIC PROGRAMS

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
719 OTHER CAPITAL OUTLAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
811 RENTAL ASSISTANCE	$2,640	$13,231	$802	$0	$0	$0	$0	$0	$0	0.00%
813 FACADE GRANT	$5,000	$6,108	$29,513	$75,000	$75,000	$0	$0	$0	($75,000)	-100.00%
819 OTHER CONTRIBUTIONS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$7,640**	**$19,338**	**$30,315**	**$75,000**	**$75,000**	**$0**	**$0**	**$0**	**($75,000)**	**-100.00%**
TOTAL MAIN STREET REVENUE FUND | CONTRIBUTE CIVIC PROGRAMS	**$29,029**	**$108,114**	**$129,705**	**$188,700**	**$165,833**	**$94,100**	**$0**	**$94,100**	**($94,600)**	**-50.13%**

Special Revenue Funds

Cemetery Land & Trust Fund

THE BIG PICTURE CEMETERY LAND AND TRUST FUND											
ORGUNIT	**DEPTDIV**	**ACT21**	**ACT22**	**ACT23**	**BUD24**	**EST24**	**BASE25**	**PACKAGES25**	**PROP25**	**$ CHG**	**% CHG**
124-430	CEMETERY LAND AND TRUST FUND | 430 REVENUES	$0	$368	$2,630	$0	$0	$0	$0	$0	$0	0%
124-450	CEMETERY LAND AND TRUST FUND | 450 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
124-460	CEMETERY LAND AND TRUST FUND | 460 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
REVENUES		**$0**	**$368**	**$2,630**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
124-613	CEMETERY LAND AND TRUST FUND | CEMETERY SPECIAL REVIEW	$0	$0	$0	$0	$0	$0	$0	$0	$0	0%
EXPENDITURES		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0%**
124 CEMETERY LAND AND TRUST		**$0**	**$368**	**$2,630**	**$0**	**$0**	**$0**	**$0**	**$0**		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 124-430
FUND: 124 CEMETERY LAND AND TRUST FUND
DEPARTMENT: 124 CEMETERY LAND AND TRUST FUND
DEPTDIV: CEMETERY LAND AND TRUST FUND | 430 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
331 INTEREST INCOME	$0	$368	$2,630	$0	$0	$0	$0	$0	$0	0.00%
TOTAL USE OF MONEY AND PROPERTY	**$0**	**$368**	**$2,630**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL CEMETERY LAND AND TRUST FUND | 430 REVENUES	**$0**	**$368**	**$2,630**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 124-450
FUND: 124 CEMETERY LAND AND TRUST FUND
DEPARTMENT: 124 CEMETERY LAND AND TRUST FUND
DEPTDIV: CEMETERY LAND AND TRUST FUND | 450 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
370 INTERFUND TRANSFER IN	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL INTERFUND OPERATING TRANSFERS	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL CEMETERY LAND AND TRUST FUND | 450 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 124-460
FUND: 124 CEMETERY LAND AND TRUST FUND
DEPARTMENT: 124 CEMETERY LAND AND TRUST FUND
DEPTDIV: CEMETERY LAND AND TRUST FUND | 460 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
373 CEMETERY LOT SALES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL PROCEEDS GENERAL FIXED ASSETS	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL CEMETERY LAND AND TRUST FUND | 460 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 124-613
FUND: 124 CEMETERY LAND AND TRUST FUND
DEPARTMENT: 613 CEMETERY SPECIAL REVIEW
DEPTDIV: CEMETERY LAND AND TRUST FUND | CEMETERY SPECIAL REVIEW

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
741 LAND AND REAL PROPERTY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
815 INTERFUND TRANSFERS OUT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL CEMETERY LAND AND TRUST FUND | CEMETERY SPECIAL REVIEW	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

Special Revenue Funds

Municipal Court Special Revenue Fund

THE BIG PICTURE
MUNICIPAL COURT SPECIAL REVENUE FUND

ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$ CHG	% CHG
125-410	MUNICIPAL COURT SPECIAL REVENUE FEE FUND | 410 REVENUES	$12,712	$12,657	$10,984	$12,850	$21,950	$17,850	$0	$17,850	$5,000	38.91%
125-450	MUNICIPAL COURT SPECIAL REVENUE FEE FUND | 450 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
REVENUES		**$12,712**	**$12,657**	**$10,984**	**$12,850**	**$21,950**	**$17,850**	**$0**	**$17,850**	**$5,000**	**38.91%**
125-625	MUNICIPAL COURT SPECIAL REVENUE FEE FUND | MUNICIPAL COURT BUILDING SECURITY	$240	$0	$2,111	$9,642	$0	$9,642	$0	$9,642	$0	0.00%
125-626	MUNICIPAL COURT SPECIAL REVENUE FEE FUND | MUNICIPAL COURT TECHNOLOGY	$2,364	$1,122	$2,427	$22,000	$12,459	$20,000	$0	$20,000	($2,000)	-9.09%
125-627	MUNICIPAL COURT SPECIAL REVENUE FEE FUND | MUNICIPAL COURT JUDICIAL	$13,516	$3,153	$0	$0	$0	$0	$0	$0	$0	0.00%
EXPENDITURES		**$16,120**	**$4,538**	**$4,538**	**$31,642**	**$12,459**	**$29,642**	**$0**	**$29,642**	**($2,000)**	**-6.32%**
125 Municipal Court		($3,408)	$8,119	$6,446	($18,792)	$9,491	($11,792)	$0	($11,792)		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 125-410
FUND: 125 MUNICIPAL COURT SPECIAL REVENUE FEE FUND
DEPARTMENT: 125 MUNICIPAL COURT SPECIAL REVENUE FEE FUND
DEPTDIV: MUNICIPAL COURT SPECIAL REVENUE FEE FUND | 410 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
309 JUDICIAL FEE-CITY	$279	$139	$101	$250	$250	$250	$0	$250	$0	0.00%
320 TRUANCY PREVENTION/DIVERSION	$4,024	$4,198	$4,478	$4,000	$7,500	$6,000	$0	$6,000	$2,000	50.00%
321 JURY SERVICE FEES	$80	$84	$90	$100	$200	$100	$0	$100	$0	0.00%
412 BUILDING SECURITY FEES	$4,443	$4,441	$4,569	$4,500	$7,500	$6,000	$0	$6,000	$1,500	33.33%
413 TECHNOLOGY FEES	$3,885	$3,795	$1,747	$4,000	$6,500	$5,500	$0	$5,500	$1,500	37.50%
TOTAL FINES AND FORFEITURES	**$12,712**	**$12,657**	**$10,984**	**$12,850**	**$21,950**	**$17,850**	**$0**	**$17,850**	**$5,000**	**38.91%**
TOTAL MUNICIPAL COURT SPECIAL REVENUE FEE FUND | 410 REVENUES	**$12,712**	**$12,657**	**$10,984**	**$12,850**	**$21,950**	**$17,850**	**$0**	**$17,850**	**$5,000**	**38.91%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 125-450
FUND: 125 MUNICIPAL COURT SPECIAL REVENUE FEE FUND
DEPARTMENT: 125 MUNICIPAL COURT SPECIAL REVENUE FEE FUND
DEPTDIV: MUNICIPAL COURT SPECIAL REVENUE FEE FUND | 450 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
370 TRANSFER IN	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL INTERFUND OPERATING TRANSFERS	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL MUNICIPAL COURT SPECIAL REVENUE FEE FUND | 450 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 125-625
FUND: 125 MUNICIPAL COURT SPECIAL REVENUE FEE FUND
DEPARTMENT: 625 MUNICIPAL COURT BUILDING SECURITY
DEPTDIV: MUNICIPAL COURT SPECIAL REVENUE FEE FUND | MUNICIPAL COURT BUILDING SECURITY

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
111 REGULAR FULL TIME	$199	$0	$1,750	$8,000	$0	$8,000	$0	$8,000	$0	0.00%
121 FICA SOCIAL SECURITY	$15	$0	$134	$612	$0	$612	$0	$612	$0	0.00%
124 RETIREMENT-TMRS	$26	$0	$227	$1,030	$0	$1,030	$0	$1,030	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$240**	**$0**	**$2,111**	**$9,642**	**$0**	**$9,642**	**$0**	**$9,642**	**$0**	**0.00%**
217 OFFICE SECURITY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
226 MISC. HARDWARE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
264 COMPUTER ACCESSORIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
279 OTHER OPERATIONAL EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
323 TRUNK TELEPHONE SYSTEM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
539 OTHER CONTRACT SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
717 INSTRUMENTS/APPARATUS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
719 OTHER CAPITAL OUTLAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL MUNICIPAL COURT SPECIAL REVENUE FEE FUND | MUNICIPAL COURT BUILDING SECURITY	**$240**	**$0**	**$2,111**	**$9,642**	**$0**	**$9,642**	**$0**	**$9,642**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 125-626
FUND: 125 MUNICIPAL COURT SPECIAL REVENUE FEE FUND
DEPARTMENT: 626 MUNICIPAL COURT TECHNOLOGY
DEPTDIV: MUNICIPAL COURT SPECIAL REVENUE FEE FUND | MUNICIPAL COURT TECHNOLOGY

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
141 WORKSHOP TRAINING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
142 PROFESSIONAL CONFERENCES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
146 TRAINING- TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
147 TRAINING- LODGING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
148 TRAINING- MEALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
267 COMPUTERS	$0	$0	$0	$8,000	$4,959	$6,000	$0	$6,000	($2,000)	-25.00%
269 OTHER OFFICE EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$0**	**$0**	**$0**	**$8,000**	**$4,959**	**$6,000**	**$0**	**$6,000**	**($2,000)**	**-25.00%**
532 SOFTWARE MAINT/LICENSE	$2,311	$770	$2,427	$14,000	$7,500	$14,000	$0	$14,000	$0	0.00%
539 OTHER CONTRACT SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$2,311**	**$770**	**$2,427**	**$14,000**	**$7,500**	**$14,000**	**$0**	**$14,000**	**$0**	**0.00%**
712 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
714 COMPUTER EQUIPMENT	$53	$352	$0	$0	$0	$0	$0	$0	$0	0.00%
719 OTHER CAPITAL OUTLAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$53**	**$352**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL MUNICIPAL COURT SPECIAL REVENUE FEE FUND | MUNICIPAL COURT TECHNOLOGY	**$2,364**	**$1,122**	**$2,427**	**$22,000**	**$12,459**	**$20,000**	**$0**	**$20,000**	**($2,000)**	**-9.09%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 125-627
FUND: 125 MUNICIPAL COURT SPECIAL REVENUE FEE FUND
DEPARTMENT: 627 MUNICIPAL COURT JUDICIAL
DEPTDIV: MUNICIPAL COURT SPECIAL REVENUE FEE FUND | MUNICIPAL COURT JUDICIAL

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
539 OTHER CONTRACT SERVICES	$13,516	$3,153	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$13,516**	**$3,153**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL MUNICIPAL COURT SPECIAL REVENUE FEE FUND | MUNICIPAL COURT JUDICIAL	**$13,516**	**$3,153**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

Special Revenue Funds

Library Grant/Donation Fund

THE BIG PICTURE LIBRARY/GRANT DONATION FUND											
ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$ CHG	% CHG
129-330	LIBRARY/GRANT DONATION FUND | 330 REVENUES	$0	$1,948	$26,216	$0	$0	$0	$0	$0	$0	$0
129-430	LIBRARY/GRANT DONATION FUND | 430 REVENUES	$107	$1,841	$13,177	$5,000	$0	$5,000	$0	$5,000	$0	$0
129-440	LIBRARY/GRANT DONATION FUND | 440 REVENUES	$581	$2,213	$1,502	$0	$0	$0	$0	$0	$0	$0
REVENUES		**$687**	**$6,002**	**$40,896**	**$5,000**	**$0**	**$5,000**	**$0**	**$5,000**	**$0**	**$0**
129-624	LIBRARY/GRANT DONATION FUND | LIBRARY	$8,781	$100	$0	$0	$0	$0	$0	$0	$0	$0
EXPENDITURES		**$8,781**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
129 LIBRARY DONATION		($8,094)	$6,002	$40,896	$5,000	$0	$5,000	$0	$5,000	$0	$0

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 129-330
FUND: 129 LIBRARY/GRANT DONATION FUND
DEPARTMENT: 129 LIBRARY/GRANT DONATION FUND
DEPTDIV: LIBRARY/GRANT DONATION FUND | 330 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
227 GRANTS	$0	$1,948	$26,216	$0	$0	$0	$0	$0	$0	0.00%
229 OTHER STATE GRANTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
239 OTHER LOCAL GOV DONATIONS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL INTERGOVERNMENTAL REVENUES	**$0**	**$1,948**	**$26,216**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL LIBRARY/GRANT DONATION FUND | 330 REVENUES	**$0**	**$1,948**	**$26,216**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 129-430
FUND: 129 LIBRARY/GRANT DONATION FUND
DEPARTMENT: 129 LIBRARY/GRANT DONATION FUND
DEPTDIV: LIBRARY/GRANT DONATION FUND | 430 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
331 INTEREST INCOME	$107	$1,841	$13,177	$5,000	$0	$5,000	$0	$5,000	$0	0.00%
334 COLLECTIONS/ GENERAL REVENUE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL USE OF MONEY AND PROPERTY	**$107**	**$1,841**	**$13,177**	**$5,000**	**$0**	**$5,000**	**$0**	**$5,000**	**$0**	**0.00%**
TOTAL LIBRARY/GRANT DONATION FUND | 430 REVENUES	**$107**	**$1,841**	**$13,177**	**$5,000**	**$0**	**$5,000**	**$0**	**$5,000**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 129-440
FUND: 129 LIBRARY/GRANT DONATION FUND
DEPARTMENT: 129 LIBRARY/GRANT DONATION FUND
DEPTDIV: LIBRARY/GRANT DONATION FUND | 440 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
354 NOBLE TRUST BEQUEST	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
355 LOUIS NED BEQUEST	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
359 MISCELLANEOUS DONATIONS	$581	$2,213	$1,502	$0	$0	$0	$0	$0	$0	0.00%
TOTAL DONATIONS FROM PRIVATE SOURCES	**$581**	**$2,213**	**$1,502**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL LIBRARY/GRANT DONATION FUND | 440 REVENUES	**$581**	**$2,213**	**$1,502**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 129-624
FUND: 129 LIBRARY/GRANT DONATION FUND
DEPARTMENT: 624 LIBRARY
DEPTDIV: LIBRARY/GRANT DONATION FUND | LIBRARY

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
144 SUBSCRIPTIONS AND BOOKS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
211 GENERAL OFFICE SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
215 POSTAGE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
226 MISC. HARDWARE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
259 MISC. SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
261 OFFICE FURNITURE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
268 APPLIANCES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
269 OTHER OFFICE EQUIPMENT	$5,395	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$5,395**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
349 MISC REPAIRS/MAINT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
532 SOFTWARE MAINT/LICENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
539 OTHER CONTRACT SERVICES	$386	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$386**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
711 OFFICE FURNITURE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
715 GRANT EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
718 LIBRARY BOOKS	$3,000	$100	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$3,000**	**$100**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
815 INTERFUND TRANSFERS OUT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL LIBRARY/GRANT DONATION FUND | LIBRARY	**$8,781**	**$100**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

Debt Service Funds

Tax-Supported I&S Fund

THE BIG PICTURE
I & S FOR GO BONDS FUND

ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$ CHG	% CHG
140-310	I AND S FOR G O BONDS | 310 REVENUES	$2,470,926	$2,825,445	$3,790,992	$5,998,500	$5,855,000	$7,268,000	$0	$7,268,000	$1,269,500	21.16%
140-330	I AND S FOR G O BONDS | 330 REVENUES	$71,953	$72,137	$0	$0	$0	$0	$0	$0	$0	0.00%
140-430	I AND S FOR G O BONDS | 430 REVENUES	$354	$25,899	$87,574	$90,000	$90,000	$70,000	$0	$70,000	($20,000)	-22.22%
140-450	I AND S FOR G O BONDS | 450 REVENUES	$84,875	$339,500	$341,700	$338,600	$338,600	$1,290,350	$0	$1,290,350	$951,750	281.08%
140-470	I AND S FOR G O BONDS | 470 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
REVENUES		**$2,628,108**	**$3,262,981**	**$4,220,265**	**$6,427,100**	**$6,283,600**	**$8,628,350**	**$0**	**$8,628,350**	**$2,201,250**	**34.25%**
140-620	I AND S FOR G O BONDS | I AND S PAYMENT ACCOUNTS	$2,793,728	$3,148,441	$4,209,888	$6,842,978	$6,842,978	$8,630,400	$0	$8,630,400	$1,787,422	26.12%
EXPENDITURES		**$2,793,728**	**$3,148,441**	**$4,209,888**	**$6,842,978**	**$6,842,978**	**$8,630,400**	**$0**	**$8,630,400**	**$1,787,422**	**26.12%**
140 I&S FUND		($165,620)	$114,540	$10,377	($415,878)	($559,378)	($2,050)	$0	($2,050)		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 140-310
FUND: 140 I AND S FOR G O BONDS
DEPARTMENT: 140 I AND S FOR G O BONDS
DEPTDIV: I AND S FOR G O BONDS | 310 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
111 CURRENT PROPERTY TAXES	$2,470,926	$2,825,445	$3,790,992	$5,998,500	$5,855,000	$7,268,000	$0	$7,268,000	$1,269,500	21.16%
TOTAL TAXES	**$2,470,926**	**$2,825,445**	**$3,790,992**	**$5,998,500**	**$5,855,000**	**$7,268,000**	**$0**	**$7,268,000**	**$1,269,500**	**21.16%**
TOTAL I AND S FOR G O BONDS | 310 REVENUES	**$2,470,926**	**$2,825,445**	**$3,790,992**	**$5,998,500**	**$5,855,000**	**$7,268,000**	**$0**	**$7,268,000**	**$1,269,500**	**21.16%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 140-330
FUND: 140 I AND S FOR G O BONDS
DEPARTMENT: 140 I AND S FOR G O BONDS
DEPTDIV: I AND S FOR G O BONDS | 330 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
241 PAY IN LIEU OF TAXES	$71,953	$72,137	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL IN LIEU OF TAXES	**$71,953**	**$72,137**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL I AND S FOR G O BONDS | 330 REVENUES	**$71,953**	**$72,137**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 140-430
FUND: 140 I AND S FOR G O BONDS
DEPARTMENT: 140 I AND S FOR G O BONDS
DEPTDIV: I AND S FOR G O BONDS | 430 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
331 INTEREST INCOME	$354	$11,578	$87,066	$90,000	$90,000	$70,000	$0	$70,000	($20,000)	-22.22%
335 REIMBURSEMENTS/REFUNDS	$0	$14,321	$508	$0	$0	$0	$0	$0	$0	0.00%
TOTAL USE OF MONEY AND PROPERTY	**$354**	**$25,899**	**$87,574**	**$90,000**	**$90,000**	**$70,000**	**$0**	**$70,000**	**($20,000)**	**-22.22%**
TOTAL I AND S FOR G O BONDS | 430 REVENUES	**$354**	**$25,899**	**$87,574**	**$90,000**	**$90,000**	**$70,000**	**$0**	**$70,000**	**($20,000)**	**-22.22%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 140-450
FUND: 140 I AND S FOR G O BONDS
DEPARTMENT: 140 I AND S FOR G O BONDS
DEPTDIV: I AND S FOR G O BONDS | 450 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
365 FROM GENERAL FUND	$0	$0	$0	$0	$0	$950,000	$0	$950,000	$950,000	0.00%
370 INTERFUND TRANSFER IN	$84,875	$339,500	$341,700	$338,600	$338,600	$340,350	$0	$340,350	$1,750	0.52%
TOTAL INTERFUND OPERATING TRANSFERS	**$84,875**	**$339,500**	**$341,700**	**$338,600**	**$338,600**	**$1,290,350**	**$0**	**$1,290,350**	**$951,750**	**281.08%**
TOTAL I AND S FOR G O BONDS | 450 REVENUES	**$84,875**	**$339,500**	**$341,700**	**$338,600**	**$338,600**	**$1,290,350**	**$0**	**$1,290,350**	**$951,750**	**281.08%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 140-470
FUND: 140 I AND S FOR G O BONDS
DEPARTMENT: 140 I AND S FOR G O BONDS
DEPTDIV: I AND S FOR G O BONDS | 470 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
381 9.615M CO SERIES 08 (2.945M)	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
382 4.595M GO REF SER 15 (1.695M)	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
383 3.02M GO REF 2017 (1.435M)	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
388 BOND PROCEEDS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
391 BOND PREMIUMS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL PROCEEDS GENERAL LONG TERM LIABILITIES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL I AND S FOR G O BONDS | 470 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 140-620
FUND: 140 I AND S FOR G O BONDS
DEPARTMENT: 620 I AND S PAYMENT ACCOUNTS
DEPTDIV: I AND S FOR G O BONDS | I AND S PAYMENT ACCOUNTS

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
537 BANK FINANCE CHARGES	$3,598	$5,216	$5,550	$6,000	$6,000	$6,000	$0	$6,000	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$3,598**	**$5,216**	**$5,550**	**$6,000**	**$6,000**	**$6,000**	**$0**	**$6,000**	**$0**	**0.00%**
815 INTERFUND TRANSFERS OUT	$11,745	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$11,745**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
921 PRINCIPAL RETIREMENT	$2,020,000	$2,450,000	$2,580,000	$3,170,000	$3,170,000	$3,890,000	$0	$3,890,000	$720,000	22.71%
922 I AND S INTEREST	$758,385	$693,225	$1,624,338	$3,666,978	$3,666,978	$4,734,400	$0	$4,734,400	$1,067,422	29.11%
930 BOND ISSUANCE COSTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
931 REFUNDING COSTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
932 OTHER FINANCING USES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
933 REOFFERING PREMIUM ON BOND ISS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
934 DEFERRED AMT ON REFUNDING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
980 PAYMENT TO ESCROW AGENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL DEBT SERVICE	**$2,778,385**	**$3,143,225**	**$4,204,338**	**$6,836,978**	**$6,836,978**	**$8,624,400**	**$0**	**$8,624,400**	**$1,787,422**	**26.14%**
TOTAL I AND S FOR G O BONDS | I AND S PAYMENT ACCOUNTS	**$2,793,728**	**$3,148,441**	**$4,209,888**	**$6,842,978**	**$6,842,978**	**$8,630,400**	**$0**	**$8,630,400**	**$1,787,422**	**26.12%**

Debt Service Funds

Utility I&S Fund

THE BIG PICTURE
I & S UTILITIES BOND FUND

ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$CHG	% CHG
144-430	I AND S UTILITY COS AND BOND | 430 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
144-450	I AND S UTILITY COS AND BOND | 450 REVENUES	$2,616,376	$2,618,490	$3,361,891	$3,398,361	$3,398,361	$3,944,914	$0	$3,944,914	$546,553	16.08%
REVENUES		**$2,616,376**	**$2,618,490**	**$3,361,891**	**$3,398,361**	**$3,398,361**	**$3,944,914**	**$0**	**$3,944,914**	**$546,553**	**16.08%**
144-622	I AND S UTILITY COS AND BOND | I AND S PAYMENT ACCOUNTS	$2,616,376	$2,622,385	$3,366,728	$3,398,361	$3,398,361	$3,944,914	$0	$3,944,914	$546,553	16.08%
EXPENDITURES		**$2,616,376**	**$2,622,385**	**$3,366,728**	**$3,398,361**	**$3,398,361**	**$3,944,914**	**$0**	**$3,944,914**	**$546,553**	**16.08%**
144 I&S UTILITIES		$0	($3,895)	($4,837)	$0	$0	$0	$0	$0		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 144-430
FUND: 144 I AND S UTILITY COS AND BOND
DEPARTMENT: 144 I AND S UTILITY COS AND BOND
DEPTDIV: I AND S UTILITY COS AND BOND | 430 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
331 INTEREST INCOME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
335 REIMBURSEMENTS/REFUNDS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL USE OF MONEY AND PROPERTY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL I AND S UTILITY COS AND BOND | 430 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 144-450
FUND: 144 I AND S UTILITY COS AND BOND
DEPARTMENT: 144 I AND S UTILITY COS AND BOND
DEPTDIV: I AND S UTILITY COS AND BOND | 450 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
368 FROM PUBLIC UTILITIES FUND	$2,616,376	$2,618,490	$3,361,891	$3,398,361	$3,398,361	$3,944,914	$0	$3,944,914	$546,553	16.08%
TOTAL INTERFUND OPERATING TRANSFERS	**$2,616,376**	**$2,618,490**	**$3,361,891**	**$3,398,361**	**$3,398,361**	**$3,944,914**	**$0**	**$3,944,914**	**$546,553**	**16.08%**
TOTAL I AND S UTILITY COS AND BOND | 450 REVENUES	**$2,616,376**	**$2,618,490**	**$3,361,891**	**$3,398,361**	**$3,398,361**	**$3,944,914**	**$0**	**$3,944,914**	**$546,553**	**16.08%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 144-622
FUND: 144 I AND S UTILITY COS AND BOND
DEPARTMENT: 622 I AND S PAYMENT ACCOUNTS
DEPTDIV: I AND S UTILITY COS AND BOND | I AND S PAYMENT ACCOUNTS

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
537 BANK FINANCE CHARGES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
815 INTERFUND TRANSFERS OUT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
921 I AND S PRINCIPAL	$1,735,000	$1,795,000	$2,090,000	$2,350,000	$2,350,000	$2,495,000	$0	$2,495,000	$145,000	6.17%
922 I AND S INTEREST	$881,376	$827,385	$1,276,728	$1,048,361	$1,048,361	$1,449,914	$0	$1,449,914	$401,553	38.30%
TOTAL DEBT SERVICE	**$2,616,376**	**$2,622,385**	**$3,366,728**	**$3,398,361**	**$3,398,361**	**$3,944,914**	**$0**	**$3,944,914**	**$546,553**	**16.08%**
TOTAL I AND S UTILITY COS AND BOND | I AND S PAYMENT ACCOUNTS	**$2,616,376**	**$2,622,385**	**$3,366,728**	**$3,398,361**	**$3,398,361**	**$3,944,914**	**$0**	**$3,944,914**	**$546,553**	**16.08%**

Debt Service Funds

Airport I&S Fund

THE BIG PICTURE
I & S UTILITIES BOND FUND

ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$CHG	% CHG
144-430	I AND S UTILITY COS AND BOND | 430 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
144-450	I AND S UTILITY COS AND BOND | 450 REVENUES	$2,616,376	$2,618,490	$3,361,891	$3,398,361	$3,398,361	$3,944,914	$0	$3,944,914	$546,553	16.08%
REVENUES		**$2,616,376**	**$2,618,490**	**$3,361,891**	**$3,398,361**	**$3,398,361**	**$3,944,914**	**$0**	**$3,944,914**	**$546,553**	**16.08%**
144-622	I AND S UTILITY COS AND BOND | I AND S PAYMENT ACCOUNTS	$2,616,376	$2,622,385	$3,366,728	$3,398,361	$3,398,361	$3,944,914	$0	$3,944,914	$546,553	16.08%
EXPENDITURES		**$2,616,376**	**$2,622,385**	**$3,366,728**	**$3,398,361**	**$3,398,361**	**$3,944,914**	**$0**	**$3,944,914**	**$546,553**	**16.08%**
144 I&S UTILITIES		$0	($3,895)	($4,837)	$0	$0	$0	$0	$0		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 146-430
FUND: 146 I AND S FOR AIRPORT COS
DEPARTMENT: 146 I AND S FOR AIRPORT COS
DEPTDIV: I AND S FOR AIRPORT COS | 430 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
331 INTEREST ON FUND BALANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL USE OF MONEY AND PROPERTY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL I AND S FOR AIRPORT COS | 430 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 146-450
FUND: 146 I AND S FOR AIRPORT COS
DEPARTMENT: 146 I AND S FOR AIRPORT COS
DEPTDIV: I AND S FOR AIRPORT COS | 450 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
366 FROM AIRPORT OPERATING FUND	$106,700	$104,594	$107,488	$105,388	$105,388	$108,288	$0	$108,288	$2,900	2.75%
TOTAL INTERFUND OPERATING TRANSFERS	**$106,700**	**$104,594**	**$107,488**	**$105,388**	**$105,388**	**$108,288**	**$0**	**$108,288**	**$2,900**	**2.75%**
TOTAL I AND S FOR AIRPORT COS | 450 REVENUES	**$106,700**	**$104,594**	**$107,488**	**$105,388**	**$105,388**	**$108,288**	**$0**	**$108,288**	**$2,900**	**2.75%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 146-628
FUND: 146 I AND S FOR AIRPORT COS
DEPARTMENT: 628 AIRPORT COS - I AND S ACCOUNT
DEPTDIV: I AND S FOR AIRPORT COS | AIRPORT COS - I AND S ACCOUNT

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
537 BANK FINANCE CHARGES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
921 I AND S PRINCIPAL	$65,000	$65,000	$70,000	$70,000	$70,000	$75,000	$0	$75,000	$5,000	7.14%
922 I AND S INTEREST	$41,701	$39,281	$37,373	$35,388	$35,388	$33,288	$0	$33,288	($2,100)	-5.93%
TOTAL DEBT SERVICE	**$106,701**	**$104,281**	**$107,373**	**$105,388**	**$105,388**	**$108,288**	**$0**	**$108,288**	**$2,900**	**2.75%**
TOTAL I AND S FOR AIRPORT COS | AIRPORT COS - I AND S ACCOUNT	**$106,701**	**$104,281**	**$107,373**	**$105,388**	**$105,388**	**$108,288**	**$0**	**$108,288**	**$2,900**	**2.75%**

Roadway Impact Fee Fund

THE BIG PICTURE ROADWAY IMPACT FEES FUND											
ORGUNIT	**DEPTDIV**	**ACT21**	**ACT22**	**ACT23**	**BUD24**	**EST24**	**BASE25**	**PACKAGES25**	**PROP25**	**$ CHG**	**% CHG**
200-420	ROADWAY IMPACT FEE FUND | 420 REVENUES	$107,469	$123,085	$257,263	$80,000	$0	$80,000	$0	$80,000	$0	0%
REVENUES		**$107,469**	**$123,085**	**$257,263**	**$80,000**	**$0**	**$80,000**	**$0**	**$80,000**	$0	0%
200-631	ROADWAY IMPACT FEE FUND | ROADWAY IMPACT FEES	$11,695	$26,807	$20,534	$0	$0	$0	$0	$0	$0	0%
EXPENDITURES		**$11,695**	**$26,807**	**$20,534**	**$0**	**$0**	**$0**	**$0**	**$0**	$0	0%
200 ROADWAY IMPACT FEES FUND		**$95,774**	**$96,278**	**$236,729**	**$80,000**	**$0**	**$80,000**	**$0**	**$80,000**		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 200-420
FUND: 200 ROADWAY IMPACT FEE FUND
DEPARTMENT: 200 ROADWAY IMPACT FEE FUND
DEPTDIV: ROADWAY IMPACT FEE FUND | 420 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
328 ROADWAY IMPACT FEES	$107,469	$123,085	$257,263	$80,000	$0	$80,000	$0	$80,000	$0	0.00%
TOTAL ASSESSMENTS	**$107,469**	**$123,085**	**$257,263**	**$80,000**	**$0**	**$80,000**	**$0**	**$80,000**	**$0**	**0.00%**
TOTAL ROADWAY IMPACT FEE FUND | 420 REVENUES	**$107,469**	**$123,085**	**$257,263**	**$80,000**	**$0**	**$80,000**	**$0**	**$80,000**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 200-631
FUND: 200 ROADWAY IMPACT FEE FUND
DEPARTMENT: 631 ROADWAY IMPACT FEES
DEPTDIV: ROADWAY IMPACT FEE FUND | ROADWAY IMPACT FEES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
512 ENGINEERING SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
519 OTHER PROFESSIONAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
528 ADVERTISING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
539 OTHER CONTRACT SERVICES	$11,695	$26,807	$20,534	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$11,695**	**$26,807**	**$20,534**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
742 CONSTRUCTION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
746 CONSTRUCTION IMPROVE-GRANTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
833 PAYMENT OF REFUNDS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTINGENCY RESERVES/CLAIMS	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL ROADWAY IMPACT FEE FUND | ROADWAY IMPACT FEES	**$11,695**	**$26,807**	**$20,534**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

Special Revenue Fund

Transportation User Fee (TUF) Fund

THE BIG PICTURE
TRANSPORTATION USER FEE FUND

ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$ CHG	% CHG
210-330	TRANSPORTATION FUND I 330 REVENUE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
210-340	TRANSPORTATION FUND | 340 REVENUES	$767,677	$782,718	$859,305	$860,000	$865,000	$876,000	$0	$876,000	$16,000	1.86%
210-430	TRANSPORTATION FUND | 430 REVENUES	$959	$4	$0	$0	$0	$0	$0	$0	$0	0.00%
210-470	TRANSPORTATION FUND | 470 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
REVENUES		**$768,635**	**$782,722**	**$859,305**	**$860,000**	**$865,000**	**$876,000**	**$0**	**$876,000**	**$16,000**	**1.86%**
210-632	TRANSPORTATION FUND | TRANSPORTATION	$4,516,726	$756,731	$732,267	$858,993	$831,100	$867,872	$0	$867,872	$8,879	1.02%
EXPENDITURES		**$4,516,726**	**$756,731**	**$732,267**	**$858,993**	**$831,100**	**$867,872**	**$0**	**$867,872**	**$8,879**	**1.02%**
210 TUF FUND		($3,748,091)	$25,991	$127,038	$1,007	$33,900	$8,128	$0	$8,128		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 210-330
FUND: 210 TRANSPORTATION FUND
DEPARTMENT: 210 TRANSPORTATION FUND
DEPTDIV: TRANSPORTATION FUND I 330 REVENUE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
234 INTERGOVERNMENTAL REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL INTERGOVERNMENTAL REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL TRANSPORTATION FUND I 330 REVENUE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 210-340
FUND: 210 TRANSPORTATION FUND
DEPARTMENT: 210 TRANSPORTATION FUND
DEPTDIV: TRANSPORTATION FUND | 340 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
274 LATE PAYMENT FEE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
289 CREDIT CARD PROCESSING FEE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
296 TRANSPORTATION USER FEE	$767,677	$782,718	$859,305	$860,000	$865,000	$876,000	$0	$876,000	$16,000	1.86%
TOTAL CHARGES FOR SERVICE	**$767,677**	**$782,718**	**$859,305**	**$860,000**	**$865,000**	**$876,000**	**$0**	**$876,000**	**$16,000**	**1.86%**
TOTAL TRANSPORTATION FUND | 340 REVENUES	**$767,677**	**$782,718**	**$859,305**	**$860,000**	**$865,000**	**$876,000**	**$0**	**$876,000**	**$16,000**	**1.86%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 210-430
FUND: 210 TRANSPORTATION FUND
DEPARTMENT: 210 TRANSPORTATION FUND
DEPTDIV: TRANSPORTATION FUND | 430 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
331 INTEREST INCOME	$959	$4	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL USE OF MONEY AND PROPERTY	**$959**	**$4**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL TRANSPORTATION FUND | 430 REVENUES	**$959**	**$4**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 210-470
FUND: 210 TRANSPORTATION FUND
DEPARTMENT: 210 TRANSPORTATION FUND
DEPTDIV: TRANSPORTATION FUND | 470 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
383 12.590M 2019 COS (3.985M)	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
391 BOND PREMIUM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL PROCEEDS GENERAL LONG TERM LIABILITIES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL TRANSPORTATION FUND | 470 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 210-632
FUND: 210 TRANSPORTATION FUND
DEPARTMENT: 632 TRANSPORTATION FUND
DEPTDIV: TRANSPORTATION FUND | TRANSPORTATION

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
111 REGULAR FULL TIME	$0	$0	$75,386	$128,022	$128,000	$147,713	$0	$147,713	$19,691	15.38%
114 OVERTIME	$0	$0	$10,824	$0	$9,000	$0	$0	$0	$0	0.00%
115 LONGEVITY PAY	$0	$0	$0	$48	$0	$48	$0	$48	$0	0.00%
118 INSURANCE ALLOWANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
119 CERTIFICATION PAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
120 UNUM LIFE	$0	$0	$108	$292	$0	$292	$0	$292	$0	0.00%
121 FICA SOCIAL SECURITY	$0	$0	$6,239	$9,797	$10,100	$11,859	$0	$11,859	$2,062	21.05%
122 WORKERS COMPENSATION	$0	$0	$192	$300	$0	$300	$0	$300	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$0	$0	$20	$490	$0	$490	$0	$490	$0	0.00%
124 RETIREMENT-TMRS	$0	$0	$11,840	$16,925	$17,000	$21,467	$0	$21,467	$4,542	26.84%
126 HEALTH INSURANCE	$0	$0	$13,008	$23,624	$24,000	$26,208	$0	$26,208	$2,584	10.94%
127 DENTAL INSURANCE	$0	$0	$457	$864	$0	$864	$0	$864	$0	0.00%
128 LONG TERM DISABILITY	$0	$0	$120	$384	$0	$384	$0	$384	$0	0.00%
129 VISION INSURANCE	$0	$0	$39	$147	$0	$147	$0	$147	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$0**	**$0**	**$118,235**	**$180,893**	**$188,100**	**$209,772**	**$0**	**$209,772**	**$28,879**	**15.96%**
221 STREET REPAIR MATERIALS	$114,810	$48,621	$511,412	$533,000	$533,000	$533,000	$0	$533,000	$0	0.00%
222 STRIPING AND STREET SIGNS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$114,810**	**$48,621**	**$511,412**	**$533,000**	**$533,000**	**$533,000**	**$0**	**$533,000**	**$0**	**0.00%**
414 MOTOR VEHICLE RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
419 REPLACEMENT FUND CONTRIBUTION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
512 ENGINEERING SERVICES	$187,481	$57,230	$0	$45,000	$10,000	$25,000	$0	$25,000	($20,000)	-44.44%
519 OTHER PROFESSIONAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
528 ADVERTISING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 210-632
FUND: 210 TRANSPORTATION FUND
DEPARTMENT: 632 TRANSPORTATION FUND
DEPTDIV: TRANSPORTATION FUND | TRANSPORTATION

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
532 SOFTWARE MAINT/LICENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
541 ANNUAL STREET MAINTENANCE	$105,719	$249,213	$0	$0	$0	$0	$0	$0	$0	0.00%
543 CREDIT CARD FEES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$293,200**	**$306,443**	**$0**	**$45,000**	**$10,000**	**$25,000**	**$0**	**$25,000**	**($20,000)**	**-44.44%**
651 BAD DEBT	$139	$17	$2,620	$100	$0	$100	$0	$100	$0	0.00%
TOTAL DEPRECIATION EXPENSE	**$139**	**$17**	**$2,620**	**$100**	**$0**	**$100**	**$0**	**$100**	**$0**	**0.00%**
814 TRANSFER TO CIP	$3,817,658	$111,131	$0	$0	$0	$0	$0	$0	$0	0.00%
815 INTERFUND TRANSFERS OUT	$0	$0	$100,000	$100,000	$100,000	$100,000	$0	$100,000	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$3,817,658**	**$111,131**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$0**	**$100,000**	**$0**	**0.00%**
921 TRANSFER TO IANDS PRINCIPAL	$135,000	$140,000	$0	$0	$0	$0	$0	$0	$0	0.00%
922 TRANSFER TO IANDS INTEREST	$155,919	$150,519	$0	$0	$0	$0	$0	$0	$0	0.00%
925 BOND ISSUANCE COSTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL DEBT SERVICE	**$290,919**	**$290,519**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL TRANSPORTATION FUND | TRANSPORTATION	**$4,516,726**	**$756,731**	**$732,267**	**$858,993**	**$831,100**	**$867,872**	**$0**	**$867,872**	**$8,879**	**1.03%**

Special Revenue Fund

Municipal Drainage Utility System (MDUS) Fund

THE BIG PICTURE MUNICIPAL DRAINAGE FEE FUND											
ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	S25	PROP25	$ CHG	% CHG
300-330	MUNICIPAL DRAINAGE UTILITY FUND | 330 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
300-340	MUNICIPAL DRAINAGE UTILITY FUND | 340 REVENUES	$477,705	$482,161	$596,718	$563,500	$618,500	$663,500	$0	$663,500	$100,000	17.75%
300-430	MUNICIPAL DRAINAGE UTILITY FUND | 430 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
300-460	MUNICIPAL DRAINAGE UTILITY FUND | 460 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
300-470	MUNICIPAL DRAINAGE UTILITY FUND | 470 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
REVENUES		**$477,705**	**$482,161**	**$596,718**	**$563,500**	**$618,500**	**$663,500**	**$0**	**$663,500**	**$100,000**	**17.75%**
300-750	MUNICIPAL DRAINAGE UTILITY FUND | MUNICIPAL DRAINAGE	$459,803	$487,742	$459,426	$549,398	$367,801	$578,530	$0	$578,530	$29,132	5.30%
EXPENDITURES		**$459,803**	**$487,742**	**$459,426**	**$549,398**	**$367,801**	**$578,530**	**$0**	**$578,530**	**$29,132**	**5.30%**
300 MDUS FUND		$17,902	($5,581)	$137,292	$14,102	$250,699	$84,970	$0	$84,970		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 300-330
FUND: 300 MUNICIPAL DRAINAGE UTILITY FUND
DEPARTMENT: 300 MUNICIPAL DRAINAGE UTILITY FUND
DEPTDIV: MUNICIPAL DRAINAGE UTILITY FUND | 330 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
219 OTHER FEDERAL GRANTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
229 OTHER STATE GRANTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
238 LOCAL REIMBURSEMENT/REFUNDS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
239 OTHER LOCAL CONTRIBUTIONS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL INTERGOVERNMENTAL REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL MUNICIPAL DRAINAGE UTILITY FUND | 330 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 300-340
FUND: 300 MUNICIPAL DRAINAGE UTILITY FUND
DEPARTMENT: 300 MUNICIPAL DRAINAGE UTILITY FUND
DEPTDIV: MUNICIPAL DRAINAGE UTILITY FUND | 340 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
260 DRAINAGE FEES	$474,490	$477,577	$592,416	$560,000	$615,000	$660,000	$0	$660,000	$100,000	17.86%
274 LATE PAYMENT FEE	$3,214	$4,584	$4,302	$3,500	$3,500	$3,500	$0	$3,500	$0	0.00%
289 CREDIT CARD PROCESSING FEE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CHARGES FOR SERVICE	**$477,705**	**$482,161**	**$596,718**	**$563,500**	**$618,500**	**$663,500**	**$0**	**$663,500**	**$100,000**	**17.75%**
TOTAL MUNICIPAL DRAINAGE UTILITY FUND | 340 REVENUES	**$477,705**	**$482,161**	**$596,718**	**$563,500**	**$618,500**	**$663,500**	**$0**	**$663,500**	**$100,000**	**17.75%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 300-430
FUND: 300 MUNICIPAL DRAINAGE UTILITY FUND
DEPARTMENT: 300 MUNICIPAL DRAINAGE UTILITY FUND
DEPTDIV: MUNICIPAL DRAINAGE UTILITY FUND | 430 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
331 INTEREST INCOME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
334 MISCELLANEOUS REVENUE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
335 REIMBURSEMENTS/REPAYMENTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL USE OF MONEY AND PROPERTY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL MUNICIPAL DRAINAGE UTILITY FUND | 430 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 300-460
FUND: 300 MUNICIPAL DRAINAGE UTILITY FUND
DEPARTMENT: 300 MUNICIPAL DRAINAGE UTILITY FUND
DEPTDIV: MUNICIPAL DRAINAGE UTILITY FUND | 460 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
365 FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL PROCEEDS GENERAL FIXED ASSETS	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL MUNICIPAL DRAINAGE UTILITY FUND | 460 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 300-470
FUND: 300 MUNICIPAL DRAINAGE UTILITY FUND
DEPARTMENT: 300 MUNICIPAL DRAINAGE UTILITY FUND
DEPTDIV: MUNICIPAL DRAINAGE UTILITY FUND | 470 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
382 BOND PROCEEDS 2012	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL PROCEEDS GENERAL LONG TERM LIABILITIES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL MUNICIPAL DRAINAGE UTILITY FUND | 470 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 300-750
FUND: 300 MUNICIPAL DRAINAGE UTILITY FUND
DEPARTMENT: 750 MUNICIPAL DRAINAGE
DEPTDIV: MUNICIPAL DRAINAGE UTILITY FUND | MUNICIPAL DRAINAGE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
111 REGULAR FULL TIME	$0	$0	$150,288	$182,318	$125,000	$201,024	$0	$201,024	$18,706	10.26%
114 OVERTIME	$0	$0	$11,312	$0	$2,500	$0	$0	$0	$0	0.00%
115 LONGEVITY PAY	$0	$0	$864	$1,056	$576	$1,056	$0	$1,056	$0	0.00%
116 REGULAR PART TIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
119 CERTIFICATION PAY	$0	$0	$495	$540	$0	$540	$0	$540	$0	0.00%
120 UNUM LIFE	$0	$0	$131	$416	$0	$416	$0	$416	$0	0.00%
121 FICA SOCIAL SECRUITY	$0	$0	$12,489	$14,069	$10,000	$16,140	$0	$16,140	$2,071	14.72%
122 WORKERS COMPENSATION	$0	$0	$1,813	$2,500	$2,800	$2,500	$0	$2,500	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$0	$0	$40	$650	$0	$650	$0	$650	$0	0.00%
124 RETIREMENT-TMRS	$0	$0	$21,208	$24,305	$15,000	$29,215	$0	$29,215	$4,910	20.20%
126 HEALTH INSURANCE	$0	$0	$23,201	$31,499	$26,000	$34,944	$0	$34,944	$3,445	10.94%
127 DENTAL INSURANCE	$0	$0	$834	$1,152	$925	$1,152	$0	$1,152	$0	0.00%
128 LONG TERM DISABILITY	$0	$0	$111	$547	$0	$547	$0	$547	$0	0.00%
129 VISION INSURANCE	$0	$0	$142	$196	$0	$196	$0	$196	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$0**	**$0**	**$222,928**	**$259,248**	**$182,801**	**$288,380**	**$0**	**$288,380**	**$29,132**	**11.24%**
225 SAND AND GRAVEL	$0	$0	$0	$15,000	$15,000	$15,000	$0	$15,000	$0	0.00%
259 MISC. SUPPLIES	$0	$0	$412	$15,000	$15,000	$15,000	$0	$15,000	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$0**	**$0**	**$412**	**$30,000**	**$30,000**	**$30,000**	**$0**	**$30,000**	**$0**	**0.00%**
349 MISC REPAIRS/MAINT	$0	$0	$8,308	$15,000	$15,000	$15,000	$0	$15,000	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$0**	**$0**	**$8,308**	**$15,000**	**$15,000**	**$15,000**	**$0**	**$15,000**	**$0**	**0.00%**
414 MOTOR VEHICLE RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
419 REPLACEMENT FUND CONTRIBUTION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
511 LEGAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 300-750
FUND: 300 MUNICIPAL DRAINAGE UTILITY FUND
DEPARTMENT: 750 MUNICIPAL DRAINAGE
DEPTDIV: MUNICIPAL DRAINAGE UTILITY FUND | MUNICIPAL DRAINAGE

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
512 ENGINEERING SERVICES	$0	$20,399	$99,408	$75,000	$10,000	$75,000	$0	$75,000	$0	0.00%
519 OTHER PROFESSIONAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
528 ADVERTISING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
537 BANK FINANCE CHARGES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
539 OTHER CONTRACT SERVICES	$0	$0	$17,534	$70,000	$30,000	$70,000	$0	$70,000	$0	0.00%
543 CREDIT CARD FEES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$0**	**$20,399**	**$116,942**	**$145,000**	**$40,000**	**$145,000**	**$0**	**$145,000**	**$0**	**0.00%**
601 DEPRECIATION - FIXED ASSETS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
651 BAD DEBT	$53	($21)	$10,836	$150	$0	$150	$0	$150	$0	0.00%
TOTAL DEPRECIATION EXPENSE	**$53**	**($21)**	**$10,836**	**$150**	**$0**	**$150**	**$0**	**$150**	**$0**	**0.00%**
719 OTHER CAPITAL OUTLAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
814 TRANSFER TO CIP	$0	$11,914	$0	$0	$0	$0	$0	$0	$0	0.00%
815 INTERFUND TRANSFERS OUT	$180,000	$180,000	$100,000	$100,000	$100,000	$100,000	$0	$100,000	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$180,000**	**$191,914**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$0**	**$100,000**	**$0**	**0.00%**
921 TRANSFER TO IANDS PRINCIPAL	$155,000	$155,000	$0	$0	$0	$0	$0	$0	$0	0.00%
922 TRANSFER TO IANDS INTEREST	$124,750	$120,450	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL DEBT SERVICE	**$279,750**	**$275,450**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL MUNICIPAL DRAINAGE UTILITY FUND | MUNICIPAL DRAINAGE	**$459,803**	**$487,742**	**$459,426**	**$549,398**	**$367,801**	**$578,530**	**$0**	**$578,530**	**$29,132**	**5.30%**

Proprietary Funds

Sanitation Fund

THE BIG PICTURE SANITATION FUND											
ORGUNIT	**DEPTDIV**	**ACT21**	**ACT22**	**ACT23**	**BUD24**	**EST24**	**BASE25**	**PACKAGES25**	**PROP25**	**$ CHG**	**% CHG**
320-310	SANITATION FUND | 310 REVENUES	$108,255	$223,679	$427,900	$197,000	$550,000	$555,000	$0	$555,000	$358,000	181.73%
320-340	SANITATION FUND | 340 REVENUES	$1,681,776	$1,646,454	$1,916,418	$1,970,000	$1,910,000	$1,950,000	$0	$1,950,000	($20,000)	-1.02%
REVENUES		**$1,790,030**	**$1,870,133**	**$2,344,318**	**$2,167,000**	**$2,460,000**	**$2,505,000**	**$0**	**$2,505,000**	**$338,000**	**15.60%**
320-721	SANITATION FUND | SANITATION/TRASH	$1,863,730	$1,986,422	$2,115,283	$2,159,200	$2,160,200	$2,241,700	$0	$2,241,700	$82,500	3.82%
EXPENDITURES		**$1,863,730**	**$1,986,422**	**$2,115,283**	**$2,159,200**	**$2,160,200**	**$2,241,700**	**$0**	**$2,241,700**	**$82,500**	**3.82%**
320 SANITATION FUND		($73,700)	($116,289)	$229,035	$7,800	$299,800	$263,300	$0	$263,300	$255,500	

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 320-310
FUND: 320 SANITATION FUND
DEPARTMENT: 320 SANITATION FUND
DEPTDIV: SANITATION FUND | 310 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
136 SOLID WASTE FRANCHISE FEE	$108,255	$223,679	$427,900	$197,000	$550,000	$555,000	$0	$555,000	$358,000	181.73%
TOTAL TAXES	**$108,255**	**$223,679**	**$427,900**	**$197,000**	**$550,000**	**$555,000**	**$0**	**$555,000**	**$358,000**	**181.73%**
TOTAL SANITATION FUND | 310 REVENUES	**$108,255**	**$223,679**	**$427,900**	**$197,000**	**$550,000**	**$555,000**	**$0**	**$555,000**	**$358,000**	**181.73%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 320-340
FUND: 320 SANITATION FUND
DEPARTMENT: 320 SANITATION FUND
DEPTDIV: SANITATION FUND | 340 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
251 REFUSE COLLECTION CHARGES	$1,465,374	$1,421,373	$1,670,822	$1,710,000	$1,535,000	$1,550,000	$0	$1,550,000	($160,000)	-9.36%
252 RECYCLING CHARGES	$216,402	$225,081	$245,595	$260,000	$375,000	$400,000	$0	$400,000	$140,000	53.85%
274 LATE PAYMENT FEE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
289 CREDIT CARD PROCESSING FEE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CHARGES FOR SERVICE	**$1,681,776**	**$1,646,454**	**$1,916,418**	**$1,970,000**	**$1,910,000**	**$1,950,000**	**$0**	**$1,950,000**	**($20,000)**	**-1.02%**
TOTAL SANITATION FUND | 340 REVENUES	**$1,681,776**	**$1,646,454**	**$1,916,418**	**$1,970,000**	**$1,910,000**	**$1,950,000**	**$0**	**$1,950,000**	**($20,000)**	**-1.02%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 320-721
FUND: 320 SANITATION FUND
DEPARTMENT: 721 SANITATION/TRASH
DEPTDIV: SANITATION FUND | SANITATION/TRASH

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
531 TRASH COLLECTION SERVICE	$1,695,377	$1,822,562	$1,922,228	$1,995,000	$1,994,000	$2,075,000	$0	$2,075,000	$80,000	4.01%
543 CREDIT CARD FEES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$1,695,377**	**$1,822,562**	**$1,922,228**	**$1,995,000**	**$1,994,000**	**$2,075,000**	**$0**	**$2,075,000**	**$80,000**	**4.01%**
651 BAD DEBT	$4,153	($340)	$28,855	$0	$2,000	$2,500	$0	$2,500	$2,500	0.00%
TOTAL DEPRECIATION EXPENSE	**$4,153**	**($340)**	**$28,855**	**$0**	**$2,000**	**$2,500**	**$0**	**$2,500**	**$2,500**	**0.00%**
815 INTERFUND TRANSFERS OUT	$164,200	$164,200	$164,200	$164,200	$164,200	$164,200	$0	$164,200	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$164,200**	**$164,200**	**$164,200**	**$164,200**	**$164,200**	**$164,200**	**$0**	**$164,200**	**$0**	**0.00%**
TOTAL SANITATION FUND | SANITATION/TRASH	**$1,863,730**	**$1,986,422**	**$2,115,283**	**$2,159,200**	**$2,160,200**	**$2,241,700**	**$0**	**$2,241,700**	**$82,500**	**3.82%**

Proprietary Funds

Utility Fund

THE BIG PICTURE
PUBLIC UTILITIES FUND

ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$ CHG	% CHG
340-320	PUBLIC UTILITIES FUND | 320 REVENUES	$1,050	$1,200	$650	$500	$500	$500	$0	$500	$0	0.00%
340-330	PUBLIC UTILITIES FUND | 330 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
340-340	PUBLIC UTILITIES FUND | 340 REVENUES	$9,344,972	$10,846,568	$13,282,109	$15,668,000	$15,204,000	$16,716,000	$0	$16,716,000	$1,048,000	6.69%
340-420	PUBLIC UTILITIES FUND | 420 REVENUES	$95,548	$118,676	$37,940	$797,000	$278,000	$797,000	$0	$797,000	$0	0.00%
340-430	PUBLIC UTILITIES FUND | 430 REVENUES	$97,148	$108,940	$208,684	$138,500	$178,000	$156,500	$0	$156,500	$18,000	13.00%
340-450	PUBLIC UTILITIES FUND | 450 REVENUES	$0	$0	$202,653	$0	$0	$0	$0	$0	$0	0.00%
340-460	PUBLIC UTILITIES FUND | 460 REVENUES	$2,554	$16,430	$6,668	$2,500	$4,000	$3,000	$0	$3,000	$500	20.00%
340-470	PUBLIC UTILITIES FUND | 470 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
REVENUES		**$9,541,272**	**$11,091,813**	**$13,738,703**	**$16,606,500**	**$15,664,500**	**$17,673,000**	**$0**	**$17,673,000**	**$1,066,500**	**6.42%**
340-701	PUBLIC UTILITIES FUND | UTILITIES ADMINISTRATION	$466,569	$461,787	$554,504	$693,163	$649,661	$767,911	$0	$767,911	$74,748	10.78%
340-706	PUBLIC UTILITIES FUND | WASTEWATER TREATMENT PLANT	$625,625	$886,708	$1,239,239	$2,121,499	$1,735,032	$2,250,484	$0	$2,250,484	$128,985	6.08%
340-708	PUBLIC UTILITIES FUND | DISTRIBUTION/COLLECTION	$1,718,709	$2,145,799	$2,158,627	$2,982,558	$3,097,242	$3,285,821	$0	$3,285,821	$303,263	10.17%
340-709	PUBLIC UTILITIES FUND | NON-DEPARTMENTAL	$7,093,612	$7,609,670	$8,488,292	$10,625,461	$10,135,825	$11,266,114	$0	$11,266,114	$640,653	6.03%
EXPENDITURES		**$9,904,514**	**$11,103,963**	**$12,440,662**	**$16,422,681**	**$15,617,760**	**$17,570,330**	**$0**	**$17,570,330**	**$1,147,649**	**6.99%**
340 PUBLIC UTILITIES FUND		($363,242)	($12,150)	$1,298,041	$183,819	$46,740	$102,670	$0	$102,670		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-320
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 340 PUBLIC UTILITIES FUND
DEPTDIV: PUBLIC UTILITIES FUND | 320 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
157 HAULED WASTE PERMIT	$1,050	$1,200	$650	$500	$500	$500	$0	$500	$0	0.00%
TOTAL PERMITS AND LICENSES	**$1,050**	**$1,200**	**$650**	**$500**	**$500**	**$500**	**$0**	**$500**	**$0**	**0.00%**
TOTAL PUBLIC UTILITIES FUND | 320 REVENUES	**$1,050**	**$1,200**	**$650**	**$500**	**$500**	**$500**	**$0**	**$500**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-330
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 340 PUBLIC UTILITIES FUND
DEPTDIV: PUBLIC UTILITIES FUND | 330 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
216 FEMA REIMBURSEMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
229 CDBG GRANTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
230 CONTRIBUTIONS FROM DEVELOPERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
234 TEDC CONTRIBUTIONS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
238 LOCAL REIMBURSE/CONTRIBUTION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL INTERGOVERNMENTAL REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL PUBLIC UTILITIES FUND | 330 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-340
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 340 PUBLIC UTILITIES FUND
DEPTDIV: PUBLIC UTILITIES FUND | 340 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
271 WATER SERVICE CHARGES	$4,265,092	$5,195,798	$6,638,222	$7,464,000	$8,400,000	$8,700,000	$0	$8,700,000	$1,236,000	16.56%
272 CONNECT FEES	$20,350	$25,677	$25,141	$17,000	$17,000	$17,000	$0	$17,000	$0	0.00%
273 TRANSFER FEES	$1,080	$896	$1,034	$1,000	$1,000	$1,000	$0	$1,000	$0	0.00%
274 LATE PAYMENT FEES	$114,233	$190,651	$211,687	$175,000	$200,000	$185,000	$0	$185,000	$10,000	5.71%
275 SEWER SERVICE CHARGES	$4,253,360	$4,677,388	$5,426,955	$7,309,000	$5,900,000	$7,059,000	$0	$7,059,000	($250,000)	-3.42%
276 WHOLESALE WATER CHARGES	$576,432	$571,532	$819,093	$550,000	$550,000	$575,000	$0	$575,000	$25,000	4.55%
277 ADMIN FEE	$19,225	$20,251	$24,011	$20,000	$23,000	$22,000	$0	$22,000	$2,000	10.00%
279 BULK SEWER DISPOSAL FEE	$64,963	$55,081	$17,350	$40,000	$0	$40,000	$0	$40,000	$0	0.00%
280 MISC. WATER SERVICE FEES	$8,808	$12,040	$12,827	$12,000	$13,000	$12,000	$0	$12,000	$0	0.00%
289 CREDIT CARD PROCESSING FEE	$21,429	$97,254	$105,789	$80,000	$100,000	$105,000	$0	$105,000	$25,000	31.25%
TOTAL CHARGES FOR SERVICE	**$9,344,972**	**$10,846,568**	**$13,282,109**	**$15,668,000**	**$15,204,000**	**$16,716,000**	**$0**	**$16,716,000**	**$1,048,000**	**6.69%**
TOTAL PUBLIC UTILITIES FUND | 340 REVENUES	**$9,344,972**	**$10,846,568**	**$13,282,109**	**$15,668,000**	**$15,204,000**	**$16,716,000**	**$0**	**$16,716,000**	**$1,048,000**	**6.69%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-420
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 340 PUBLIC UTILITIES FUND
DEPTDIV: PUBLIC UTILITIES FUND | 420 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
321 WATER TAP FEES	$15,485	$32,528	$534	$15,000	$13,000	$15,000	$0	$15,000	$0	0.00%
322 SEWER TAP FEES	$13,389	$19,919	$8,811	$12,000	$5,000	$12,000	$0	$12,000	$0	0.00%
325 METER FEES	$66,674	$66,229	$28,595	$65,000	$25,000	$65,000	$0	$65,000	$0	0.00%
326 OTHER SPECIAL ASSESSMENTS	$0	$0	$0	$705,000	$235,000	$705,000	$0	$705,000	$0	0.00%
327 CONTRIBUTIONS FROM DEVELOPERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
329 PAYMENT OF CLAIMS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL ASSESSMENTS	**$95,548**	**$118,676**	**$37,940**	**$797,000**	**$278,000**	**$797,000**	**$0**	**$797,000**	**$0**	**0.00%**
TOTAL PUBLIC UTILITIES FUND | 420 REVENUES	**$95,548**	**$118,676**	**$37,940**	**$797,000**	**$278,000**	**$797,000**	**$0**	**$797,000**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-430
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 340 PUBLIC UTILITIES FUND
DEPTDIV: PUBLIC UTILITIES FUND | 430 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
331 OPERATING FUND INTEREST	$3,534	$19,466	$110,991	$50,000	$85,000	$60,000	$0	$60,000	$10,000	20.00%
333 RENTAL INCOME (LEASES)	$86,760	$87,950	$92,401	$87,000	$92,000	$95,000	$0	$95,000	$8,000	9.20%
334 MISCELLANEOUS REVENUE	$1,727	$1,524	$5,292	$1,500	$1,000	$1,500	$0	$1,500	$0	0.00%
335 REIMBURSEMENTS	$5,127	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
336 PARTICIPATION FEE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
337 UNREALIZED GAIN/LOSS INVESTMNT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL USE OF MONEY AND PROPERTY	**$97,148**	**$108,940**	**$208,684**	**$138,500**	**$178,000**	**$156,500**	**$0**	**$156,500**	**$18,000**	**13.00%**
TOTAL PUBLIC UTILITIES FUND | 430 REVENUES	**$97,148**	**$108,940**	**$208,684**	**$138,500**	**$178,000**	**$156,500**	**$0**	**$156,500**	**$18,000**	**13.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-450
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 340 PUBLIC UTILITIES FUND
DEPTDIV: PUBLIC UTILITIES FUND | 450 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
365 INTERFUND TRANSFER IN	$0	$0	$202,653	$0	$0	$0	$0	$0	$0	0.00%
TOTAL INTERFUND OPERATING TRANSFERS	**$0**	**$0**	**$202,653**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL PUBLIC UTILITIES FUND | 450 REVENUES	**$0**	**$0**	**$202,653**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-460
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 340 PUBLIC UTILITIES FUND
DEPTDIV: PUBLIC UTILITIES FUND | 460 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
372 PROCEEDS OF CERT. SALE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
374 SALES OF SURPLUS PROPERTY	$0	$11,733	$0	$0	$0	$0	$0	$0	$0	0.00%
376 BULK WATER SALES	$2,554	$4,697	$6,668	$2,500	$4,000	$3,000	$0	$3,000	$500	20.00%
379 SALE OF MISC. ASSETS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL PROCEEDS GENERAL FIXED ASSETS	**$2,554**	**$16,430**	**$6,668**	**$2,500**	**$4,000**	**$3,000**	**$0**	**$3,000**	**$500**	**20.00%**
TOTAL PUBLIC UTILITIES FUND | 460 REVENUES	**$2,554**	**$16,430**	**$6,668**	**$2,500**	**$4,000**	**$3,000**	**$0**	**$3,000**	**$500**	**20.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-470
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 340 PUBLIC UTILITIES FUND
DEPTDIV: PUBLIC UTILITIES FUND | 470 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
389 CO BOND PROCEEDS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL PROCEEDS GENERAL LONG TERM LIABILITIES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL PUBLIC UTILITIES FUND | 470 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-701
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 701 UTILITIES ADMINISTRATION
DEPTDIV: PUBLIC UTILITIES FUND | UTILITIES ADMINISTRATION

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
111 REGULAR FULL TIME	$223,516	$229,939	$277,975	$346,120	$346,000	$392,466	$0	$392,466	$46,346	13.39%
114 OVERTIME	$2,967	$5,420	$5,474	$4,500	$4,500	$4,500	$0	$4,500	$0	0.00%
115 LONGEVITY PAY	$2,208	$2,256	$2,544	$2,544	$2,544	$2,544	$0	$2,544	$0	0.00%
116 REGULAR PART TIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
117 TEMPORARY/SEASONAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
118 INSURANCE ALLOWANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
119 CERTIFICATION PAY	$240	$300	$630	$720	$720	$720	$0	$720	$0	0.00%
120 UNUM LIFE	$614	$604	$684	$750	$750	$750	$0	$750	$0	0.00%
121 FICA SOCIAL SECURITY	$18,191	$18,371	$21,351	$27,075	$27,075	$31,172	$0	$31,172	$4,097	15.13%
122 WORKERS COMPENSATION	$2,669	$2,690	$3,620	$3,500	$3,500	$3,500	$0	$3,500	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$1,926	$132	$79	$1,000	$1,000	$1,000	$0	$1,000	$0	0.00%
124 RETIREMENT-TMRS	$31,491	$31,084	$37,383	$46,625	$46,625	$56,426	$0	$56,426	$9,801	21.02%
126 HEALTH INSURANCE	$41,365	$52,538	$54,265	$63,605	$63,605	$63,605	$0	$63,605	$0	0.00%
127 DENTAL INSURANCE	$1,588	$1,657	$1,678	$2,020	$2,020	$2,020	$0	$2,020	$0	0.00%
128 LONG TERM DISABILITY	$610	$656	$844	$990	$1,000	$990	$0	$990	$0	0.00%
129 VISION INSURANCE	$293	$297	$309	$345	$345	$488	$0	$488	$143	41.45%
131 UNIFORMS (BUY)	$1,391	$1,503	$1,253	$2,000	$2,000	$2,000	$0	$2,000	$0	0.00%
132 UNIFORM RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
141 WORKSHOP TRAINING	$560	$0	$75	$600	$0	$600	$0	$600	$0	0.00%
142 PROFESSIONAL CONFERENCES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
143 MEMBERSHIPS AND DUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
144 SUBSCRIPTIONS AND BOOKS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
145 TUITION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
146 TRAINING- TRANSPORTATION	$0	$0	$0	$250	$0	$250	$0	$250	$0	0.00%
147 TRAINING- LODGING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-701
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 701 UTILITIES ADMINISTRATION
DEPTDIV: PUBLIC UTILITIES FUND | UTILITIES ADMINISTRATION

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
148 TRAINING- MEALS	$0	$0	$0	$75	$0	$75	$0	$75	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$329,631**	**$347,448**	**$408,165**	**$502,719**	**$501,684**	**$563,106**	**$0**	**$563,106**	**$60,387**	**12.01%**
211 GENERAL OFFICE SUPPLIES	$3,040	$2,935	$3,910	$3,330	$3,300	$3,330	$0	$3,330	$0	0.00%
213 PHOTOGRAPHIC SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
214 COMPUTER SUPPLIES	$1,493	$1,971	$2,239	$2,185	$2,185	$2,185	$0	$2,185	$0	0.00%
215 POSTAGE	$37,176	$42,007	$48,580	$48,675	$45,000	$48,675	$0	$48,675	$0	0.00%
217 OFFICE SECURITY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
226 MISC. HARDWARE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
232 FOOD/MEALS	$300	$0	$126	$600	$0	$600	$0	$600	$0	0.00%
252 MEDICAL SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
256 MINOR TOOLS/INSTRUMENTS	$132	$222	$220	$300	$300	$300	$0	$300	$0	0.00%
258 TREATED WATER	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
259 MISC. SUPPLIES	$425	$1,107	$641	$1,550	$1,600	$1,550	$0	$1,550	$0	0.00%
261 OFFICE FURNITURE	$200	$0	$1,555	$400	$0	$400	$0	$400	$0	0.00%
264 COMPUTER ACCESSORIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$1,022	$225	$1,045	$7,500	$4,668	$14,300	$0	$14,300	$6,800	90.67%
269 OTHER OFFICE EQUIPMENT	$0	$278	$1,485	$1,100	$1,200	$200	$0	$200	($900)	-81.82%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$43,789**	**$48,745**	**$59,801**	**$65,640**	**$58,253**	**$71,540**	**$0**	**$71,540**	**$5,900**	**8.99%**
321 LIGHT AND POWER	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
322 NATURAL GAS, PROPANE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
323 TRUNK TELEPHONE SYSTEM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
324 CELL PHONES	$1,798	$1,477	$1,304	$1,800	$1,800	$1,800	$0	$1,800	$0	0.00%
325 PAGERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-701
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 701 UTILITIES ADMINISTRATION
DEPTDIV: PUBLIC UTILITIES FUND | UTILITIES ADMINISTRATION

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
326 WIRELESS DATA SERVICES	$1,278	$1,341	$558	$912	$912	$912	$0	$912	$0	0.00%
349 MISC REPAIRS/MAINT	$0	$0	$420	$500	$0	$500	$0	$500	$0	0.00%
352 CLEANING SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$3,076**	**$2,818**	**$2,282**	**$3,212**	**$2,712**	**$3,212**	**$0**	**$3,212**	**$0**	**0.00%**
411 OFFICE EQUIPMENT RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
414 MOTOR VEHICLE RENTAL	$14,000	$13,588	$9,108	$11,212	$11,212	$10,448	$0	$10,448	($764)	-6.81%
419 REPLACEMENT FUND CONTRIBUTION	$0	$0	$0	$32,000	$0	$42,500	$0	$42,500	$10,500	32.81%
421 FUEL, OIL, LUBRICANTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
462 EQUIPMENT REPAIRS/MAINT	$0	$830	$1,109	$780	$0	$780	$0	$780	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$14,000**	**$14,418**	**$10,217**	**$43,992**	**$11,212**	**$53,728**	**$0**	**$53,728**	**$9,736**	**22.13%**
512 ENGINEERING SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
523 OUTSIDE PRINTING	$322	$559	$534	$625	$600	$625	$0	$625	$0	0.00%
526 TESTING/CERT. PERMITS	$811	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
528 ADVERTISING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$48,813	$20,839	$33,022	$35,200	$35,200	$35,200	$0	$35,200	$0	0.00%
536 EXTENDED MAINTENANCE WARRANTY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
537 BANK FINANCE CHARGES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
539 OTHER CONTRACT SERVICES	$26,128	$26,959	$40,483	$41,775	$40,000	$40,500	$0	$40,500	($1,275)	-3.05%
TOTAL CONTRACT SERVICES AND FEES	**$76,074**	**$48,356**	**$74,039**	**$77,600**	**$75,800**	**$76,325**	**$0**	**$76,325**	**($1,275)**	**-1.64%**
601 DEPRECIATION - FIXED ASSETS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL DEPRECIATION EXPENSE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
714 COMPUTER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
723 MOTOR VEHICLES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-701
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 701 UTILITIES ADMINISTRATION
DEPTDIV: PUBLIC UTILITIES FUND | UTILITIES ADMINISTRATION

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
725 OTHER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL PUBLIC UTILITIES FUND | UTILITIES ADMINISTRATION	**$466,569**	**$461,787**	**$554,504**	**$693,163**	**$649,661**	**$767,911**	**$0**	**$767,911**	**$74,748**	**10.78%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-706
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 706 WASTEWATER TREATMENT PLANT
DEPTDIV: PUBLIC UTILITIES FUND | WASTEWATER TREATMENT PLANT

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
111 REGULAR FULL TIME	$139,083	$227,614	$266,876	$340,070	$350,000	$382,256	$0	$382,256	$42,186	12.41%
114 OVERTIME	$40,714	$39,351	$51,039	$40,000	$55,000	$40,000	$0	$40,000	$0	0.00%
115 LONGEVITY PAY	$192	$336	$576	$820	$0	$820	$0	$820	$0	0.00%
116 REGULAR PART TIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
117 TEMPORARY/SEASONAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
118 INSURANCE ALLOWANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
119 CERTIFICATION PAY	$0	$0	$230	$0	$0	$0	$0	$0	$0	0.00%
120 UNUM LIFE	$378	$672	$700	$740	$0	$740	$0	$740	$0	0.00%
121 FICA SOCIAL SECURITY	$13,378	$20,510	$24,071	$24,700	$25,000	$33,600	$0	$33,600	$8,900	36.03%
122 WORKERS COMPENSATION	$3,033	$3,073	$4,203	$3,500	$3,500	$3,500	$0	$3,500	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$888	$399	$45	$810	$0	$810	$0	$810	$0	0.00%
124 RETIREMENT-TMRS	$24,084	$34,877	$41,566	$42,675	$0	$60,820	$0	$60,820	$18,145	42.52%
126 HEALTH INSURANCE	$21,741	$37,224	$37,859	$39,375	$39,375	$52,415	$0	$52,415	$13,040	33.12%
127 DENTAL INSURANCE	$861	$1,414	$1,399	$1,450	$0	$1,450	$0	$1,450	$0	0.00%
128 LONG TERM DISABILITY	$370	$670	$810	$890	$0	$890	$0	$890	$0	0.00%
129 VISION INSURANCE	$158	$230	$218	$245	$0	$400	$0	$400	$155	63.27%
131 UNIFORMS (BUY)	$2,262	$1,447	$2,015	$2,928	$2,900	$1,928	$0	$1,928	($1,000)	-34.15%
132 UNIFORM RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
133 BUSINESS- TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
141 WORKSHOP TRAINING	$2,650	$915	$4,666	$4,500	$4,250	$4,500	$0	$4,500	$0	0.00%
143 MEMBERSHIPS AND DUES	$150	$0	$0	$875	$850	$375	$0	$375	($500)	-57.14%
144 SUBSCRIPTIONS AND BOOKS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
145 TUITION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
146 TRAINING- TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
147 TRAINING- LODGING	$1,425	$438	$0	$4,000	$3,800	$4,000	$0	$4,000	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-706
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 706 WASTEWATER TREATMENT PLANT
DEPTDIV: PUBLIC UTILITIES FUND | WASTEWATER TREATMENT PLANT

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
148 TRAINING- MEALS	$720	$216	$0	$1,680	$1,650	$1,680	$0	$1,680	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$252,086**	**$369,387**	**$436,272**	**$509,258**	**$486,325**	**$590,184**	**$0**	**$590,184**	**$80,926**	**15.89%**
211 GENERAL OFFICE SUPPLIES	$209	$300	$427	$624	$600	$624	$0	$624	$0	0.00%
214 COMPUTER SUPPLIES	$66	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
215 POSTAGE	$0	$0	$0	$500	$400	$500	$0	$500	$0	0.00%
226 MISC. HARDWARE	$837	$555	$789	$1,071	$1,000	$1,071	$0	$1,071	$0	0.00%
227 ELECTRICAL, PLUMBING SUPPLIES	$1,880	$1,089	$1,280	$5,356	$5,300	$5,356	$0	$5,356	$0	0.00%
228 MACHINE FABRICATED PARTS	$16	$0	$684	$857	$600	$857	$0	$857	$0	0.00%
232 FOOD/MEALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
251 LABORATORY SUPPLIES	$11,962	$13,947	$14,180	$18,720	$18,700	$18,720	$0	$18,720	$0	0.00%
252 MEDICAL SUPPLIES	$0	$113	$0	$214	$200	$214	$0	$214	$0	0.00%
253 CHEMICALS	$15,722	$23,940	$21,150	$252,000	$250,000	$252,000	$0	$252,000	$0	0.00%
254 BOTANICAL/LANDSCAPE	$388	$341	$221	$535	$500	$535	$0	$535	$0	0.00%
256 MINOR TOOLS/INSTRUMENTS	$432	$566	$1,402	$1,560	$1,500	$1,560	$0	$1,560	$0	0.00%
261 OFFICE FURNITURE	$0	$403	$940	$400	$350	$400	$0	$400	$0	0.00%
262 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
265 INSTRUMENTS/APPARATUS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$0	$1,340	$2,459	$2,600	$2,600	$1,200	$0	$1,200	($1,400)	-53.85%
271 GROUNDS KEEPING EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$31,512**	**$42,593**	**$43,531**	**$284,437**	**$281,750**	**$283,037**	**$0**	**$283,037**	**($1,400)**	**-0.49%**
321 LIGHT AND POWER	$146,683	$154,629	$165,404	$400,000	$350,000	$400,000	$0	$400,000	$0	0.00%
323 TRUNK TELEPHONE SYSTEM	$882	$879	$1,085	$1,200	$1,200	$1,200	$0	$1,200	$0	0.00%
324 CELL PHONES	$1,212	$1,462	$1,448	$1,600	$1,600	$1,600	$0	$1,600	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-706
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 706 WASTEWATER TREATMENT PLANT
DEPTDIV: PUBLIC UTILITIES FUND | WASTEWATER TREATMENT PLANT

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
325 PAGERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
342 ELECTRICAL REPAIRS	$3,984	$1,225	$6,699	$4,285	$4,200	$4,285	$0	$4,285	$0	0.00%
343 HEATING/COOLING REPAIRS	$1,763	$0	$0	$1,071	$1,000	$1,071	$0	$1,071	$0	0.00%
344 PLUMBING REPAIRS	$7	$0	$359	$364	$300	$364	$0	$364	$0	0.00%
346 CONCRETE MASONARY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
347 PUMP AND ELECTRIC MOTOR REPAIR	$8,910	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
349 MISC REPAIRS/MAINT	$19,117	$31,362	$23,455	$23,712	$23,000	$23,712	$0	$23,712	$0	0.00%
352 CLEANING SUPPLIES	$97	$242	$0	$268	$200	$268	$0	$268	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$182,654**	**$189,798**	**$198,450**	**$432,500**	**$381,500**	**$432,500**	**$0**	**$432,500**	**$0**	**0.00%**
411 OFFICE EQUIPMENT RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
412 LIGHT EQUIPMENT RENTAL	$2,000	$3,000	$3,551	$3,728	$3,728	$3,728	$0	$3,728	$0	0.00%
414 MOTOR VEHICLE RENTAL	$13,550	$12,725	$11,204	$14,055	$14,055	$11,764	$0	$11,764	($2,291)	-16.30%
415 TRUCKS, HEAVY EQUIP RENTAL	$4,000	$13,000	$12,569	$15,852	$15,852	$15,852	$0	$15,852	$0	0.00%
416 LIGHT EQUIP RENTAL-EXTERNAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
419 REPLACEMENT FUND CONTRIBUTION	$5,719	$120,000	$0	$130,000	$130,000	$181,750	$0	$181,750	$51,750	39.81%
421 FUEL, OIL, LUBRICANTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
431 OFFICE EQUIP MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
432 MACHINE TOOLS MAINT/REPAIR	$126	$0	$529	$3,120	$3,000	$3,120	$0	$3,120	$0	0.00%
433 LIGHT EQUIPMENT MAINT AND REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
435 TRUCK AND HEAVY EQUIPMENT REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
436 OTHER EQUIP MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
437 PUMPS, MAINTENANCE REPAIR	$13,297	$1,550	$108,892	$30,412	$30,412	$30,412	$0	$30,412	$0	0.00%
438 ELECTRIC MOTOR MAINT/REPAIR	$17,002	$456	$20,877	$16,068	$15,000	$16,068	$0	$16,068	$0	0.00%
439 OTHER EQUIPMENT MAINT/REPAIR	$5,849	$3,264	$104,145	$6,427	$6,427	$6,427	$0	$6,427	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-706
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 706 WASTEWATER TREATMENT PLANT
DEPTDIV: PUBLIC UTILITIES FUND | WASTEWATER TREATMENT PLANT

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
445 FUEL,OIL AND LUBRICANTS	$0	$0	$4,010	$4,142	$2,142	$4,142	$0	$4,142	$0	0.00%
462 EQUIPMENT REPAIRS/MAINT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$61,544**	**$153,995**	**$265,777**	**$223,804**	**$220,616**	**$273,263**	**$0**	**$273,263**	**$49,459**	**22.10%**
512 ENGINEERING SERVICES	$0	$0	$169,000	$0	$0	$0	$0	$0	$0	0.00%
514 MEDICAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
519 OTHER PROFESSIONAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
523 OUTSIDE PRINTING	$685	$1,636	$48	$750	$700	$750	$0	$750	$0	0.00%
525 LANDFILL FEES	$54,452	$56,751	$46,953	$542,880	$242,000	$542,880	$0	$542,880	$0	0.00%
526 TESTING/CERT. PERMITS	$37,407	$35,785	$45,933	$64,229	$64,000	$64,229	$0	$64,229	$0	0.00%
528 ADVERTISING	$88	$0	$144	$0	$0	$0	$0	$0	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$1,243	$1,325	$2,905	$25,500	$20,000	$25,500	$0	$25,500	$0	0.00%
535 COMPUTER MAINT/SERVICE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
539 OTHER CONTRACT SERVICES	$3,954	$2,520	$30,225	$38,141	$38,141	$38,141	$0	$38,141	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$97,828**	**$98,017**	**$295,209**	**$671,500**	**$364,841**	**$671,500**	**$0**	**$671,500**	**$0**	**0.00%**
601 DEPRECIATION - FIXED ASSETS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL DEPRECIATION EXPENSE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
711 OFFICE FURNITURE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
712 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
714 COMPUTER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
717 INSTRUMENTS/APPARATUS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
721 MACHINE TOOLS/APPARATUS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
722 LIGHT EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
723 MOTOR VEHICLES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
724 HEAVY EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-706
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 706 WASTEWATER TREATMENT PLANT
DEPTDIV: PUBLIC UTILITIES FUND | WASTEWATER TREATMENT PLANT

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
725 OTHER EQUIPMENT	$0	$32,918	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$32,918**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
742 CONSTRUCTION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL IMPROVEMENTS/ACQUISITION	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL PUBLIC UTILITIES FUND | WASTEWATER TREATMENT PLANT	**$625,625**	**$886,708**	**$1,239,239**	**$2,121,499**	**$1,735,032**	**$2,250,484**	**$0**	**$2,250,484**	**$128,985**	**6.08%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-708
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 708 DISTRIBUTION/COLLECTION
DEPTDIV: PUBLIC UTILITIES FUND | DISTRIBUTION/COLLECTION

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
111 REGULAR FULL TIME	$522,373	$562,010	$668,778	$956,395	$960,000	$1,122,013	$0	$1,122,013	$165,618	17.32%
114 OVERTIME	$132,649	$133,148	$222,434	$140,000	$220,000	$220,000	$0	$220,000	$80,000	57.14%
115 LONGEVITY PAY	$4,704	$2,976	$3,408	$2,400	$2,060	$2,400	$0	$2,400	$0	0.00%
116 REGULAR PART TIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
117 TEMPORARY/SEASONAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
118 INSURANCE ALLOWANCE	$138	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
119 CERTIFICATION PAY	$530	$1,360	$1,290	$1,500	$1,000	$1,500	$0	$1,500	$0	0.00%
120 UNUM LIFE	$1,996	$1,705	$1,812	$2,020	$2,000	$2,020	$0	$2,020	$0	0.00%
121 FICA SOCIAL SECURITY	$51,975	$54,963	$67,983	$84,160	$85,000	$97,961	$0	$97,961	$13,801	16.40%
122 WORKERS COMPENSATION	$15,770	$15,887	$22,369	$20,000	$20,000	$20,000	$0	$20,000	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$3,375	$911	$158	$2,430	$2,500	$2,430	$0	$2,430	$0	0.00%
124 RETIREMENT-TMRS	$89,974	$91,467	$119,208	$146,330	$148,000	$177,321	$0	$177,321	$30,991	21.18%
126 HEALTH INSURANCE	$78,783	$92,364	$101,919	$141,745	$141,745	$172,113	$0	$172,113	$30,368	21.42%
127 DENTAL INSURANCE	$3,227	$3,549	$3,578	$5,190	$5,190	$5,725	$0	$5,725	$535	10.31%
128 LONG TERM DISABILITY	$1,361	$1,669	$1,997	$2,655	$2,650	$2,931	$0	$2,931	$276	10.40%
129 VISION INSURANCE	$539	$590	$582	$890	$890	$1,332	$0	$1,332	$442	49.66%
131 UNIFORMS (BUY)	$4,537	$3,430	$5,679	$4,933	$4,933	$4,933	$0	$4,933	$0	0.00%
132 UNIFORM RENTAL	$12,095	$8,805	$9,125	$10,000	$10,000	$10,000	$0	$10,000	$0	0.00%
133 BUSINESS- TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
141 WORKSHOP TRAINING	$5,785	$1,569	$5,019	$4,950	$4,800	$4,950	$0	$4,950	$0	0.00%
142 PROFESSIONAL CONFERENCES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
143 MEMBERSHIPS AND DUES	$660	$215	$221	$1,325	$1,325	$825	$0	$825	($500)	-37.74%
144 SUBSCRIPTIONS AND BOOKS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
145 TUITION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
146 TRAINING- TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-708
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 708 DISTRIBUTION/COLLECTION
DEPTDIV: PUBLIC UTILITIES FUND | DISTRIBUTION/COLLECTION

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
147 TRAINING- LODGING	$0	$151	$0	$4,400	$4,000	$4,400	$0	$4,400	$0	0.00%
148 TRAINING- MEALS	$202	$0	$0	$1,848	$1,800	$1,848	$0	$1,848	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$930,673**	**$976,771**	**$1,235,559**	**$1,533,171**	**$1,617,893**	**$1,854,702**	**$0**	**$1,854,702**	**$321,531**	**20.97%**
211 GENERAL OFFICE SUPPLIES	$1,058	$873	$1,137	$2,288	$2,000	$2,288	$0	$2,288	$0	0.00%
213 PHOTOGRAPHIC SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
214 COMPUTER SUPPLIES	$1,005	$612	$181	$1,445	$0	$1,445	$0	$1,445	$0	0.00%
215 POSTAGE	$151	$144	$204	$1,040	$1,040	$1,040	$0	$1,040	$0	0.00%
217 OFFICE SECURITY	$1,079	$1,154	$1,219	$1,182	$1,182	$1,182	$0	$1,182	$0	0.00%
221 STREET REPAIR MATERIALS	$32,145	$29,216	$32,688	$50,000	$50,000	$50,000	$0	$50,000	$0	0.00%
222 STRIPING AND STREET SIGNS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
223 BUILDING MATERIALS	$1,201	$489	$625	$2,142	$2,100	$2,142	$0	$2,142	$0	0.00%
224 CLAMPS	$12,185	$7,575	$26,329	$18,720	$18,720	$18,720	$0	$18,720	$0	0.00%
225 SAND AND GRAVEL	$16,093	$16,463	$26,243	$26,780	$26,780	$26,780	$0	$26,780	$0	0.00%
226 MISC. HARDWARE	$48,871	$48,802	$60,641	$64,272	$64,272	$64,272	$0	$64,272	$0	0.00%
227 ELECTRICAL, PLUMBING SUPPLIES	$9	$0	$0	$428	$420	$428	$0	$428	$0	0.00%
228 MACHINE FABRICATED PARTS	$33	$0	$142	$375	$300	$375	$0	$375	$0	0.00%
232 FOOD/MEALS	$215	$319	$992	$535	$535	$535	$0	$535	$0	0.00%
236 TAYLOR FEST	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
252 MEDICAL SUPPLIES	$319	$670	$593	$749	$749	$749	$0	$749	$0	0.00%
253 CHEMICALS	$23,238	$13,141	$17,504	$53,144	$53,000	$53,144	$0	$53,144	$0	0.00%
254 BOTANICAL/LANDSCAPE	$505	$505	$336	$535	$500	$535	$0	$535	$0	0.00%
256 MINOR TOOLS/INSTRUMENTS	$4,084	$1,585	$2,166	$2,875	$2,875	$2,875	$0	$2,875	$0	0.00%
259 MISC. SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
261 OFFICE FURNITURE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
262 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-708
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 708 DISTRIBUTION/COLLECTION
DEPTDIV: PUBLIC UTILITIES FUND | DISTRIBUTION/COLLECTION

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
264 COMPUTER ACCESSORIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
265 INSTRUMENTS/APPARATUS	$669	$0	$0	$1,338	$1,300	$1,338	$0	$1,338	$0	0.00%
266 GENERAL ELECTRONIC EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$1,561	$0	$2,117	$0	$0	$0	$0	$0	$0	0.00%
268 APPLIANCES	$0	$749	$0	$0	$0	$0	$0	$0	$0	0.00%
273 FIRE HYDRANTS	$10,072	$0	$7,000	$14,136	$14,000	$14,136	$0	$14,136	$0	0.00%
274 WATER VALVES	$4,822	$1,526	$1,906	$11,247	$11,200	$11,247	$0	$11,247	$0	0.00%
275 WATER METERS	$134,779	$339,391	$181,373	$400,000	$400,000	$200,000	$0	$200,000	($200,000)	-50.00%
279 OTHER OPERATIONAL EQUIPMENT	$1,812	$3,060	$21,384	$3,963	$3,900	$3,963	$0	$3,963	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$295,907**	**$466,275**	**$384,780**	**$657,194**	**$654,873**	**$457,194**	**$0**	**$457,194**	**($200,000)**	**-30.43%**
251 LABORATORY SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUPMENT	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
321 LIGHT AND POWER	$39,341	$45,765	$55,273	$71,750	$111,750	$115,000	$0	$115,000	$43,250	60.28%
322 NATURAL GAS, PROPANE	$2,240	$3,383	$2,137	$3,800	$0	$3,800	$0	$3,800	$0	0.00%
323 TRUNK TELEPHONE SYSTEM	$2,787	$2,765	$2,896	$3,000	$3,000	$3,000	$0	$3,000	$0	0.00%
324 CELL PHONES	$4,838	$4,362	$4,169	$5,000	$5,000	$5,000	$0	$5,000	$0	0.00%
325 PAGERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
326 WIRELESS DATA SERVICES	$852	$935	$671	$912	$900	$912	$0	$912	$0	0.00%
341 ROOFING REPAIRS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
342 ELECTRICAL REPAIRS	$1,129	$1,110	$1,795	$1,606	$1,606	$1,606	$0	$1,606	$0	0.00%
343 HEATING/COOLING REPAIRS	$889	$0	$300	$1,071	$1,000	$1,071	$0	$1,071	$0	0.00%
344 PLUMBING REPAIRS	$152	$230	$0	$535	$500	$535	$0	$535	$0	0.00%
346 CONCRETE MASONARY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
347 PUMP AND ELECTRIC MOTOR REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-708
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 708 DISTRIBUTION/COLLECTION
DEPTDIV: PUBLIC UTILITIES FUND | DISTRIBUTION/COLLECTION

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
349 MISC REPAIRS/MAINT	$649	$2,210	$915	$1,071	$1,071	$1,071	$0	$1,071	$0	0.00%
352 CLEANING SUPPLIES	$250	$232	$573	$535	$500	$535	$0	$535	$0	0.00%
372 ELECTRICAL, PLBG AND PAINT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
374 STRUCT. REPAIRS TO BLDG.	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$53,127**	**$60,992**	**$68,728**	**$89,280**	**$125,327**	**$132,530**	**$0**	**$132,530**	**$43,250**	**48.44%**
411 OFFICE EQUIPMENT RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
412 LIGHT EQUIPMENT RENTAL	$2,000	$3,000	$4,374	$4,592	$4,592	$4,592	$0	$4,592	$0	0.00%
414 MOTOR VEHICLE RENTAL	$46,752	$67,638	$59,747	$119,885	$119,885	$130,617	$0	$130,617	$10,732	8.95%
415 TRUCKS, HEAVY EQUIP RENTAL	$41,108	$62,220	$81,607	$92,767	$92,767	$92,767	$0	$92,767	$0	0.00%
416 LIGHT EQUIP RENTAL-EXTERNAL	$0	$17,965	$4,591	$20,800	$20,500	$20,800	$0	$20,800	$0	0.00%
418 TRUCK/HEAVY EQUIP RENTAL/EXT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
419 REPLACEMENT FUND CONTRIBUTION	$5,719	$360,845	$106,156	$278,844	$278,844	$286,594	$0	$286,594	$7,750	2.78%
421 FUEL, OIL, LUBRICANTS	$46	$175	$708	$321	$300	$321	$0	$321	$0	0.00%
432 MACHINE TOOLS MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
433 LIGHT EQUIPMENT MAINT AND REPAIR	$0	$0	$260	$1,071	$1,000	$1,071	$0	$1,071	$0	0.00%
435 TRUCK AND HEAVY EQUIPMENT REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
436 OTHER EQUIP MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
437 PUMPS, MAINTENANCE REPAIR	$14,053	$2,348	$63,510	$20,092	$20,000	$20,092	$0	$20,092	$0	0.00%
438 ELECTRIC MOTOR MAINT/REPAIR	$0	$0	$548	$2,600	$2,400	$2,600	$0	$2,600	$0	0.00%
439 OTHER EQUIPMENT MAINT/REPAIR	$1,250	$0	$1,856	$2,080	$2,000	$2,080	$0	$2,080	$0	0.00%
462 EQUIPMENT REPAIRS/MAINT	$2,948	$2,875	$3,147	$3,328	$3,328	$3,328	$0	$3,328	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$113,876**	**$517,065**	**$326,504**	**$546,380**	**$545,616**	**$564,862**	**$0**	**$564,862**	**$18,482**	**3.38%**
512 ENGINEERING SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
514 MEDICAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-708
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 708 DISTRIBUTION/COLLECTION
DEPTDIV: PUBLIC UTILITIES FUND | DISTRIBUTION/COLLECTION

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
519 OTHER PROFESSIONAL SERVIVES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
523 OUTSIDE PRINTING	$0	$173	$190	$1,071	$1,071	$1,071	$0	$1,071	$0	0.00%
526 TESTING/CERT. PERMITS	$31,904	$36,490	$35,917	$43,062	$43,062	$43,062	$0	$43,062	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$7,011	$6,755	$6,895	$10,000	$7,000	$10,000	$0	$10,000	$0	0.00%
535 COMPUTER MAINT/SERVICE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
539 OTHER CONTRACT SERVICES	$219,026	$81,279	$100,054	$102,400	$102,400	$222,400	$0	$222,400	$120,000	117.19%
TOTAL CONTRACT SERVICES AND FEES	**$257,941**	**$124,697**	**$143,056**	**$156,533**	**$153,533**	**$276,533**	**$0**	**$276,533**	**$120,000**	**76.66%**
601 DEPRECIATION - FIXED ASSETS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL DEPRECIATION EXPENSE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
712 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
714 COMPUTER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
721 MACHINE TOOLS/APPARATUS	$19,594	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
722 LIGHT EQUIPMENT	$25,075	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
723 MOTOR VEHICLES	$22,515	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
724 HEAVY EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
732 WATER MAINS/SEWER LINES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
734 FIRE HYDRANTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
735 WATER METERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
736 VALVES, CLAMPS, DRESSERS, ETC.	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$67,185**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL PUBLIC UTILITIES FUND | DISTRIBUTION/COLLECTION	**$1,718,709**	**$2,145,799**	**$2,158,627**	**$2,982,558**	**$3,097,242**	**$3,285,821**	**$0**	**$3,285,821**	**$303,263**	**10.17%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-709
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 709 NON-DEPARTMENTAL
DEPTDIV: PUBLIC UTILITIES FUND | NON-DEPARTMENTAL

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
126 HEALTH INSURANCE	$615	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
127 VACATION EXPENSE(USE IN AJE)	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$615**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
226 UNAMORT. BOND DISCOUNT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
227 AMORT. DEFERRED REFUNDING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
228 AMORTIZED BOND DISCOUNT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
258 TREATED WATER	$2,333,355	$2,433,555	$2,827,893	$3,040,000	$3,040,000	$3,040,000	$0	$3,040,000	$0	0.00%
259 MISC SUPPLIES COVID-19	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
264 COMPUTER ACCESSORIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
267 COMPUTERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$2,333,355**	**$2,433,555**	**$2,827,893**	**$3,040,000**	**$3,040,000**	**$3,040,000**	**$0**	**$3,040,000**	**$0**	**0.00%**
312 ANNUAL LEASE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
321 LIGHT AND POWER	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
322 NATURAL GAS, PROPANE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
323 TRUNK TELEPHONE SYSTEM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
511 LEGAL SERVICES	$3,517	$10,888	$8,800	$5,000	$5,000	$5,000	$0	$5,000	$0	0.00%
512 ENGINEERING SERVICES	$385,920	$587,649	$324,959	$300,000	$250,000	$300,000	$0	$300,000	$0	0.00%
519 OTHER PROFESSIONAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
521 COUNTY RECORDING FEES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
522 INSURANCE AND BONDS	$32,510	$39,912	$41,179	$44,000	$45,000	$46,000	$0	$46,000	$2,000	4.55%
523 OUTSIDE PRINTING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
528 ADVERTISING	$0	$0	$0	$0	$142	$0	$0	$0	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-709
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 709 NON-DEPARTMENTAL
DEPTDIV: PUBLIC UTILITIES FUND | NON-DEPARTMENTAL

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
536 EXTENDED MAINTENANCE WARRANTY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
537 BANK FINANCE CHARGES	$2,485	$415	$0	$1,200	$0	$1,200	$0	$1,200	$0	0.00%
539 OTHER CONTRACT SERVICES	$11,625	$3,875	$23,213	$5,000	$25,600	$20,000	$0	$20,000	$15,000	300.00%
542 MISC EXPENSE	$0	$0	$247	$0	$502	$0	$0	$0	$0	0.00%
543 CREDIT CARD FEES	$77,303	$101,586	$141,939	$95,000	$140,000	$150,000	$0	$150,000	$55,000	57.89%
TOTAL CONTRACT SERVICES AND FEES	**$513,360**	**$744,325**	**$540,337**	**$450,200**	**$466,244**	**$522,200**	**$0**	**$522,200**	**$72,000**	**15.99%**
601 DEPRECIATION - FIXED ASSETS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
651 BAD DEBT	$27,613	($2,647)	$153,920	$20,000	$20,000	$20,000	$0	$20,000	$0	0.00%
TOTAL DEPRECIATION EXPENSE	**$27,613**	**($2,647)**	**$153,920**	**$20,000**	**$20,000**	**$20,000**	**$0**	**$20,000**	**$0**	**0.00%**
719 OTHER CAPITAL OUTLAY	$0	$0	$0	$1,000,000	$600,000	$1,000,000	$0	$1,000,000	$0	0.00%
725 OTHER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
741 PURCHASE LAND	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
743 PAYMENT FOR EASEMENTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$1,000,000**	**$600,000**	**$1,000,000**	**$0**	**$1,000,000**	**$0**	**0.00%**
814 TRANSFER TO CIP	$0	$0	$0	$550,000	$550,000	$550,000	$0	$550,000	$0	0.00%
815 INTERFUND TRANSFERS OUT	$1,600,000	$1,600,000	$1,600,000	$1,600,000	$1,600,000	$1,600,000	$0	$1,600,000	$0	0.00%
821 FINANCIAL/ADMIN SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
831 CONTINGENCY RESERVES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
832 PAYMENT OF CLAIMS	$0	$2,000	$4,250	$0	$1,220	$0	$0	$0	$0	0.00%
833 PAYMENT OF REFUND	$2,294	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
835 RESERVE FOR PERSONNEL	$0	$0	$0	$16,900	$0	$39,000	$0	$39,000	$22,100	130.77%
836 RESERVE FOR WORKING CAPITAL	$0	$10,747	$0	$400,000	$350,000	$400,000	$0	$400,000	$0	0.00%
837 RESERVE FOR RATE STABILIZATION	$0	$0	$0	$150,000	$150,000	$150,000	$0	$150,000	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$1,602,294**	**$1,612,747**	**$1,604,250**	**$2,716,900**	**$2,651,220**	**$2,739,000**	**$0**	**$2,739,000**	**$22,100**	**0.81%**
912 INTEREST (SHORT TERM)	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 340-709
FUND: 340 PUBLIC UTILITIES FUND
DEPARTMENT: 709 NON-DEPARTMENTAL
DEPTDIV: PUBLIC UTILITIES FUND | NON-DEPARTMENTAL

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
913 CAPITAL LEASE SHORT TERM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
921 TRANSFER TO IANDS PRINCIPAL	$1,735,000	$1,800,000	$2,090,000	$2,350,000	$2,350,000	$2,495,000	$0	$2,495,000	$145,000	6.17%
922 TRANSFER TO IANDS INTEREST	$881,376	$818,490	$1,271,891	$1,048,361	$1,048,361	$1,449,914	$0	$1,449,914	$401,553	38.30%
925 WTTB	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
950 BOND DISCOUNT AMORTIZATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
951 AMORTIZATION OF BOND COSTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
952 AMORTIZATION OF DEFERRED REF	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
955 BOND ISSUANCE COSTS	$0	$203,200	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL DEBT SERVICE	**$2,616,376**	**$2,821,690**	**$3,361,891**	**$3,398,361**	**$3,398,361**	**$3,944,914**	**$0**	**$3,944,914**	**$546,553**	**16.08%**
TOTAL PUBLIC UTILITIES FUND | NON-DEPARTMENTAL	**$7,093,612**	**$7,609,670**	**$8,488,292**	**$10,625,461**	**$10,175,825**	**$11,266,114**	**$0**	**$11,266,114**	**$640,653**	**6.03%**

Proprietary Funds

Utility Impact Fees Fund

THE BIG PICTURE
UTIITY IMPACT FEE FUND

ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$ CHG	% CHG
345-340	UTILITY IMPACT FEE FUND | 340 REVENUES	$665,550	$672,510	$558,337	$425,000	$0	$425,000	$0	$425,000	$0	0%
345-430	UTILITY IMPACT FEE FUND | 430 REVENUES	$0	$0	$2,145	$0	$0	$0	$0	$0	$0	0%
REVENUES		**$665,550**	**$672,510**	**$560,482**	**$425,000**	**$0**	**$425,000**	**$0**	**$425,000**	**$0**	**0%**
345-592	UTILITY IMPACT FEE FUND | NON-DEPARTMENTAL	$106,556	$39,123	$68,239	$300,000	$0	$300,000	$0	$300,000	$0	0%
EXPENDITURES		**$106,556**	**$39,123**	**$68,239**	**$300,000**	**$0**	**$300,000**	**$0**	**$300,000**	**$0**	**0%**
345 UTILITY IMPACT FEE FUND		$558,994	$633,387	$492,243	$125,000	$0	$125,000	$0	$125,000		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 345-340
FUND: 345 UTILITY IMPACT FEE FUND
DEPARTMENT: 345 UTILITY IMPACT FEE FUND
DEPTDIV: UTILITY IMPACT FEE FUND | 340 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
323 WATER CAP. IMPACT FEE	$392,675	$398,958	$421,848	$250,000	$0	$250,000	$0	$250,000	$0	0.00%
324 SEWER CAP. IMPACT FEE	$272,876	$273,552	$136,489	$175,000	$0	$175,000	$0	$175,000	$0	0.00%
TOTAL CHARGES FOR SERVICE	**$665,550**	**$672,510**	**$558,337**	**$425,000**	**$0**	**$425,000**	**$0**	**$425,000**	**$0**	**0.00%**
TOTAL UTILITY IMPACT FEE FUND | 340 REVENUES	**$665,550**	**$672,510**	**$558,337**	**$425,000**	**$0**	**$425,000**	**$0**	**$425,000**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 345-430
FUND: 345 UTILITY IMPACT FEE FUND
DEPARTMENT: 345 UTILITY IMPACT FEE FUND
DEPTDIV: UTILITY IMPACT FEE FUND | 430 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
331 INTEREST INCOME	$0	$0	$2,145	$0	$0	$0	$0	$0	$0	0.00%
TOTAL USE OF MONEY AND PROPERTY	**$0**	**$0**	**$2,145**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL UTILITY IMPACT FEE FUND | 430 REVENUES	**$0**	**$0**	**$2,145**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 345-592
FUND: 345 UTILITY IMPACT FEE FUND
DEPARTMENT: 592 NON-DEPARTMENTAL
DEPTDIV: UTILITY IMPACT FEE FUND | NON-DEPARTMENTAL

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
512 ENGINEERING SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
539 OTHER CONTRACT SERVICES	$106,556	$0	$11,989	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$106,556**	**$0**	**$11,989**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
742 CONSTRUCTION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL IMPROVEMENTS/ACQUISITION	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
746 CONSTRUCTION IMPROVE-GRANTS	$0	$39,123	$56,250	$300,000	$0	$300,000	$0	$300,000	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$39,123**	**$56,250**	**$300,000**	**$0**	**$300,000**	**$0**	**$300,000**	**$0**	**0.00%**
815 INTERFUND TRANSFERS OUT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
833 PAYMENT OF REFUND	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL UTILITY IMPACT FEE FUND | NON-DEPARTMENTAL	**$106,556**	**$39,123**	**$68,239**	**$300,000**	**$0**	**$300,000**	**$0**	**$300,000**	**$0**	**0.00%**

Proprietary Funds

Airport Fund

THE BIG PICTURE
AIRPORT OPERATING FUND

ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$ CHG	% CHG
350-330	AIRPORT FUND | 330 REVENUES	$15,859	$61,104	$24,261	$30,000	$30,000	$30,000	$0	$30,000	$0	0.00%
350-340	AIRPORT FUND | 340 REVENUES	$432,856	$560,043	$462,875	$645,000	$406,300	$652,100	$0	$652,100	$7,100	1.10%
350-420	AIRPORT FUND | 420 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
350-430	AIRPORT FUND | 430 REVENUES	$476	$6,888	$43,784	$5,000	$28,000	$5,000	$0	$5,000	$0	0.00%
350-440	AIRPORT FUND | 440 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
350-450	AIRPORT FUND | 450 REVENUES	$0	$0	$0	$230,500	$35,500	$0	$0	$0	($230,500)	0.00%
REVENUES		**$449,191**	**$628,034**	**$530,920**	**$910,500**	**$499,800**	**$687,100**	**$0**	**$687,100**	**($223,400)**	**-24.54%**
350-732	AIRPORT FUND | AIRPORT OPERATIONS	$454,222	$637,545	$591,416	$867,995	$836,142	$673,704	$0	$673,704	($194,291)	-22.38%
EXPENDITURES		**$454,222**	**$637,545**	**$591,416**	**$867,995**	**$836,142**	**$673,704**	**$0**	**$673,704**	**($194,291)**	**-22.38%**
350 AIRPORT OPERATING FUND		($5,031)	($9,511)	($60,496)	$42,505	($336,342)	$13,396	$0	$13,396		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 350-330
FUND: 350 AIRPORT FUND
DEPARTMENT: 350 AIRPORT FUND
DEPTDIV: AIRPORT FUND | 330 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
229 OTHER STATE GRANTS/REIMBURSE	$15,859	$61,104	$24,261	$30,000	$30,000	$30,000	$0	$30,000	$0	0.00%
234 TEDC CONTRIBUTIONS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
239 OTHER LOCAL CONTRIBUTIONS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL INTERGOVERNMENTAL REVENUES	**$15,859**	**$61,104**	**$24,261**	**$30,000**	**$30,000**	**$30,000**	**$0**	**$30,000**	**$0**	**0.00%**
TOTAL AIRPORT FUND | 330 REVENUES	**$15,859**	**$61,104**	**$24,261**	**$30,000**	**$30,000**	**$30,000**	**$0**	**$30,000**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 350-340
FUND: 350 AIRPORT FUND
DEPARTMENT: 350 AIRPORT FUND
DEPTDIV: AIRPORT FUND | 340 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
281 T-HANGER RENT	$229,107	$252,260	$289,473	$324,000	$306,700	$325,100	$0	$325,100	$1,100	0.34%
282 F. B. OPERATOR HANGER RENT	$0	$0	$8,806	$20,000	$23,400	$26,000	$0	$26,000	$6,000	30.00%
283 GROUND LEASES	$2,280	$15,000	$0	$0	$0	$0	$0	$0	$0	0.00%
284 SALE OF AV GAS	$150,616	$219,836	$129,913	$250,000	$75,000	$250,000	$0	$250,000	$0	0.00%
285 SALE OF JET A FUEL	$50,397	$72,440	$33,191	$50,000	$0	$50,000	$0	$50,000	$0	0.00%
374 LATE PAYMENT FEES	$456	$507	$1,493	$1,000	$1,200	$1,000	$0	$1,000	$0	0.00%
TOTAL CHARGES FOR SERVICE	**$432,856**	**$560,043**	**$462,875**	**$645,000**	**$406,300**	**$652,100**	**$0**	**$652,100**	**$7,100**	**1.10%**
TOTAL AIRPORT FUND | 340 REVENUES	**$432,856**	**$560,043**	**$462,875**	**$645,000**	**$406,300**	**$652,100**	**$0**	**$652,100**	**$7,100**	**1.10%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 350-420
FUND: 350 AIRPORT FUND
DEPARTMENT: 350 AIRPORT FUND
DEPTDIV: AIRPORT FUND | 420 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
329 PAYMENT OF CLAIMS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL ASSESSMENTS	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL AIRPORT FUND | 420 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 350-430
FUND: 350 AIRPORT FUND
DEPARTMENT: 350 AIRPORT FUND
DEPTDIV: AIRPORT FUND | 430 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
331 INTEREST INCOME	$476	$6,614	$43,784	$5,000	$28,000	$5,000	$0	$5,000	$0	0.00%
334 MISCELLANEOUS REVENUE	$0	$274	$0	$0	$0	$0	$0	$0	$0	0.00%
335 REIMBURSEMENTS/REFUNDS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL USE OF MONEY AND PROPERTY	**$476**	**$6,888**	**$43,784**	**$5,000**	**$28,000**	**$5,000**	**$0**	**$5,000**	**$0**	**0.00%**
TOTAL AIRPORT FUND | 430 REVENUES	**$476**	**$6,888**	**$43,784**	**$5,000**	**$28,000**	**$5,000**	**$0**	**$5,000**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 350-440
FUND: 350 AIRPORT FUND
DEPARTMENT: 350 AIRPORT FUND
DEPTDIV: AIRPORT FUND | 440 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
356 SALES AND OTHER FUND RAISERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL DONATIONS FROM PRIVATE SOURCES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL AIRPORT FUND | 440 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 350-450
FUND: 350 AIRPORT FUND
DEPARTMENT: 350 AIRPORT FUND
DEPTDIV: AIRPORT FUND | 450 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
365 TRANSFER FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
370 INTERFUND TRANSFER IN	$0	$0	$0	$230,500	$35,500	$0	$0	$0	($230,500)	-100.00%
TOTAL INTERFUND OPERATING TRANSFERS	**$0**	**$0**	**$0**	**$230,500**	**$35,500**	**$0**	**$0**	**$0**	**($230,500)**	**-100.00%**
TOTAL AIRPORT FUND | 450 REVENUES	**$0**	**$0**	**$0**	**$230,500**	**$35,500**	**$0**	**$0**	**$0**	**($230,500)**	**-100.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 350-732
FUND: 350 AIRPORT FUND
DEPARTMENT: 732 AIRPORT OPERATIONS
DEPTDIV: AIRPORT FUND | AIRPORT OPERATIONS

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
111 REGULAR FULL TIME	$62,547	$55,791	$75,054	$111,678	$111,600	$111,678	$0	$111,678	$0	0.00%
114 OVERTIME	$322	$3,138	$8,405	$5,000	$6,000	$5,000	$0	$5,000	$0	0.00%
115 LONGEVITY PAY	$576	$0	$48	$96	$0	$96	$0	$96	$0	0.00%
116 REGULAR PART TIME	$6,400	$19,768	$16,228	$0	$0	$0	$0	$0	$0	0.00%
117 TEMPORARY/SEASONAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
118 INSURANCE ALLOWANCE	$1,204	$33	$923	$1,200	$2,400	$1,200	$0	$1,200	$0	0.00%
119 CERTIFICATION PAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
120 UNUM LIFE	$199	$157	$198	$341	$220	$341	$0	$341	$0	-0.01%
121 FICA SOCIAL SECURITY	$5,509	$6,203	$7,711	$9,687	$9,600	$7,647	$0	$7,647	($2,040)	-21.06%
122 WORKERS COMPENSATION	$175	$146	$339	$350	$400	$350	$0	$350	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$501	$457	$35	$927	$500	$927	$0	$927	$0	-0.02%
124 RETIREMENT-TMRS	$9,512	$10,284	$13,127	$14,307	$13,000	$14,307	$0	$14,307	$0	0.00%
126 HEALTH INSURANCE	$2,768	$7,570	$3,155	$15,447	$0	$17,560	$0	$17,560	$2,113	13.68%
127 DENTAL INSURANCE	$372	$316	$117	$568	$0	$568	$0	$568	$0	0.05%
128 LONG TERM DISABILITY	$208	$159	$228	$470	$350	$470	$0	$470	$0	0.04%
129 VISION INSURANCE	$67	$48	$16	$97	$100	$97	$0	$97	$0	0.50%
131 UNIFORMS (BUY)	$32	$547	$606	$633	$792	$633	$0	$633	$0	0.00%
142 PROFESSIONAL CONFERENCES	$0	$325	$350	$364	$350	$364	$0	$364	$0	0.00%
143 MEMBERSHIPS AND DUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
144 SUBSCRIPTIONS AND BOOKS	$158	$169	$164	$288	$288	$288	$0	$288	$0	0.00%
146 TRAINING- TRANSPORTATION	$0	$0	$258	$296	$296	$296	$0	$296	$0	0.00%
147 TRAINING- LODGING	$0	$256	$396	$412	$412	$412	$0	$412	$0	0.00%
148 TRAINING- MEALS	$0	$0	$112	$156	$156	$156	$0	$156	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$90,551**	**$105,369**	**$127,468**	**$162,317**	**$146,464**	**$162,390**	**$0**	**$162,390**	**$73**	**0.05%**
211 GENERAL OFFICE SUPPLIES	$384	$1,725	$3,165	$750	$3,000	$750	$0	$750	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 350-732
FUND: 350 AIRPORT FUND
DEPARTMENT: 732 AIRPORT OPERATIONS
DEPTDIV: AIRPORT FUND | AIRPORT OPERATIONS

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
214 COMPUTER SUPPLIES	$33	$50	$45	$321	$300	$321	$0	$321	$0	0.00%
215 POSTAGE	$0	$9	$0	$54	$0	$54	$0	$54	$0	0.00%
217 OFFICE SECURITY	$2,698	$2,381	$3,594	$4,253	$3,000	$4,253	$0	$4,253	$0	0.00%
226 MISC. HARDWARE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
232 FOOD/MEALS	$0	$0	$0	$721	$721	$721	$0	$721	$0	0.00%
233 CITY SPONSORED EVENTS	$0	$24	$428	$200	$200	$200	$0	$200	$0	0.00%
252 MEDICAL SUPPLIES	$0	$111	$0	$0	$0	$0	$0	$0	$0	0.00%
256 MINOR TOOLS/INSTRUMENTS	$104	$274	$1,377	$214	$200	$214	$0	$214	$0	0.00%
259 MISC SUPPLIES COVID-19	$0	$0	$0	$2,000	$0	$0	$0	$0	($2,000)	-100.00%
261 OFFICE FURNITURE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
264 COMPUTER ACCESSORIES	$105	$0	$0	$161	$0	$161	$0	$161	$0	0.00%
267 COMPUTERS	$0	$1,857	$0	$1,500	$0	$0	$0	$0	($1,500)	-100.00%
269 OTHER OFFICE EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
271 GROUNDS KEEPING EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$3,324**	**$6,432**	**$8,608**	**$10,174**	**$7,421**	**$6,674**	**$0**	**$6,674**	**($3,500)**	**-34.40%**
321 LIGHT AND POWER	$6,145	$6,603	$9,696	$13,800	$12,000	$13,800	$0	$13,800	$0	0.00%
323 TRUNK TELEPHONE SYSTEM	$1,371	$1,398	$1,675	$1,600	$1,600	$1,600	$0	$1,600	$0	0.00%
324 CELL PHONES	$556	$404	$387	$600	$600	$600	$0	$600	$0	0.00%
325 PAGERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
341 ROOFING REPAIRS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
342 ELECTRICAL REPAIRS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
343 HEATING/COOLING REPAIRS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
344 PLUMBING REPAIRS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
345 CARPENTRY/PAINTING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 350-732
FUND: 350 AIRPORT FUND
DEPARTMENT: 732 AIRPORT OPERATIONS
DEPTDIV: AIRPORT FUND | AIRPORT OPERATIONS

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
346 CONCRETE MASONARY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
349 MISC REPAIRS/MAINT	$23,434	$59,722	$88,031	$16,640	$30,000	$16,640	$0	$16,640	$0	0.00%
352 CLEANING SUPPLIES	$90	$32	$169	$357	$350	$357	$0	$357	$0	0.00%
353 CLEANING SUPPLIES	$142	$167	$152	$107	$107	$107	$0	$107	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$31,738**	**$68,325**	**$100,111**	**$33,104**	**$44,657**	**$33,104**	**$0**	**$33,104**	**$0**	**0.00%**
414 MOTOR VEHICLE RENTAL	$7,000	$8,356	$19,908	$14,212	$11,212	$13,448	$0	$13,448	($764)	-5.38%
419 REPLACEMENT FUND CONTRIBUTION	$0	$3,938	$0	$0	$0	$0	$0	$0	$0	0.00%
421 FUEL, OIL, LUBRICANTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
422 AV GAS FUEL PURCHASES	$141,891	$225,597	$109,529	$260,000	$150,000	$260,000	$0	$260,000	$0	0.00%
423 JET A FUEL PURCHASES	$45,588	$60,926	$21,785	$52,000	$40,000	$52,000	$0	$52,000	$0	0.00%
436 OTHER EQUIP MAINT/REPAIR	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$194,479**	**$298,817**	**$151,223**	**$326,212**	**$201,212**	**$325,448**	**$0**	**$325,448**	**($764)**	**-0.23%**
512 ENGINEERING SERVICES	$0	$11,156	$65,232	$0	$0	$0	$0	$0	$0	0.00%
519 OTHER PROFESSIONAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
522 INSURANCE AND BONDS	$8,242	$8,996	$9,489	$8,500	$0	$8,500	$0	$8,500	$0	0.00%
523 OUTSIDE PRINTING	$0	$0	$245	$0	$0	$0	$0	$0	$0	0.00%
526 TESTING/CERT. PERMITS	$205	$1,858	$205	$1,563	$0	$1,563	$0	$1,563	$0	0.00%
528 ADVERTISING	$131	($4)	$242	$278	$0	$278	$0	$278	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$1,675	$1,778	$1,716	$2,839	$2,800	$2,839	$0	$2,839	$0	0.00%
536 EXTENDED MAINTENANCE WARRANTY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
537 BANK FINANCE CHARGES	$204	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
539 OTHER CONTRACT SERVICES	$1,974	$3,537	$3,694	$12,620	$12,600	$9,620	$0	$9,620	($3,000)	-23.77%
543 CREDIT CARD FEES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$12,431**	**$27,321**	**$80,822**	**$25,800**	**$15,400**	**$22,800**	**$0**	**$22,800**	**($3,000)**	**-11.63%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 350-732
FUND: 350 AIRPORT FUND
DEPARTMENT: 732 AIRPORT OPERATIONS
DEPTDIV: AIRPORT FUND | AIRPORT OPERATIONS

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
601 DEPRECIATION - FIXED ASSETS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
651 BAD DEBT	$0	$0	$696	$0	$600	$0	$0	$0	$0	0.00%
TOTAL DEPRECIATION EXPENSE	**$0**	**$0**	**$696**	**$0**	**$600**	**$0**	**$0**	**$0**	**$0**	**0.00%**
712 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
714 COMPUTER EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
719 OTHER CAPITAL OUTLAY	$0	$0	$0	$190,000	$300,000	$0	$0	$0	($190,000)	-100.00%
725 OTHER EQUIPMENT	$0	$11,687	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$0**	**$11,687**	**$0**	**$190,000**	**$300,000**	**$0**	**$0**	**$0**	**($190,000)**	**-100.00%**
742 CONSTRUCTION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL IMPROVEMENTS/ACQUISITION	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
815 INTERFUND TRANSFERS OUT	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$0	$15,000	$0	0.00%
821 FINANCIAL/ADMIN SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
831 CONTINGENCY RESERVES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
833 PAYMENT OF REFUND	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
835 RESERVE FOR PERSONNEL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$15,000**	**$15,000**	**$15,000**	**$15,000**	**$15,000**	**$15,000**	**$0**	**$15,000**	**$0**	**0.00%**
901 REPAY LOAN FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
902 INTEREST EXPENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
911 PRINCIPAL - SHORT TERM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
921 TRANSFER TO IANDS PRINCIPAL	$65,000	$65,000	$70,000	$70,000	$70,000	$75,000	$0	$75,000	$5,000	7.14%
922 TRANSFER TO IANDS INTEREST	$41,700	$39,594	$37,488	$35,388	$35,388	$33,288	$0	$33,288	($2,100)	-5.93%
925 BOND ISSUANCE COSTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
951 AMORTIZATION OF BOND COSTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 350-732
FUND: 350 AIRPORT FUND
DEPARTMENT: 732 AIRPORT OPERATIONS
DEPTDIV: AIRPORT FUND | AIRPORT OPERATIONS

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
952 AMORTIZATION OF DEFERRED REF	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL DEBT SERVICE	**$106,700**	**$104,594**	**$107,488**	**$105,388**	**$105,388**	**$108,288**	**$0**	**$108,288**	**$2,900**	**2.75%**
TOTAL AIRPORT FUND | AIRPORT OPERATIONS	**$454,222**	**$637,545**	**$591,416**	**$867,995**	**$836,142**	**$673,704**	**$0**	**$673,704**	**($194,291)**	**-22.38%**

Proprietary Funds

Cemetery Fund

THE BIG PICTURE CEMETERY OPERATING FUND											
ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$ CHG	% CHG
370-330	CEMETERY OPERATING FUND | 330 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
370-340	CEMETERY OPERATING FUND | 340 REVENUES	$165,861	$161,008	$213,251	$200,500	$162,500	$200,500	$0	$200,500	$0	0.00%
370-430	CEMETERY OPERATING FUND | 430 REVENUES	$1,736	$1,595	$2,616	$2,000	$2,000	$3,000	$0	$3,000	$1,000	50.00%
370-440	CEMETERY OPERATING FUND | 440 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
370-450	CEMETERY OPERATING FUND | 450 REVENUES	$700	$4,979	$39,010	$34,000	$65,000	$30,000	$0	$30,000	($4,000)	-11.76%
370-460	CEMETERY OPERATING FUND | 460 REVENUES	$142,905	$88,054	$92,470	$85,000	$95,000	$95,000	$0	$95,000	$10,000	11.76%
REVENUES		**$311,202**	**$255,636**	**$347,347**	**$321,500**	**$324,500**	**$328,500**	**$0**	**$328,500**	**$7,000**	**2.18%**
370-761	CEMETERY OPERATING FUND | CEMETERY OPERATING	$233,735	$259,852	$333,866	$493,187	$350,467	$328,509	$0	$328,509	($164,678)	-33.39%
EXPENDITURES		**$233,735**	**$259,852**	**$333,866**	**$493,187**	**$350,467**	**$328,509**	**$0**	**$328,509**	**($164,678)**	**-33.39%**
370 CEMETERY OPERATING FUND		$77,467	($4,216)	$13,481	($171,687)	($25,967)	($9)	$0	($9)		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 370-330
FUND: 370 CEMETERY OPERATING FUND
DEPARTMENT: 370 CEMETERY OPERATING FUND
DEPTDIV: CEMETERY OPERATING FUND | 330 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
216 FEMA REIMBURSEMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL INTERGOVERNMENTAL REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL CEMETERY OPERATING FUND | 330 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 370-340
FUND: 370 CEMETERY OPERATING FUND
DEPARTMENT: 370 CEMETERY OPERATING FUND
DEPTDIV: CEMETERY OPERATING FUND | 340 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
286 GRAVE DIGGING SERVICES	$162,942	$159,864	$203,995	$198,000	$160,000	$198,000	$0	$198,000	$0	0.00%
287 GRAVESITE MARKING/LOCATING FEE	$2,919	$1,144	$9,256	$2,500	$2,500	$2,500	$0	$2,500	$0	0.00%
288 MONUMENT LEVELING FEE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
289 CREDIT CARD PROCESSING FEE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CHARGES FOR SERVICE	**$165,861**	**$161,008**	**$213,251**	**$200,500**	**$162,500**	**$200,500**	**$0**	**$200,500**	**$0**	**0.00%**
TOTAL CEMETERY OPERATING FUND | 340 REVENUES	**$165,861**	**$161,008**	**$213,251**	**$200,500**	**$162,500**	**$200,500**	**$0**	**$200,500**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 370-430
FUND: 370 CEMETERY OPERATING FUND
DEPARTMENT: 370 CEMETERY OPERATING FUND
DEPTDIV: CEMETERY OPERATING FUND | 430 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
331 ACCRUED INTEREST EARNED	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
333 RENTAL INCOME (LEASES)	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
334 MISCELLANEOUS REVENUE	$1,736	$1,595	$2,616	$2,000	$2,000	$3,000	$0	$3,000	$1,000	50.00%
335 REIMBURSEMENTS/REPAYMENTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL USE OF MONEY AND PROPERTY	**$1,736**	**$1,595**	**$2,616**	**$2,000**	**$2,000**	**$3,000**	**$0**	**$3,000**	**$1,000**	**50.00%**
TOTAL CEMETERY OPERATING FUND | 430 REVENUES	**$1,736**	**$1,595**	**$2,616**	**$2,000**	**$2,000**	**$3,000**	**$0**	**$3,000**	**$1,000**	**50.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 370-440
FUND: 370 CEMETERY OPERATING FUND
DEPARTMENT: 370 CEMETERY OPERATING FUND
DEPTDIV: CEMETERY OPERATING FUND | 440 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
359 CEMETERY MISC DONATIONS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL DONATIONS FROM PRIVATE SOURCES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL CEMETERY OPERATING FUND | 440 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 370-450
FUND: 370 CEMETERY OPERATING FUND
DEPARTMENT: 370 CEMETERY OPERATING FUND
DEPTDIV: CEMETERY OPERATING FUND | 450 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
363 TRNSF IN FROM CEMETERY PERM FD	$700	$4,979	$2,545	$5,000	$5,000	$30,000	$0	$30,000	$25,000	500.00%
370 INTERFUND TRANSFER IN	$0	$0	$36,465	$29,000	$60,000	$0	$0	$0	($29,000)	-100.00%
TOTAL INTERFUND OPERATING TRANSFERS	**$700**	**$4,979**	**$39,010**	**$34,000**	**$65,000**	**$30,000**	**$0**	**$30,000**	**($4,000)**	**-11.76%**
TOTAL CEMETERY OPERATING FUND | 450 REVENUES	**$700**	**$4,979**	**$39,010**	**$34,000**	**$65,000**	**$30,000**	**$0**	**$30,000**	**($4,000)**	**-11.76%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 370-460
FUND: 370 CEMETERY OPERATING FUND
DEPARTMENT: 370 CEMETERY OPERATING FUND
DEPTDIV: CEMETERY OPERATING FUND | 460 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
372 CEMETERY LOT SALE-UNRESTRICTED	$142,905	$88,054	$92,470	$85,000	$95,000	$95,000	$0	$95,000	$10,000	11.76%
373 CEMETERY LOT SALE-EXTENDED TIM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL PROCEEDS GENERAL FIXED ASSETS	**$142,905**	**$88,054**	**$92,470**	**$85,000**	**$95,000**	**$95,000**	**$0**	**$95,000**	**$10,000**	**11.76%**
TOTAL CEMETERY OPERATING FUND | 460 REVENUES	**$142,905**	**$88,054**	**$92,470**	**$85,000**	**$95,000**	**$95,000**	**$0**	**$95,000**	**$10,000**	**11.76%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 370-761
FUND: 370 CEMETERY OPERATING FUND
DEPARTMENT: 761 CEMETERY OPERATING
DEPTDIV: CEMETERY OPERATING FUND | CEMETERY OPERATING

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
111 REGULAR FULL TIME	$78,307	$90,698	$107,831	$112,540	$112,540	$123,822	$0	$123,822	$11,282	10.02%
114 OVERTIME	$1,215	$3,961	$3,755	$3,000	$3,000	$3,000	$0	$3,000	$0	0.00%
115 LONGEVITY PAY`	$288	$336	$432	$480	$528	$480	$0	$480	$0	0.00%
116 REGULAR PART-TIME	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
117 TEMPORARY/SEASONAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
118 INSURANCE ALLOWANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
119 CERTIFICATION PAY	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
120 UNUM LIFE	$215	$263	$284	$257	$220	$257	$0	$257	$0	0.00%
121 FICA SOCIAL SECURITY	$6,192	$7,507	$8,547	$8,646	$9,000	$9,471	$0	$9,471	$825	9.54%
122 WORKERS COMPENSATION	$201	$167	$305	$315	$0	$315	$0	$315	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$593	$270	$18	$325	$0	$325	$0	$325	$0	0.00%
124 RETIREMENT-TMRS	$10,672	$12,407	$14,611	$14,935	$14,900	$17,144	$0	$17,144	$2,209	14.79%
126 HEALTH INSURANCE	$12,302	$15,144	$15,144	$15,750	$15,750	$17,560	$0	$17,560	$1,810	11.49%
127 DENTAL INSURANCE	$496	$585	$559	$576	$600	$576	$0	$576	$0	0.00%
128 LONG TERM DISABILITY	$210	$269	$324	$338	$0	$338	$0	$338	$0	0.00%
129 VISION INSURANCE	$87	$95	$87	$98	$0	$98	$0	$98	$0	0.00%
131 UNIFORMS (BUY)	$253	$517	$618	$550	$550	$550	$0	$550	$0	0.00%
132 UNIFORM RENTAL	$559	$210	$574	$830	$830	$830	$0	$830	$0	0.00%
141 WORKSHOP TRAINING	$125	$54	$490	$500	$500	$500	$0	$500	$0	0.00%
143 MEMBERSHIPS AND DUES	$0	$0	$185	$300	$315	$300	$0	$300	$0	0.00%
146 TRAINING- TRANSPORTATION	$0	$0	$0	$200	$0	$200	$0	$200	$0	0.00%
147 TRAINING- LODGING	$0	$0	$637	$500	$0	$500	$0	$500	$0	0.00%
148 TRAINING- MEALS	$0	$0	$184	$250	$250	$250	$0	$250	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$111,715**	**$132,482**	**$154,586**	**$160,390**	**$158,983**	**$176,516**	**$0**	**$176,516**	**$16,126**	**10.05%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 370-761
FUND: 370 CEMETERY OPERATING FUND
DEPARTMENT: 761 CEMETERY OPERATING
DEPTDIV: CEMETERY OPERATING FUND | CEMETERY OPERATING

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
742 CONSTRUCTION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL IMPROVEMENTS/ACQUISITION	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
211 GENERAL OFFICE SUPPLIES	$596	$425	$755	$642	$642	$642	$0	$642	$0	0.00%
217 OFFICE SECURITY	$849	$665	$929	$0	$0	$0	$0	$0	$0	0.00%
221 STREET REPAIR MATERIALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
222 STRIPING AND STREET SIGNS	$0	$0	$2,356	$0	$0	$0	$0	$0	$0	0.00%
225 SAND AND GRAVEL	$3,108	$3,048	$2,005	$4,670	$4,670	$4,670	$0	$4,670	$0	0.00%
232 FOOD/MEALS	$0	$64	$63	$250	$250	$250	$0	$250	$0	0.00%
236 TAYLOR FEST	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
252 MEDICAL SUPPLIES	$0	$0	$0	$75	$75	$75	$0	$75	$0	0.00%
253 CHEMICALS	$360	$233	$822	$2,101	$2,101	$2,101	$0	$2,101	$0	0.00%
256 MINOR TOOLS/INSTRUMENTS	$36	$216	$261	$270	$271	$270	$0	$270	$0	0.00%
261 OFFICE FURNITURE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
264 COMPUTER ACCESSORIES	$0	$0	$0	$125	$125	$125	$0	$125	$0	0.00%
267 COMPUTERS	$0	$1,013	$0	$0	$0	$1,600	$0	$1,600	$1,600	0.00%
271 GROUNDS KEEPING EQUIPMENT	$62	$235	$0	$535	$535	$535	$0	$535	$0	0.00%
272 STREET MAINTENANCE EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
279 OTHER OPERATIONAL EQUIPMENT	$0	$150	$281	$374	$374	$374	$0	$374	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$5,011**	**$6,048**	**$7,471**	**$9,042**	**$9,043**	**$10,642**	**$0**	**$10,642**	**$1,600**	**17.70%**
321 LIGHT AND POWER	$657	$634	$764	$1,850	$1,100	$1,850	$0	$1,850	$0	0.00%
322 NATURAL GAS, PROPANE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
323 TRUNK TELEPHONE SYSTEM	$622	$620	$711	$700	$0	$700	$0	$700	$0	0.00%
324 CELL PHONES	$616	$656	$531	$600	$0	$600	$0	$600	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 370-761
FUND: 370 CEMETERY OPERATING FUND
DEPARTMENT: 761 CEMETERY OPERATING
DEPTDIV: CEMETERY OPERATING FUND | CEMETERY OPERATING

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
325 PAGERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
326 WIRELESS DATA SERVICES	$426	$447	$418	$456	$0	$456	$0	$456	$0	0.00%
349 MISC REPAIRS/MAINT	$17,394	$290	$0	$400	$3,242	$400	$0	$400	$0	0.00%
353 CLEANING SUPPLIES	$0	$0	$63	$78	$78	$78	$0	$78	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$19,715**	**$2,645**	**$2,486**	**$4,084**	**$4,420**	**$4,084**	**$0**	**$4,084**	**$0**	**0.00%**
412 LIGHT EQUIPMENT RENTAL	$2,000	$3,000	$2,641	$2,773	$2,773	$2,773	$0	$2,773	$0	0.00%
414 MOTOR VEHICLE RENTAL	$7,000	$10,313	$6,467	$8,439	$8,439	$7,675	$0	$7,675	($764)	-9.05%
419 REPLACEMENT FUND CONTRIBUTION	$0	$0	$0	$22,000	$0	$24,000	$0	$24,000	$2,000	9.09%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$9,000**	**$13,313**	**$9,108**	**$33,212**	**$11,212**	**$34,448**	**$0**	**$34,448**	**$1,236**	**3.72%**
519 OTHER PROFESSIONAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
521 COUNTY RECORDING FEES	$1,218	$1,664	$1,352	$1,450	$0	$1,450	$0	$1,450	$0	0.00%
522 INSURANCE AND BONDS	$752	$991	$851	$0	$0	$0	$0	$0	$0	0.00%
523 OUTSIDE PRINTING	$0	$231	$0	$250	$250	$250	$0	$250	$0	0.00%
526 TESTING, CERTIFICATION PERMITS	$330	$330	$0	$379	$379	$379	$0	$379	$0	0.00%
528 ADVERTISING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$0	$76	$15,149	$3,680	$3,680	$5,040	$0	$5,040	$1,360	36.96%
534 GRAVE DIGGING SERVICES	$80,650	$79,700	$72,300	$98,000	$71,500	$80,000	$0	$80,000	($18,000)	-18.37%
539 OTHER CONTRACT SERVICES	$5,344	$22,371	$13,815	$25,700	$24,000	$15,700	$0	$15,700	($10,000)	-38.91%
TOTAL CONTRACT SERVICES AND FEES	**$88,294**	**$105,363**	**$103,467**	**$129,459**	**$99,809**	**$102,819**	**$0**	**$102,819**	**($26,640)**	**-20.58%**
601 DEPRECIATION - FIXED ASSETS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL DEPRECIATION EXPENSE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
719 OTHER CAPITAL OUTLAY	$0	$0	$36,465	$7,000	$67,000	$0	$0	$0	($7,000)	-100.00%
TOTAL CAPITAL OUTLAY	**$0**	**$0**	**$36,465**	**$7,000**	**$67,000**	**$0**	**$0**	**$0**	**($7,000)**	**-100.00%**
815 INTERFUND TRANSFERS OUT	$0	$0	$20,283	$150,000	$0	$0	$0	$0	($150,000)	-100.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 370-761
FUND: 370 CEMETERY OPERATING FUND
DEPARTMENT: 761 CEMETERY OPERATING
DEPTDIV: CEMETERY OPERATING FUND | CEMETERY OPERATING

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
821 FINANCIAL/ADMIN SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
823 GROUNDSKEEPING SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
831 CONTINGENCY RESERVES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
835 RESERVE FOR PERSONNEL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$0**	**$0**	**$20,283**	**$150,000**	**$0**	**$0**	**$0**	**$0**	**($150,000)**	**-100.00%**
TOTAL CEMETERY OPERATING FUND | CEMETERY OPERATING	**$233,735**	**$259,852**	**$333,866**	**$493,187**	**$350,467**	**$328,509**	**$0**	**$328,509**	**($164,678)**	**-33.39%**

Internal Service Funds

Fleet Services Fund

THE BIG PICTURE FLEET SERVICES OPERATING FUND											
ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$ CHG	% CHG
382-340	FLEET SERVICES OPERATING FUND | 340 REVENUES	$772,960	$905,002	$943,580	$1,296,698	$1,195,609	$1,127,959	$0	$1,127,959	($168,739)	-13.01%
382-420	FLEET SERVICES OPERATING FUND | 420 REVENUES	$12,698	$14,518	$20,976	$0	$10,000	$0	$0	$0	$0	0.00%
382-430	FLEET SERVICES OPERATING FUND | 430 REVENUES	$107	$1,939	$147	$0	$0	$0	$0	$0	$0	0.00%
382-450	FLEET SERVICES OPERATING FUND | 450 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
REVENUES		**$785,765**	**$921,459**	**$964,703**	**$1,296,698**	**$1,205,609**	**$1,127,959**	**$0**	**$1,127,959**	**($168,739)**	**-13.01%**
382-517	FLEET SERVICES OPERATING FUND | FLEET SERVICES	$848,003	$936,554	$919,291	$981,120	$981,806	$998,537	$0	$998,537	$17,417	1.78%
EXPENDITURES		**$848,003**	**$936,554**	**$919,291**	**$981,120**	**$981,806**	**$998,537**	**$0**	**$998,537**	**$17,417**	**1.78%**
382 FLEET SERVICES OPERATING FUND		($62,238)	($15,095)	$45,412	$315,578	$223,803	$129,422	$0	$129,422		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 382-340
FUND: 382 FLEET SERVICES OPERATING FUND
DEPARTMENT: 382 FLEET SERVICES OPERATING FUND
DEPTDIV: FLEET SERVICES OPERATING FUND | 340 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
277 EQUIPMENT RENTAL FEE	$772,960	$905,002	$943,580	$1,296,698	$1,195,609	$1,127,959	$0	$1,127,959	($168,739)	-13.01%
278 EQUIPMENT REPLACEMENT FEE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CHARGES FOR SERVICE	**$772,960**	**$905,002**	**$943,580**	**$1,296,698**	**$1,195,609**	**$1,127,959**	**$0**	**$1,127,959**	**($168,739)**	**-13.01%**
TOTAL FLEET SERVICES OPERATING FUND | 340 REVENUES	**$772,960**	**$905,002**	**$943,580**	**$1,296,698**	**$1,195,609**	**$1,127,959**	**$0**	**$1,127,959**	**($168,739)**	**-13.01%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 382-420
FUND: 382 FLEET SERVICES OPERATING FUND
DEPARTMENT: 382 FLEET SERVICES OPERATING FUND
DEPTDIV: FLEET SERVICES OPERATING FUND | 420 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
329 PAYMENT OF CLAIMS	$12,698	$14,518	$20,976	$0	$10,000	$0	$0	$0	$0	0.00%
TOTAL ASSESSMENTS	**$12,698**	**$14,518**	**$20,976**	**$0**	**$10,000**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL FLEET SERVICES OPERATING FUND | 420 REVENUES	**$12,698**	**$14,518**	**$20,976**	**$0**	**$10,000**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 382-430
FUND: 382 FLEET SERVICES OPERATING FUND
DEPARTMENT: 382 FLEET SERVICES OPERATING FUND
DEPTDIV: FLEET SERVICES OPERATING FUND | 430 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
331 INTEREST EARNED	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
334 MISCELLANEOUS REVENUE	$107	$356	$147	$0	$0	$0	$0	$0	$0	0.00%
335 REIMBURSEMENT/REPAYMENT	$0	$1,583	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL USE OF MONEY AND PROPERTY	**$107**	**$1,939**	**$147**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL FLEET SERVICES OPERATING FUND | 430 REVENUES	**$107**	**$1,939**	**$147**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 382-450
FUND: 382 FLEET SERVICES OPERATING FUND
DEPARTMENT: 382 FLEET SERVICES OPERATING FUND
DEPTDIV: FLEET SERVICES OPERATING FUND | 450 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
365 TRANSFER IN FROM GENERAL FUND	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL INTERFUND OPERATING TRANSFERS	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL FLEET SERVICES OPERATING FUND | 450 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 382-517
FUND: 382 FLEET SERVICES OPERATING FUND
DEPARTMENT: 517 FLEET SERVICES
DEPTDIV: FLEET SERVICES OPERATING FUND | FLEET SERVICES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
111 REGULAR FULL-TIME	$125,761	$126,727	$132,349	$181,332	$150,000	$197,105	$0	$197,105	$15,773	8.70%
114 OVERTIME	$0	$1,249	$2,298	$1,500	$1,500	$2,000	$0	$2,000	$500	33.33%
115 LONGEVITY PAY	$1,200	$1,296	$1,392	$1,488	$480	$1,488	$0	$1,488	$0	0.00%
118 INSURANCE ALLOWANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
119 CERTIFICATION PAY	$1,300	$1,650	$1,575	$1,800	$1,000	$1,800	$0	$1,800	$0	0.00%
120 UNUM LIFE	$339	$355	$205	$399	$320	$399	$0	$399	$0	0.00%
121 FICA SOCIAL SECURITY	$9,745	$10,067	$10,156	$14,123	$11,500	$15,229	$0	$15,229	$1,106	7.83%
122 WORKERS COMPENSATION	$334	$277	$441	$454	$700	$454	$0	$454	$0	0.00%
123 STATE UNEMPLOYMENT TAXES	$504	$18	$19	$324	$500	$324	$0	$324	$0	0.00%
124 RETIREMENT-TMRS	$17,167	$17,105	$17,943	$23,983	$17,000	$27,816	$0	$27,816	$3,833	15.98%
126 HEALTH INSURANCE	$13,532	$15,133	$15,456	$23,322	$24,000	$26,120	$0	$26,120	$2,798	12.00%
127 DENTAL INSURANCE	$546	$584	$490	$869	$400	$869	$0	$869	$0	0.00%
128 LONG TERM DISABILITY	$338	$369	$370	$544	$430	$544	$0	$544	$0	0.00%
129 VISION INSURANCE	$95	$95	$75	$146	$150	$146	$0	$146	$0	0.00%
131 UNIFORMS (BUY)	$311	$450	$390	$624	$624	$624	$0	$624	$0	0.00%
132 UNIFORM RENTAL	$1,196	$717	$827	$2,160	$1,900	$2,160	$0	$2,160	$0	0.00%
135 BUSINESS MEALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
141 WORKSHOP TRAINING	$0	$1,112	$607	$2,080	$2,080	$2,080	$0	$2,080	$0	0.00%
143 MEMBERSHIPS AND DUES	$245	$252	$433	$416	$416	$416	$0	$416	$0	0.00%
144 SUBSCRIPTIONS AND BOOKS	$0	$0	$0	$156	$156	$156	$0	$156	$0	0.00%
146 TRAINING- TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
147 TRAINING- LODGING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
148 TRAINING- MEALS	$0	$0	$0	$104	$104	$104	$0	$104	$0	0.00%
TOTAL EMPLOYEE SERVICES	**$172,611**	**$177,456**	**$185,024**	**$255,824**	**$213,260**	**$279,834**	**$0**	**$279,834**	**$24,010**	**9.39%**
211 GENERAL OFFICE SUPPLIES	$350	$440	$541	$364	$364	$364	$0	$364	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 382-517
FUND: 382 FLEET SERVICES OPERATING FUND
DEPARTMENT: 517 FLEET SERVICES
DEPTDIV: FLEET SERVICES OPERATING FUND | FLEET SERVICES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
215 POSTAGE	$0	$0	$187	$200	$200	$200	$0	$200	$0	0.00%
226 MISC. HARDWARE	$3,308	$2,470	$1,417	$3,640	$3,640	$3,640	$0	$3,640	$0	0.00%
249 FIRE PREVENTION SUPPLIES	$818	$987	$266	$1,000	$1,000	$1,000	$0	$1,000	$0	0.00%
252 MEDICAL SUPPLIES	$1,150	$1,706	$702	$1,560	$1,560	$1,560	$0	$1,560	$0	0.00%
253 CHEMICALS	$2,186	$3,558	$1,837	$3,796	$3,796	$3,796	$0	$3,796	$0	0.00%
256 MINOR TOOLS/INSTRUMENTS	$2,423	$2,832	$2,106	$2,678	$2,678	$2,678	$0	$2,678	$0	0.00%
259 MISC. SUPPLIES	$8,639	$9,018	$7,170	$9,000	$9,000	$9,000	$0	$9,000	$0	0.00%
261 OFFICE FURNITURE	$0	$0	$7	$0	$0	$0	$0	$0	$0	0.00%
262 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
264 COMPUTER ACCESSORIES	$100	$0	$90	$104	$104	$104	$0	$104	$0	0.00%
267 COMPUTERS	$0	$0	$0	$1,500	$1,500	$0	$0	$0	($1,500)	-100.00%
279 OTHER OPERATIONAL EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$18,973**	**$21,012**	**$14,324**	**$23,842**	**$23,842**	**$22,342**	**$0**	**$22,342**	**($1,500)**	**-6.29%**
323 TRUNK TELEPHONE SYSTEM	$6	$19	$18	$25	$0	$25	$0	$25	$0	0.00%
324 CELL PHONES	$1,112	$1,118	$854	$1,200	$1,200	$1,200	$0	$1,200	$0	0.00%
325 PAGERS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
326 WIRELESS DATA SERVICES	$407	$447	$5,877	$20,778	$20,778	$20,778	$0	$20,778	$0	0.00%
341 ROOFING REPAIRS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL FACILITIES OPERATIONS / MAINTENANCE	**$1,525**	**$1,584**	**$6,748**	**$22,003**	**$21,978**	**$22,003**	**$0**	**$22,003**	**$0**	**0.00%**
414 MOTOR VEHICLE RENTAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
415 TRUCKS, HEAVY EQUIP RENTAL	$0	$0	$2,230	$0	$0	$0	$0	$0	$0	0.00%
416 LIGHT EQUIP RENTAL-EXTERNAL	$18,600	$6,657	$0	$6,825	$0	$6,825	$0	$6,825	$0	0.00%
418 TRUCK/HEAVY EQUIP RENTAL/EXT	$4,700	$30,824	$0	$6,300	$0	$6,300	$0	$6,300	$0	0.00%
419 REPLACEMENT FUND CONTRIBUTION	$5,093	$5,093	$6,086	$5,093	$5,093	$0	$0	$0	($5,093)	-100.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 382-517
FUND: 382 FLEET SERVICES OPERATING FUND
DEPARTMENT: 517 FLEET SERVICES
DEPTDIV: FLEET SERVICES OPERATING FUND | FLEET SERVICES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	ACTUAL	ACTUAL	ACTUAL	BUDGET	ESTIMATED	BASE	PACKAGES	PROPOSED	$ CHG	% CHG
421 FUEL LINE AND PUMP REPAIRS	$3,891	$2,086	$2,179	$3,750	$3,750	$3,750	$0	$3,750	$0	0.00%
422 CARBURETOR REPAIRS	$3,000	$347	$1,013	$3,120	$3,120	$3,120	$0	$3,120	$0	0.00%
423 TRANSMISSION SYSTEM	$26,301	$9,114	$6,056	$14,560	$14,560	$14,560	$0	$14,560	$0	0.00%
424 BRAKE SYSTEM	$16,408	$7,271	$27,328	$17,139	$17,139	$17,139	$0	$17,139	$0	0.00%
425 BRAKE/SUSPENSION SYSTEM	$16,310	$9,727	$11,428	$17,000	$17,000	$17,000	$0	$17,000	$0	0.00%
426 HYDRAULIC SYSTEM PARTS	$21,043	$43,362	$16,320	$31,000	$31,000	$31,000	$0	$31,000	$0	0.00%
427 COOLING SYSTEM PARTS	$9,218	$9,399	$12,333	$8,000	$8,000	$8,000	$0	$8,000	$0	0.00%
428 TRANSMISSION/MOTOR PARTS	$41,579	$42,528	$22,902	$42,000	$42,000	$42,000	$0	$42,000	$0	0.00%
429 BODY SHOP PARTS	$36,787	$30,224	$32,012	$32,000	$32,000	$32,000	$0	$32,000	$0	0.00%
441 FUEL (GAS, DIESEL)	$179,144	$289,008	$265,922	$240,000	$240,000	$240,000	$0	$240,000	$0	0.00%
442 OIL,LUBRICANTS,OIL FILTERS	$42,522	$40,366	$31,791	$42,000	$97,000	$42,000	$0	$42,000	$0	0.00%
445 TIRES	$28,036	$46,094	$33,125	$38,000	$38,000	$38,000	$0	$38,000	$0	0.00%
446 BATTERIES	$10,660	$12,061	$12,561	$13,000	$13,000	$13,000	$0	$13,000	$0	0.00%
447 ELECTRICAL	$21,667	$14,521	$15,114	$22,880	$22,880	$22,880	$0	$22,880	$0	0.00%
448 EXHAUST SYSTEMS	$3,000	$2,258	$1,509	$3,120	$3,120	$3,120	$0	$3,120	$0	0.00%
449 MISCELLANEOUS PARTS	$86,424	$34,687	$28,357	$38,000	$38,000	$38,000	$0	$38,000	$0	0.00%
TOTAL EQUIPMENT OPERATIONS / MAINTENANCE	**$574,384**	**$635,626**	**$528,265**	**$583,787**	**$625,662**	**$578,694**	**$0**	**$578,694**	**($5,093)**	**-0.87%**
522 INSURANCE AND BONDS	$66,898	$77,778	$70,650	$80,600	$82,000	$80,600	$0	$80,600	$0	0.00%
523 OUTSIDE PRINTING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
526 TESTING/CERT. PERMITS	$872	$853	$1,276	$2,808	$2,808	$2,808	$0	$2,808	$0	0.00%
532 SOFTWARE MAINT/LICENSE	$1,500	$3,408	$3,408	$8,228	$8,228	$8,228	$0	$8,228	$0	0.00%
536 EXTENDED MAINTENANCE WARRANTY	$1,740	$1,827	$1,827	$2,028	$2,028	$2,028	$0	$2,028	$0	0.00%
539 OTHER CONTRACT SERVICES	$0	$0	$107,768	$2,000	$2,000	$2,000	$0	$2,000	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$71,010**	**$83,867**	**$184,929**	**$95,664**	**$97,064**	**$95,664**	**$0**	**$95,664**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 382-517
FUND: 382 FLEET SERVICES OPERATING FUND
DEPARTMENT: 517 FLEET SERVICES
DEPTDIV: FLEET SERVICES OPERATING FUND | FLEET SERVICES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
601 DEPRECIATION - FIXED ASSETS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL DEPRECIATION EXPENSE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
722 LIGHT EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
723 MOTOR VEHICLES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
724 HEAVY EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
725 OTHER EQUIPMENT	$9,499	$17,009	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CAPITAL OUTLAY	**$9,499**	**$17,009**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
831 CONTINGENCY RESERVES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
835 RESERVE FOR PERSONNEL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
913 CAPITAL LEASE SHORT TERM	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL DEBT SERVICE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL FLEET SERVICES OPERATING FUND | FLEET SERVICES	**$848,003**	**$936,555**	**$919,291**	**$981,120**	**$981,806**	**$998,537**	**$0**	**$998,537**	**$17,417**	**1.78%**

Internal Service Funds

Fleet Replacement Fund

THE BIG PICTURE FLEET REPLACEMENT FUND											
ORGUNIT	**DEPTDIV**	**ACT21**	**ACT22**	**ACT23**	**BUD24**	**EST24**	**BASE25**	**PACKAGES25**	**PROP25**	**$ CHG**	**% CHG**
384-330	FLEET REPLACEMENT FUND | 330 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
384-340	FLEET REPLACEMENT FUND | 340 REVENUES	$408,356	$815,640	$1,451,012	$1,010,735	$1,010,735	$690,103	$0	$690,103	($320,632)	-31.72%
384-420	FLEET REPLACEMENT FUND | 420 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
384-430	FLEET REPLACEMENT FUND | 430 REVENUES	$136	$1,418	$10,155	$0	$10,000	$0	$0	$0	$0	0.00%
384-450	FLEET REPLACEMENT FUND | 450 REVENUES	$0	$11,914	$0	$0	$0	$1,400,000	$0	$1,400,000	$1,400,000	0.00%
384-460	FLEET REPLACEMENT FUND | 460 REVENUES	$25,124	$3,349	$3,655	$0	$30,000	$0	$0	$0	$0	0.00%
384-470	FLEET REPLACEMENT FUND | 470 REVENUES	$0	$0	$0	$0	$0	$2,028,333	$0	$2,028,333	$2,028,333	0.00%
REVENUES		**$433,616**	**$832,321**	**$1,464,821**	**$1,010,735**	**$1,050,735**	**$4,118,436**	**$0**	**$4,118,436**	**$3,107,701**	**307.47%**
384-518	FLEET REPLACEMENT FUND | FLEET REPLACEMENT	$1,012,340	$538,228	$1,109,487	$1,010,735	$0	$4,118,436	$0	$4,118,436	$3,107,701	307.47%
EXPENDITURES		**$1,012,340**	**$538,228**	**$1,109,487**	**$1,010,735**	**$0**	**$4,118,436**	**$0**	**$4,118,436**	**$3,107,701**	**307.47%**
384 FLEET REPLACEMENT FUND		($578,724)	$294,093	$355,334	$0	$1,050,735	$0	$0	$0		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 384-330
FUND: 384 FLEET REPLACEMENT FUND
DEPARTMENT: 384 FLEET REPLACEMENT FUND
DEPTDIV: FLEET REPLACEMENT FUND | 330 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
229 OTHER STATE GRANTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL INTERGOVERNMENTAL REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL FLEET REPLACEMENT FUND | 330 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 384-340
FUND: 384 FLEET REPLACEMENT FUND
DEPARTMENT: 384 FLEET REPLACEMENT FUND
DEPTDIV: FLEET REPLACEMENT FUND | 340 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
278 EQUIPMENT REPLACEMENT FEE	$408,356	$815,640	$1,451,012	$1,010,735	$1,010,735	$690,103	$0	$690,103	($320,632)	-31.72%
TOTAL CHARGES FOR SERVICE	**$408,356**	**$815,640**	**$1,451,012**	**$1,010,735**	**$1,010,735**	**$690,103**	**$0**	**$690,103**	**($320,632)**	**-31.72%**
TOTAL FLEET REPLACEMENT FUND | 340 REVENUES	**$408,356**	**$815,640**	**$1,451,012**	**$1,010,735**	**$1,010,735**	**$690,103**	**$0**	**$690,103**	**($320,632)**	**-31.72%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 384-420
FUND: 384 FLEET REPLACEMENT FUND
DEPARTMENT: 384 FLEET REPLACEMENT FUND
DEPTDIV: FLEET REPLACEMENT FUND | 420 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
329 PAYMENT OF CLAIMS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL ASSESSMENTS	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL FLEET REPLACEMENT FUND | 420 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 384-430
FUND: 384 FLEET REPLACEMENT FUND
DEPARTMENT: 384 FLEET REPLACEMENT FUND
DEPTDIV: FLEET REPLACEMENT FUND | 430 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
331 ACCRUED INTEREST EARNED	$136	$1,418	$10,155	$0	$10,000	$0	$0	$0	$0	0.00%
335 REIMBURSEMENTS/ REPAYMENTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL USE OF MONEY AND PROPERTY	**$136**	**$1,418**	**$10,155**	**$0**	**$10,000**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL FLEET REPLACEMENT FUND | 430 REVENUES	**$136**	**$1,418**	**$10,155**	**$0**	**$10,000**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 384-450
FUND: 384 FLEET REPLACEMENT FUND
DEPARTMENT: 384 FLEET REPLACEMENT FUND
DEPTDIV: FLEET REPLACEMENT FUND | 450 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
370 TRANSFER IN	$0	$11,914	$0	$0	$0	$1,400,000	$0	$1,400,000	$1,400,000	0.00%
TOTAL INTERFUND OPERATING TRANSFERS	**$0**	**$11,914**	**$0**	**$0**	**$0**	**$1,400,000**	**$0**	**$1,400,000**	**$1,400,000**	**0.00%**
TOTAL FLEET REPLACEMENT FUND | 450 REVENUES	**$0**	**$11,914**	**$0**	**$0**	**$0**	**$1,400,000**	**$0**	**$1,400,000**	**$1,400,000**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 384-460
FUND: 384 FLEET REPLACEMENT FUND
DEPARTMENT: 384 FLEET REPLACEMENT FUND
DEPTDIV: FLEET REPLACEMENT FUND | 460 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
374 SALE OF SURPLUS EQUIPMENT	$25,124	$3,349	$3,655	$0	$30,000	$0	$0	$0	$0	0.00%
379 SALE OF MISC ASSETS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL PROCEEDS GENERAL FIXED ASSETS	**$25,124**	**$3,349**	**$3,655**	**$0**	**$30,000**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL FLEET REPLACEMENT FUND | 460 REVENUES	**$25,124**	**$3,349**	**$3,655**	**$0**	**$30,000**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 384-470
FUND: 384 FLEET REPLACEMENT FUND
DEPARTMENT: 384 FLEET REPLACEMENT FUND
DEPTDIV: FLEET REPLACEMENT FUND | 470 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
382 CAPITAL EQUIP LOAN PROCEEDS	$0	$0	$0	$0	$0	$2,028,333	$0	$2,028,333	$2,028,333	0.00%
388 BOND PROCEEDS-SERIES 2018	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
392 BANK ESCROW	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL PROCEEDS GENERAL LONG TERM LIABILITIES	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,028,333**	**$0**	**$2,028,333**	**$2,028,333**	**0.00%**
TOTAL FLEET REPLACEMENT FUND | 470 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,028,333**	**$0**	**$2,028,333**	**$2,028,333**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 384-518
FUND: 384 FLEET REPLACEMENT FUND
DEPARTMENT: 518 FLEET REPLACEMENT
DEPTDIV: FLEET REPLACEMENT FUND | FLEET REPLACEMENT

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
263 PHOTOGRAPHIC EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL OPERATIONAL SUPPLIES AND EQUIPMENT	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
416 LIGHT EQUIP RENTAL-EXTERNAL	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL EQUIPMENT RENTAL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
519 OTHER PROFESSIONAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
542 MISC EXPENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
601 DEPRECIATION - FIXED ASSETS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL DEPRECIATION EXPENSE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
712 COMMUNICATION EQUIPMENT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
714 COMPUTER EQUIPMENT	$29,947	$38,867	$0	$0	$0	$0	$0	$0	$0	0.00%
722 LIGHT EQUIPMENT	$137,587	$23,829	$0	$0	$0	$0	$0	$0	$0	0.00%
723 MOTOR VEHICLES	$30,240	$58,575	$245,607	$222,000	$0	$1,845,918	$0	$1,845,918	$1,623,918	731.49%
724 HEAVY EQUIPMENT	$406,722	$0	$528,361	$380,000	$0	$2,028,333	$0	$2,028,333	$1,648,333	433.77%
725 OTHER EQUIPMENT	$0	$5,517	$17,350	$130,000	$0	$0	$0	$0	($130,000)	-100.00%
TOTAL CAPITAL OUTLAY	**$604,497**	**$126,788**	**$791,318**	**$732,000**	**$0**	**$3,874,251**	**$0**	**$3,874,251**	**$3,142,251**	**429.27%**
832 PAYMENT OF CLAIMS	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
910 NOTE PAYABLE INTEREST	$0	$12,456	$0	$0	$0	$0	$0	$0	$0	0.00%
911 CAP LEASE PRINCIPAL	$337,558	$355,606	$276,581	$249,349	$0	$220,962	$0	$220,962	($28,387)	-11.38%
912 CAP LEASE INTEREST PAYALBE	$44,389	$34,357	$37,814	$29,386	$0	$23,223	$0	$23,223	($6,163)	-20.97%
913 CAPITAL LEASE SHORT TERM	$25,896	$9,022	$3,774	$0	$0	$0	$0	$0	$0	0.00%

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 384-518
FUND: 384 FLEET REPLACEMENT FUND
DEPARTMENT: 518 FLEET REPLACEMENT
DEPTDIV: FLEET REPLACEMENT FUND | FLEET REPLACEMENT

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
922 I AND S INTEREST	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL DEBT SERVICE	**$407,843**	**$411,441**	**$318,169**	**$278,735**	**$0**	**$244,185**	**$0**	**$244,185**	**($34,550)**	**-12.40%**
TOTAL FLEET REPLACEMENT FUND | FLEET REPLACEMENT	**$1,012,340**	**$538,228**	**$1,109,487**	**$1,010,735**	**$0**	**$4,118,436**	**$0**	**$4,118,436**	**$3,107,701**	**307.47%**

Fiduciary Funds

Cemetery Permanent Fund

THE BIG PICTURE
CEMETERY PERMANENT FUND

ORGUNIT	DEPTDIV	ACT21	ACT22	ACT23	BUD24	EST24	BASE25	PACKAGES25	PROP25	$ CHG	% CHG
410-430	CEMETERY PERMANENT FUND | 430 REVENUES	$700	$4,981	$2,560	$5,000	$5,000	$30,000	$0	$30,000	$25,000	500.00%
410-450	CEMETERY PERMANENT FUND | 450 REVENUES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
410-460	CEMETERY PERMANENT FUND | 460 REVENUES	$15,878	$9,784	$10,500	$9,000	$9,500	$10,000	$0	$10,000	$1,000	11.11%
REVENUES		**$16,578**	**$14,765**	**$13,060**	**$14,000**	**$14,500**	**$40,000**	**$0**	**$40,000**	$26,000	185.71%
410-812	CEMETERY PERMANENT FUND | CEMETERY CLEARING FUND	$700	$4,979	$2,545	$5,000	$5,000	$30,000	$0	$30,000	$25,000	500.00%
EXPENDITURES		**$700**	**$4,979**	**$2,545**	**$5,000**	**$5,000**	**$30,000**	**$0**	**$30,000**	$25,000	500.00%
410 CEMETERY PERMANENT FUND		$15,878	$9,786	$10,515	$9,000	$9,500	$10,000	$0	$10,000		

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 410-430
FUND: 410 CEMETERY PERMANENT FUND
DEPARTMENT: 410 CEMETERY PERMANENT FUND
DEPTDIV: CEMETERY PERMANENT FUND | 430 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
331 INTEREST INCOME	$700	$4,981	$2,560	$5,000	$5,000	$30,000	$0	$30,000	$25,000	500.00%
337 UNREALIZED GAIN/LOSS INVESTMNT	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL USE OF MONEY AND PROPERTY	**$700**	**$4,981**	**$2,560**	**$5,000**	**$5,000**	**$30,000**	**$0**	**$30,000**	**$25,000**	**500.00%**
TOTAL CEMETERY PERMANENT FUND | 430 REVENUES	**$700**	**$4,981**	**$2,560**	**$5,000**	**$5,000**	**$30,000**	**$0**	**$30,000**	**$25,000**	**500.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 410-450
FUND: 410 CEMETERY PERMANENT FUND
DEPARTMENT: 410 CEMETERY PERMANENT FUND
DEPTDIV: CEMETERY PERMANENT FUND | 450 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
363 TRNSF IN CEMETERY OPERATING	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL INTERFUND OPERATING TRANSFERS	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
TOTAL CEMETERY PERMANENT FUND | 450 REVENUES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 410-460
FUND: 410 CEMETERY PERMANENT FUND
DEPARTMENT: 410 CEMETERY PERMANENT FUND
DEPTDIV: CEMETERY PERMANENT FUND | 460 REVENUES

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
371 CEMETERY LOT SALES -RESTRICTED	$15,878	$9,784	$10,500	$9,000	$9,500	$10,000	$0	$10,000	$1,000	11.11%
TOTAL PROCEEDS GENERAL FIXED ASSETS	**$15,878**	**$9,784**	**$10,500**	**$9,000**	**$9,500**	**$10,000**	**$0**	**$10,000**	**$1,000**	**11.11%**
TOTAL CEMETERY PERMANENT FUND | 460 REVENUES	**$15,878**	**$9,784**	**$10,500**	**$9,000**	**$9,500**	**$10,000**	**$0**	**$10,000**	**$1,000**	**11.11%**

CITY OF TAYLOR
ORGUNIT DETAILS

ORGUNIT: 410-812
FUND: 410 CEMETERY PERMANENT FUND
DEPARTMENT: 812 CEMETERY CLEARING FUND
DEPTDIV: CEMETERY PERMANENT FUND | CEMETERY CLEARING FUND

	FY 2021	FY 2022	FY 2023	FY 2024		FY 2025				
ACCOUNTS / CATEGORIES	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**ESTIMATED**	**BASE**	**PACKAGES**	**PROPOSED**	**$ CHG**	**% CHG**
537 BANK FINANCE CHARGES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
539 OTHER CONTRACT SERVICES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
TOTAL CONTRACT SERVICES AND FEES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0.00%**
812 BANK FINANCE/SERVICE FEES	$0	$0	$0	$0	$0	$0	$0	$0	$0	0.00%
813 TRNSF INT OUT TO CEM OPERATING	$700	$4,979	$2,545	$5,000	$5,000	$30,000	$0	$30,000	$25,000	500.00%
TOTAL CONTRIBUTIONS / CONTINGENCY	**$700**	**$4,979**	**$2,545**	**$5,000**	**$5,000**	**$30,000**	**$0**	**$30,000**	**$25,000**	**500.00%**
TOTAL CEMETERY PERMANENT FUND | CEMETERY CLEARING FUND	**$700**	**$4,979**	**$2,545**	**$5,000**	**$5,000**	**$30,000**	**$0**	**$30,000**	**$25,000**	**500.00%**

Pending Packages

(Unfunded ATBs)

PROPOSED BUDGET FY 2025

FUND	DEPARTMENT	DIVISION
100 GENERAL FUND	503 PUBLIC INFORMATION	100-503 GENERAL FUND | PUBLIC INFORMATION

PACKAGES SUMMARY - ACTIVE

TITLE	TYPE	GOAL	AMOUNT
ETC INSTITUTE COMMUNITY SURVEY	OTHER	CUSTOMER	$14,000
MEDIA TRAINING	OTHER	Internal Process	$8,975
TOTAL GENERAL FUND | PUBLIC INFORMATION			**$22,975**

PROPOSED BUDGET FY 2025

FUND	DEPARTMENT	DIVISION
100 GENERAL FUND	504 HUMAN RESOURCES	100-504 GENERAL FUND | HUMAN RESOURCES

PACKAGES SUMMARY - ACTIVE

TITLE	TYPE	GOAL	AMOUNT
WORK SHIELD	SERVICE LEVEL INCREASE	CULTURE	$6,480
TRAINING LODGING	OTHER	Employee	$2,000
TRAINING MEALS	OTHER	Employee	$500
TRAINING WORKSHOPS	OTHER	Employee	$900
TOTAL GENERAL FUND | HUMAN RESOURCES			**$9,880**

PROPOSED BUDGET FY 2025

FUND	DEPARTMENT	DIVISION
100 GENERAL FUND	505 CITY CLERK	100-505 GENERAL FUND | CITY CLERK

PACKAGES SUMMARY - ACTIVE

TITLE	TYPE	GOAL	AMOUNT
PIA (ORR REQUEST) SOFTWARE	OTHER	Internal Process	$12,400
TOTAL GENERAL FUND | CITY CLERK			**$12,400**

PROPOSED BUDGET FY 2025

FUND	DEPARTMENT	DIVISION
100 GENERAL FUND	516 MUNICIPAL COURT	100-516 GENERAL FUND | MUNICIPAL COURT

PACKAGES SUMMARY - ACTIVE

TITLE	TYPE	GOAL	AMOUNT
ADOBE LICENSE INCREASE	OTHER	Internal Process	$0
TOTAL GENERAL FUND | MUNICIPAL COURT			**$0**

PROPOSED BUDGET FY 2025

FUND	DEPARTMENT	DIVISION
100 GENERAL FUND	542 FIRE	100-542 GENERAL FUND | FIRE

PACKAGES SUMMARY - ACTIVE

TITLE	TYPE	GOAL	AMOUNT
BUILDING CODE UPDATES	OTHER	CUSTOMER	$30,000
6 FIREFIGHTER POSITIONS	PERSONNEL	CUSTOMER	$1,008,844
SCBA REPLACEMENT (4)	REPLACE EQUIPMENT/VEHICLE	CUSTOMER	$45,000
RESCUE / WILDLAND PPE	OTHER	Employee	$30,000
HYDRAULIC RESCUE TOOLS	REPLACE EQUIPMENT/VEHICLE	CUSTOMER	$87,000
RESCUE LIFTING BAGS	REPLACE EQUIPMENT/VEHICLE	CUSTOMER	$12,000
NEW ENGINE FOR FUTURE FIRE STATION #3	NEW EQUIPMENT/VEHICLE	CUSTOMER	$1,200,000
SAFER GRANT ASSOCIATED COSTS	PERSONNEL	CUSTOMER	$124,400
NEW HIRE CERTIFICATION TRAINING	PERSONNEL	CUSTOMER	$30,000
TOTAL GENERAL FUND | FIRE			**$2,567,244**

PROPOSED BUDGET FY 2025

FUND	DEPARTMENT	DIVISION
100 GENERAL FUND	552 POLICE	100-552 GENERAL FUND | POLICE

PACKAGES SUMMARY - ACTIVE

TITLE	TYPE	GOAL	AMOUNT
ICMA WORKLOAD & STAFFING ANALYSIS	PERSONNEL	Internal Process	$53,500
PATROL OFFICERS X4	PERSONNEL	Employee	$640,462
PROPERTY AND EVIDENCE TECHNICIAN	PERSONNEL	Employee	$69,769
COMMUNICATIONS OFFICER	PERSONNEL	CUSTOMER	$64,283
9-1-1/RADIOS RECORDER UPGRADE (HIGHERGROUND)	REPLACE EQUIPMENT/VEHICLE	Internal Process	$12,225
EMPLOYEE TRAINING	SERVICE LEVEL INCREASE	Internal Process	$5,000
MOBILE COMPUTERS DATA ACCESS	NEW EQUIPMENT/VEHICLE	Internal Process	$15,890
FIELD TRAINING TRACKING MODULE	SERVICE LEVEL INCREASE	Internal Process	$7,263
TOTAL GENERAL FUND | POLICE			**$868,392**

PROPOSED BUDGET FY 2025

FUND	DEPARTMENT	DIVISION
100 GENERAL FUND	558 ANIMAL CONTROL	100-558 GENERAL FUND | ANIMAL CONTROL

PACKAGES SUMMARY - ACTIVE

TITLE	TYPE	GOAL	AMOUNT
VETERINARIAN SERVICES	OTHER	Financial	$25,000
OVERTIME	PERSONNEL	Financial	$16,000
TOTAL GENERAL FUND | ANIMAL CONTROL			**$41,000**

PROPOSED BUDGET FY 2025

FUND	DEPARTMENT	DIVISION
100 GENERAL FUND	563 STREETS AND GROUNDS	100-563 GENERAL FUND | STREETS AND GROUNDS

PACKAGES SUMMARY - ACTIVE

TITLE	TYPE	GOAL	AMOUNT
SOFTWARE LICENSING/MAINTENANCE-	OTHER	CUSTOMER	$1,500
TUITION	SERVICE LEVEL INCREASE	Employee	$800
CEMETERY WORKER	SERVICE LEVEL INCREASE		$0
GROUNDS WORKER	SERVICE LEVEL INCREASE		$0
GATORADE PACKETS FOR SUMMER HEAT	OTHER	Employee	$10,120
TRAILER FOR MAULDIN PAVER	SERVICE LEVEL INCREASE		$36,000
HERBICIDE TRUCK	NEW EQUIPMENT/VEHICLE	CUSTOMER	$150,000
CDL LICENSE- 1 EMPLOYEE PER FY	CAPITAL IMPROVEMENT PROJECT	CULTURE	$5,000
SCHOOL ZONE LIGHTS REPLACEMENT	REPLACE EQUIPMENT/VEHICLE	CUSTOMER	$60,000
SIGNAGE/ STOP, YIELD, STREET NAMES, ETC.	OTHER	CUSTOMER	$30,000
PLOTTER	SERVICE LEVEL INCREASE		$4,000
INCREASE TRAINING BUDGET	OTHER	Employee	$5,660
TOTAL GENERAL FUND | STREETS AND GROUNDS			**$303,080**

PROPOSED BUDGET FY 2025

FUND	DEPARTMENT	DIVISION
100 GENERAL FUND	565 PARKS AND RECREATION	100-565 GENERAL FUND | PARKS AND RECREATION

PACKAGES SUMMARY - ACTIVE

TITLE	TYPE	GOAL	AMOUNT
ATB - RECREATION PROGRAMMING 565-234	SERVICE LEVEL INCREASE	CULTURE	$75,112
ATB - INCREASED PARTICIPANTS & NEW EVENTS ASSOCIATED WITH PROGRAM	SERVICE LEVEL INCREASE	CULTURE	$10,750
ATB - TENNIS COURT RESURFACING	CAPITAL IMPROVEMENT PROJECT	CUSTOMER	$15,000
ATB - TRAPS 2024 WORKSHOP	PERSONNEL	CULTURE	$375
ATB - BREAKROOM SINK AT PARKS & REC OFFICE	NEW EQUIPMENT/VEHICLE	Employee	$700
ATB - INCREASE SOFTWARE LINE ITEM 100-565-532	OTHER	Internal Process	$1,800
ATB - POOL CAMERAS FOR NEW POOL TO TIE INTO CITY'S SYSTEM	NEW EQUIPMENT/VEHICLE	Internal Process	$5,000
TOTAL GENERAL FUND | PARKS AND RECREATION			**$108,737**

PROPOSED BUDGET FY 2025

FUND	DEPARTMENT	DIVISION
100 GENERAL FUND	566 BUILDING MAINTENANCE	100-566 GENERAL FUND | BUILDING MAINTENANCE

PACKAGES SUMMARY - ACTIVE

TITLE	TYPE	GOAL	AMOUNT
SECURITY CAMERAS FOR WASTE WATER TREATMENT PLANT	SERVICE LEVEL INCREASE	CUSTOMER	$6,200
SECURITY CAMERAS AT WATER UTILITIES DEPARTMENT	SERVICE LEVEL INCREASE	CUSTOMER	$4,500
BUILDING MANTENANCE TECHNICIAN	PERSONNEL	Employee	$83,909
EXTERIOR PAINTING MOODY MUSEUM	CAPITAL IMPROVEMENT PROJECT	CULTURE	$25,755
TEXAS PRIMA CONFERENCE AND MEMBERSHIP	SERVICE LEVEL INCREASE	Internal Process	$3,476
TOTAL GENERAL FUND | BUILDING MAINTENANCE			**$123,840**

PROPOSED BUDGET FY 2025

FUND	DEPARTMENT	DIVISION
100 GENERAL FUND	575 INFORMATION TECHNOLOGY	100-575 GENERAL FUND | INFORMATION TECHNOLOGY

PACKAGES SUMMARY - ACTIVE

TITLE	TYPE	GOAL	AMOUNT
SERVERS FOR POLICE DEPARTMENT	SERVICE LEVEL INCREASE	Internal Process	$30,000
REPLACE SWITCHES AT POLICE DEPARTMENT	SERVICE LEVEL INCREASE	Internal Process	$10,000
EXTEND WARRANTY OF CITY HALL SERVERS (2)	SERVICE LEVEL INCREASE	Internal Process	$8,000
FIRE #1 ORGANIZATION OF IT EQIUPMENT	SERVICE LEVEL INCREASE	Internal Process	$2,700
CONSULTANT FOR ASSET MANAGEMENT / WORK ORDER SOFTWARE	SERVICE LEVEL INCREASE	CUSTOMER	$280,000
IT SPECIALIST	PERSONNEL	Employee	$108,408
IT ROADMAP CONSULTANT	SERVICE LEVEL INCREASE	Internal Process	$120,000
TOTAL GENERAL FUND | INFORMATION TECHNOLOGY			**$559,108**

PROPOSED BUDGET FY 2025

FUND	DEPARTMENT	DIVISION
370 CEMETERY OPERATING FUND	761 CEMETERY OPERATING	370-761 CEMETERY OPERATING FUND | CEMETERY OPERATING

PACKAGES SUMMARY - ACTIVE

TITLE	TYPE	GOAL	AMOUNT
ROBOTIC MOWING SYSTEM	CAPITAL IMPROVEMENT PROJECT	Employee	$0
HEAD STONE LEVELING	SERVICE LEVEL INCREASE	CUSTOMER	$24,000
ROBOTIC MOWERS	NEW EQUIPMENT/VEHICLE	Internal Process	$16,000
WEED EATER REPLACEMENTS	NEW EQUIPMENT/VEHICLE	Internal Process	$1,000
REPLACE COMPUTER MONITORS	SERVICE LEVEL INCREASE	Internal Process	$100
KUBOTA UTV	NEW EQUIPMENT/VEHICLE	Internal Process	$25,000
TOTAL CEMETERY OPERATING FUND | CEMETERY OPERATING			**$66,100**

PROPOSED BUDGET FY 2025

FUND	DEPARTMENT	DIVISION
382 FLEET SERVICES OPERATING FUND	517 FLEET SERVICES	382-517 FLEET SERVICES OPERATING FUND | FLEET SERVICES

PACKAGES SUMMARY - ACTIVE

TITLE	TYPE	GOAL	AMOUNT
TRUCK FOR MECHANIC	NEW EQUIPMENT/VEHICLE	CUSTOMER	$80,000
TOOLBOX BOX AND TOOLS FOR FLEET SHOP	SERVICE LEVEL INCREASE	Internal Process	$5,000
REFRIGERANT RECOVERY MACHINE	SERVICE LEVEL INCREASE	Internal Process	$6,700
SHOP COMPUTER	SERVICE LEVEL INCREASE	Internal Process	$1,500
PROLINK SNAPON DIAGNOSTIC ADD ON	SERVICE LEVEL INCREASE	Internal Process	$4,000
TRUCK RAMPS	SERVICE LEVEL INCREASE	Internal Process	$3,200
COMMERCIAL AXLE JACK	SERVICE LEVEL INCREASE	Internal Process	$2,500
ZEUS DIAGNOSTIC SOFTWARE LICENSE FOR FLEET SERVICES (3 YEAR DATA PLAN)	SERVICE LEVEL INCREASE	Internal Process	$2,000
TOTAL FLEET SERVICES OPERATING FUND | FLEET SERVICES			**$104,900**

City of Taylor
Civil Service Pay Schedule
Effective October 1, 2024

POLICE DEPARTMENT

Police Officer (PO)

	PO -B	PO-1	PO-2	PO-3	PO-4	PO-5	PO-6	PO-7	PO-8
	$ 59,964.24	$ 67,758.98	$ 68,775.36	$ 69,806.99	$ 70,854.10	$ 71,916.91	$ 72,995.66	$ 74,090.60	$ 75,201.96
	$ 28.83	$ 32.58	$ 33.07	$ 33.56	$ 34.06	$ 34.58	$ 35.09	$ 35.62	$ 36.15

	PO-9	PO-10	PO-11	PO-12	PO-13	PO-14	PO-15	PO-16	PO-17
	$ 76,329.99	$ 77,474.94	$ 78,637.06	$ 79,816.61	$ 81,013.86	$ 82,229.07	$ 83,462.51	$ 84,714.45	$ 85,985.16
	$ 36.70	$ 37.25	$ 37.81	$ 38.37	$ 38.95	$ 39.53	$ 40.13	$ 40.73	$ 41.34

Police Corporal (CO)

	CO-B	CO -1	CO -2	CO -3	CO -4	CO -5	CO -6	CO -7	CO -8
	$ 71,778.44	$ 72,855.12	$ 73,947.95	$ 75,057.17	$ 76,183.02	$ 77,325.77	$ 78,485.65	$ 79,662.94	$ 80,857.88
	$ 34.51	$ 35.03	$ 35.55	$ 36.09	$ 36.63	$ 37.18	$ 37.73	$ 38.30	$ 38.87

	CO -9	CO -10	CO -11	CO -12	CO-13	CO-14	CO-15	CO-16	CO-17
	$ 82,070.75	$ 83,301.81	$ 84,551.34	$ 85,819.61	$ 87,106.90	$ 88,413.51	$ 89,739.71	$ 91,085.81	$ 92,452.09
	$ 39.46	$ 40.05	$ 40.65	$ 41.26	$ 41.88	$ 42.51	$ 43.14	$ 43.79	$ 44.45

Police Sergeant (SGT)

	SGT-B	SGT-1	SGT-2	SGT-3	SGT-4	SGT-5	SGT-6	SGT-7	SGT-8
	$ 81,325.67	$ 82,545.56	$ 83,783.74	$ 85,040.50	$ 86,316.11	$ 87,610.85	$ 88,925.01	$ 90,258.88	$ 91,612.77
	$ 39.10	$ 39.69	$ 40.28	$ 40.88	$ 41.50	$ 42.12	$ 42.75	$ 43.39	$ 44.04

	SGT-9	SGT-10	SGT-11	SGT-12	SGT -13	SGT -14	SGT -15	SGT -16	SGT -17
	$ 92,986.96	$ 94,381.76	$ 95,797.49	$ 97,234.45	$ 98,692.97	$ 100,173.36	$ 101,675.96	$ 103,201.10	$ 104,749.12
	$ 44.71	$ 45.38	$ 46.06	$ 46.75	$ 47.45	$ 48.16	$ 48.88	$ 49.62	$ 50.36

Police Commander (CMD)

CMD-B	CMD-1	CMD-2	CMD-3	CMD-4	CMD-5	CMD-6	CMD-7	CMD-8
$ 105,312.54	$ 107,102.86	$ 108,923.61	$ 110,775.31	$ 112,658.49	$ 114,573.68	$ 116,521.43	$ 118,502.30	$ 120,516.84
$ 50.63	$ 51.49	$ 52.37	$ 53.26	$ 54.16	$ 55.08	$ 56.02	$ 56.97	$ 57.94

CMD-9	CMD-10	CMD-11	CMD-12	CMD-13	CMD-14	CMD-15	CMD-16	CMD-17
$ 122,565.62	$ 124,649.24	$ 126,768.28	$ 128,923.34	$ 131,115.03	$ 133,343.99	$ 135,610.84	$ 137,916.22	$ 140,260.80
$ 58.93	$ 59.93	$ 60.95	$ 61.98	$ 63.04	$ 64.11	$ 65.20	$ 66.31	$ 67.43

Assignment Pay

Criminal Investigator Detective	$1,200/year	(.577/hour)
Field Training Officer	$1,200/year	(.577/hour)
Sergeant - Criminal Investigations	$1,200/year	(.577/hour)

City of Taylor
Civil Service Pay Schedule
Effective October 1, 2024

FIRE DEPARTMENT

Firefighter

	FF-B	FF-1	FF-2	FF-3	FF-4	FF-5	FF-6	FF-7	FF-8
	$ 61,149.09	$ 62,800.11	$ 64,495.72	$ 66,237.10	$ 68,025.50	$ 69,862.19	$ 71,748.47	$ 73,685.68	$ 75,675.19
2912	$ 21.00	$ 21.57	$ 22.15	$ 22.75	$ 23.36	$ 23.99	$ 24.64	$ 25.30	$ 25.99
2080	$ 29.40	$ 30.19	$ 31.01	$ 31.84	$ 32.70	$ 33.59	$ 34.49	$ 35.43	$ 36.38

	FF-9	FF-10	FF-11	FF-12	FF-13	FF-14	FF-15	FF-16	FF-17+
	$ 77,718.42	$ 79,816.82	$ 81,971.87	$ 84,185.11	$ 86,458.11	$ 88,792.48	$ 91,189.88	$ 93,652.01	$ 96,180.61
2912	$ 26.69	$ 27.41	$ 28.15	$ 28.91	$ 29.69	$ 30.49	$ 31.32	$ 32.16	$ 33.03
2080	$ 37.36	$ 38.37	$ 39.41	$ 40.47	$ 41.57	$ 42.69	$ 43.84	$ 45.03	$ 46.24

Fire Driver/Operator

	DO-B	DO-1	DO-2	DO-3	DO-4	DO-5	DO-6	DO-7	DO-8
	$ 71,975.90	$ 73,775.30	$ 75,619.68	$ 77,510.18	$ 79,447.93	$ 81,434.13	$ 83,469.98	$ 85,556.73	$ 87,695.65
2912	$ 24.72	$ 25.33	$ 25.97	$ 26.62	$ 27.28	$ 27.97	$ 28.66	$ 29.38	$ 30.12
2080	$ 34.60	$ 35.47	$ 36.36	$ 37.26	$ 38.20	$ 39.15	$ 40.13	$ 41.13	$ 42.16

	DO-9	DO-10	DO-11	DO-12	DO-13	DO-14	DO-15	DO-16	DO-17+
	$ 89,888.04	$ 92,135.24	$ 94,438.62	$ 96,799.59	$ 99,219.58	$ 101,700.07	$ 104,242.57	$ 106,848.63	$ 109,519.85
2912	$ 30.87	$ 31.64	$ 32.43	$ 33.24	$ 34.07	$ 34.92	$ 35.80	$ 36.69	$ 37.61
2080	$ 43.22	$ 44.30	$ 45.40	$ 46.54	$ 47.70	$ 48.89	$ 50.12	$ 51.37	$ 52.65

Fire Lieutenant

	LT-B	LT-1	LT-2	LT-3	LT-4	LT-5	LT-6	LT-7	LT-8
	$ 81,553.47	$ 83,510.76	$ 85,515.01	$ 87,567.37	$ 89,668.99	$ 91,821.05	$ 94,024.75	$ 96,281.35	$ 98,592.10
2912	$ 28.01	$ 28.68	$ 29.37	$ 30.07	$ 30.79	$ 31.53	$ 32.29	$ 33.06	$ 33.86
2080	$ 39.21	$ 40.15	$ 41.11	$ 42.10	$ 43.11	$ 44.14	$ 45.20	$ 46.29	$ 47.40

	LT-9	LT-10	LT-11	LT-12	LT-13	LT-14	LT-15	LT-16	LT-17+
	$ 100,958.31	$ 103,381.31	$ 105,862.46	$ 108,403.16	$ 111,004.83	$ 113,668.95	$ 116,397.00	$ 119,190.53	$ 122,051.11
2912	$ 34.67	$ 35.50	$ 36.35	$ 37.23	$ 38.12	$ 39.03	$ 39.97	$ 40.93	$ 41.91
2080	$ 48.54	$ 49.70	$ 50.90	$ 52.12	$ 53.37	$ 54.65	$ 55.96	$ 57.30	$ 58.68

Assignment Pay		
Medical Officer	$1,000/year	(.344/hour)
Inspector	$ 475/year	(.164/hour)
Fire Investigator	$ 300/year	(.104/hour)

City Sponsored Events FY 2024-2025

October 2024 ……2nd Saturday Shop and Stroll, National Night Out, Main Street Car Show
November 2024……2nd Saturday Shop and Stroll, Arbor Day, Salute the Troops, Shop Small Saturday
December 2024……2nd Saturday Shop and Stroll, Christmas Parade and Tree Lighting, Main Street Shop Small Sip and Stroll
January 2025……2nd Saturday Shop and Stroll, Martin Luther King Jr. Day Celebration March
February 2025.……2nd Saturday Shop and Stroll
March 2025……2nd Saturday Shop and Stroll
April 2025……2nd Saturday Shop and Stroll, Music on Main Concert, Easter Egg Hunt and Kite Day
May 2025……2nd Saturday Shop and Stroll, Taylor Fest, Movies in the Park, Music on Main Concert and Memorial Day Service
June 2025……2nd Saturday Shop and Stroll, Movies in the Park, Pounds of Plenty, Music on Main Concert and Juneteenth Celebration
July 2025……2nd Saturday Shop and Stroll, July 4th Event and Fireworks
August 2025……2nd Saturday Shop and Stroll, Movies in the Park and Back to School Bash
September 2025……2nd Saturday Shop and Stroll, Kid Fish, Music on Main Concert and 9-11 Memorial March and Patriot Day Program












FY2025 Proposed Budget
Capital Improvement Program

Project	Funding Source	Total Project Cost Estimate	FY25 Planning
General Fund Equipment			
Equipment - Fire Truck	2025 CO Bond	$ 2,028,000	$ 2,028,000
	GF Equipment Subtotal:	**$ 2,028,000**	**$ 2,028,000**
Facilities			
Justice Center/Municipal Complex	2023A CO Bond	$ 53,000,000	$ 43,000,000
Fire Station 1 & Fire Station 2 Rennovation Design	2024 CO Bond	$ 500,000	$ 400,000
Remodel Fire Station #2 - design and construction	2025 CO Bond	$ 2,600,000	$ 200,000
Remodel Fire Station #1 - design and construction	2025 CO Bond	$ 3,600,000	$ 300,000
Fire Station #3 - land acquisition, design, construction, FF&E	2025 CO Bond	$ 11,200,000	$ -
	Facilities Subtotal:	**$ 70,900,000**	**$ 43,900,000**
Streets and Sidewalks			
	2024 CO Bond	$ 4,500,000	$ 2,500,000
South Taylor Sidewalk Project (MLK, Robinson St, Frank St, Robinson Park)			
TH Johnson Street Maintenance	2024 CO Bond	$ 1,250,000	$ 1,250,000
Lake Drive Street Maintenance	2024 CO Bond	$ 2,500,000	$ 2,500,000
5th & Murphy Street Improvements	2024 CO Bond	$ 200,000	$ 200,000
	2024 CO Bond	$ 1,500,000	$ 1,500,000
Downtown Streetscape (Corners of 2nd & Talbot and 2nd & Main)			
Corridor A2 - Willimson County Match	2025 CO Bond	$ 3,000,000	$ 3,000,000
		$ 750,000	$ 750,000
Downtown Master Plan Streetscape Project	2025 CO Bond		
		$ 750,000	$ 750,000
Prioritized Sidewalk/Shared Use Path Project	2025 CO Bond		
Curb & Gutter Replacements	2025 CO Bond	$ 450,000	$ 450,000
		$ 2,385,000	$ 2,385,000
Davis Street (2nd to Mallard) Maintenance	2025 CO Bond		
	Streets and Sidewalks Subtotal:	**$ 37,135,000**	**$ 15,285,000**
Parks			
Bull Branch Pavilion Replacement	2023 Bond	$ 137,500	$ 137,500
Bull Branch ballfield/park and Rotary Restroom Update	2023 Bond	$ 60,500	$ 60,500
	2023 Bond	$ 385,000	$ 385,000
Bull Branch,Mallard,Rotary improvements(Concourse, shade, bleachers)			
Bull Branch Fishing Pier Improvements	2023 Bond	$ 148,000	$ 148,000
LED light upgrade at Bull Branch(2), Rotary Softball	2023 Bond	$ 602,400	$ 602,400
Robinson Park Drive and Parking Lot	2023 Bond	$ 192,000	$ 192,000
Synthetic Turf Two Infields Taylor Regional Park	2023 Bond	$ 369,600	$ 369,600
Murphy/Rotary Drive improvements/Parking lot additions	2023 Bond	$ 935,000	$ 935,000
Design/Project Management 15 % on $3.3 million	2023 Bond	$ 510,000	$ 510,000
Trails Master Plan-With Sidewalks,ADA	Grant-GLO	$ 300,000	$ 300,000

Project	Funding Source	Total Project Cost Estimate	FY25 Planning
Park Amenities (Trash Cans, Tables)	General Fund	$ 60,000	$ -
Bull Branch Asphalt Trail Replacement	2022 Bond/Use Tax	$ 300,000	$ 300,000
Murphy Park Pool Renovation	2022 CO	$ 5,635,880	$ 5,047,000
Parks Master Plan Update	General Fund/QOL	$ 120,000	$ 120,000
Trails & Parks Facilities ADA Improvements	2025 CO Bond	$ 1,000,000	$ 1,000,000
Parks Master Plan In House Projects	General Fund	$ 150,000	$ 30,000
Parks Subtotal:		**$ 39,445,880**	**$ 10,137,000**
Drainage			
Donna Channel/Mustang Creek/Travis & Franklin Drainage Improvements	GLO CDBG Grant/TWDB Grant/ 2023A CO TWDB	$ 11,545,330	$ 5,000,000
Burkett Street Drainage Improvements	2024 CO Bond	$ 350,000	$ 250,000
Velma Drive Drainage Improvements	2024 CO Bond	$ 1,100,000	$ 600,000
Old Thorndale Drainage Improvements	2024 CO Bond	$ 435,000	$ 335,000
Tammi Lane Drainage Improvements	2024 CO Bond	$ 1,200,000	$ 400,000
Gabriel Street Drainage Improvements	2025 CO Bond	$ 96,629	$ 96,629
North Drive Drainage Improvements	2025 CO Bond	$ 864,981	$ 150,000
McLain Street Drainage Improvements	2025 CO Bond	$ 1,114,919	$ 500,000
Drainage Subtotal:		**$ 34,567,384**	**$ 7,331,629**
Airport			
Terminal Apron Rehabilitation	TxDOT Grant / 2017 CO Bond	$ 3,300,000	$ 3,300,000
Fuel Farm Relocation	TxDOT Grant / 2017 CO Bond	$ 1,000,000	$ 100,000
Airport Fund Subtotal:		**$ 8,155,000**	**$ 3,400,000**
Cemetery			
Cemetery Building	General Fund - use tax	$ 650,000	$ 650,000
Cemetery Road Rebuild Program	Future Debt/Grant	$ 150,000	$ 30,000
Cemetery Fund Subtotal:		**$ 1,450,000**	**$ 680,000**
Wastewater			
WWTP Structural repairs of digester	2022 CO Bond	$ 400,000	$ 400,000
Bull Branch Interceptor near MLK Jr	2022 CO Bond	$ 709,000	$ 354,500
Bull Branch Interceptor under Railroad	2022 CO Bond	$ 549,000	$ 274,500
Bull Branch Interceptor near Burkett St	2022 CO Bond	$ 963,000	$ 481,500
Bull Branch Interceptor near MLK Jr	2022 CO Bond	$ 1,037,000	$ 518,500
Upsize along Bull Branch, from Main to E 7th St	2025 CO Bond	$ 4,650,000	$ 3,500,000
Upsize along Bull Branch, from E 7th to Robinson Pk	2025 CO Bond	$ 2,800,000	$ 1,400,000
I&I Investigation and Reduction & Condition Repairs	2022 CO Bond/ Utility Fund	$ 1,000,000	$ 500,000
Upsize existing 12" and 15" along Bull Branch, from W Lake To W 12th	Utility Impact Fees	$ 1,700,000	$ 400,000
Train 1 Rehab (Clarifier rehab, basin cleaning, new diffuser piping and diffuser, clarifier 3 drain line)	Future Debt Issuance	$ 4,191,300	$ -

Project	Funding Source	Total Project Cost Estimate	FY25 Planning
Headworks (Fine Screen replacement, Second Bar Screen, Sluice gate replacement)	Future Debt Issuance	$ 6,467,160	$ -
Handrail	2025 CO Bond	$ 393,015	$ 393,015
Second belt press (replace old 1.0 meter press), includes driveway repair at roll off containers	2025 CO Bond	$ 1,384,740	$ 1,084,740
Automatic telescopic valves & actuators	Future Debt Issuance	$ 862,560	
RAS Pump Building/MCC 2 E-house upgrade, w/conduit and outlets replacement in headworks, RAS building, belt press area	2024 CO Debt Reallocated	$ 1,033,725	$ 1,033,725
Lift station control panels upgrade (HEB)	2024 CO Debt Reallocated	$ 199,375	$ 199,375
Stationary backup generators with ATS at lift stations	Future Debt Issuance	$ 528,125	$ -
New aerobic digester to replace existing	Future Debt Issuance	$ 4,603,375	$ -
Sludge thickener drive replacement	Future Debt Issuance	$ 779,000	$ -
WWTP Master Plan	2024 CO Debt Reallocated	$ 315,000	$ 315,000
Repair hazardous gas ventilation systems for influent lift station and RAS building	Debt Reallocated or Used $9M	$ 650,685	$ 650,685
Fine screen	2025 CO Bond	$ 1,423,695	$ 1,423,695
Smoke Detection - City wide	Utility Fund	$ 517,500	$ 157,500
Wastewater Subtotal:		**$ 37,157,255**	**$ 13,086,735**
Water			
Valve inventory and exercising program	Utility Fund	$ 500,000	$ 100,000
Lead service line inventory and replacements	Utility Fund	$ 2,550,000	$ 400,000
New 12" line along Carlos Parker with PRV	Utility Impact Fees	$ 900,000	$ 600,000
Replace existing 8" along N Main from Hosack to 6th	2022/2024 CO Bond/Future Debt	$ 1,900,000	$ 1,230,500
Replace existing 8" along E MLK	Future Debt Issuance	$ 800,000	$ 307,500
New 16" line W of RR from Highland Dr to E Lake Dr	Utility Impact Fees	$ 1,800,000	$ 500,000
New 16" Line along E Lake Dr	Utility Impact Fees	$ 1,800,000	$ 500,000
Upsize existing 8" line along Old Thorndale, west of Gravel Pit Rd	Utility Impact Fees	$ 1,200,000	$ 300,000
Upsizing existing 2" lines to 8" along 5th and Murphy	CDBG/2024 CO Bond	$ 659,000	$ 659,000
Water Subtotal:		**$ 22,557,000**	**$ 4,597,000**
CIP Grand Totals		**$ 253,395,519**	**$ 100,445,364**

City Council Meeting
August 22, 2024
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality Quality of Life Streets/Infrastructure

Agenda Item Number: 6.

Agenda Title: **Introduce Ordinance 2024-36 Adopting the Annual Budget for Fiscal Year 2025.**

Council Action to be Taken: Introduce Ordinance 2024-36

Department Submitted: Finance

Staff Contact: Jeff Wood, Chief Financial Officer

1. PURPOSE / DESCRIPTION

This agenda item is to introduce Ordinance 2024-36. The City of Taylor formally approves the annual budget and authorizes the expenditures therein through the adoption of an ordinance.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City of Taylor has conducted meetings to discuss the proposed budget on July 11th, July 18th, and August 8th. Council held a public hearing for the budget prior to the introduction of this ordinance. This item will introduce the Budget Ordinance that will be scheduled for adoption at the September 12, 2024 Council meeting.

3. PROS and CONS

PROS	CONS
• This is the next step in the budget process • Approving a budget is required • Council and staff have developed a budget that works toward achieving Council's goals and objectives within the limitations of available funding	• Available funding has limited all goals and objectives to be achieved in FY2025

4. RECOMMENDATION

Staff recommends the introduction of Ordinance 2024-36

5. FUNDING SOURCE

Various funding sources as detailed in the proposed FY 2025 budget

6. TIMELINE

Immediate consideration is requested given the time constraints on adopting a budget

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. Budget Ordinance 2024-36

ORDINANCE NO. 2024-36

AN ORDINANCE APPROVING AND ADOPTING A BUDGET FOR THE CITY OF TAYLOR, TEXAS, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025.

WHEREAS, the City Manager of the City of Taylor, Texas, has heretofore submitted, in accordance with the state law and the City's Charter, a budget for said City, for the fiscal year beginning October 1, 2024 and ending September 30, 2025; and

WHEREAS, a public hearing on such budget was held on August 22, 2024, was given notice and made in accordance with the law and within the time limits set forth by law; and

WHEREAS, such public hearing was held prior to the final adoption of this ordinance.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

SECTION 1. The attached budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, is hereby in all things approved and adopted and it shall be effective as of October 1, 2024.

SECTION 2. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and the Act.

SECTION 3. That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. In accordance with Article VIII of the City Charter, Ordinance No. 2024-36 was introduced before the City Council on August 22, 2024.

PASSED, APPROVED, and **ADOPTED** on the _____ day of September, 2024.

_____
Dwayne Ariola, Mayor
Taylor City Council

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder, City Attorney

DRAFT

City Council Meeting
August 22, 2024
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality Quality of Life Streets/Infrastructure

Agenda Item Number: 7.

Agenda Title: **Hold a public hearing and establish upper limit of the ad valorem tax rate, set the date for the public hearing on the ad valorem tax rate for September 12, 2024, and take a record vote.**

Council Action to be Taken: Establish upper limit of the ad valorem tax rate; designate the date, time and place to hold public hearing on the ad valorem tax rate; **approve by record vote**

Department Submitted: Finance

Staff Contact: Jeff Wood, Chief Financial Officer

1. PURPOSE / DESCRIPTION

The first purpose of this agenda item is to have Council establish an upper limit of the ad valorem tax rate. Prior to approving the ad valorem tax rate that will be used to support the approved budget, Council must first set the upper limit of the tax rate. The upper limit will establish the maximum rate that Council will be able to approve in support of the budget but does not restrict Council from adopting a rate lower than the upper limit.

The second purpose of this item is to set the date, time, and place of the public hearing for the FY 2025 tax rate. The Property Tax Reform and Transparency Act of 2019 reduced the number of public hearings required for the tax rate to one. The Act also allows for adoption of the tax rate immediately after the public hearing.

Although a public hearing is not required for this agenda item, we needed to place this agenda item ahead of the introduction of the tax rate ordinance. Therefore, we will have an informal "public hearing" to allow an opportunity for public comment prior to setting the upper limit.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Council and staff have worked together to develop the FY 2025 budget. The next step in the budget process is to set the maximum tax rate that may be used to support the budget and to schedule the required public hearing on the proposed tax rate. The City of Taylor works with the

Williamson County Tax Assessor-Collector's office to calculate the required tax rates for the City. Below are the four ad valorem tax rates as calculated by the Tax Assessor-Collector's office:

- No New Revenue Tax Rate: $0.555974/$100
- Voter Approval Tax Rate: $0.591368/$100
- De Minimis Tax Rate: $0.619285/$100
- Debt Service Tax Rate: $0.281347/$100

The recommended rate for the upper limit and the rate that supports the proposed FY 2025 budget is **$0.591368**. This rate would be the lowest tax rate in the City of Taylor since 1997 and furthers the Council's goal of setting the tax rate at the minimum level that provides the necessary revenue to meet the City's financial needs.

3. PROS and CONS

PROS	CONS
• Completes the next step in the budget process • Sets the date and time of the public hearing to allow residents the opportunity to provide feedback on the proposed tax rate	•

4. RECOMMENDATION

- Staff is recommending that Council set the upper limit of the ad valorem tax rate at $0.591368 per $100 of taxable value

- Staff is also recommending that Council schedule the public hearing for the FY 2025 ad valorem tax rate for September 12, 2024 at 6:00 p.m.

- The establishment of the upper limit ad valorem tax rate and the scheduling of the public hearing can be done in one motion.

- **Council is required to take a record vote (roll call) of this action**.

5. FUNDING SOURCE

NA

6. TIMELINE

Immediate consideration is needed due to the time constraints of adopting the budget.

7. OTHER OPTIONS

The Council has the option of setting the upper limit of the ad valorem tax rate at a rate other than the proposed rate of $0.591368 per $100 valuation. However, the Council will not be able to adopt a tax rate higher than the upper limit they set.

8. ATTACHMENTS

1. City of Taylor-50-856-2024
2. Upper Limit Tax Rate Presentation

2024 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Taxing Unit Name

(512) 309-6168 Phone *(area code and number)*

400 Porter Street, Taylor, TX, 76574-3600 Taxing Unit's Address, City, State, ZIP Code

https://www.ci.taylor.tx.us/ Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[1]	$ 2,304,596,730
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[2]	$ 0
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.	$ 2,304,596,730
4.	**Prior year total adopted tax rate.**	$ 0.628774 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.** **A. Original prior year ARB values:** $ 50,220,257 **B. Prior year values resulting from final court decisions:** - $ 46,964,786 **C. Prior year value loss.** Subtract B from A.[3]	$ 3,255,471
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.** **A. Prior year ARB certified value:** $ 77,074,119 **B. Prior year disputed value:** - $ 11,561,118 **C. Prior year undisputed value.** Subtract B from A.[4]	$ 65,513,001
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.	$ 68,768,472

[1] Tex. Tax Code §26.012(14)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(13)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.	$ 2,373,365,202
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024.** Enter the prior year value of property in deannexed territory. [5]	$ 0
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. **A. Absolute exemptions.** Use prior year market value: $ 509,012 **B. Partial exemptions.** Current year exemption amount or current year percentage exemption times prior year value: + $ 3,797,422 **C. Value loss.** Add A and B. [6]	$ 4,306,434
11.	**Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. **A. Prior year market value:** $ 1,726,865 **B. Current year productivity or special appraised value:** - $ 9,321 **C. Value loss.** Subtract B from A. [7]	$ 1,717,544
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.	$ 6,023,978
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. [8] If the taxing unit has no captured appraised value in line 18D, enter 0.	$ 178,976,113
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.	$ 2,188,365,111
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.	$ 13,759,870
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. [9]	$ 74,898
17.	**Adjusted prior year levy with refunds and TIF adjustment.** Add Lines 15 and 16. [10]	$ 13,834,768
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. [11] **A. Certified values:** $ 3,024,098,393 **B. Counties:** Include railroad rolling stock values certified by the Comptroller's office: + $ 0 **C. Pollution control and energy storage system exemption:** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - $ 0 **D. Tax increment financing:** Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. [12] - $ 173,845,114 **E. Total current year value.** Add A and B, then subtract C and D.	$ 2,850,253,279

[5] Tex. Tax Code §26.012(15)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.03(c)
[9] Tex. Tax Code §26.012(13)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012, 26.04(c-2)
[12] Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	**Total value of properties under protest or not included on certified appraisal roll.** [13] **A. Current year taxable value of properties under protest.** The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. [14] ..... $ 33,589,294 **B. Current year value of properties not under protest or included on certified appraisal roll.** The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. [15] ..... + $ 34,876,917 **C. Total value under protest or not certified.** Add A and B.	$ 68,466,211
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[16]	$ 0
21.	**Current year total taxable value.** Add Lines 18E and 19C. Subtract Line 20. [17]	$ 2,918,719,490
22.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [18]	$ 0
23.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [19]	$ 430,336,611
24.	**Total adjustments to the current year taxable value.** Add Lines 22 and 23.	$ 430,336,611
25.	**Adjusted current year taxable value.** Subtract Line 24 from Line 21.	$ 2,488,382,879
26.	**Current year NNR tax rate.** Divide Line 17 by Line 25 and multiply by $100. [20]	$ 0.555974 /$100
27.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [21]	$ 0.000000 /$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.	$ 0.360653 /$100
29.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*	$ 2,373,365,202

[13] Tex. Tax Code §26.01(c) and (d)
[14] Tex. Tax Code §26.01(c)
[15] Tex. Tax Code §26.01(d)
[16] Tex. Tax Code §26.012(6)(B)
[17] Tex. Tax Code §26.012(6)
[18] Tex. Tax Code §26.012(17)
[19] Tex. Tax Code §26.012(17)
[20] Tex. Tax Code §26.04(c)
[21] Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	**Total prior year M&O levy.** Multiply Line 28 by Line 29 and divide by $100	$ 8,559,612
31.	**Adjusted prior year levy for calculating NNR M&O rate.**	
	A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2023. This line applies only to tax years preceding the prior tax year. + $ 54,729	
	B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. – $ 631,406	
	C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- $ 0	
	D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. $ -576,677	
	E. Add Line 30 to 31D.	$ 7,982,935
32.	**Adjusted current year taxable value.** Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet.*	$ 2,488,382,879
33.	**Current year NNR M&O rate (unadjusted).** Divide Line 31E by Line 32 and multiply by $100.	$ 0.320808 /$100
34.	**Rate adjustment for state criminal justice mandate.** [23]	
	A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. $ 0	
	B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. – $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100. $ 0.000000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100
35.	**Rate adjustment for indigent health care expenditures.** [24]	
	A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. $ 0	
	B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state assistance received for the same purpose. – $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100. $ 0.000000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100

[22] [Reserved for expansion]
[23] Tex. Tax Code §26.044
[24] Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	**Rate adjustment for county indigent defense compensation.** [25] **A.** **Current year indigent defense compensation expenditures.** Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose. $ 0 **B.** **Prior year indigent defense compensation expenditures.** Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state grants received by the county for the same purpose. $ 0 **C.** Subtract B from A and divide by Line 32 and multiply by $100. $ 0.000000 /$100 **D.** Multiply B by 0.05 and divide by Line 32 and multiply by $100. $ 0.000000 /$100 **E.** Enter the lesser of C and D. If not applicable, enter 0.	$ 0.000000 /$100
37.	**Rate adjustment for county hospital expenditures.** [26] **A.** **Current year eligible county hospital expenditures.** Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. $ 0 **B.** **Prior year eligible county hospital expenditures.** Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. $ 0 **C.** Subtract B from A and divide by Line 32 and multiply by $100. $ 0.000000 /$100 **D.** Multiply B by 0.08 and divide by Line 32 and multiply by $100. $ 0.000000 /$100 **E.** Enter the lesser of C and D, if applicable. If not applicable, enter 0.	$ 0.000000 /$100
38.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. **A.** **Amount appropriated for public safety in the prior year.** Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year $ 0 **B.** **Expenditures for public safety in the prior year.** Enter the amount of money spent by the municipality for public safety during the preceding fiscal year $ 0 **C.** Subtract B from A and divide by Line 32 and multiply by $100 $ 0.000000 /$100 **D.** Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100
39.	**Adjusted current year NNR M&O rate.** Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	$ 0.320808 /$100
40.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. **A.** Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent $ 5,971,626 **B.** Divide Line 40A by Line 32 and multiply by $100 $ 0.239980 /$100 **C.** Add Line 40B to Line 39.	$ 0.560788 /$100
41.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	$ 0.580415 /$100

[25] Tex. Tax Code §26.0442
[26] Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	***Disaster Line 41 (D41):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. [27] If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	$ _____ /$100
42.	**Total current year debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes, **(2)** are secured by property taxes, **(3)** are scheduled for payment over a period longer than one year, and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A. Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [28] Enter debt amount ..... $ 8,211,749 **B.** Subtract **unencumbered fund amount** used to reduce total debt. ..... – $ 0 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) ..... – $ 0 **D.** Subtract **amount paid** from other resources ..... – $ 0 **E. Adjusted debt.** Subtract B, C and D from A.	$ 8,211,749
43.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [29]	$ 0
44.	**Adjusted current year debt.** Subtract Line 43 from Line 42E.	$ 8,211,749
45.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [30] ..... 100.00 % **B.** Enter the prior year actual collection rate. ..... 99.04 % **C.** Enter the 2022 actual collection rate. ..... 99.31 % **D.** Enter the 2021 actual collection rate. ..... 99.38 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [31]	100.00 %
46.	**Current year debt adjusted for collections.** Divide Line 44 by Line 45E.	$ 8,211,749
47.	**Current year total taxable value.** Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 2,918,719,490
48.	**Current year debt rate.** Divide Line 46 by Line 47 and multiply by $100.	$ 0.281347 /$100
49.	**Current year voter-approval tax rate.** Add Lines 41 and 48.	$ 0.861762 /$100
D49.	***Disaster Line 49 (D49):* Current year voter-approval tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	$ _____ /$100

[27] Tex. Tax Code §26.042(a)
[28] Tex. Tax Code §26.012(7)
[29] Tex. Tax Code §26.012(10) and 26.04(b)
[30] Tex. Tax Code §26.04(b)
[31] Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	**COUNTIES ONLY.** Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	$ 0.000000 /$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. [32] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ 0
52.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. [33] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. [34] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 7,892,050
53.	**Current year total taxable value.** Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet*.	$ 2,918,719,490
54.	**Sales tax adjustment rate.** Divide Line 52 by Line 53 and multiply by $100.	$ 0.270394 /$100
55.	**Current year NNR tax rate, unadjusted for sales tax.**[35] Enter the rate from Line 26 or 27, as applicable, on the *No-New-Revenue Tax Rate Worksheet*.	$ 0.555974 /$100
56.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November of the prior tax year.	$ /$100
57.	**Current year voter-approval tax rate, unadjusted for sales tax.**[36] Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the *Voter-Approval Tax Rate Worksheet*.	$ 0.861762 /$100
58.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 54 from Line 57.	$ 0.591368 /$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ. [37] The taxing unit shall provide its tax assessor-collector with a copy of the letter. [38]	$
60.	**Current year total taxable value.** Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet*.	$
61.	**Additional rate for pollution control.** Divide Line 59 by Line 60 and multiply by $100.	$ /$100

[32] Tex. Tax Code §26.041(d)
[33] Tex. Tax Code §26.041(i)
[34] Tex. Tax Code §26.041(d)
[35] Tex. Tax Code §26.04(c)
[36] Tex. Tax Code §26.04(c)
[37] Tex. Tax Code §26.045(d)
[38] Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
62.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	$ _____/$100

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [39] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [40] In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the portion of the unused increment rate that was used must be backed out of the calculation for that year.

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [41]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [42] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [43]

Individual components can be negative, but the overall rate will be the greater of zero or the calculated rate.

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [44]

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	**Year 3 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value** A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2023 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by $100	$ 0.558774 /$100 $ 0.000001 /$100 $ 0.558773 /$100 $ 0.628774 /$100 $ -0.070001 /$100 $ 2,237,189,959 $ 0
64.	**Year 2 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value** A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2022 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by $100	$ 0.648953 /$100 $ 0.000000 /$100 $ 0.648953 /$100 $ 0.648953 /$100 $ 0.000000 /$100 $ 1,977,444,755 $ 0
65.	**Year 1 Foregone Revenue Amount. Subtract the 2021 unused increment rate and 2021 actual tax rate from the 2021 voter-approval tax rate. Multiply the result by the 2021 current total value** A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2021 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by $100	$ 0.765115 /$100 $ 0.011959 /$100 $ 0.753156 /$100 $ 0.765115 /$100 $ -0.011959 /$100 $ 1,441,457,201 $ 0
66.	**Total Foregone Revenue Amount.** Add Lines 63G, 64G and 65G	$ 0.000000
67.	**2024 Unused Increment Rate.** Divide Line 66 by Line 21 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.000000 /$100
68.	**Total 2024 voter-approval tax rate, including the unused increment rate.** Add Line 67 to one of the following lines (as applicable): Line 49, Line 50 (counties), Line 58 (taxing units with additional sales tax) or Line 62 (taxing units with pollution)	$ 0.591368 /$100

[39] Tex. Tax Code §26.013(b)
[40] Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)
[41] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[42] Tex. Tax Code §§26.0501(a) and (c)
[43] Tex. Local Gov't Code §120.007(d)
[44] Tex. Local Gov't Code §120.007(d)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [44]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [45]

Line	De Minimis Rate Worksheet	Amount/Rate
69.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 39 of the *Voter-Approval Tax Rate Worksheet.*	0.320808
70.	**Current year total taxable value.** Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 2,918,719,490
71.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 70 and multiply by $100.	$ 0.017130 /$100
72.	**Current year debt rate.** Enter the rate from Line 48 of the *Voter-Approval Tax Rate Worksheet.*	$ 0.281347 /$100
73.	**De minimis rate.** Add Lines 69, 71 and 72.	$ 0.619285 /$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.[48]

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year. [49]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
74.	**2023 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____/$100
75.	**Adjusted 2023 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2023 and the taxing unit calculated its 2023 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2023 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2023 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2023, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2023 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [50] Enter the final adjusted 2023 voter-approval tax rate from the worksheet. **- or -** If the taxing unit adopted a tax rate above the 2023 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	$ _____/$100
76.	**Increase in 2023 tax rate due to disaster.** Subtract Line 75 from Line 74.	$ _____/$100
77.	**Adjusted 2023 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____
78.	**Emergency revenue.** Multiply Line 76 by Line 77 and divide by $100.	$ _____
79.	**Adjusted 2023 taxable value.** Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____
80.	**Emergency revenue rate.** Divide Line 78 by Line 79 and multiply by $100. [51]	$ _____/$100

[45] Tex. Tax Code §26.04(c)(2)(B)
[46] Tex. Tax Code §26.012(8-a)
[47] Tex. Tax Code §26.063(a)(1)
[48] Tex. Tax Code §26.042(b)
[49] Tex. Tax Code §26.042(f)
[50] Tex. Tax Code §§26.42(c)
[51] Tex. Tax Code §§26.42(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
81.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 80 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 68 (taxing units with the unused increment rate).	$ _____/$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. ..... $ 0.555974 /$100
As applicable, enter the current year NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).
Indicate the line number used: 26

Voter-approval tax rate ..... $ 0.591368 /$100
As applicable, enter the current year voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 68 (adjusted for unused increment), or Line 81 (adjusted for emergency revenue).
Indicate the line number used: 68

De minimis rate. ..... $ 0.619285 /$100
If applicable, enter the current year de minimis rate from Line 73.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [52]

print here ▶ Larry Gaddes PCAC, CTA
Printed Name of Taxing Unit Representative

sign here ▶ 
Taxing Unit Representative

8/2/2024
Date

[52] Tex. Tax Code §§26.04(c-2) and (d-2)

Date submitted: 08/02/02024

PROPERTY TAX RATE 2024 (FY 2025)



TAX RATE DEFINITIONS

No New Revenue Tax Rate:

- is a calculated rate that would provide the taxing unit (City of Taylor) with the same amount of revenue it received in the year before on properties taxed in both years.

Voter Approval Tax Rate:

- is a calculated maximum rate allowed by law without voter approval. The current maximum rate is 3.50% greater than the NNR M&O tax rate.

TAX RATE DEFINITIONS

De Minimis Tax Rate:

- is a rate that, when applied to a taxing unit's current total value, will impose an amount of taxes equal to $500,000; plus the taxing unit's no-new-revenue maintenance and operations rate and the taxing unit's current debt rate;

Debt Service Tax Rate:

- is the rate required to produce enough tax revenue to pay the annual combined principal and interest amount of all tax-supported debt on time and in full.

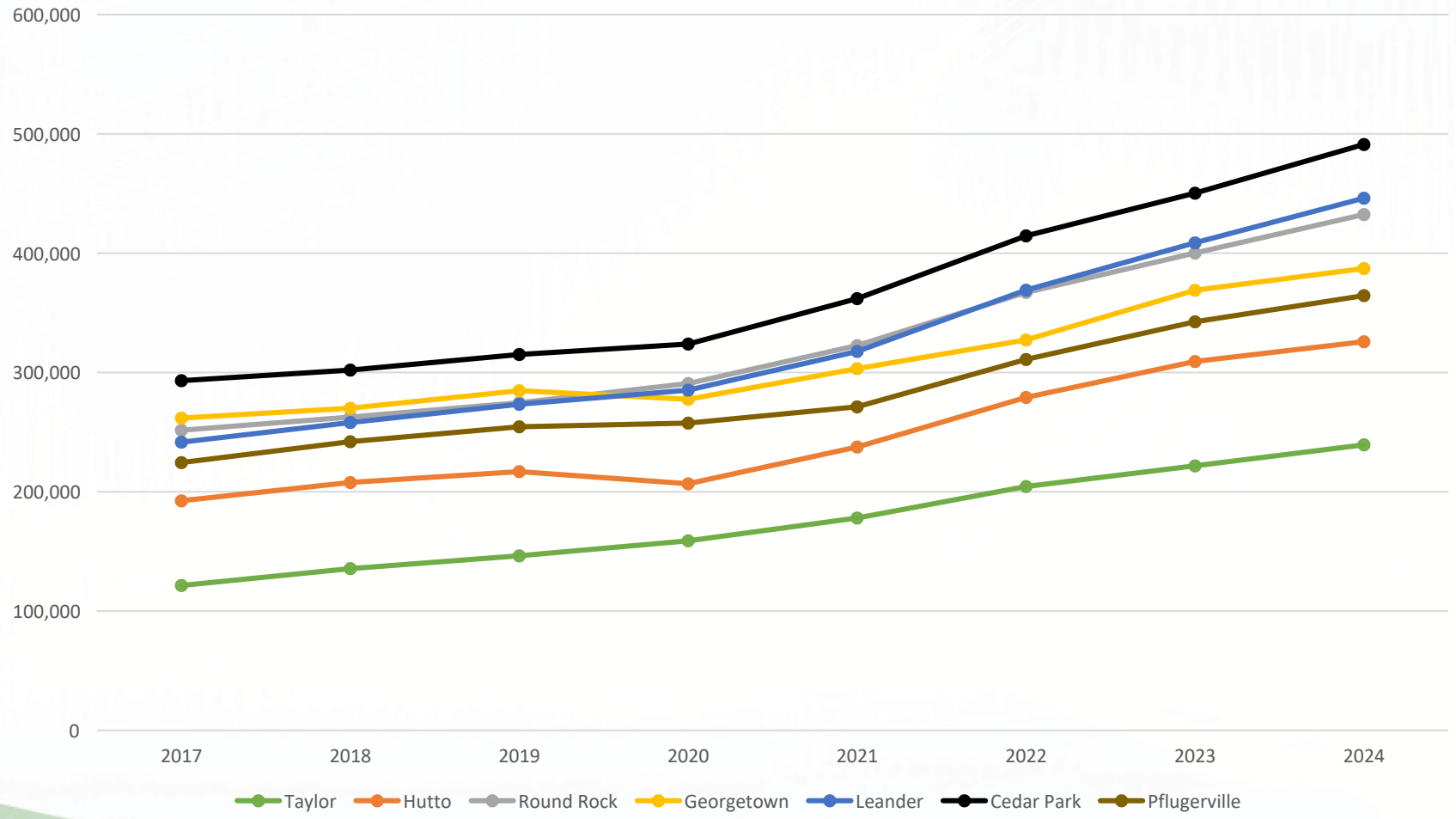
2024 PROPERTY TAX RATES

- No New Revenue Tax Rate: $0.555974/$100
- Voter Approval Tax Rate: $0.591368/$100
- De Minimis Tax Rate: $0.619285/$100
- Debt Service Tax Rate: $0.281347/$100

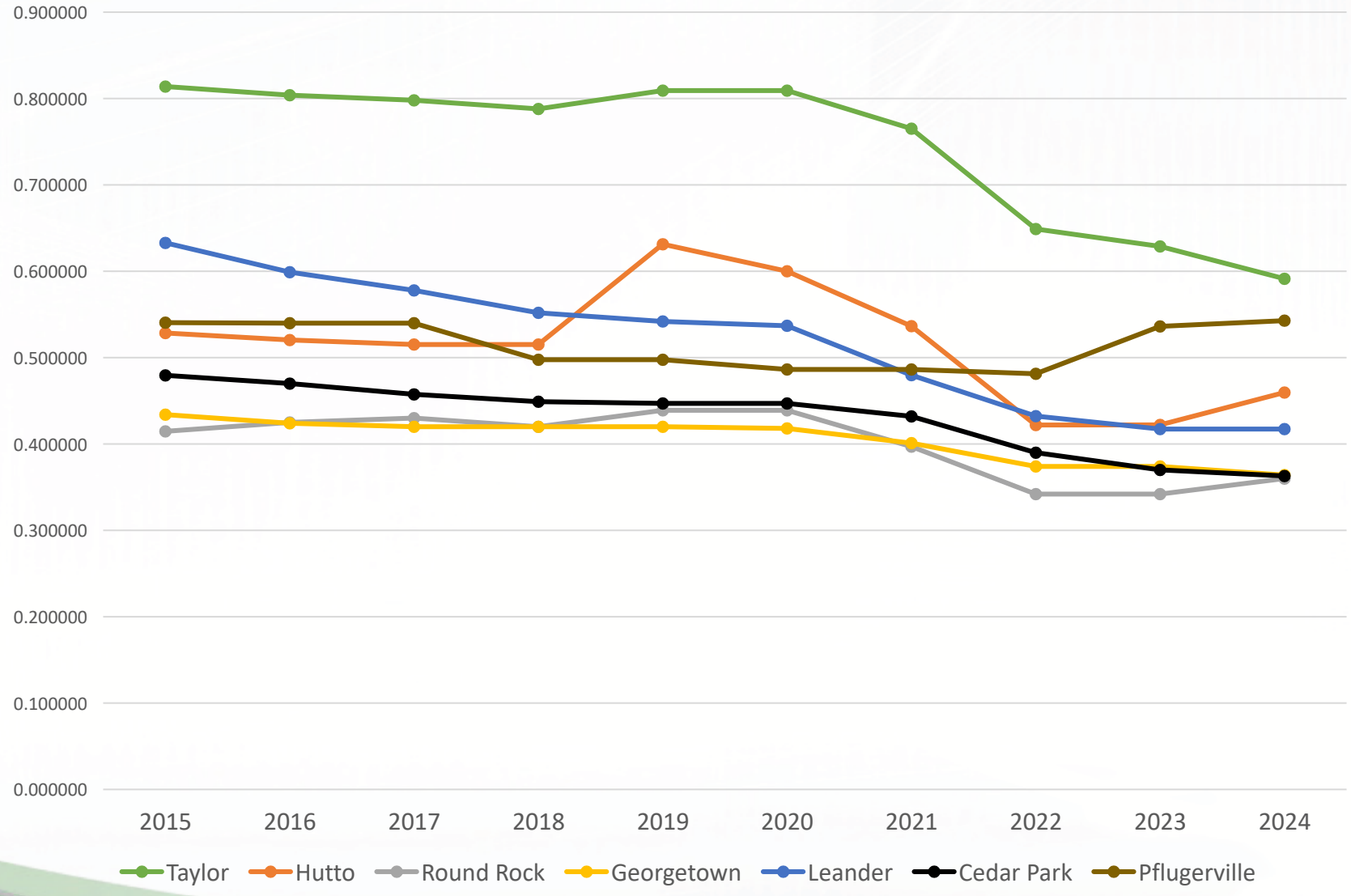
- 2023 Adopted Tax Rate: $0.628774/$100
- 2024 Proposed Tax Rate: $0.591368/$100

As calculated by the Williamson County Tax Assessor's Office

AVERAGE HOMESTEAD PROPERTY VALUE



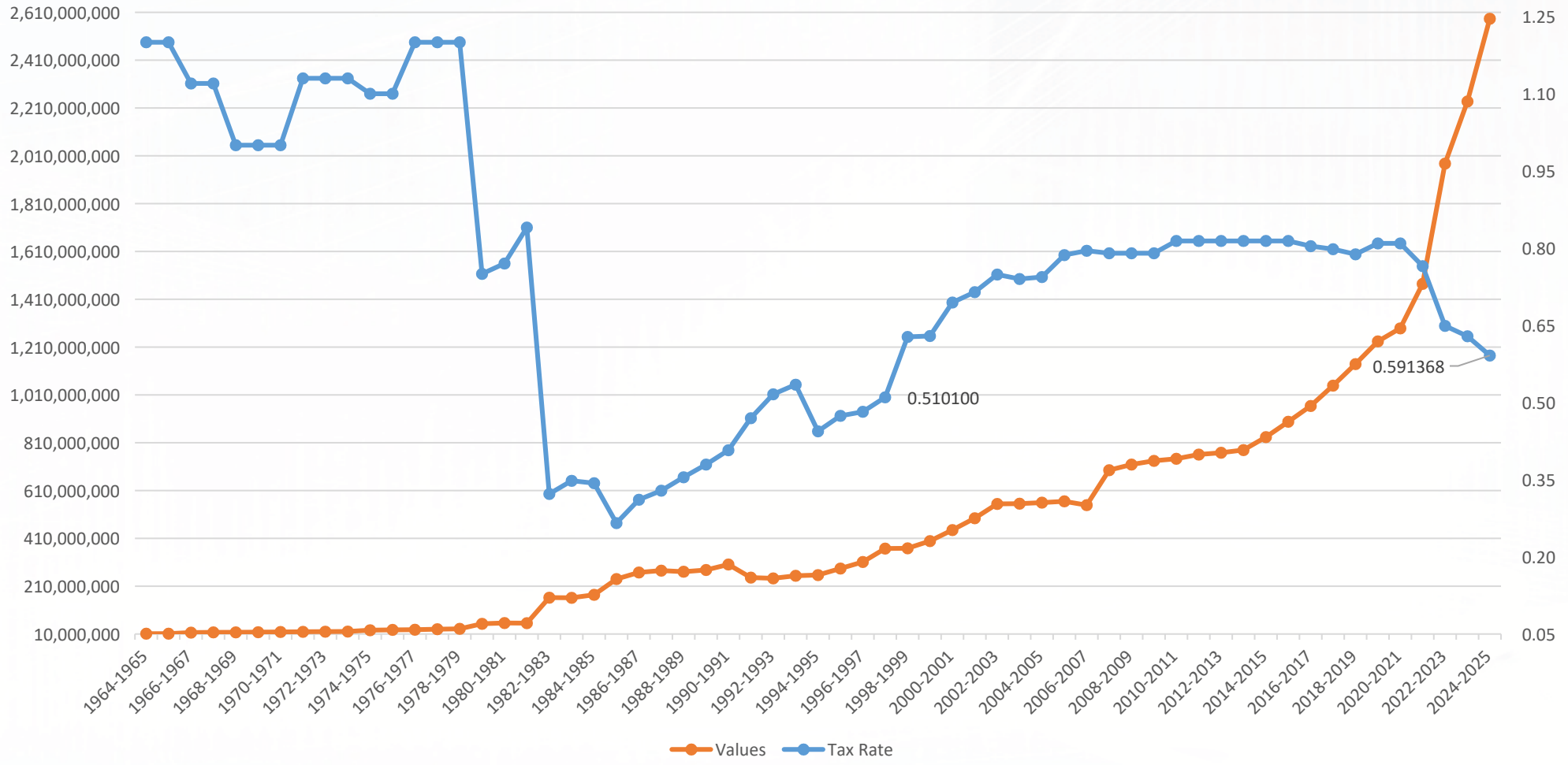
HISTORICAL TAX RATE – 2024 PROPOSED



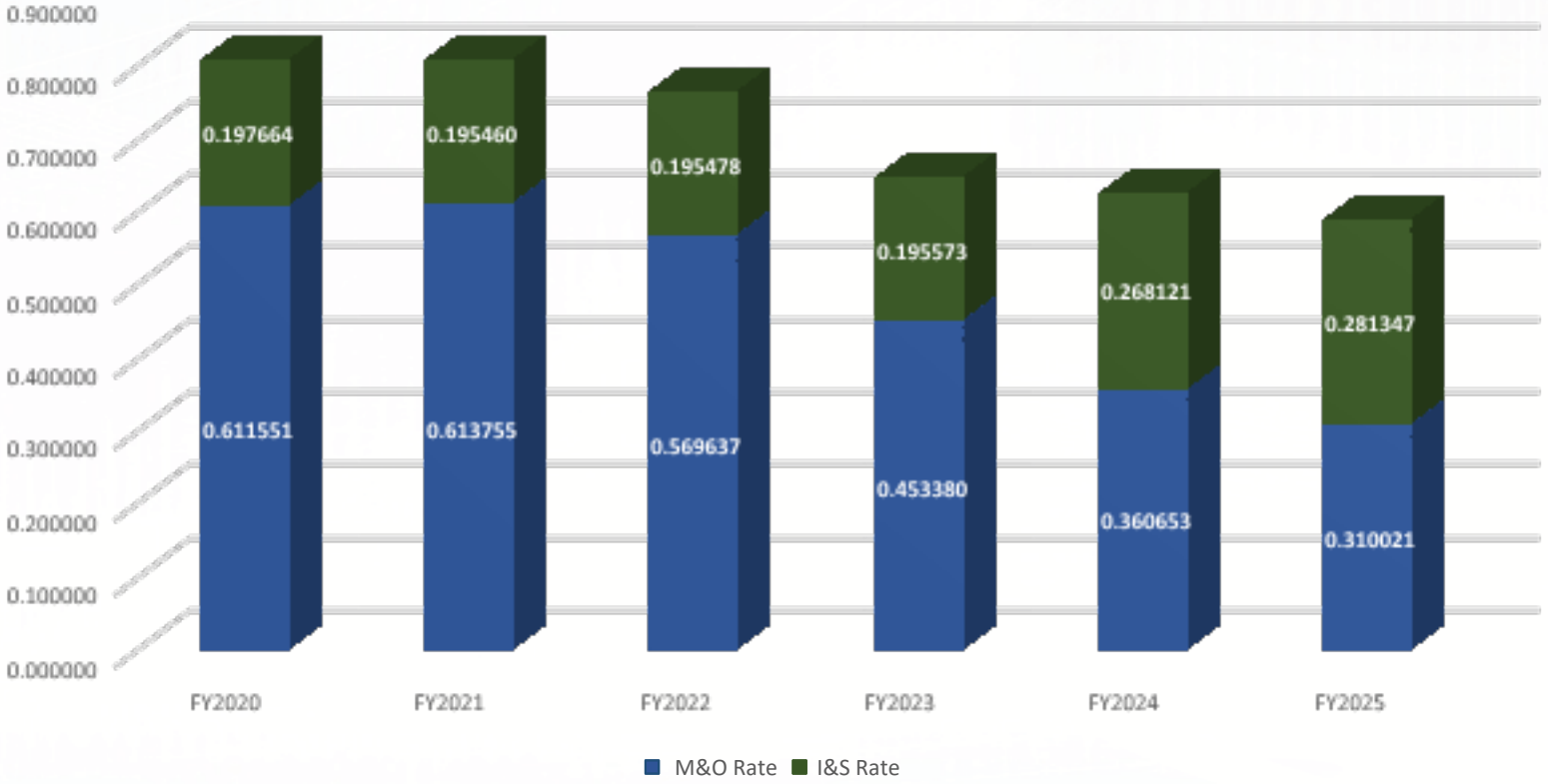
Property Tax on Average Homestead Property

	2023 Tax Rate	2024 Proposed Tax Rate	2023 Avg Homestead Value	2024 Avg Homestead Value	2023 Tax on Avg Value	2024 Tax on Avg Value	Change From Previous Year	% Change
Pflugerville	0.536200	0.542800	$ 342,502	$ 364,433	$ 1,836	$ 1,978	$142	7.71%
Leander	0.417282	0.417282	$ 408,722	$ 446,122	$ 1,706	$ 1,862	$156	9.15%
Cedar Park	0.370000	0.363000	$ 450,351	$ 491,196	$ 1,666	$ 1,783	$117	7.01%
Williamson Co	0.377445	0.400948	$ 362,872	$ 390,283	$ 1,370	$ 1,565	$195	14.25%
Round Rock	0.342000	0.360000	$ 400,163	$ 432,447	$ 1,369	$ 1,557	$188	13.76%
Hutto	0.422114	0.459607	$ 309,237	$ 325,828	$ 1,305	$ 1,498	$192	14.72%
Taylor	**0.628774**	**0.591368**	**$ 221,761**	**$ 239,342**	**$ 1,394**	**$ 1,415**	**$ 21**	**1.51%**
Georgetown	0.374000	0.364800	$ 368,961	$ 387,170	$ 1,380	$ 1,412	$ 32	2.35%

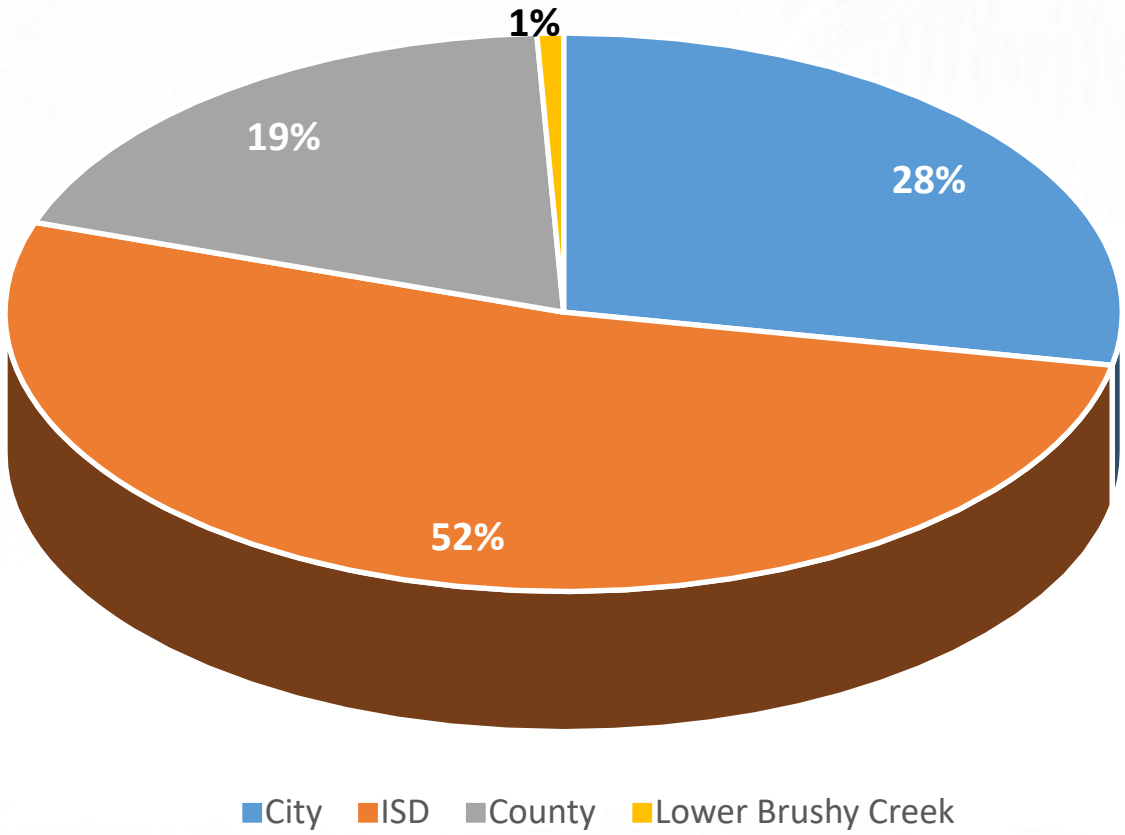
HISTORICAL TAX RATES AND VALUATIONS



TAYLOR TAX RATE COMPARISON



TAXING ENTITY PERCENTAGE OF TOTAL RATE





QUESTIONS



City Council Meeting
August 22, 2024
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality Quality of Life Streets/Infrastructure

Agenda Item Number: 8.

Agenda Title: **Introduce Ordinance 2024-37 Fixing and Levying Ad Valorem Tax for the 2024 Tax Year (FY 2025).**

Council Action to be Taken: Introduce Ordinance 2024-37

Department Submitted: Finance

Staff Contact: Jeff Wood, Chief Financial Officer

1. PURPOSE / DESCRIPTION

This agenda item introduces Ordinance 2024-37, which establishes the ad valorem tax levy for the 2024 tax year (FY 2025). This ordinance is scheduled for adoption on September 12, 2024 immediately after the public hearing on the ad valorem tax rate.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The funding of the budget is accomplished by the approval of the tax rate that supports the budget, and such approval is done by adopting an ordinance. The introduction of the Ordinance will be announced, along with the date, time, and place of the meeting at which the City Council will vote to adopt the tax rate.

The adoption of the tax rate is scheduled to be voted on during the City Council meeting held on September 12, 2024 at 6:00 p.m.

3. PROS and CONS

PROS	CONS
• This is the next step in the budget process • Establishes the tax levy at a rate sufficient to support the adopted	•

budget	

4. RECOMMENDATION

Staff recommends that the Council introduce Ordinance 2024-37.

After introduction, staff requests that the Council announce that the adoption of Ordinance 2024-37 will be considered during the City Council meeting held on September 12, 2024 at 6:00 p.m.

5. FUNDING SOURCE

NA

6. TIMELINE

Immediate consideration is requested given the time constraints on adopting a budget and approving the tax rate to support the budget.

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. Tax Rate Ordinance 2024-37

ORDINANCE NO. 2024-37

AN ORDINANCE LEVYING TAXES FOR THE MAINTENANCE AND OPERATION OF THE MUNICIPAL GOVERNMENT OF THE CITY OF TAYLOR, TEXAS, AND PROVIDING FOR THE INTEREST AND SINKING FUND FOR THE FISCAL YEAR 2025.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

SECTION 1. That there is hereby levied and there shall be collected for the maintenance and operation of the municipal government of the City of Taylor, Texas for the Fiscal Year 2025 upon all property, real, personal and mixed, within the corporate limits of said City subject to taxation, a tax of **$0.310021** cents on each One Hundred Dollars ($100.00) valuation of property.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE

THIS TAX RATE WILL EFFECTIVELY BE RAISED BY 6.76% PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $19.63

SECTION 2. That there is hereby levied and there shall be collected for the City of Taylor, Texas, to provide for Interest and Sinking Funds for the Fiscal Year 2025 upon all property, real, personal and mixed, within the corporate limits of said City subject to taxation, a tax of **$0.281347** cents on each One Hundred Dollars ($100.00) valuation of property.

SUMMARY

Maintenance and Operation of the Municipal Government	$0.310021
Interest and Sinking	$0.281347
Total Tax per $100.00 of valuation	**$0.591368**

SECTION 3. All monies collected under this ordinance for the specific items herein named, be and the same are hereby appropriated and set apart for the specific purpose indicated in each item and that the Assessor and Collector of Taxes, and the City Chief Financial Officer shall keep these accounts so as to readily and distinctly show the amount collected, the amounts expended and the amount on hand at any time, belonging to such funds. All receipts for the City not specifically apportioned by this ordinance are hereby made payable to the General Fund of the City.

SECTION 4. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION 5. A delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month the tax remains unpaid.

SECTION 6. That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 7. In accordance with Article VIII, of the City Charter, Ordinance No. 2024-37 was introduced before the City Council on August 22, 2024.

PASSED, APPROVED, and **ADOPTED** on the _____the day of September, 2024.

_____
Dwayne Ariola, Mayor
Taylor City Council

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder, City Attorney

DRAFT

City Council Meeting August 22, 2024 Transmittal Letter

STRATEGIC PILLAR
Quality of Life Economic Vitality

Agenda Item Number: 9.

Agenda Title: **Introduce Ordinance 2024-43 modifying one element of the current noise ordinance relating to hours of construction.**

Council Action to be Taken: Introduce Ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

Introduce Ordinance 2024-43 modifying one element of the current noise ordinance relating to hours of construction.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The proposed amendment to the noise ordinance seeks to provide clear, concise guidance on the permitted construction hours for any building project within city limits.

The existing noise ordinance is not easy to understand or enforce (see the existing 1998 ordinance attached). The proposed noise ordinance is intended to assist developers, builders in understanding and complying with the noise ordinance and providing better noise and nuisance protection for residents within 500 feet of a building project (see 19 - 4 (6)) below.

The proposed amended ordinance would read:
Section 19 - 4 _ Noise generally
(a)The creation of any unreasonably loud, disturbing and unnecessary noise in the city constitutes a nuisance and is prohibited. Noises of such character, intensity, and duration as are reasonably calculated to cause material distress, discomfort or injury to persons of ordinary sensibilities, or to be detrimental to the life or health of any ordinarily reasonable persons are prohibited.
(b)The following acts, among others, are declared to be loud, disturbing, and unnecessary noises in violation of this section; provided, however, the enumeration shall not be construed to be exclusive of other noises:

(6) The erection, excavation, demolition, alteration or repair of any building within 500 feet of a residence or lodging, other than between the hours of 7:00 am and 6:00 pm Monday through Friday, 8:00 am and 5:00 pm on Saturday, and 12:00 pm to 5:00 pm on Sunday, except in the case of urgent necessity or in the interest of public safety for which a permit shall be obtained from the city manager, or his designee, prior to any deviation from these hours.

3. PROS and CONS

PROS	CONS
• Clearer guidance on permitted construction hours for building projects • Improved protection for local residents near a building project • Easier to understand the ordinance and enforce the ordinance.	•

4. RECOMMENDATION

Introduce the Ordinance

5. FUNDING SOURCE

N/A

6. TIMELINE

City Council - introduce ordinance - August 22, 2024
City Council - consider ordinance - September 12, 2024

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. Existing Ordinance 1998-13
2. Proposed amended Ordinance 2024-43

ORDINANCE NO. 98-13

ORDINANCE PROHIBITING NOISE NUISANCES WITHIN THE CITY LIMITS OF THE CITY OF TAYLOR, TEXAS, AND WITHIN FIVE THOUSAND FEET (5,000') OUTSIDE THE CITY LIMITS OF THE CITY OF TAYLOR, TEXAS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PRESCRIBING A PENALTY FOR ANY VIOLATION OF THIS ORDINANCE; AND PROVIDING A PUBLICATION CLAUSE.

WHEREAS, the City of Taylor, a Home Rule City ("City"), is authorized by the provisions of V.T.C.A., Local Government Code §217.042 to define and prohibit any nuisance in the limits of the municipality and within five thousand feet (5,000') outside the limits and the authority to enforce all ordinances necessary to prevent and summarily abate and remove a nuisance; and

WHEREAS, the City believes it is in its best interest under its police powers for the health, safety and welfare of the citizens of the City that noise nuisance be defined and this Ordinance be established to prevent and summarily abate and remove a noise nuisance.

WHEREAS, the above recitals are incorporated by reference herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TAYLOR, TEXAS, that:

SECTION 1.

The creation of any unreasonably loud, disturbing and unnecessary noise in the City constitutes a nuisance and is prohibited. Noises of such character, intensity, and duration as are reasonably calculated to cause material distress, discomfort or injury to persons of ordinary sensibilities, or to be detrimental to the life or health of any ordinarily reasonable persons are prohibited.

SECTION 2.

The following acts, among others, are declared to be loud, disturbing, and unnecessary noises in violation of this Ordinance; provided, however, the enumeration shall not be construed to be exclusive of other noises:

1. The sounding of any horn or signal device on any

automobile, motorcycle, bus, or other vehicle while not in motion, except as a danger signal if another vehicle is approaching apparently out of control, or if in motion only as a danger signal after or as brakes are being applied and deceleration of the vehicle is intended; the creation by means of any horn or signal device of any unreasonably loud or harsh sound; and the sounding of such device for any unnecessary and unreasonable period of time.

2. The playing of any radio, phonograph, or any musical instrument in a manner, or with volume which creates a noise, which can be reasonably calculated to disturb a person of ordinary sensibilities or disposition located or residing in a dwelling or other type of residence in the vicinity. No stationary loudspeaker or amplifier shall be operated on any weekday between the hours of 11:00 p.m. and 7:00 a.m., and no such stationary loudspeaker or amplifier shall be operated at any time on Sunday between the hours of 7:00 a.m. and 1:00 p.m. This Section shall not apply to bells or chimes.

3. The use of any automobile, motorcycle, or motor vehicle which is out of repair or operated in a manner which creates loud or unnecessary noises or which creates unnecessary noise by the spinning or squealing of tires, or other loud or unnecessary noises.

4. The blowing of any steam whistle attached to any stationery boiler except to give notice of time to begin or stop work or as a warning of danger.

5. The discharge into the open air of the exhaust of any steam engine, stationary internal combustion engine, motor vehicle or boat engine except through a muffler or other device which will effectively prevent loud or explosive noises therefrom.

6. The erection, including excavation, demolition, alteration or repair of any building in or adjacent to a residential district, other than between the hours of 7:00 a.m. and 6:00 p.m. Central Standard Time on weekdays, except during Central Daylight Savings Time when the hours shall be 7:00 a.m. and 9:00 p.m. Daylight Savings Time; 8:00 a.m. and 6:00 p.m. Central Standard Time on Saturdays, except during Central Daylight Savings Time when the hours shall be 8:00 a.m. and 9:00 p.m. Central Daylight Savings Time; and 9:00 a.m. and 5:00 p.m. Central Standard Time, except during Central Daylight Savings Time when the hours shall be 9:00 a.m. and 9:00 p.m. Central Daylight Savings Time, without heavy equipment, on Sundays; except in the case of urgent

necessity or in the interest of public safety for which a permit should be obtained from the City Manager, or his designee, prior to any deviation of these hours.

7. The creation of any excessive noise on any street adjacent to any school, institution of learning, or court while they are in session, or adjacent to any hospital, which unreasonably interferes with the hospital.

8. The creation of a loud and excessive noise in connection with the loading or unloading of any vehicle or the opening and destruction of bales, boxes, crates, and containers.

9. The sounding of any bell or gong attached to any building or premises which is reasonably calculated to disturb a person of ordinary sensibilities or disposition if the person were in the vicinity thereof.

10. The shouting and crying of peddlers, hawkers, and vendors which disturbs the quiet and peace of the neighborhood.

11. The use of any drum, loudspeaker or other instrument or device for the purpose of attracting attention by creation of noise to any performance, show or sale of merchandise.

12. The use of loudspeakers or amplifiers on trucks or other vehicles, except where specific license is granted by the City Manager, or his designee.

13. The keeping of any animal or bird which causes frequent or long continued noises which disturb a person of ordinary sensibilities or disposition in the immediate vicinity.

SECTION 3.

The City Manager or his designee or the City Commission shall be entitled to license celebratory, religious, civic or charitable events, celebrations or activities occurring during hours or on dates using, employing or causing noise otherwise prohibited by this Ordinance when such events, celebrations or activities are deemed in the best interest and of a benefit to the citizens of the City.

This Ordinance is not intended, nor shall it be used, to regulate, control, prevent or limit First Amendment Rights including, without limitation, any lawful right to protest illegal activities.

SECTION 4.

Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction in the Municipal Court of Taylor, Texas, shall be subjected to a fine not to exceed the sum of Five Hundred Dollars ($500.00) for each offense, except where a different penalty has been established by state law for such offense, and for any violation of any provision which governs public health or sanitation, which shall be punished by a penalty of fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense; and each and every day such violation is continued shall be deemed to constitute a separate offense.

SECTION 5.

All other ordinances, parts of ordinances or resolutions in conflict with this Ordinance are hereby repealed to the extent of any such conflict.

SECTION 6.

If any article, paragraph or part of a paragraph of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, the same shall not invalidate or impair the validity, force or effect of any other article, paragraph or part of a paragraph of this Ordinance which shall remain in full force and effect.

SECTION 7.

The caption of this Ordinance shall be published in the local paper of this jurisdiction within ten (10) days upon final passage.

INTRODUCED, PASSED, APPROVED and **ADOPTED** on the first reading this the 28 day of April, 1998.

Donald R. Hill

Donald R. Hill, Chairman
Board of Commissioners

ATTEST:

Barbara S. Belz

Barbara S. Belz, City Clerk

PASSED, APPROVED and **ADOPTED** on the second reading this the 4 day of June, 1998.

Donald R. Hill
Donald R. Hill, Chairman
Board of Commissioners

ATTEST:

Barbara S Belz
Barbara S. Belz, City Clerk

PASSED, APPROVED and **ADOPTED** on third and final reading this the 23 day of June, 1998.

Donald R. Hill
Donald R. Hill, Chairman
Board of Commissioners

ATTEST:

Barbara S Belz
Barbara S. Belz, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl
Ted W. Hejl, City Attorney

CERTIFICATE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Barbara S. Belz, 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. 98-13, passed and approved by the City Commission of the City of Taylor, Texas, on the 23 day of June, 1998, 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 24 day of June, 1998.

Barbara S. Belz

Barbara S. Belz
City Clerk

c:\client\taylor\ordinanc\noise

ORDINANCE NO. 2024-43

AN AMENDMENT TO ORDINANCE NO. 1998 -13 AND THE TAYLOR CODE, OF ORDINANCES, CHAPTER 19, OFFENSES – MISCELLANEOUS, AMENDING SECTION 19 - 4 (6); PROVIDING A REPEALER CLAUSE; AND PROVIDING A SAVINGS CLAUSE.

WHEREAS, the City adopted Ordinance number 1998 -13 establishing miscellaneous offenses for the City of Taylor, Texas;

WHEREAS, Ordinance 1998 -13 was codified in the Taylor Code of Ordinances, Chapter 19 Offenses – Miscellaneous and,

WHEREAS, the City Council, desires to amend the Taylor Code of Ordinances, Chapter 19 Offenses – Miscellaneous, by amending Section 19 - 4 (6) "Noise generally" as set forth in this Ordinance

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. Chapter 19, Section 19 - 4 (6) is amended as follows:

Section 19 – 4 (6) is deleted and shall be replaced with the following: The erection, excavation, demolition, alteration or repair of any building within 500 feet of a residence or lodging, other than between the hours of 7:00 am and 6:00 pm Monday through Friday, 8:00 am and 5:00 pm on Saturday, and 12:00 pm to 5:00 pm on Sunday, except in the case of urgent necessity or in the interest of public safety for which a permit shall be obtained from the city manager, or his designee, prior to any deviation from these hours.

The word "residence" means a person's home, the place where someone lives.

The word "lodging" means a place for temporary sleeping accommodation.

SECTION 3. The Taylor Code of Ordinances, Chapter 19 Offenses – Miscellaneous is amended to add this Ordinance.

SECTION 4. This Ordinance shall take effect immediately after from and after its passage and publication in accordance with the provisions of the Texas Local Government Code.

DRAFT

SECTION 5. If any article, paragraph, or part of a paragraph of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, the same shall not invalidate or impair the validity, force or effect of any other article, paragraph or part of a paragraph of this Ordinance which shall remain in full force and effect.

SECTION 6. All provisions of any Ordinance of the City of Taylor, Texas, in conflict with the provisions of this Ordinance shall be, and the same are hereby repealed, and all other provisions not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 2024-43 was introduced before the Taylor City Council on the 22nd day of August 2024.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2024.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

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. 2024-43 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.

DRAFT

_____
Dianna McLean
City Clerk

DRAFT

City Council Meeting
August 22, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life Economic Vitality

Agenda Item Number: 10.

Agenda Title: **Hold a Public Hearing and introduce Ordinance 2024-38 for a place type zoning change from P2.5 - Large Lot to P3 - Neighborhood at 1120 W Lake Drive.** ***(Applicant has pulled his application)***

Council Action to be Taken: Hold a Public Hearing and introduce Ordinance 2024-38 for a change in place type zoning

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

Hold a Public Hearing and introduce Ordinance 2024-38 for a change in place type zoning

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Hold a Public Hearing and introduce Ordinance 2024-38 for a place type zoning change from P2.5 - Large Lot to P3 -Neighborhood at 1120 W Lake Drive.

See the attached staff report for more details and an assessment of the place type zoning request.

Notification of this zoning request was published in the Taylor Press and individual notification letters were sent to neighboring properties on August 1, 2024. Two residents on Fisher Street have stated that they only received a map and not the letter with the details of the public hearing and dates. These two residents did not receive the correct two-sided printout that included the map and the letter. These two residents did attend the public hearing at the Planning and Zoning Commission meeting on August 13, 2024.

On August 12, 2024, all the neighboring properties were re-notified with the two-sided printout that included the map and the letter giving information for the public hearing at the City Council meeting.

3. PROS and CONS

PROS	CONS
• Complies with the intent of the Comprehensive Plan and Land Development Code	•

4. RECOMMENDATION

At their meeting on August 13, 2024, the Planning and Zoning Commission recommended postponing this zoning request until the neighboring properties were re-notified with the correct notification.

All neighboring properties within 200 feet of the application site were sent re-notification letters on August 12, 2024, prior to the public hearing at the City Council meeting on August 22, 2024

5. FUNDING SOURCE

n/a

6. TIMELINE

Planning and Zoning Commission Public hearing and recommendation to City Council - August 13, 2024
City Council public hearing and introduce ordinance - August 22, 2024
City Council consider ordinance - September 12, 2024

7. OTHER OPTIONS

n/a

8. ATTACHMENTS

None

City Council Meeting
August 22, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life Economic Vitality

Agenda Item Number: 11.

Agenda Title: **Hold a public hearing and introduce Ordinance 2024-39 for a Special Use Permit to allow lodging without a full time, on-site operator located at 520 W. 10th Street.**

Council Action to be Taken: Hold a public hearing and introduce Ordinance 2024-39

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

Hold a public hearing and introduce Ordinance 2024-39

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The request for a Special Use Permit aims to allow the owner to use the property as a short-term rental without a full-time, on-site operator.

The applicant has experience managing a short-term rental without a full-time operator in other cities in Texas. The applicant is available to tenants 24/7 and screens potential tenants before renting the properties. The applicant has stated that exterior cameras and alarms will be provided on site.

The proposed short-term rental of this property by this applicant will need to comply with all performance and compatibility standards of Section 5.9 of the LDC.

Previous Special Use Permits for short-term rentals without a full-time, on-site operator in similar locations within a residential neighborhood have been approved with a 3-year time limit. This time limit was to allow an opportunity for any potential nuisances to be reviewed as part of the renewal of a Special Use Permit.

See staff report attached for additional details

3. PROS and CONS

PROS	CONS
• Helps to provide a variety of accomodation options with economic development benefits	• Possible impact on neighboring properties

4. RECOMMENDATION

The Planning and Zoning Commission recommended approval for the special use permit with a 3-year time limit.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission Public hearing and recommendation to City Council - August 13, 2024
City Council public hearing and introduce ordinance - August 22, 2024
City Council consider ordinance - September 12, 2024

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. _08_PZ-2024-2213_520 W. 10th Street SUP Staff Report_rev
2. _08a_PZ-2024-2213_520 W 10th SUP_LOI
3. _08b_PZ-2024-2213_510 W 10th SUP_Survey from Applicant
4. _08c_PZ_2024_2213_Location Map
5. _08d_PZ_2024_2213_Current Zoning
6. _08e_PZ-2024-2213_Proposed Zoning
7. _08f_PZ_2024_2213_Growth Sector
8. _08g_PZ_2024_2213_Future Land Use
9. _08h_PZ_2024_2213_Notification Map
10. _08i_PZ-2024-2213_510 W 10th SUP Ordinance 2024-39 (1)
11. _08i1_PZ-2024-2213_510 W 10th SUP_Survey from Applicant - Exhibit A
12. _08i2_PZ-2024-2213_Proposed Zoning - Exhibit B
13. Powerpoint CC PZ 2024 2213

City of Taylor

PZ-2024-2213

Special Use Permit

Staff Report

Item Details

Subject Property:	520 W. 10th Street
Total Acreage:	Approximately 0.37 acres
Legal Description:	Approximately 0.37 acres of land generally located at 520 W 10th Street, Murphy Addition, Block 7, Lot 1, and 2(S/PT), more particularly described by the Williamson Central Appraisal District Parcel R017961, Taylor, Williamson County, Texas.
Property Owner:	Jared West
Request:	A request to obtain a Special Use Permit to use the property as lodging (short-term rental) without a full time, on-site operator.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property is a one-story single-family home located at the northeast corner of Davis Street and W. 10th Street. The applicant is requesting a Special Use Permit to allow lodging (short-term rental) without a full-time, on-site operator. The Land Development Code (LDC) allows for lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator in Place Type P3- Neighborhood (Section 5.2.2.1 (1) (c)).

Location:

The subject property is located at 520 W. 10th Street at the northeast corner of Davis Street and West 10th Street.

Physical and Natural Features:

The subject property consists of a 0.37-acre corner lot with a single-family home, detached garage and a shed, in an established traditional neighborhood of single-family homes.

Growth Sector Designations:

The subject property is located within the Infill Neighborhood Sector (G-4). The Infill Neighborhood Sector consists of areas within the city that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density.

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Neighborhood Infill. Neighborhood Infill represents existing developed areas in Taylor that have access to existing streets and utility infrastructure. Infill development is anticipated to fill in vacant and underutilized lots within the City of Taylor. These areas are anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. In addition to housing infill neighborhoods accommodate smaller neighborhood-oriented retail and services.

The subject property is currently zoned Place Type P3 - Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (section 5.2.2.1 (1) (c)). This district generally includes low-density residential areas.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Home
South	P3	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Home
East	P3	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Home
West	P3	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Home

Transportation

The subject property gains access off Sycamore Street on the west lot line and fronts W. 10th Street.

Utilities

The subject property is located within the City of Taylor water and wastewater CCN. There is a 6-inch water line located on 10th Street and an 8-inch water line located on Davis Street. There is a 6-inch wastewater line located on 10th Street and on Davis Street.

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 zoning map amendment request. Twenty-nine (29) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, July 28, 2024.

Staff Analysis

The request for a Special Use Permit aims to allow the owner to use the property as a short-term rental without a full-time, on-site operator.

The applicant has experience managing a short-term rental without a full-time operator in other cities in Texas. The applicant is available to tenants 24/7 and screens potential tenants before renting the properties. The applicant has stated that exterior cameras and alarms will be provided on site.

The proposed short-term rental of this property by this applicant will need to comply with all performance and compatibility standards of Section 5.9 of the LDC.

Previous Special Use Permits for short term rentals without a full- time on- site operator in similar locations within a residential neighborhood have been approved with a 3-year time limit. This time limit was to allow an opportunity for any potential nuisances to be reviewed as part of the renewal of a Special Use Permit.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested Special Use Permit.

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 Special Use Permit consistent with the Comprehensive Plan?

- The Special Use Permit request is consistent with the Comprehensive Plan.

Is the Special Use Permit compatible with the surrounding area?

- The use is compatible with the area.

Does the Special Use Permit promote the public health, safety, or general welfare?

- Staff analysis determined that the subject property is in accord with the Planning Principles and Policy Guide in the Comprehensive Plan that aims 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?

- Public utilities are available in the area.

Do current conditions indicate that a Special Use Permit is necessary?

- Conditions do indicate that a Special Use Permit is necessary to allow lodging without a full-time, on-site operator.

Attachments:

1. Letter of Intent from Applicant
2. Survey from Applicant
3. Location Map
4. Existing Zoning Map
5. Proposed Zoning Map
6. Growth Sectors Map
7. Future Land Use Map
8. Notification Map
9. Draft Ordinance
    a. Exhibit A – Survey
    b. Exhibit B – Proposed Zoning Map

Authentisign ID: 018EC019-E83A-EF11-86D4-6045BDEF834A

Jared John West
520 W. 10th St.
Taylor, TX 76574
West4re@gmail.com

July 5, 2024

Courtney Peres
Planning Manager, Development Services
City of Taylor
400 Porter Street
Taylor, TX 76574

Dear Mrs. Peres:

I am submitting this letter of intent to have my house used as a short time rental in the Airbnb platform.

My property is located at:

Marigold Manor
520 West 10th St.
Taylor, TX 76574

Owning several properties in town, has helped me oversee the rate of growth that the City of Taylor is going through. I truly believe that by having more options available as short time rentals, will help the city have the availability for current and future tourism.

One of the homes we own is the “West Mansion”, formerly the “Clark Mansion” and “Booth Mansion”, located at 2112 W. Lake Drive. I bought that property back in 2017 along with my parents and fabulously restored it. It was in the Taylor Historical Tour in 2022, the neighbors loved the property.

I personally own another house that is being used as a short-term rental in the City of San Antonio. I manage the house and keep control over how the house is used to help the tenants have a great experience while visiting, and avoiding any inconveniences to the neighborhood while the house is rented.

I am currently working in having the house ready. I have invested more than $35,000 in new landscaping, irrigation, and new driveways. I truly believe this home is a prize in the neighborhood.

I manage my properties and keep control of the tenants that use our houses. I do extensive background checks on guests through a system we have called “Forwarn”, to have a piece of mind on the tenants using the Property.

Authentisign ID: 018EC019-E83A-EF11-86D4-6045BDEF834A

The Property will be operating without a full time onsite operator, I am fully reachable 24/7 through the short term rental platform. In addition, we have exterior cameras and an alarm system to keep the perimeters of the house secure. For parking, the house has a long driveway that can fit up to 7 cars, and two additional parking spaces in front of the garage. We do not intend in having more than a few guests at a time since the house is only a 3 bedroom.

I am projecting to be ready for operations and have the property in the Airbnb platform as soon as the permits are approved.

If you have any questions or concerns, please do not hesitate to reach out to my phone number provided.

Respectfully,

AuthentiSIGN
Jared West 07/05/24

Jared John West
(512)296-0669

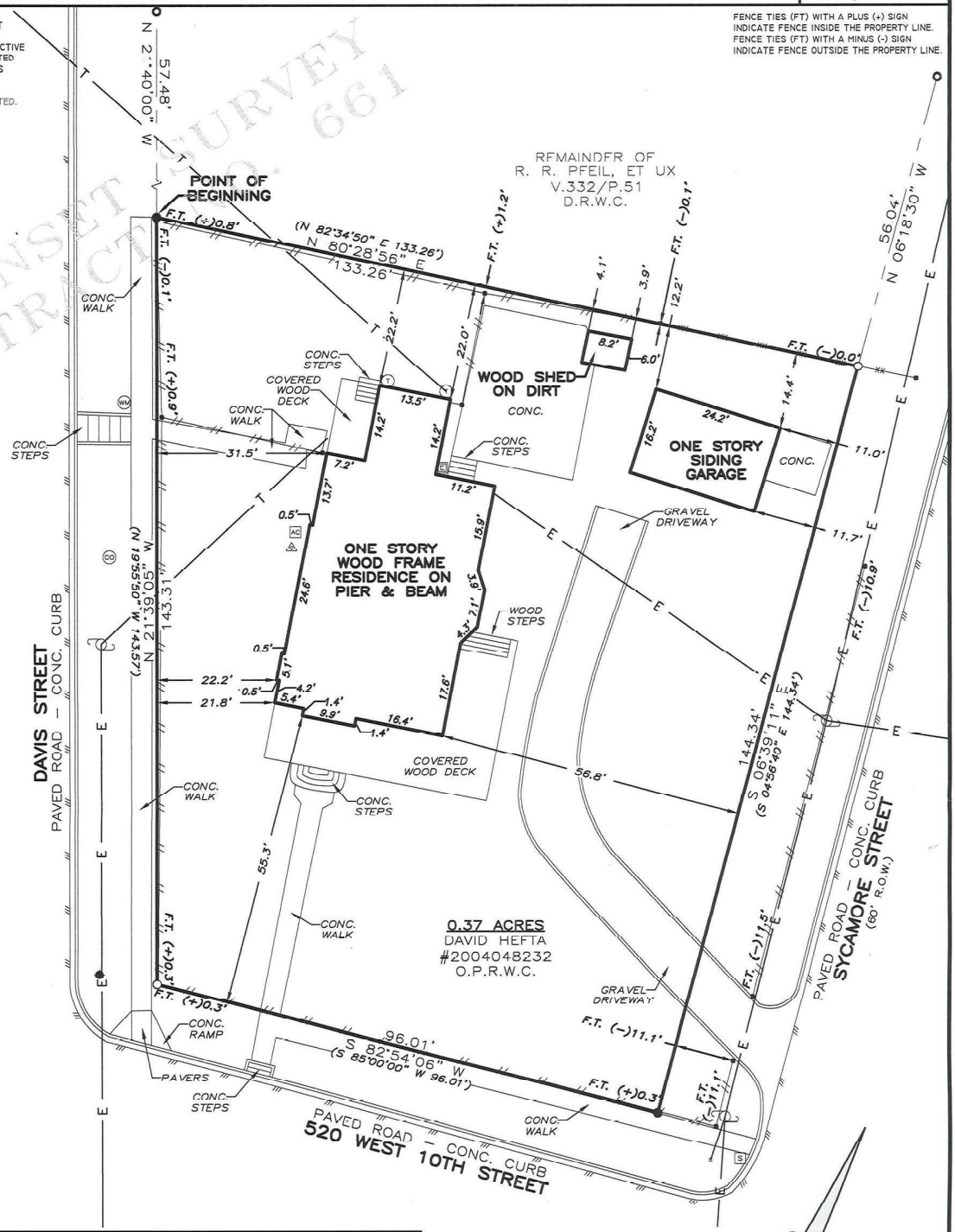
BEING 0.37 ACRES OF LAND, MORE OR LESS, OUT OF THE J. WINSET SURVEY, ABSTRACT NO. 661, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 1 AND A PORTION OF LOT 2, BLOCK 7, OF MURPHY ADDITION TO THE CITY OF TAYLOR, SAID PLAT RECORDED IN CABINET A, SLIDE 4A, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO BEING THAT TRACT CONVEYED TO DAVID HEFTA, BY DEED RECORDED IN DOCUMENT NO. 2004048232, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

JOB NO: 190970
DRAWN: RCG
F.C.: .IN/CR

RESTRICTIVE COVENANTS:
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT #19-433435-SP, EFFECTIVE DATE OF JULY 31, 2019 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY.

NO SURVEY RELATED MATTERS LISTED.

FENCE TIES (FT) WITH A PLUS (+) SIGN INDICATE FENCE INSIDE THE PROPERTY LINE. FENCE TIES (FT) WITH A MINUS (-) SIGN INDICATE FENCE OUTSIDE THE PROPERTY LINE.



LEGEND			
●	1/2" IRON ROD FOUND	E	ELECTRIC
○	1" BOLT FOUND	FH	FIRE HYDRANT
○	1/2" IRON ROD SET WITH PINK CAP STAMPED "TLS"	GM	GAS METER
///	PAVEMENT	S	SIGN
●	FENCE POST	T	TELEPHONE
—XX—	CHAIN LINK FENCE	WM	WATER METER
—//—	WOOD FENCE	( )	RECORD INFORMATION
	UTILITY POLE	CONC.	CONCRETE
	GUY ANCHOR	R.O.W.	RIGHT-OF-WAY
— E —	ELECTRIC LINES	D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
— T —	TELEPHONE LINES	O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
AC	AIR CONDITIONER		
CO	CLEANOUT		

Scale: 1" = 20'
BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/93, TEXAS CENTRAL ZONE.

CERTIFY TO: CAPITAL TITLE / FIRST NATIONAL TITLE INSURANCE COMPANY / JOHN HARVIE STENDAHL AND MELODY MAY STENDAHL / GF# 19-433435-SP

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

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THIS AREA DOES NOT APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48491C0535E, DATED SEPT. 26, 2008, THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.

Texas Land Surveying, Inc.
–A Land Surveying and Geoscience Firm–
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax www.texas-ls.com
TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

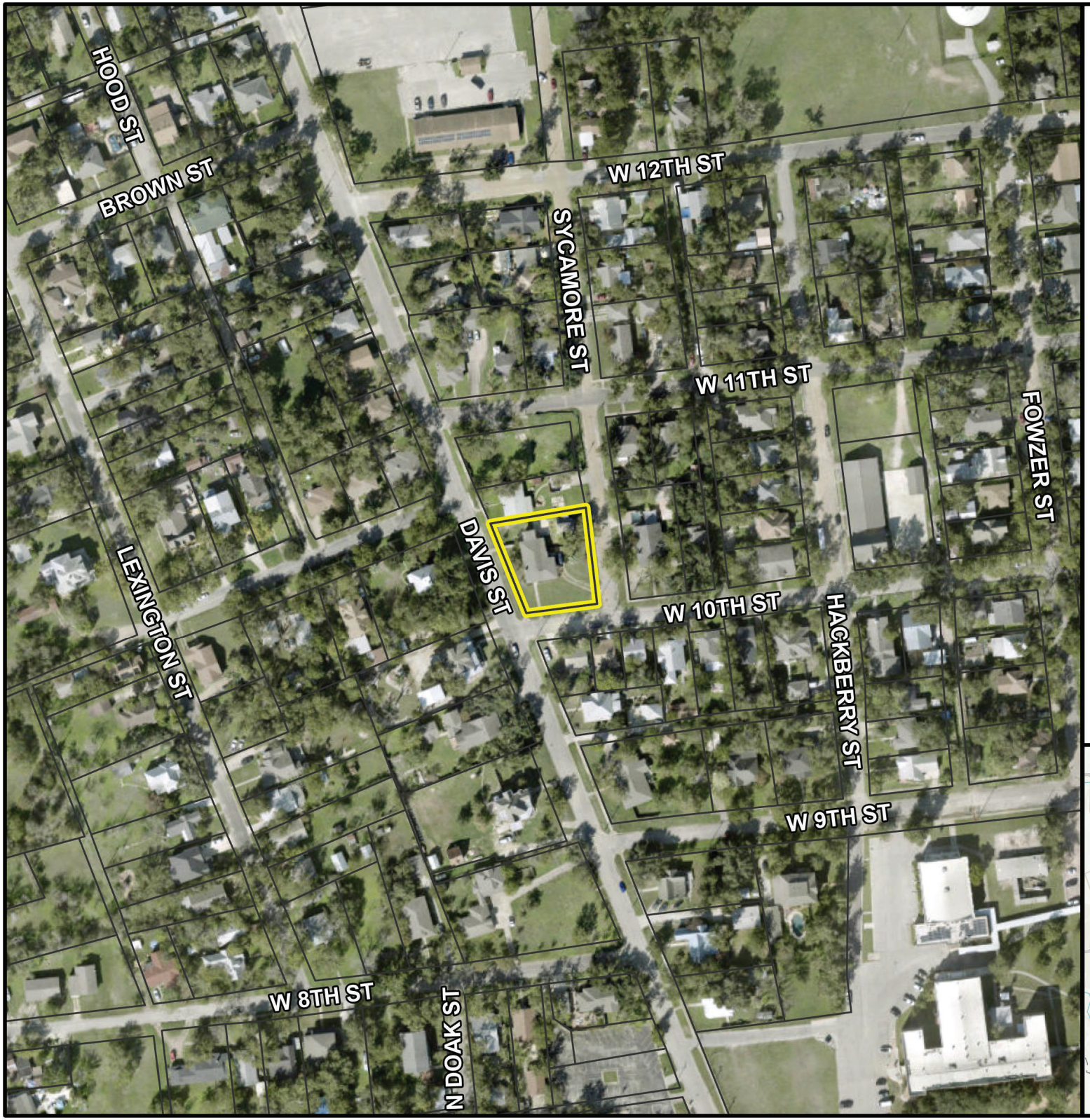
STATE OF TEXAS
KENNETH LOUIS CRIDER
5824
PROFESSIONAL LAND SURVEYOR

Witness my hand and seal this the 19th Day of August, 2019 A.D.

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

PAGE 2 OF 2
EXHIBIT TO ACCOMPANY FIELD NOTES

© COPYRIGHT 2019 BY TEXAS LAND SURVEYING, INC. THIS SURVEY PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN 90 DAYS OF THE COMPLETION OF THE SURVEY.



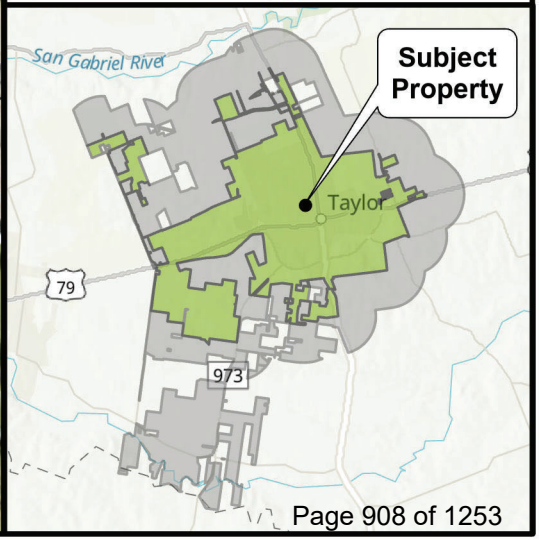
Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2213

520 W 10th Street
Special Use Permit
Location Map
Approximately 0.37 acres

City Limits
Subject Property
Parcels

N 0 200 400
Feet





PZ-2024-2213

520 W 10th Street
Special Use Permit
Current Zoning Map
Approximately 0.37 acres

- City Limits
- Subject Property
- Parcels

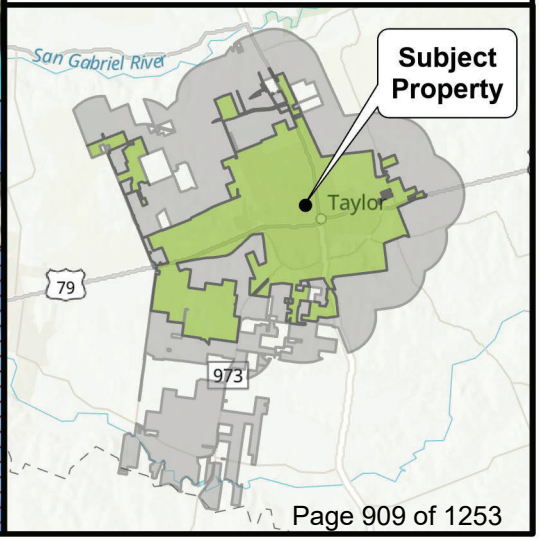
Overlay Zoning

- Planned Development Overlay
- Special Use Permit

Place Type Zoning

- P3: Neighborhood
- P4: Mix
- CS: Civic Space

N 0 150 300
Feet





Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2213

520 W 10th Street
Special Use Permit
Proposed Zoning Map
Approximately 0.37 acres

- City Limits
- Subject Property
- Parcels

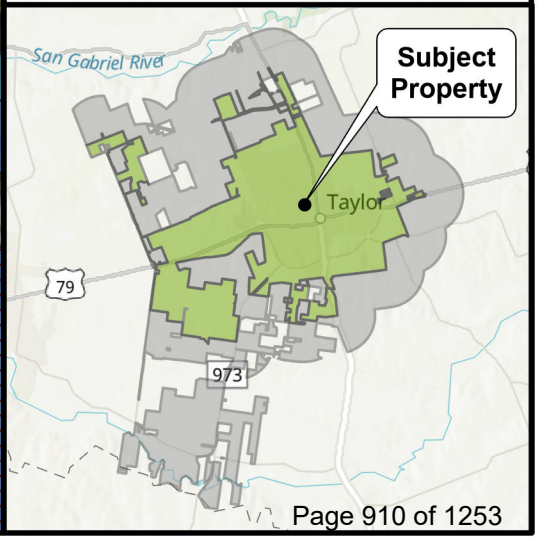
Overlay Zoning

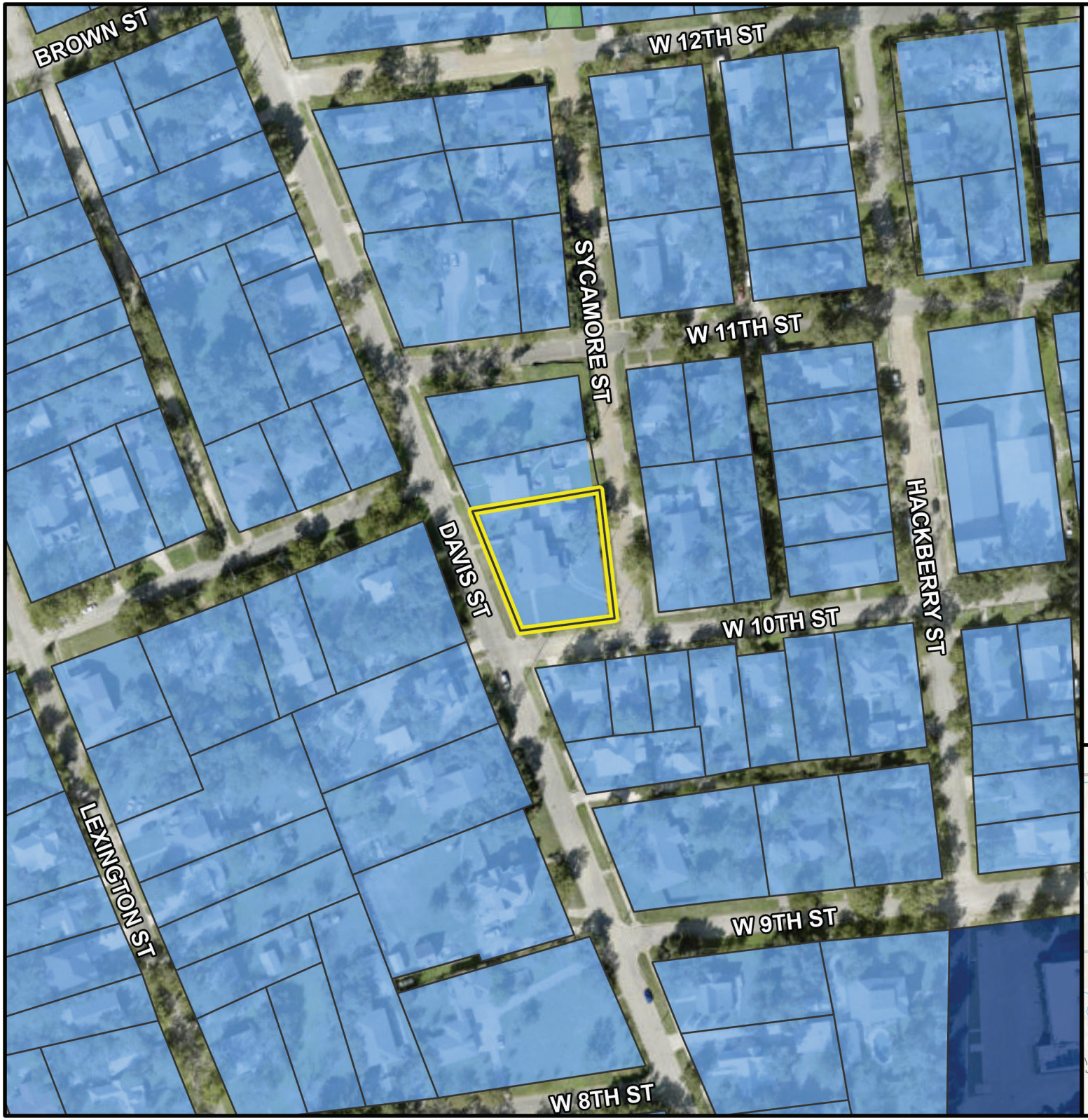
- Planned Development Overlay
- Special Use Permit

Place Type Zoning

- P3: Neighborhood
- P4: Mix
- CS: Civic Space

N 0 150 300
Feet





Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2213

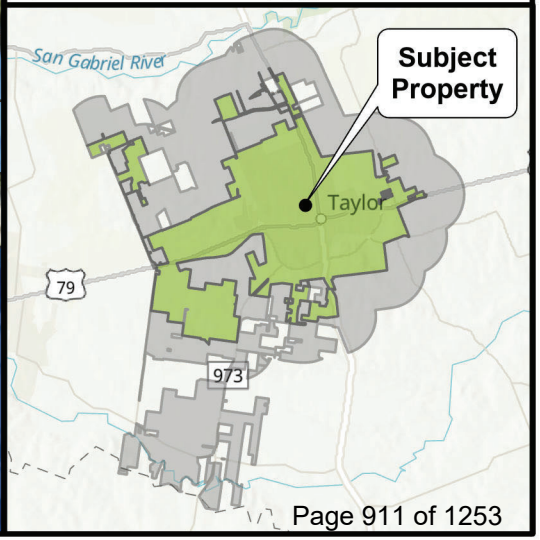
520 W 10th Street
Special Use Permit
Growth Sector Map
Approximately 0.37 acres

- City Limits
- Subject Property
- Parcels

Growth Sector

- Preserved Open Sector (O-1)
- Infill Neighborhood Sector (G-4)
- Infill Growth Sector (G-5)

N 0 150 300
Feet





PZ-2024-2213

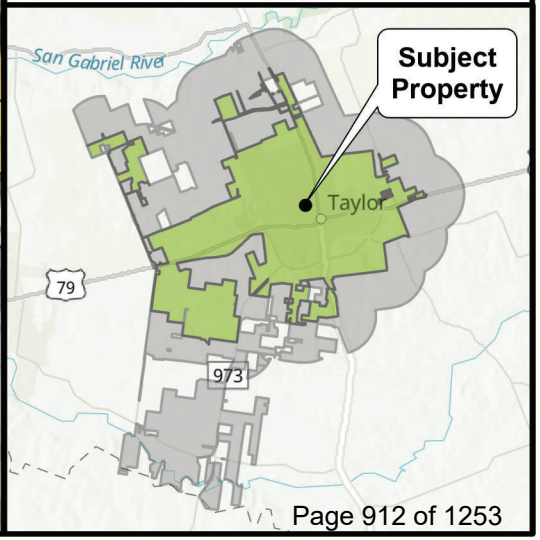
520 W 10th Street
Special Use Permit
Future Land Use Map
Approximately 0.37 acres

- City Limits
- Subject Property
- Parcels

Future Land Use

- Neighborhood Infill
- Market: Neighborhood
- Open Space

N 0 150 300
Feet





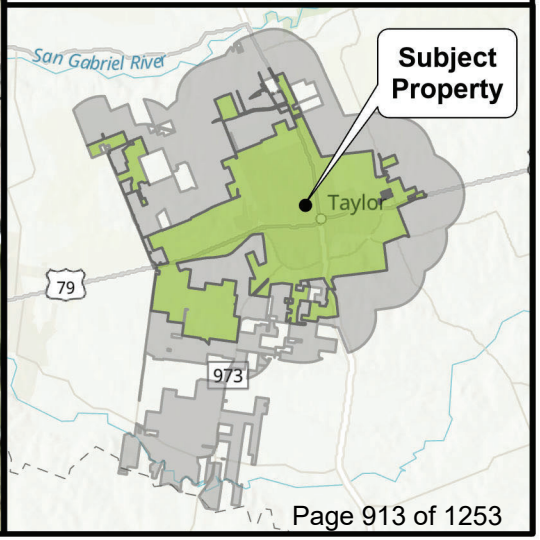
Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2213

520 W 10th Street
Special Use Permit
Notification Map
Approximately 0.37 acres

- City Limits
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 200 400
Feet



ORDINANCE NO. 2024-39

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR LODGING WITHOUT A FULL TIME, ON-SITE OPERATOR, LOCATED AT 510 W. 10TH STREET, LEGALLY DESCRIBED AS APPROXIMATELY 0.37-ACRE TRACT OF LAND OUT OF THE MURPHY ADDITION, BLOCK SEVEN, SOUTHERN PART OF LOT 1 AND 2, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R017691, TAYLOR, WILLIAMSON COUNTY, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIAL USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on August 22, 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 request a Special Use Permit for lodging without a full time, on-site operator, which is a use required to obtain a Special Use Permit to grant approval within the P3 – Neighborhood Place Type zoning district; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 13, 2024, to consider the Special Use Permit request, and recommended the Special Use Permit with a three (3) year renewal requirement to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Special Use Permit.

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 Property is approved for a Special Use Permit to allow lodging without a full-time, on-site operator.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Special Use Permit for the Property as shown in Exhibit "B" attached hereto for all purposes.

SECTION 4. This Ordinance will expire three (3) years from the date of adoption of this Ordinance and will be reviewed for neighborhood compatibility at that time. Any renewal of this Special Use Permit will require approval from the City Council and the City Council shall review and address any code enforcement issues reported in the intervening three (3) years, if any.

SECTION 5. 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 6. 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.

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 2024-39 was introduced before the Taylor City Council on the 22nd day of August, 2024.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2024.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

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. 2024-39, 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

EXHIBIT A

(Metes & Bounds/Legal Description/Survey)

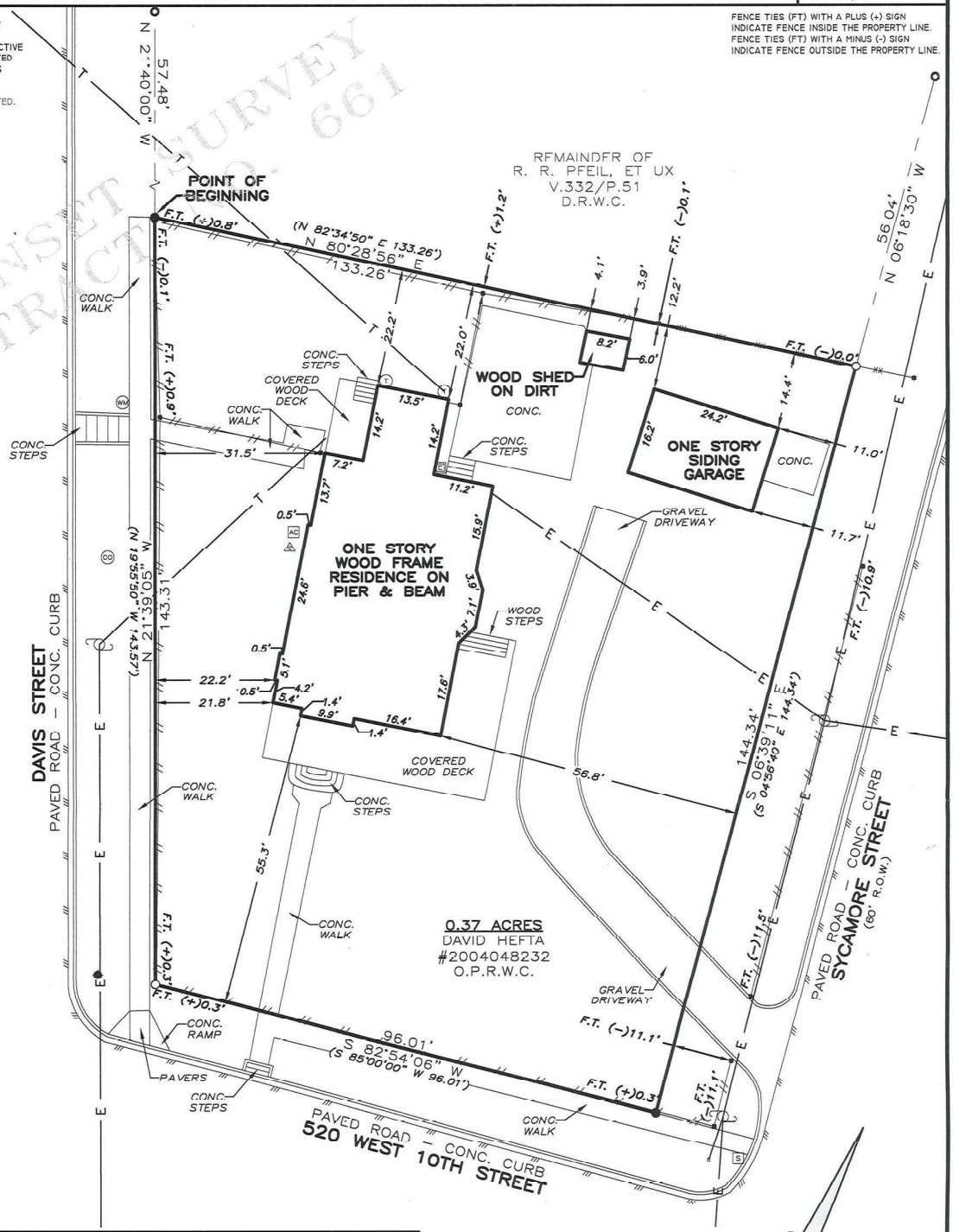
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JOB NO: 190970
DRAWN: RCG
F.C.: .IN/CR

RESTRICTIVE COVENANTS:
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT #19-433435-SP, EFFECTIVE DATE OF JULY 31, 2019 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY.

NO SURVEY RELATED MATTERS LISTED.

FENCE TIES (FT) WITH A PLUS (+) SIGN INDICATE FENCE INSIDE THE PROPERTY LINE.
FENCE TIES (FT) WITH A MINUS (-) SIGN INDICATE FENCE OUTSIDE THE PROPERTY LINE.



LEGEND			
●	1/2" IRON ROD FOUND	E	ELECTRIC
○	1" BOLT FOUND		FIRE HYDRANT
○	1/2" IRON ROD SET WITH PINK CAP STAMPED "TLS"		GAS METER
///	PAVEMENT	S	SIGN
●	FENCE POST	T	TELEPHONE
—XX—	CHAIN LINK FENCE	WM	WATER METER
—//	WOOD FENCE	( )	RECORD INFORMATION
	UTILITY POLE	CONC.	CONCRETE
	GUY ANCHOR	R.O.W.	RIGHT-OF-WAY
— E —	ELECTRIC LINES	D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
— T —	TELEPHONE LINES	O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
AC	AIR CONDITIONER		
CO	CLEANOUT		

Scale: 1" = 20'
BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/93, TEXAS CENTRAL ZONE.

CERTIFY TO: CAPITAL TITLE / FIRST NATIONAL TITLE INSURANCE COMPANY / JOHN HARVIE STENDAHL AND MELODY MAY STENDAHL / GF# 19-433435-SP

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

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THIS AREA DOES NOT APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48491C0535E, DATED SEPT. 26, 2008, THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.

Texas Land Surveying, Inc.
–A Land Surveying and Geoscience Firm–
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax www.texas-ls.com
TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

STATE OF TEXAS
KENNETH LOUIS CRIDER
5824
PROFESSIONAL LAND SURVEYOR

Witness my hand and seal this the 19th Day of August, 2019 A.D.

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PAGE 2 OF 2
EXHIBIT TO ACCOMPANY FIELD NOTES

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Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2213

520 W 10th Street
Special Use Permit
Proposed Zoning Map
Approximately 0.37 acres

- City Limits
- Subject Property
- Parcels

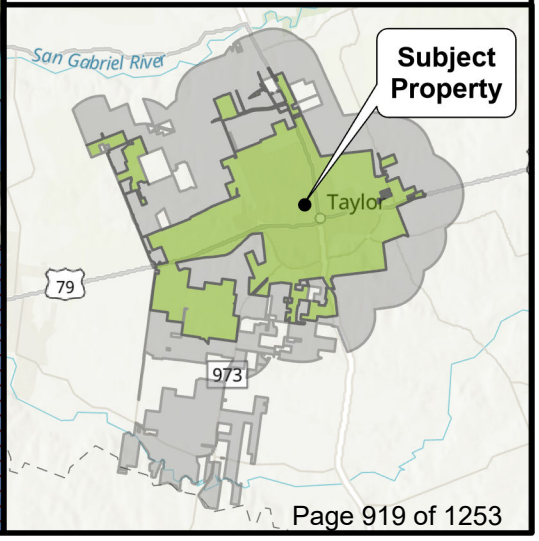
Overlay Zoning

- Planned Development Overlay
- Special Use Permit

Place Type Zoning

- P3: Neighborhood
- P4: Mix
- CS: Civic Space

N 0 150 300
Feet



City of Taylor
City Council

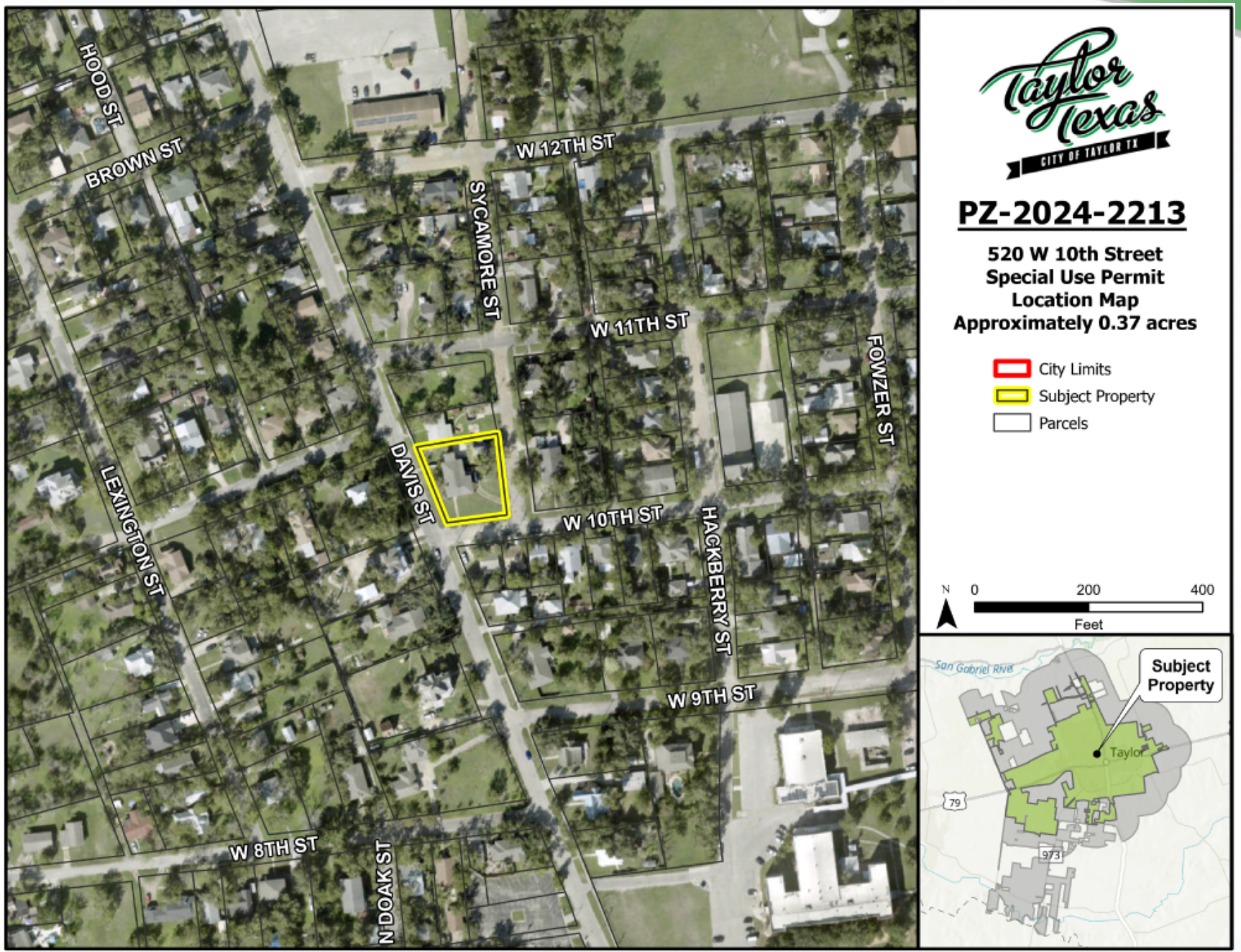
August 22, 2024

PZ-2024-2213

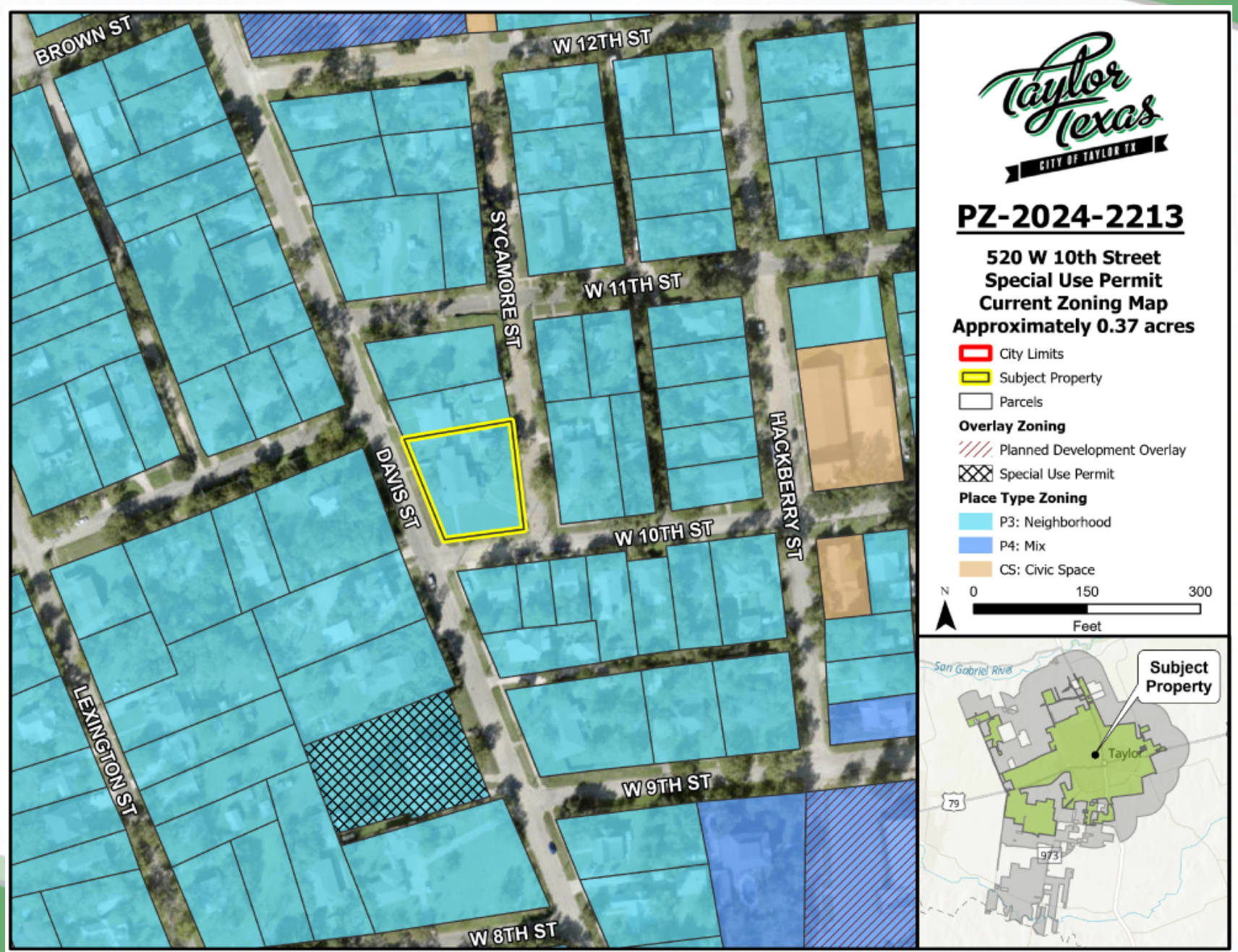
Special Use Permit

520 W. 10th Street

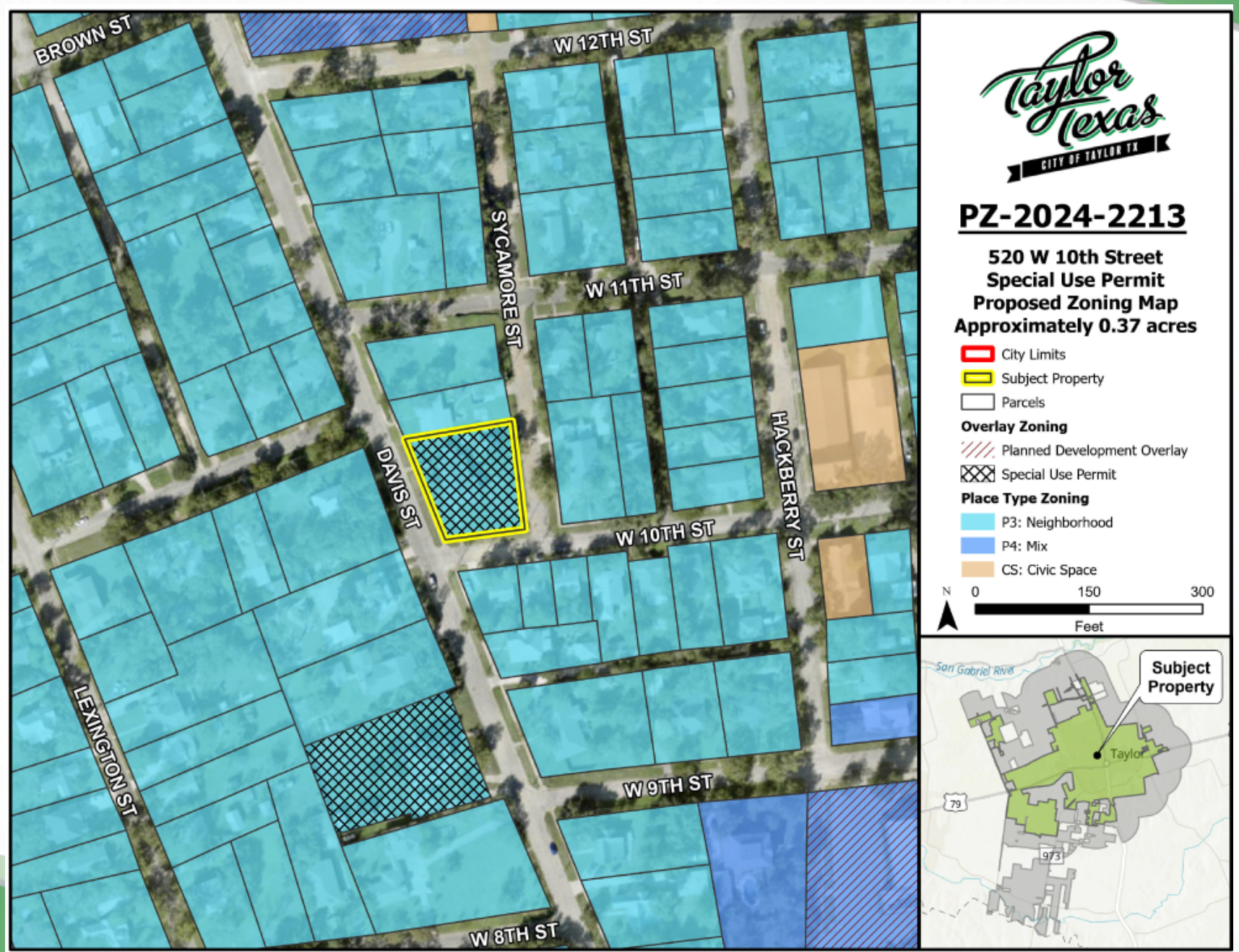
Location Map



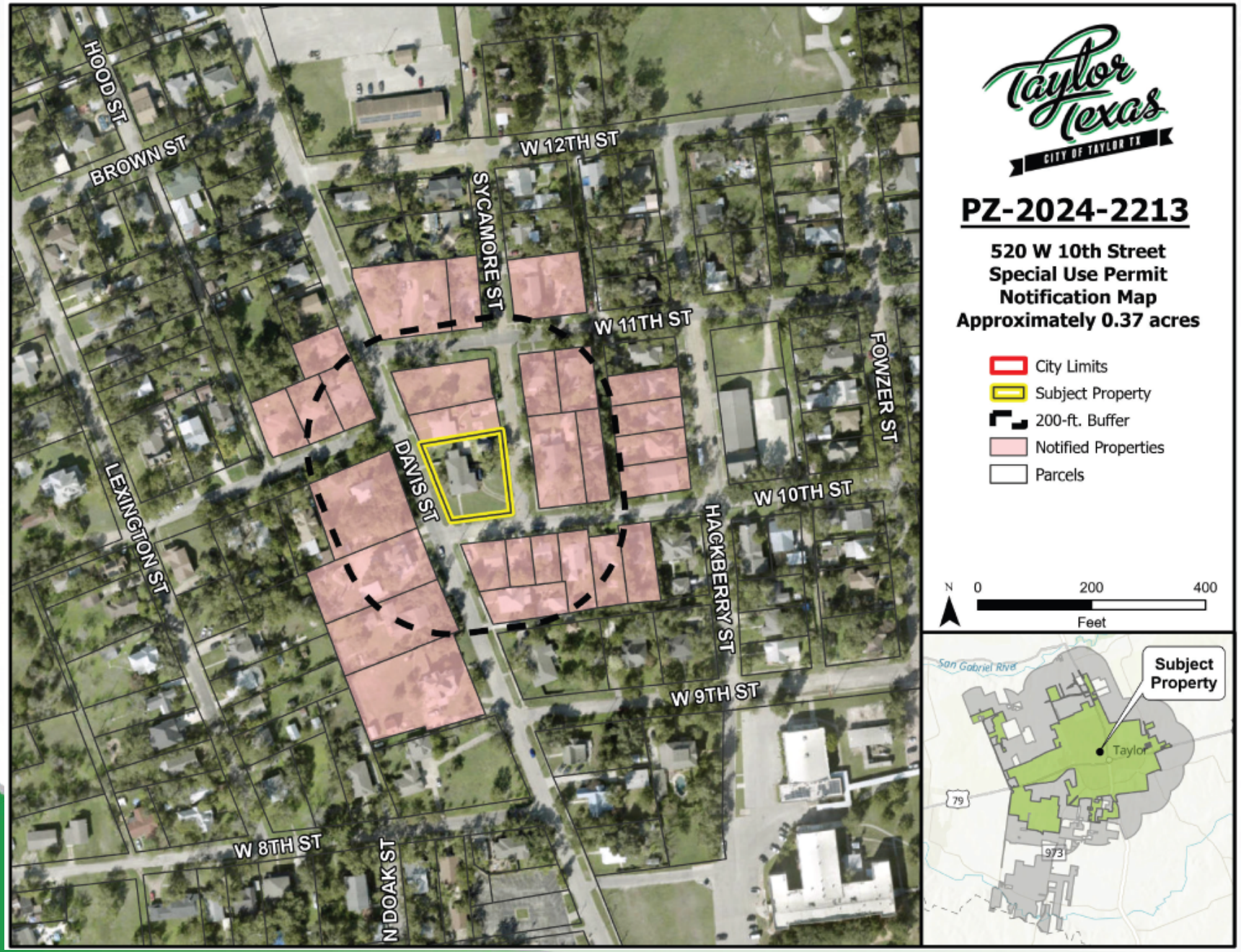
Existing Place Type Zoning



Proposed Place Type Zoning



Notification Map



- 14 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero responses in opposition or approval of the request from the notified parties.

Planning & Zoning Commission Recommendation

Planning and Zoning Commission recommends **Approval** of the Special Use Permit to allow lodging without a full-time, on-site operator with a 3 year time limit.

City Council Meeting
August 22, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life Economic Vitality Streets/Infrastructure

Agenda Item Number: 12.

Agenda Title: **Hold a public hearing and introduce Ordinance 2024-40 regarding a request for an Employment Center Plan referred to as Taylor 50, generally located at 369C CR 395.**

Council Action to be Taken: Hold a public hearing and introduce Ordinance 2024-40 regarding a request for an Employment Center Plan

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

Hold a public hearing and introduce Ordinance 2024-40 regarding a request for an Employment Center Plan

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The applicant is requesting an Employment Center Plan to allow for industrial and civic space use on the subject property. The current zoning, EC – Employment Center Place Type, requires that specific development standards be determined to meet the needs of the proposed development at the time of application through an Employment Center Plan for the subject property. The City's Land Development Code states that the EC Place Type is meant to be used for job creation centers and building forms that do not fit within the character of the other Place Types.

See the attached staff report for more details

3. PROS and CONS

PROS	CONS
• Complies with the intent of the Comprehensive Plan and the Land	•

Development Code	

4. RECOMMENDATION

At their meeting on August 13, 2024, the Planning and Zoning Commission recommended approval to the Employment Center Plan.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission Public hearing and recommendation to City Council - August 13, 2024
City Council public hearing and introduce ordinance - August 22, 2024
City Council consider ordinance - September 12, 2024

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. _09_PZ-2023-1997_Taylor 50 ECP Staff Report_rev
2. _09a_PZ-2023-1997_Taylor 50 ECP_LOI
3. _09b_PZ-2023-1997_Taylor 50 ECP Location Map
4. _09c_PZ-2023-1997_Taylor 50 ECP Current Zoning
5. _09d_PZ-2023-1997_Taylor 50 ECP Proposed Zoning
6. _09e_PZ-2023-1997_Taylor 50 ECP Growth Sector
7. _09f_PZ-2023-1997_Taylor 50 ECP Future Land Use
8. _09g_PZ-2023-1997_Taylor 50 ECP Floodplain Map
9. _09h_PZ-2023-1997_Taylor 50 ECP Notification Map
10. _09i_PZ-2023-1997_Taylor 50 ECP Ordinance 2024-40 (1)
11. _09j1_PZ-2023-1997_Taylor 50 ECP Metes and Bounds - Exhibit A
12. _09j2_PZ-2023-1997_Taylor 50 ECP Plan - Exhibit B
13. Presentation CC PZ 2023 1997

City of Taylor
PZ-2023-1997
Employment Center Plan
Staff Report

Item Details

Subject Property:	369C CR 395
Total Acreage:	Approximately 49.913 acres
Legal Description:	Approximately 49.913 acres of land located in the James C. Eaves Survey, Abstract No. 213, in City of Taylor, Williamson County, Texas.
Applicant:	Eric Beals, Viewpoint Engineering
Property Owner(s):	Prakash Patel, Taylor 49 LLC
Request:	A request for an Employment Center Plan
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant is requesting an Employment Center Plan to allow for industrial and civic space uses on the subject property.

The current zoning, EC – Employment Center Place Type, requires that specific development standards be determined to fit the needs of the proposed development at time of application through an Employment Center Plan for the subject property. The City's Land Development Code states that the EC Place Type is meant to be used for job creation centers and building forms that do not fit within the character of the other Place Types.

The applicant chose to work with the City's design consultant, Michael Watkins Architect, to furnish the applicant and the city with an Employment Center Plan to address development standards, civic spaces, and frontage types. The plan (see attached) contains:

- A Regulating Plan that identifies Place Types, Primary and Secondary frontages, design-specific standards, and provides general standards that specify:
    - The approval of this plan is conditioned on the approval of any applicable permits related to wetland and floodplain on this property; and
    - Three years after the adoption of this Employment Center Plan, if the applicant can demonstrate a lack of market demand for the Building Types and uses permitted in this plan, then an amendment to this Employment Center Plan may be considered to allow additional Place Types, such as P5, Building Types, such as Large Apartments, and Residential uses.

The applicant, city staff, and Michael Watkins and his team of urban designers met to collaboratively conduct a design charette the week of May 27, 2024. During that week a

Employment Center Plan was developed and after the charette, the development standards for the Employment Center Plan were prepared and have been reviewed and finalized by staff and the applicant. The proposed plan closely aligns with the City's Small Area Plan for the Special Employment District – North, the City's long-term goals and will help the city meet the growing demand for industrial/warehouse space and bring more jobs to the city.

Location:

The subject property is generally located along CR 395, northeast of the intersection of US 79 and CR 101.

Physical and Natural Features:

The subject property is vacant land that is relatively flat and devoid foliage with a drainage channel and floodplain along the southern edge of the property. A gas easement exists along the eastern edge of the property, a drainage easement along the southern and western edges of the property, and an electric easement along the north edge of the property adjacent to CR 395.

Growth Sector Designations:

The subject property is located within the Controlled Growth Sector Tier I (G-2.1)

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. (Envision Taylor Comprehensive Plan page 50).

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Special Employment District.

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 Specific Land Use per the Small Area Plan – Special Employment District North (SAP-SED North) is Employment: Industrial and Office uses. The SAP-SED North plan was developed to further enhance the recommendations of Envision Taylor Comprehensive based on specific area/site conditions. In the SAP-SED North plan large parcels of generally flat land in the study area such as the subject property are reserved for large Industrial uses and may include office uses as well.

The subject property is currently zoned EC - Employment Center. This district typically provides for job creation centers and building forms that do not fit within the character of the other Place Types.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	ETJ	Future Growth Tier I (G-1)	Area of Minimal Change	Vacant
South	EC: Employment Center	Controlled Growth Sector Tier I (G-2.1)	Employment – Special Zone (Industrial & Office)	Vacant
East	EC: Employment Center	Controlled Growth Sector Tier I (G-2.1)	Employment – Special Zone (Industrial & Office)	Vacant
West	EC: Employment Center	Controlled Growth Sector Tier I (G-2.1)	Employment – Special Zone (Industrial & Office)	Vacant

Transportation

The subject property gains access off County Road 395.

The SAP-SED North identifies CR 395 as an Industrial Boulevard with a 90-foot right-of-way.

Utilities

The subject property is located within the Jonah Water SUP Water CCN, and an extension of sewer infrastructure will bring the subject property into the City of Taylor Sewer CCN. Currently there is a 24-inch water main along Lorax Lane to the east of the subject property and a 16-inch waterline along US 79 to the south of the subject property.

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. Ten (10) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, July 28, 2024.

Staff Analysis

Upon analyzing the request for an Employment Center Plan for industrial and office uses in the EC: Employment Center Place Type, the proposed plan is consistent with the intended Place Type development of the surrounding area. The Employment Center Plan request is consistent with the following Land Use Policies in Envision Taylor Comprehensive Plan:

- LU5 – New buildings and developments should be constructed in a way that they can be repurposed over time and as market conditions change.
    - The large-scale development can be repurposed over time to accommodate a variety of different end users.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the requested employment center plan.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for a Employment Center Plan and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a Employment Center Plan request, the Planning and Zoning Commission members consider the following factors:

Is the Employment Center Plan consistent with the Comprehensive Plan?

- The EC Plan request is consistent with the Comprehensive Plan. The applicant would like to use the property for mix of office and industrial consistent with Employment: Special Zone land use designation as well as the SAP-SED North land use designation.

Is the Employment Center 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 Employment Center Plan promote the public health, safety, or general welfare?

- Staff analysis determined that the proposed EC 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?

- Currently there is a 24-inch water main along Lorax Lane to the east of the subject property and a 16-inch waterline along US 79 to the south of the subject property. Extension of infrastructure to the subject property will need to occur over time.

Do current conditions indicate that an Employment Center Plan is necessary?

- The Taylor Land Development Code requires an Employment Center Plan on the subject property before any development permits can be considered.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Current Zoning Map
4. Proposed Zoning Map
5. Growth Sectors Map
6. Future Land Use Map
7. Floodplain Map
8. Notification Map
9. Draft Ordinance
    a. Exhibit A – Survey
    b. Exhibit C – Employment Center Plan
    c. Exhibit B – Proposed Zoning Map

2121 E. 6th St.
Austin, TX 787o2
Phone: 512-779-9464
ebeals@viewpointengineering.com

RE: Employment Center Plan Application for City of Taylor

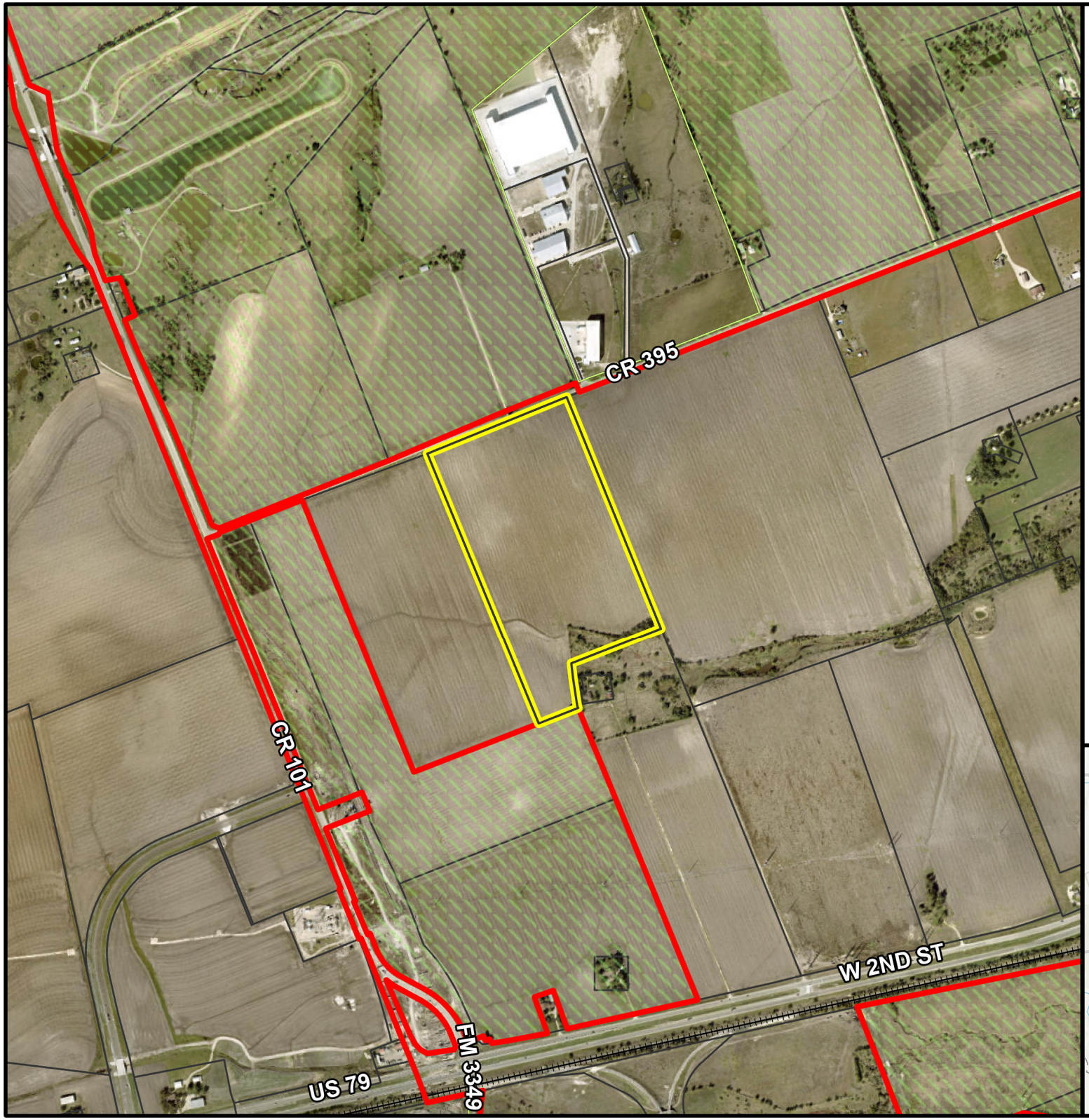
Brenda Joyas,

On behalf of HWY79TAYLOR LLC, it is my sincere pleasure to present an application for an Employment Center Plan to the City of Taylor. The proposed Employment Center land use will be Industrial/ Mixed Use. The proposed plan is in compliance with the comprehensive plan and LDC. The special needs of the proposed development, fit the context of the EC's location. The development is proposing 750,ooo Sq Ft of Industrial space, with an unknown number of jobs created.

Warm Regards,



Eric Beals, P.E.
Director of Horizontal Design
ebeals@viewpointengineering.com

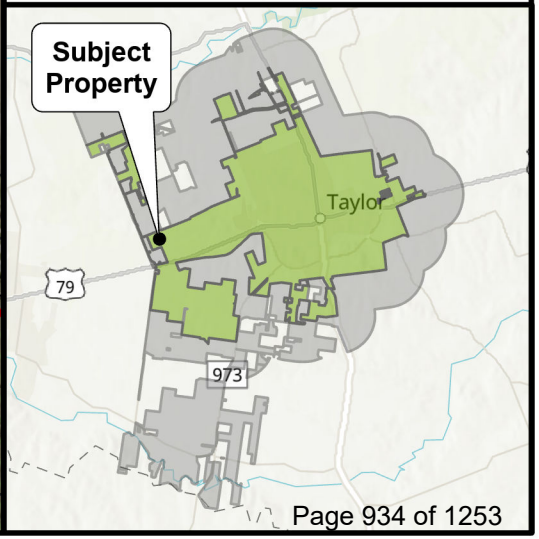


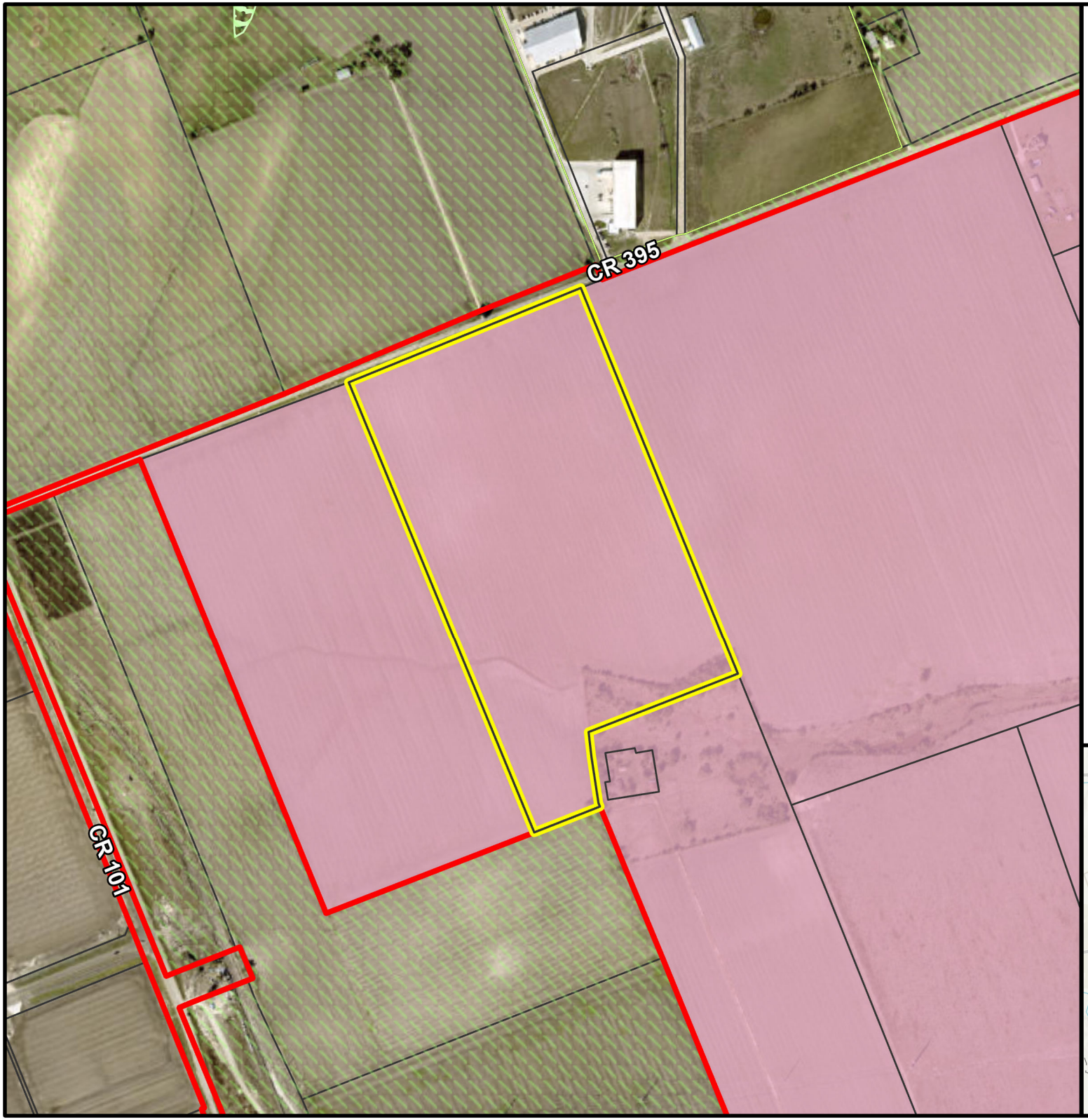
PZ-2023-1997

369C CR 395
Employment Center Plan
Location Map
Approximately 50 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 1,000 2,000
Feet





PZ-2023-1997

369C CR 395
Employment Center Plan
Current Zoning Map
Approximately 50 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

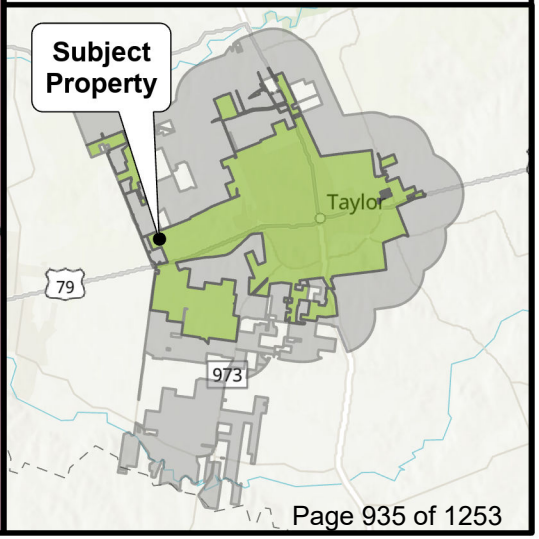
Overlay Zoning

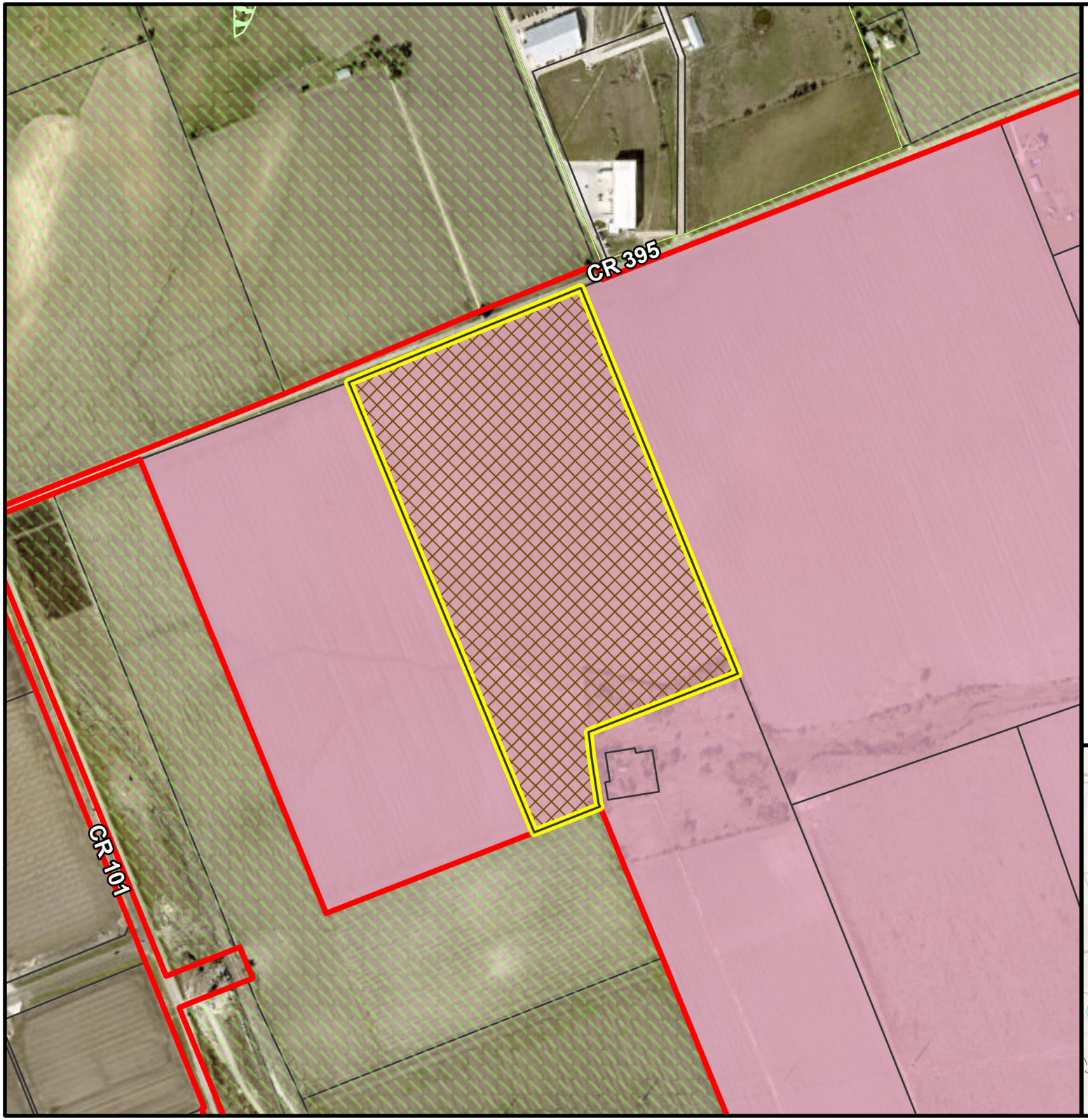
- P1: Nature

Place Type Zoning

- EC: Employment Center

N 0 600 1,200
Feet





PZ-2023-1997

369C CR 395
Employment Center Plan
Proposed Zoning Map
Approximately 50 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

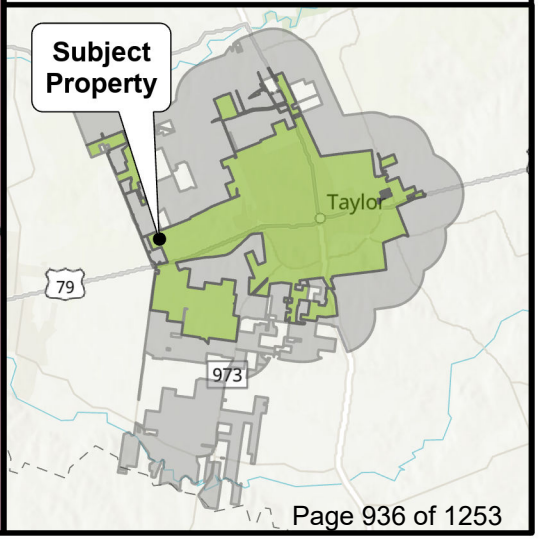
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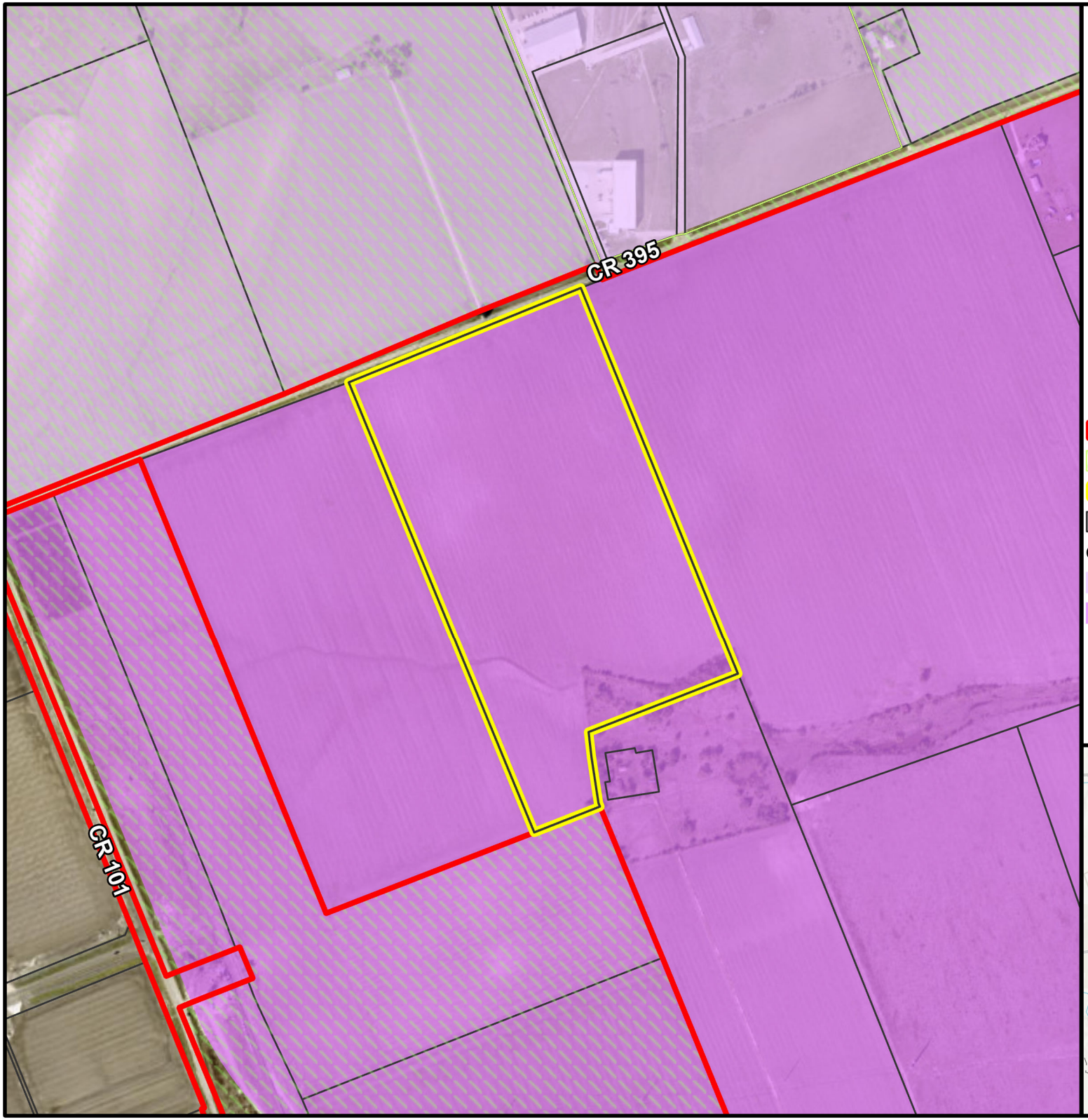
- P1: Nature
- Employment Center Plan Overlay

Place Type Zoning

- EC: Employment Center

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Feet





PZ-2023-1997

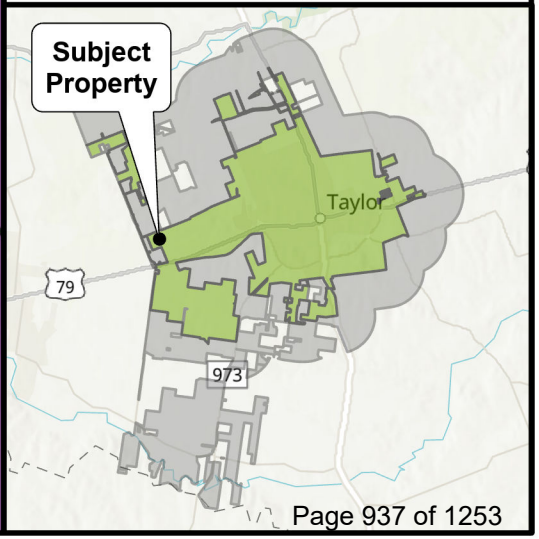
369C CR 395
Employment Center Plan
Growth Sector Map
Approximately 50 acres

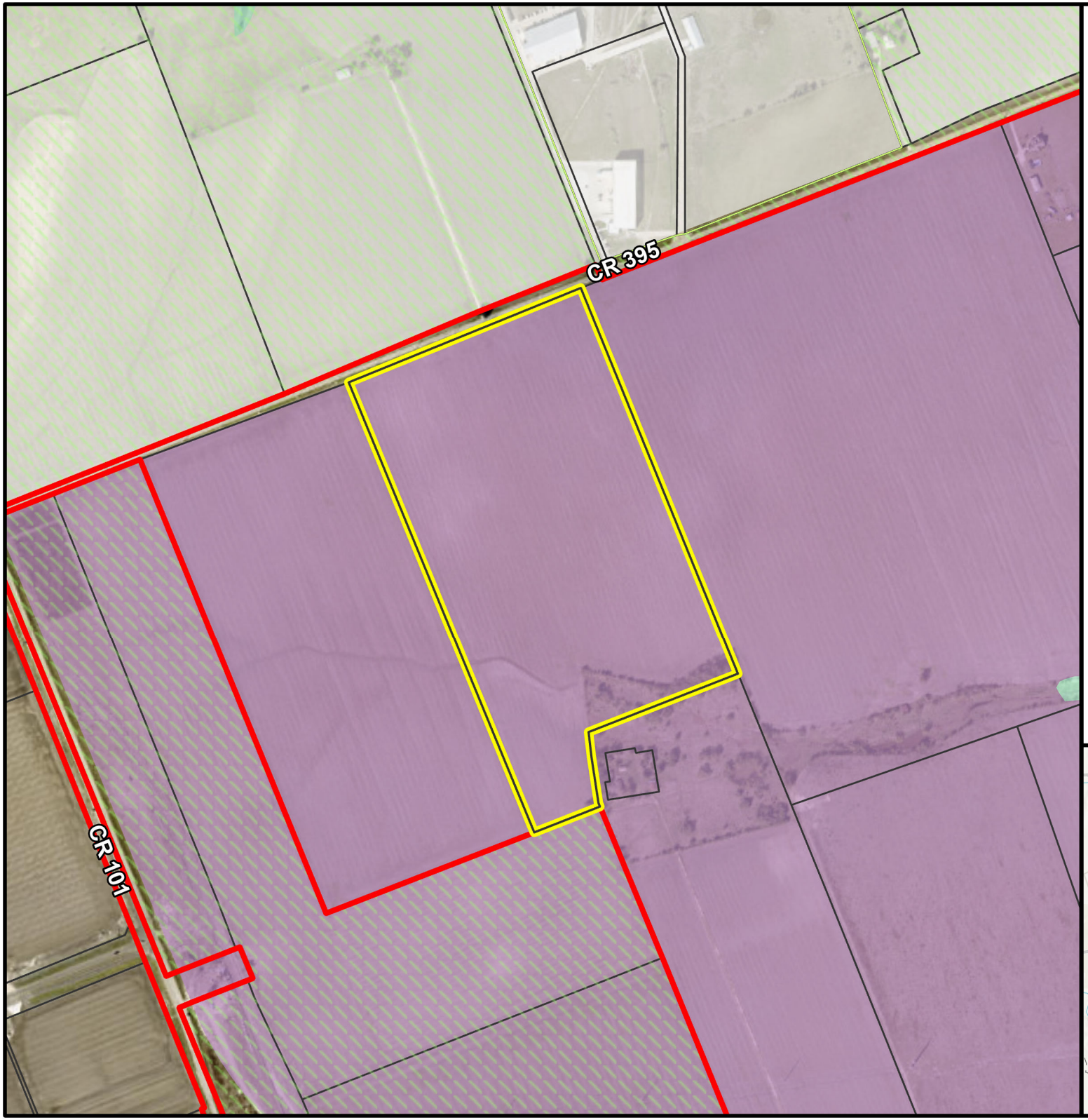
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Growth Sector

- Future Growth Sector (G-1)
- Controlled Growth Sector Tier I (G-2.1)

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Feet





PZ-2023-1997

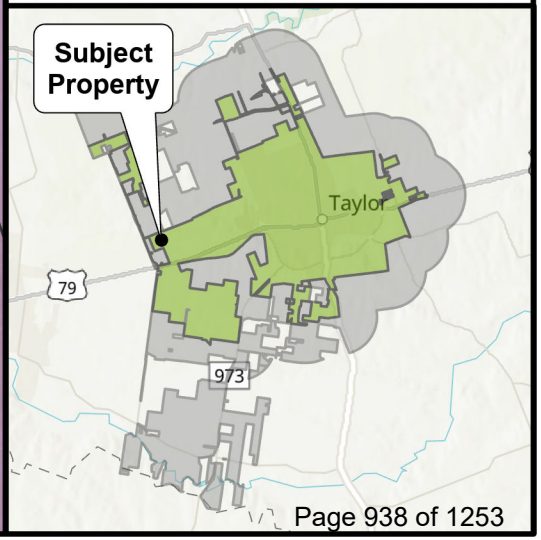
369C CR 395
Employment Center Plan
Future Land Use Map
Approximately 50 acres

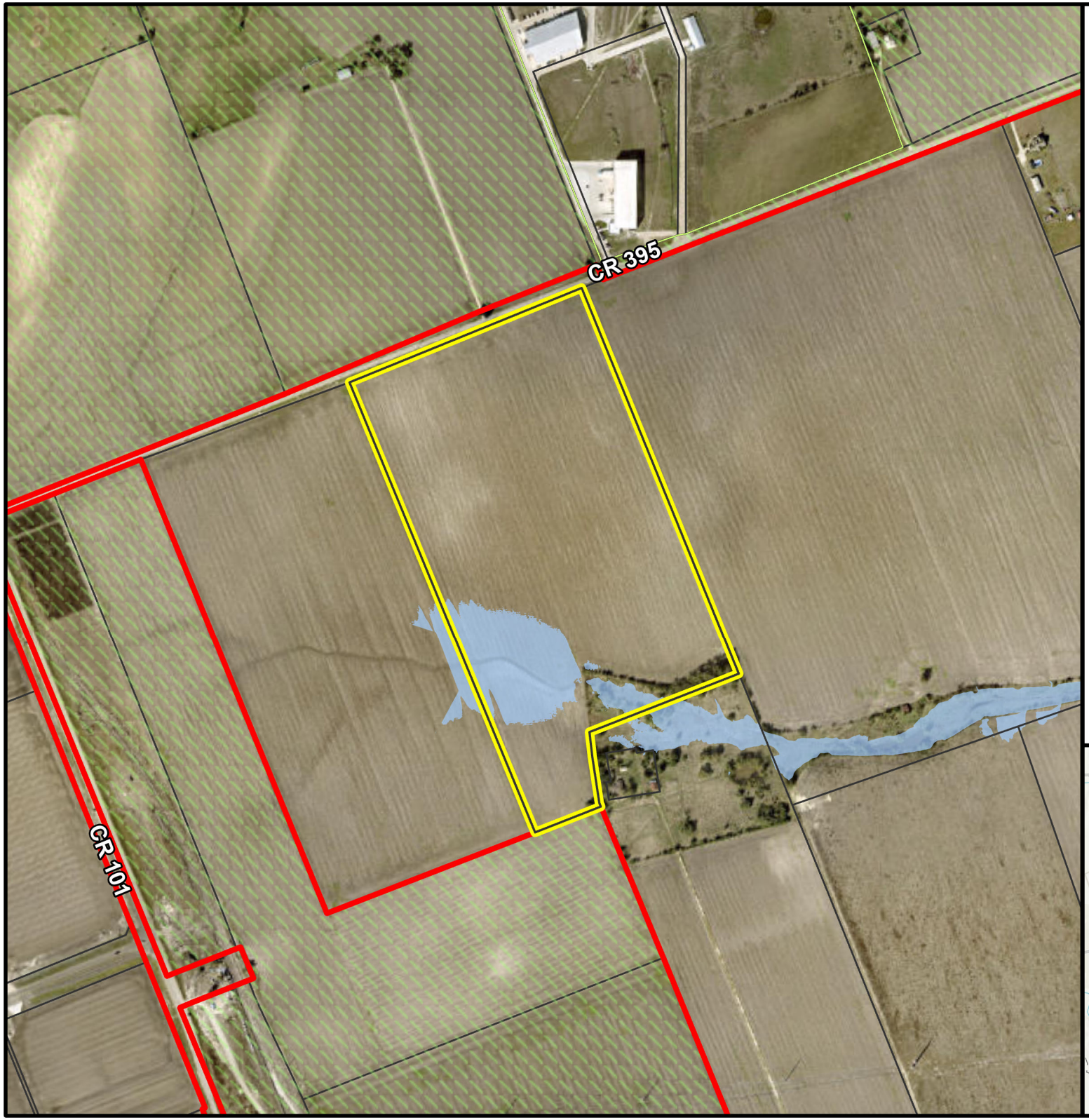
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Future Land Use

- Area of Minimal Change
- Employment: Special Zone
- Open Space

N 0 600 1,200
Feet



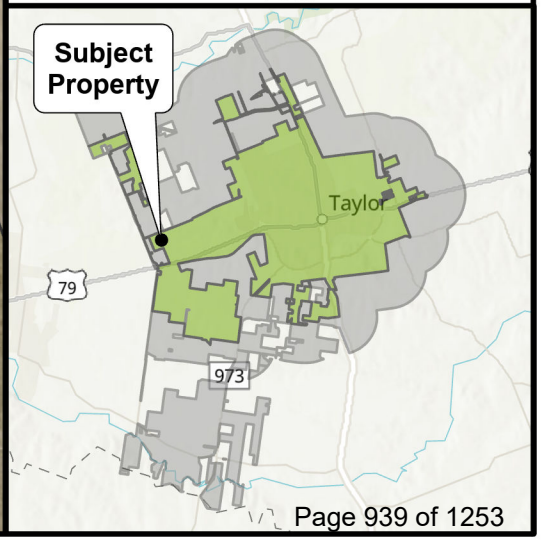


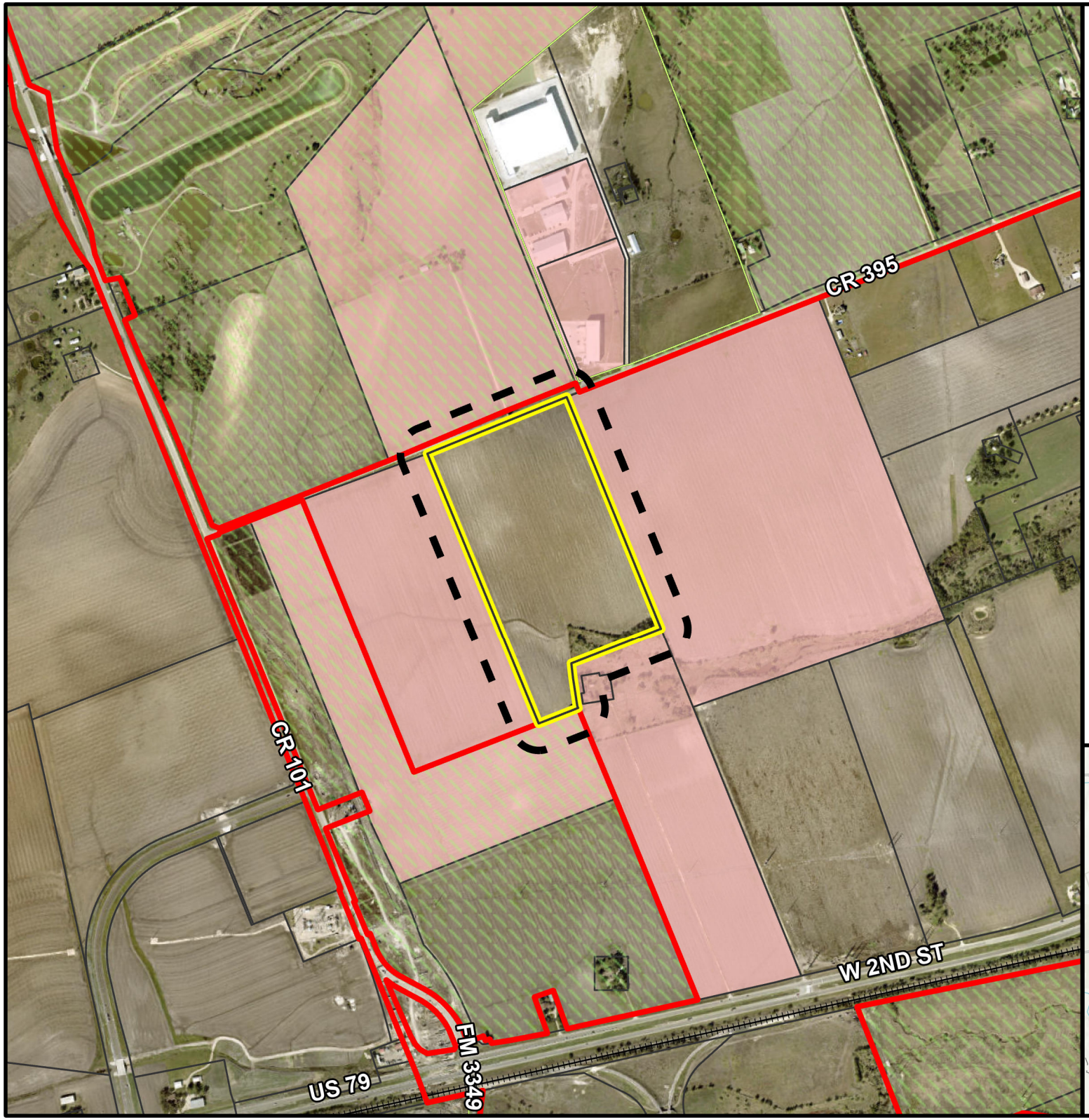
PZ-2023-1997

369C CR 395
Employment Center Plan
Floodplain Map
Approximately 50 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels
- Taylor 100-year Floodplain

N 0 600 1,200
Feet



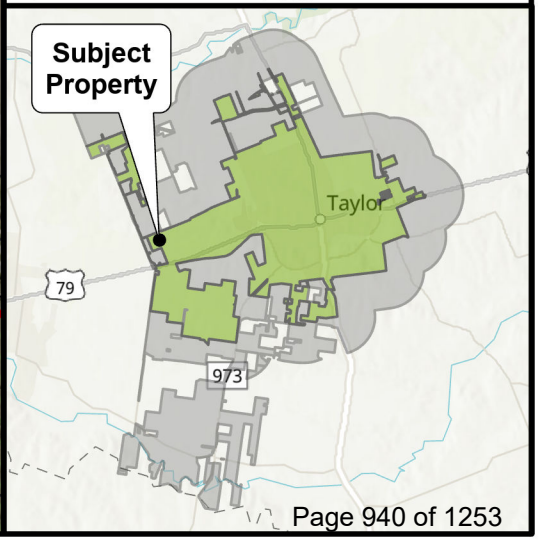


PZ-2023-1997

369C CR 395
Employment Center Plan
Notification Map
Approximately 50 acres

- City Limits
- ETJ Boundary
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 1,000 2,000
Feet



ORDINANCE NO. 2024-40

AN ORDINANCE REQUESTING AN EMPLOYMENT CENTER FOR PROPERTY GENERALLY LOCATED AT 369C CR 395, LEGALLY DESCRIBED AS APPROXIMATELY 49.913-ACRE TRACT OF LAND OUT OF THE J.C. EAVES SURVEY, ABSTRACT NO. 213, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019150, 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 August 22, 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 referred to as Taylor 50; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 13, 2024, to consider the zoning request, and recommended the Employment Center Plan to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Employment Center 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 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 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.

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2024-40 was introduced before the Taylor City Council on the 22nd day of August 2024.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2024.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

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. 2024-40, 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

EXHIBIT A

(Metes & Bounds/Legal Description/Survey)

EXHIBIT A

In Re: 49.913 Acres
All of a called 50.433 Acre tract
James C. Eaves Survey
Abstract No. 213
Williamson County, Texas

All that certain tract or parcel of land situated in Williamson County, Texas, being a part of the James C. Eaves Survey, Abstract No. 213, being all of a called 50.433 Acre tract conveyed from Carol Neal Bachmayer, Joint Independent Executor of the Estate of Elise Augusta Bachmayer, et al to Carroll Neal Bachmayer, et al by deed dated July 26, 2017, recorded in Instrument No. 2017069605 of the Official Public Records of Williamson County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 1/2" iron rod (with red plastic cap marked "Williamson County") on the south Right-of-Way line of County Road 395, at the northwest corner of a called 115.66 Acre tract conveyed to M. Moore Family Farms, LLC in Instrument No. 2018102968, for the northeast corner of this tract,

THENCE S 22°10'41" E - 1856.39 feet along the west line of the said 115.66 Acre tract to a found 5/8" iron rod at the northeast corner of a called 49.05 Acre tract conveyed to JAG El Rio, LLC in Instrument no. 2017034010, for the southeast corner of this tract;

THENCE along the north and west lines of the said 49.05 Acre tract for the following courses and distances:

S 68°37'00" W - 714.71 feet to a found 1/2" iron rod (with pink plastic cap marked "TLS") for an interior ell corner of this tract;

S 06°30'27" E - 111.51 feet to a found 1/2" iron rod (with pink plastic cap marked "TLS")for an interior ell corner of this tract;

S 08°45'10" E - 208.03 feet to a found 1/2" iron rod (with pink plastic cap marked "TLS")for an interior ell corner of this tract;

S 21°57'05" E – 16.94 feet to a found 3/8" iron rod at the northeast corner of a called 74.3682 Acre tract conveyed to Fuessel Holdings, LLC in Instrument No. 2012081610, for an exterior ell corner of this tract;

THENCE S 68°23'05" W – 314.74 feet along the north line of the said 74.3682 Acre tract to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") at the southeast corner of a called

Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S20-169

49.9748 Acre tract conveyed to the Walther Family Limited Partnership in Instrument No. 2005069305, for the southwest corner of this tract;

THENCE N 22°15'20" W - 2184.10 feet along the east line of the said 49.9748 Acre tract to a 1/2" found iron rod (with red plastic cap marked "Williamson County") on the said south Right-of-Way line of County Road 395, at the northeast corner of the said 74.3682 Acre tract, for the northwest corner of this tract;

THENCE N 68°32'49" E - 1110.90 feet along the said south Right-of-Way line of County Road 395 to the **POINT OF BEGINNING** and containing within theses metes and bound 49.913 Acres of land;

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 29th day of June, 2020.

Bradley L. Lipscomb RPLS

STATE OF TEXAS
REGISTERED
BRADLEY L LIPSCOMB
5952
PROFESSIONAL
LAND SURVEYOR

Return to
Longhorn Title Co., Inc.
309 N. Main
Taylor, TX 76574

Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S20-169

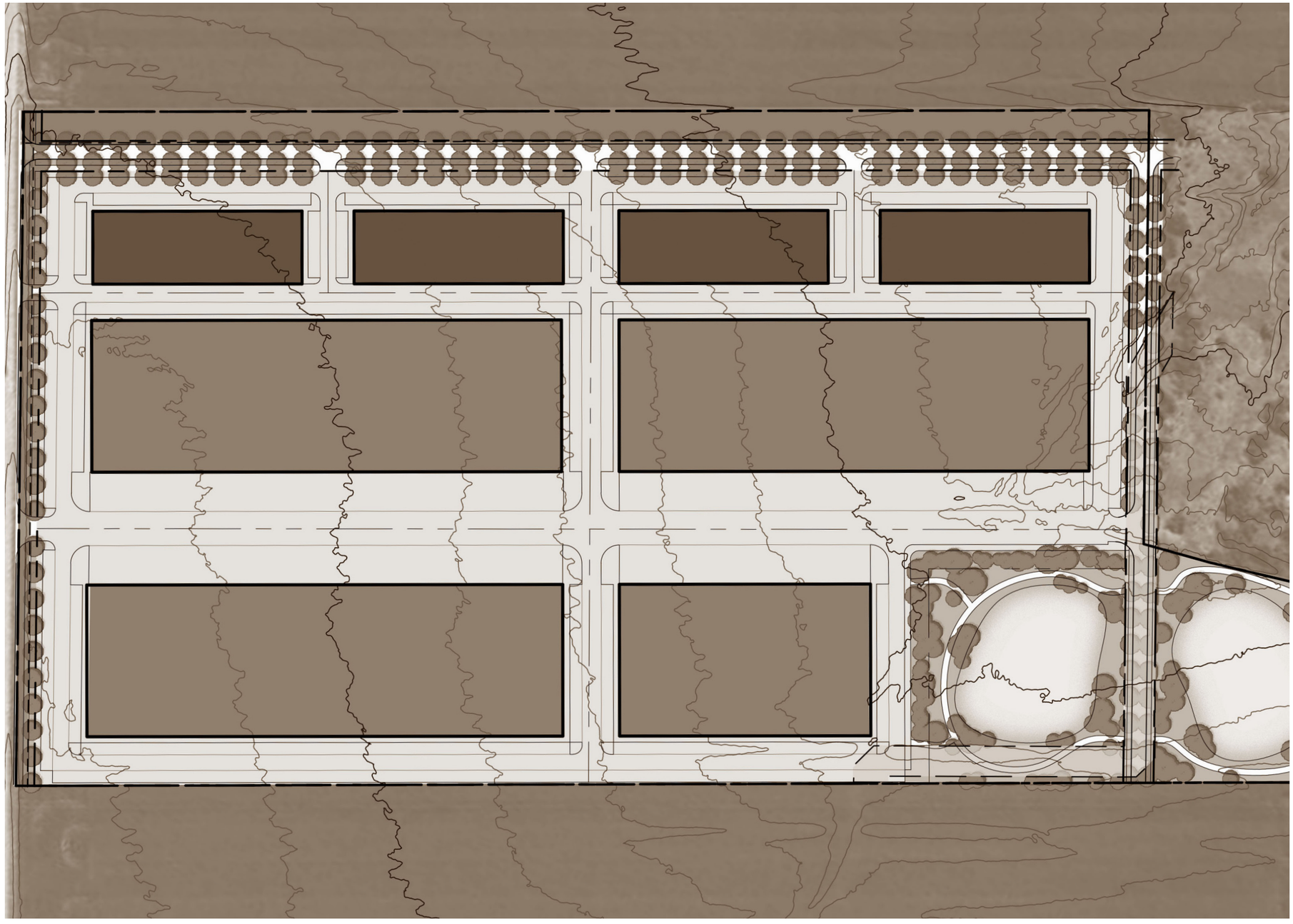
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OFFICIAL PUBLIC RECORDS

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Nancy E. Rister, County Clerk
Williamson County, Texas



A BACKGROUND

Regional Context A.2
Site in Context..... A.3
Comprehensive Plan Excerpts..... A.4
Existing Conditions..... A.5
Elevation Analysis A.6

B REGULATIONS

Regulating Plan.....B.2
Employment Center Standards.....B.4
Thoroughfare Types Plan B.5
Transportation Master Plan Diagram.....B.6
Thoroughfare Sections.....B.7
Civic Space Plan.....B.9

C SUPPLEMENTAL PLANS

Master Plan in Context C.2
Illustrative Master Plan..... C.3
with Summary Program C.4
Fire Apparatus Access Diagram..... C.5
Addressing Plan C.6
Illustrative Plan with Annotation..... C.7

X APPENDIX

Charrette Presentation 5/29/2024 ..... X.2
Charrette Presentation 5/30/2024 ..... .X.3

An Employment Center Plan
for
Taylor 50
Taylor, Texas

For
The City of Taylor, Texas
and
Taylor 49 LLC
by
Michael Watkins Architect, llc

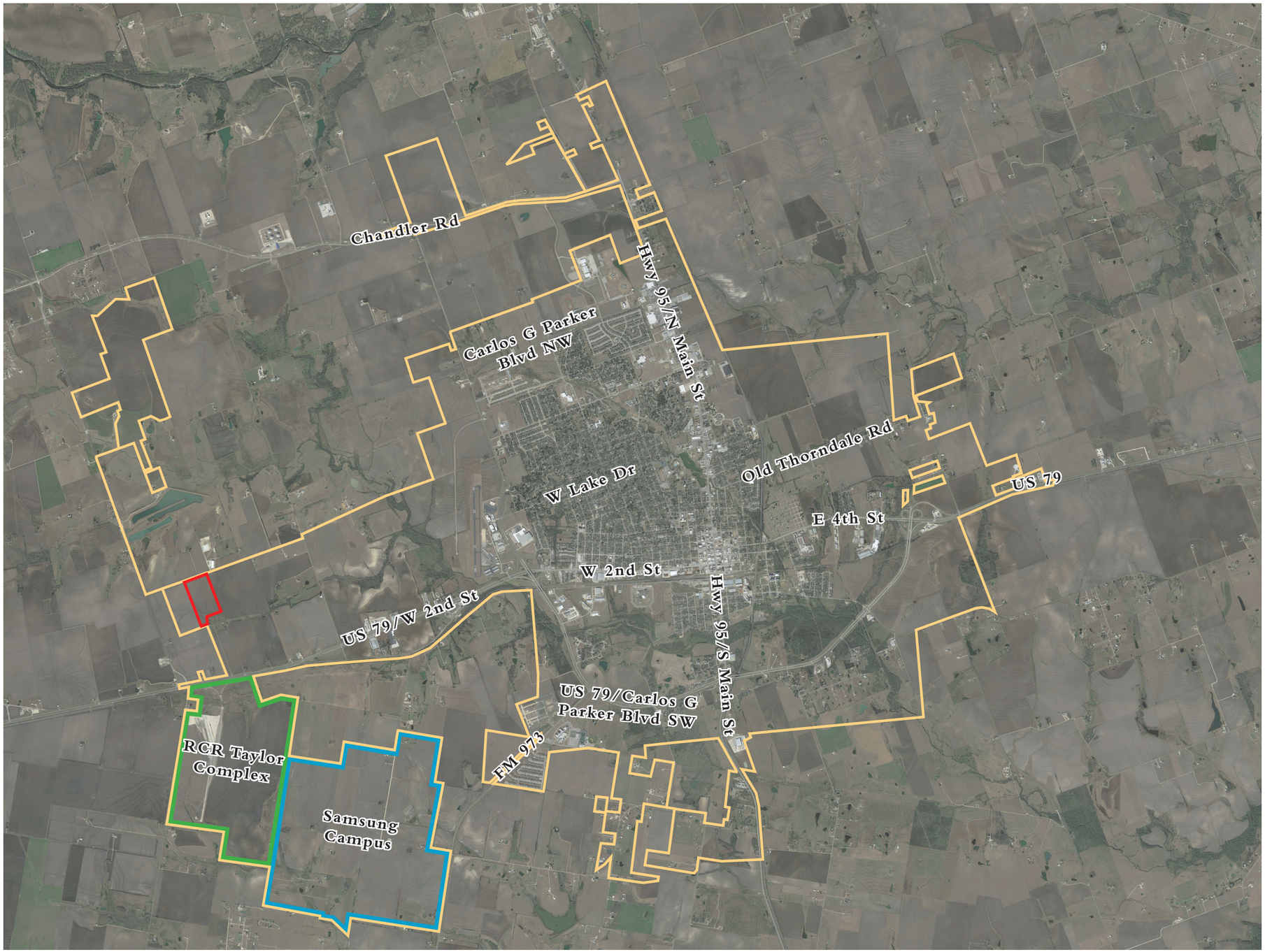
August 7, 2024

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 Employment Center Plan.

Regional Context A.2
Site in Context A.3
Comprehensive Plan Excerpts A.4
Existing Conditions A.5
Elevation Analysis A.6

REGIONAL CONTEXT



Key

- City Boundary
- Subject Property
- Samsung Campus
- RCR Taylor Complex

SITE IN CONTEXT



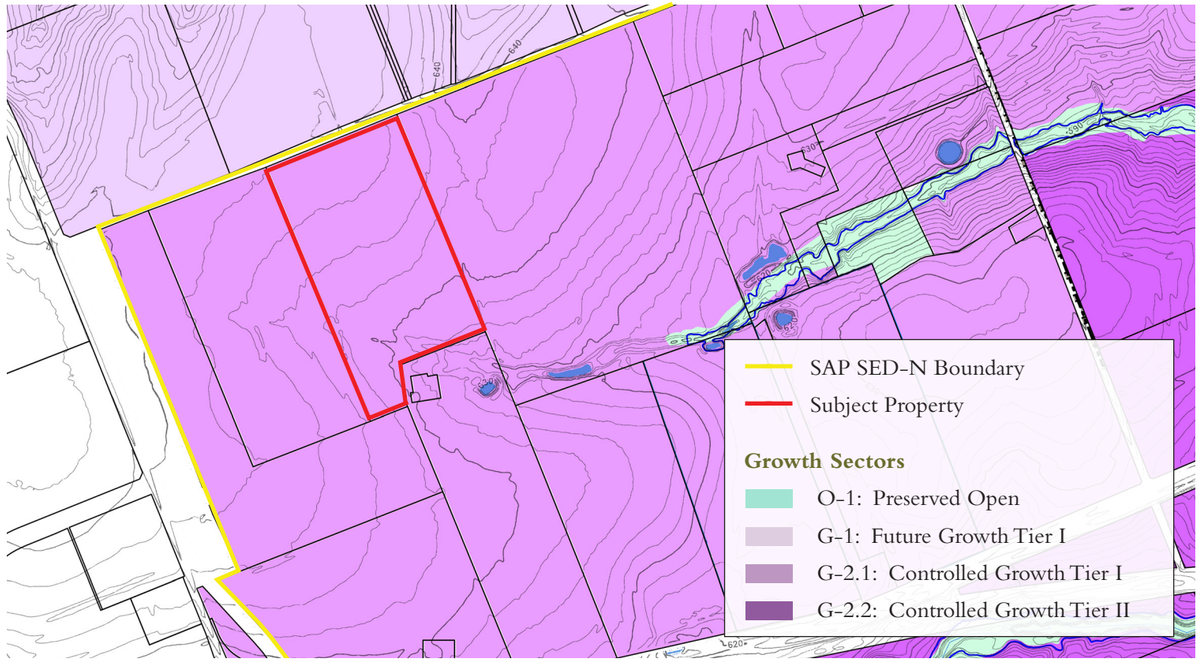
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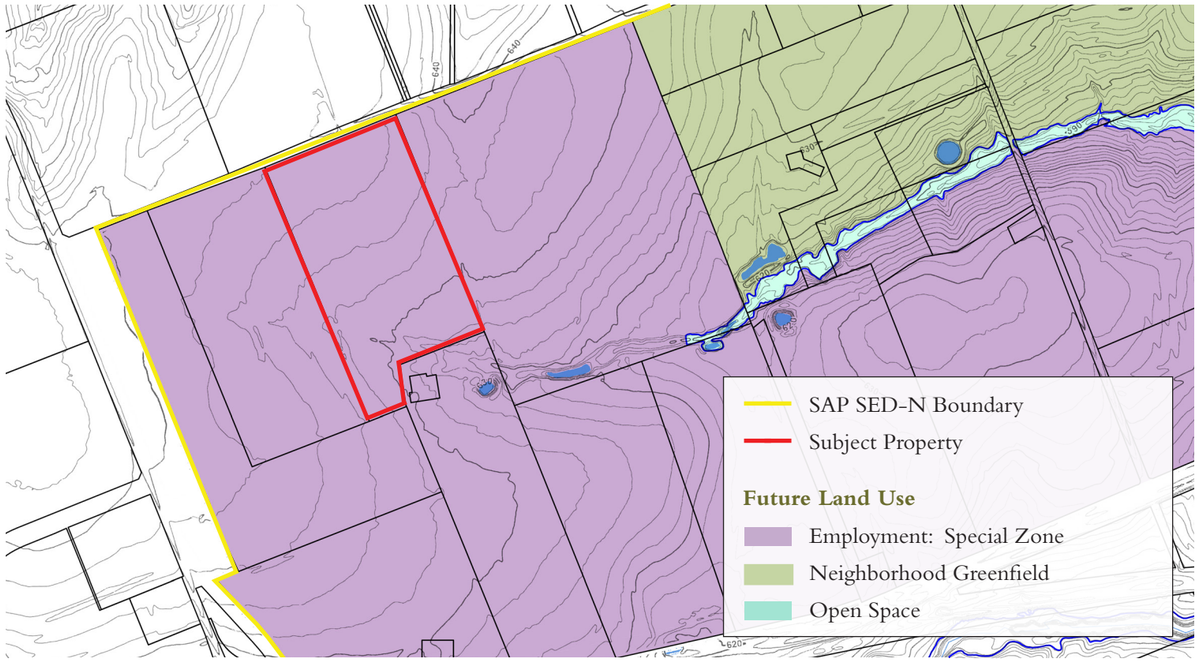
- Subject Property
- 1-ft Contour
- 5-ft Contour
- Wetlands
- Drainage Easement
- Electrical Easement
- Gas Easement

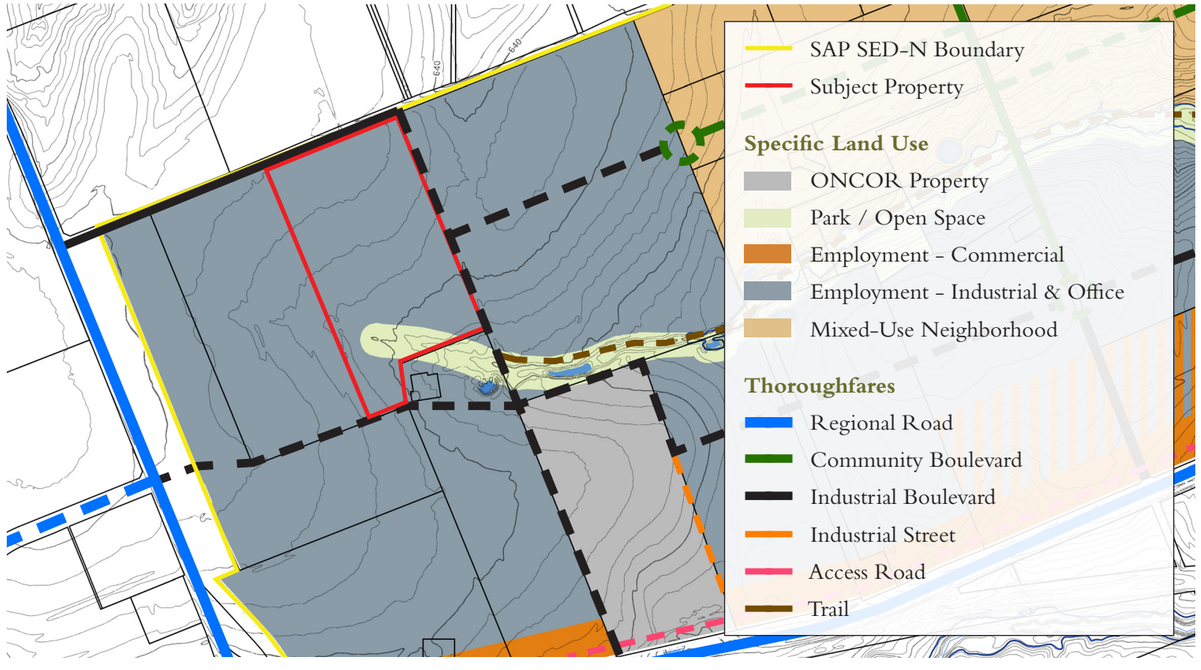
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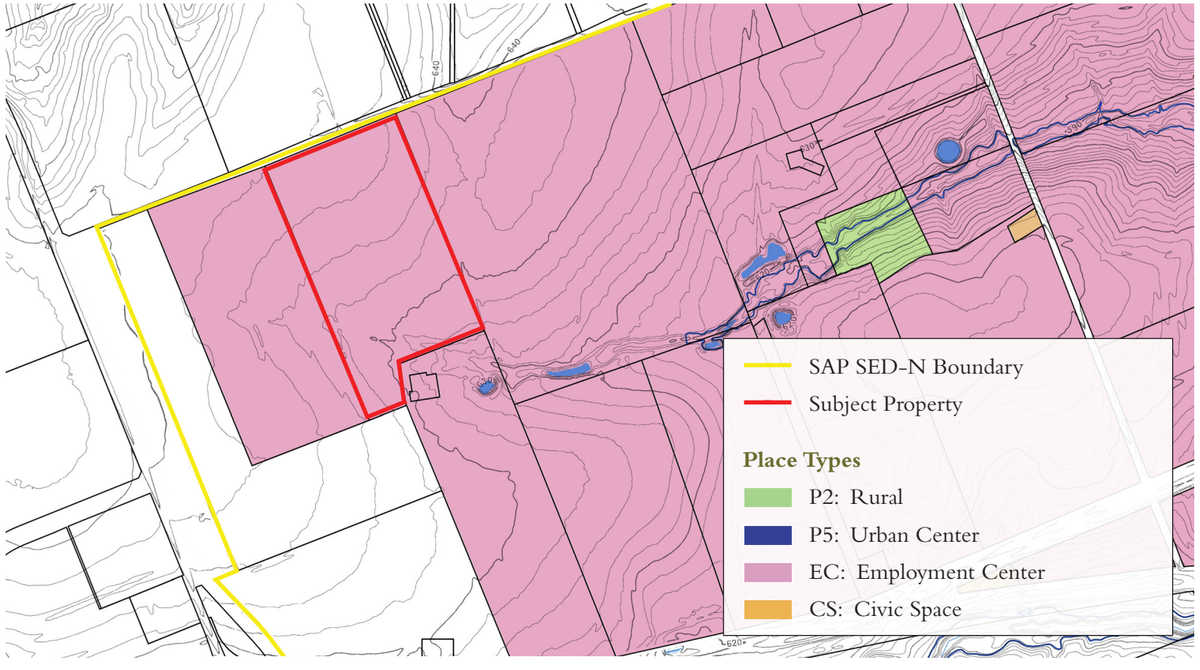
0 ft 300 ft 600 ft 1,200 ft

COMPREHENSIVE PLAN EXCERPTS (PER SAP SED-NORTH)

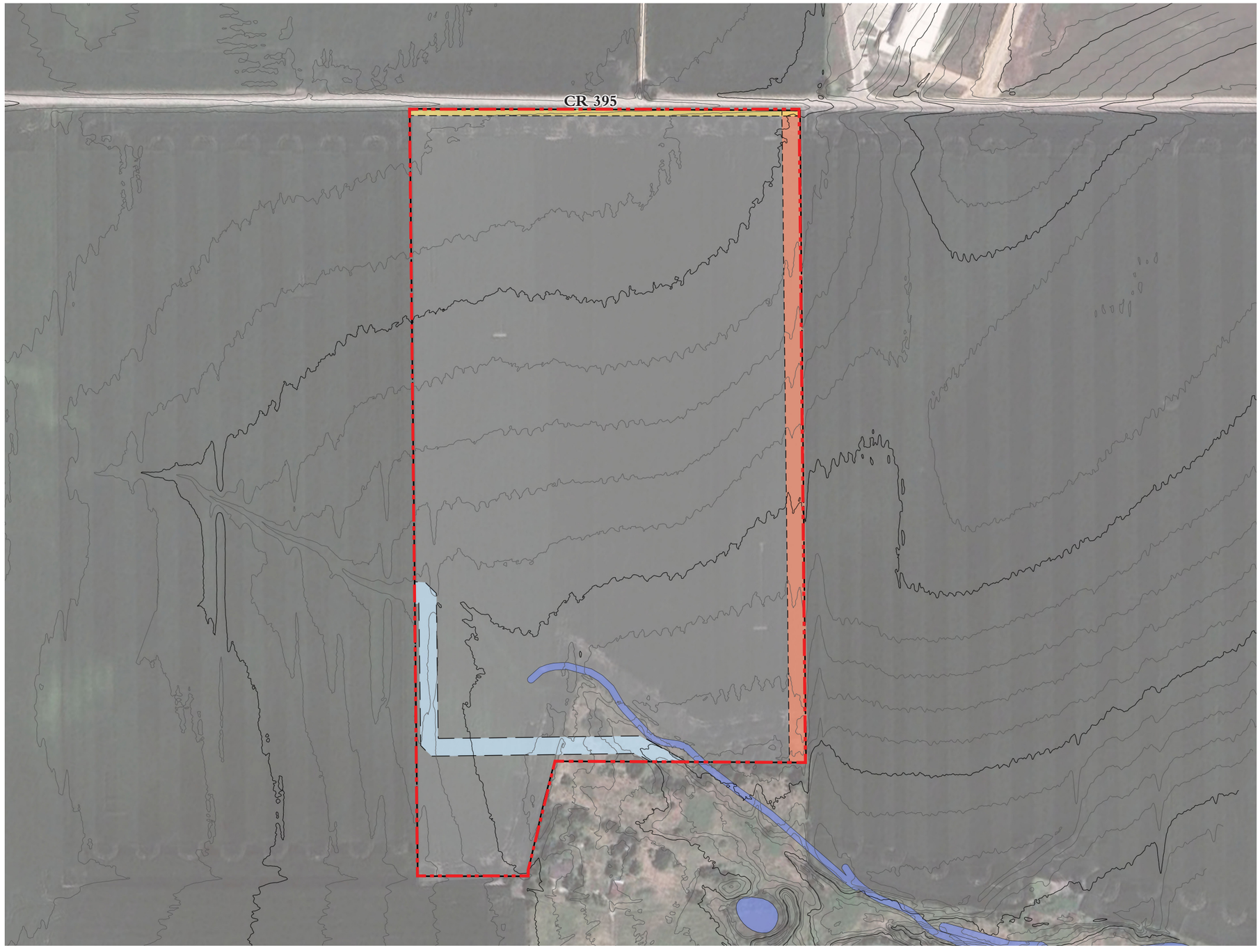








EXISTING CONDITIONS



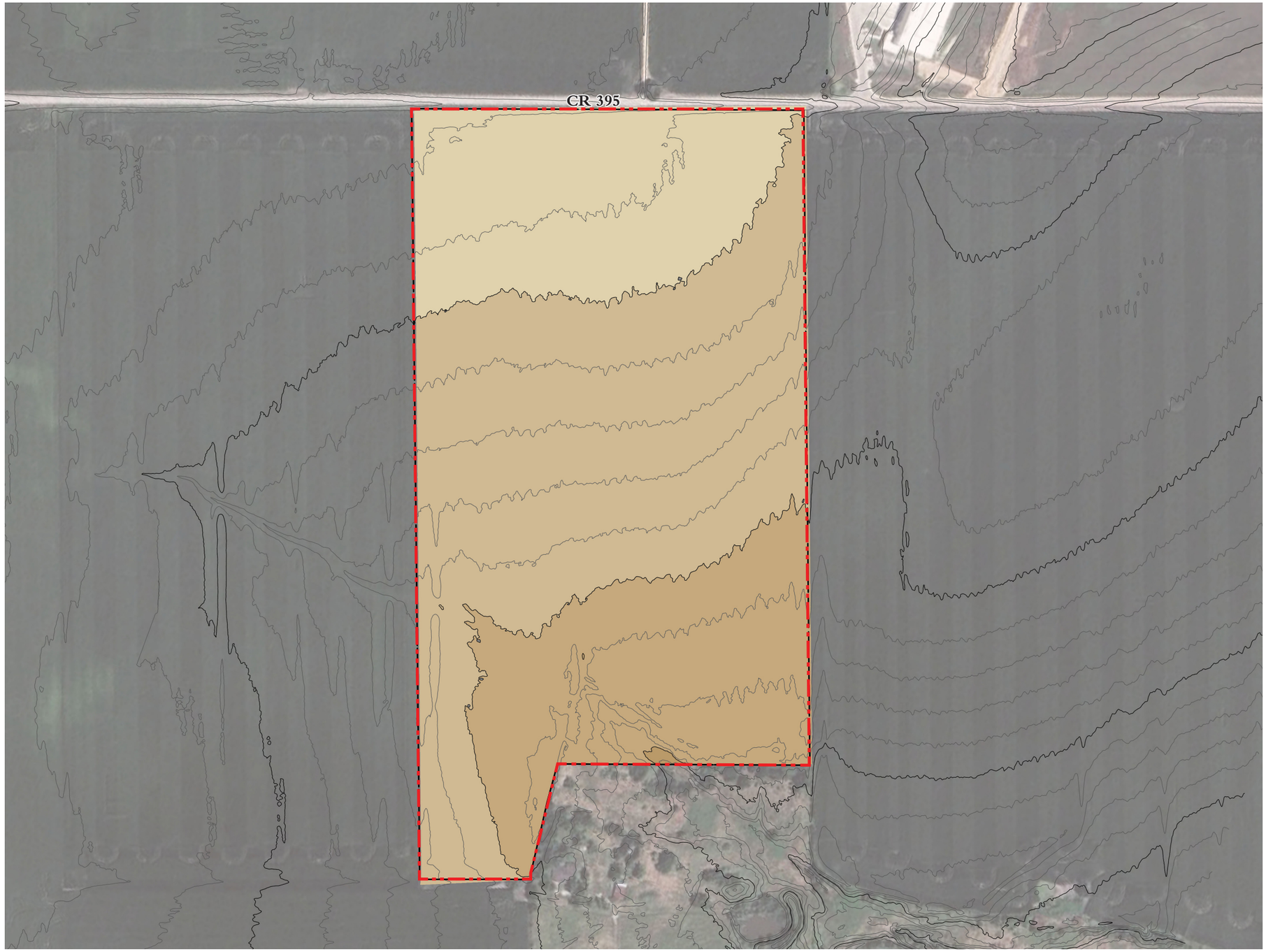
Key

- Subject Property
- 1-ft Contour
- 5-ft Contour
- Wetlands
- Drainage Easement
- Electrical Easement
- Gas Easement

0 ft 150 ft 300 ft 600 ft

N

ELEVATION ANALYSIS



Key

- Subject Property
- 1-ft Contour
- 5-ft Contour
- 645-650 ft.
- 640-645 ft.
- 635-640 ft.
- 630-635 ft.

0 ft 150 ft 300 ft 600 ft

N

B. Regulations

The Regulations chapter includes the plans and standards that specify the requirements of the Employment Center Plan and that demonstrate how this Plan fulfills the requirements of the Taylor Land Development Code.

Regulating Plan B.2
Employment Center Standards B.4
Thoroughfare Types Plan B.5
Transportation Master Plan Diagram B.6
Thoroughfare Types B.7
Civic Space Plan B.9

REGULATING PLAN



Key

- Subject Property
- EC - Employment Center
- CS - Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions

Notes

1. Building footprints and parking configurations are conceptual and subject to revision. Block dimensions are non-binding and are intended to demonstrate compliance with City Standards for block length and perimeter.

General Standards

1. Approval of this Employment Center Plan is conditioned on the approval of any applicable permits related to the wetland and floodplain on this property.
2. Three years after the adoption of this Employment Center Plan, if the applicant can demonstrate a lack of market demand for the Building Types and uses permitted, an amendment to this Employment Center Plan may be considered to allow additional Place Types, such as P5, Building Types, such as Large Apartments, and uses, such as Residential.

N

0 ft 150 ft 300 ft 600 ft

The design is subject to change. Not for construction.

REGULATING PLAN



Key

- Subject Property
- EC - Employment Center
- CS - Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions

Design-Specific Standards

1. Boulevard 1 and Street 1 are intended to connect to the adjacent properties as shown with the exact location of the connection to be coordinated with the owners of the adjacent properties.
2. The design proposed for Boulevard 1 is intended to be paired with an additional, similar Thoroughfare across the gas easement on the adjacent property in order to provide left-turn lanes in both directions. Prior to the construction of this adjacent Thoroughfare, Boulevard 1 may consist of two-way travel as shown in the Thoroughfare Types (B.7). This design may be modified to provide adequate travel and turning lanes in other configurations in coordination with the owner of the adjacent property and the City of Taylor.
3. Boulevard 1 is intended to connect to an additional Industrial Boulevard that continues east on the adjacent property, with the exact location of the connection to be determined based on any future development on the adjacent property. The design of Boulevard 1 may be modified to accommodate this connection.
4. Lots adjacent to Civic Spaces shall provide a 30-foot landscape buffer where they adjoin the Civic Space.
5. Block A may be subdivided into lots in such a way that all lots have frontage on a Thoroughfare or Civic Space.
6. Driveway connections shown and any additional connections proposed in the future are subject to engineering review for compliance with driveway spacing and all other regulations specified by the Taylor Engineering Manual.

The design is subject to change. Not for construction.

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.7-B.8)*
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 industrial and commercial uses (and associated loading areas and truck access) with connectivity to surrounding walkable neighborhoods, Civic Spaces, and commercial centers sufficient for pedestrian and bicycle connections between the two to be feasible.
2. **Uses Permitted.** The following land uses are permitted:
   - Retail including drive-through services, vehicle services, and out door activities
   - Office
   - Commercial including outdoor storage
   - Industrial
   - 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 TYPES PLAN



Front Thoroughfare Types

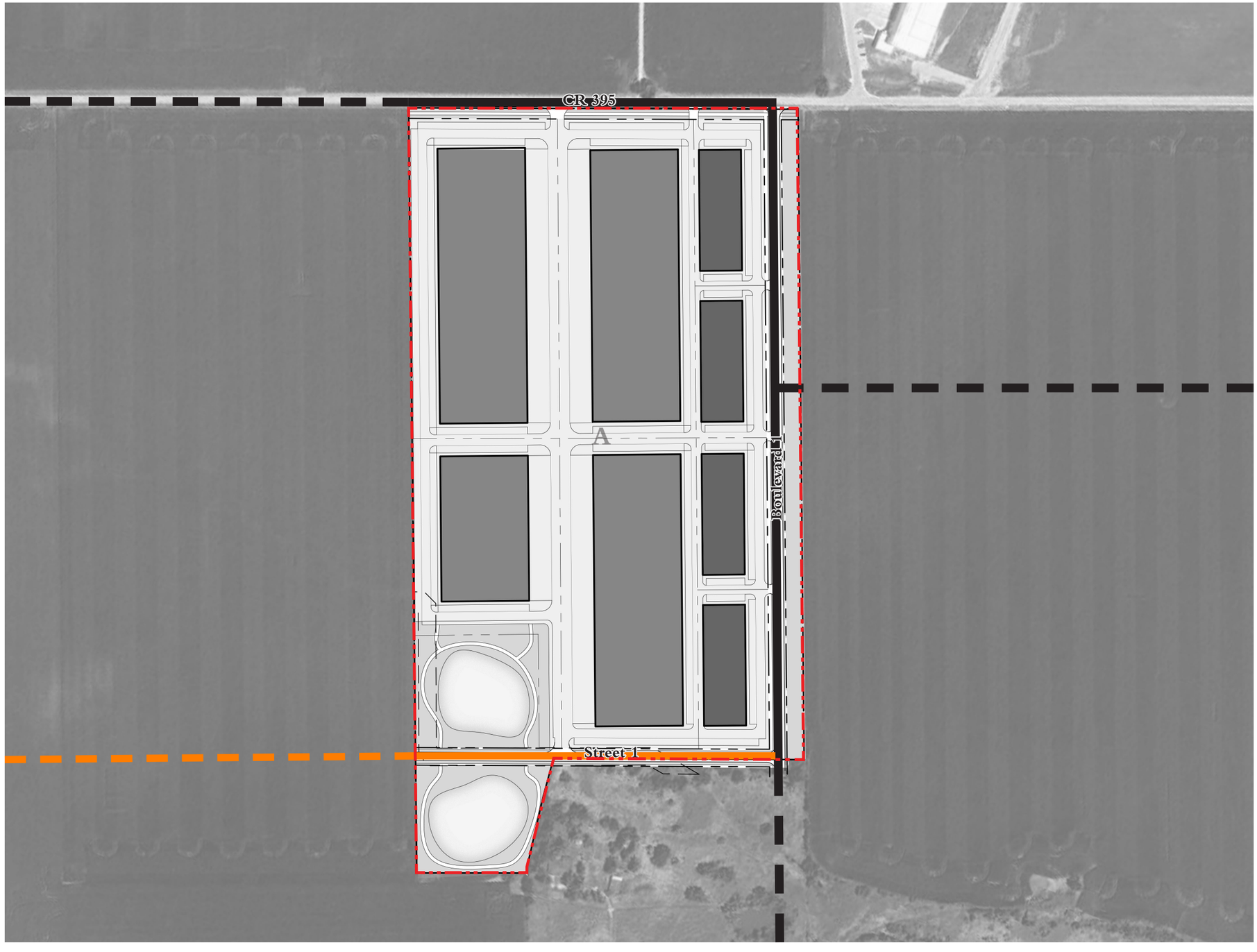
	Name	Type	ROW	Pavement
	Boulevard	IB	90	36
	Boulevard	IB	50	24
	Street	IS	50	24
	Trails in Civic Spaces			

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

TRANSPORTATION MASTER PLAN DIAGRAM



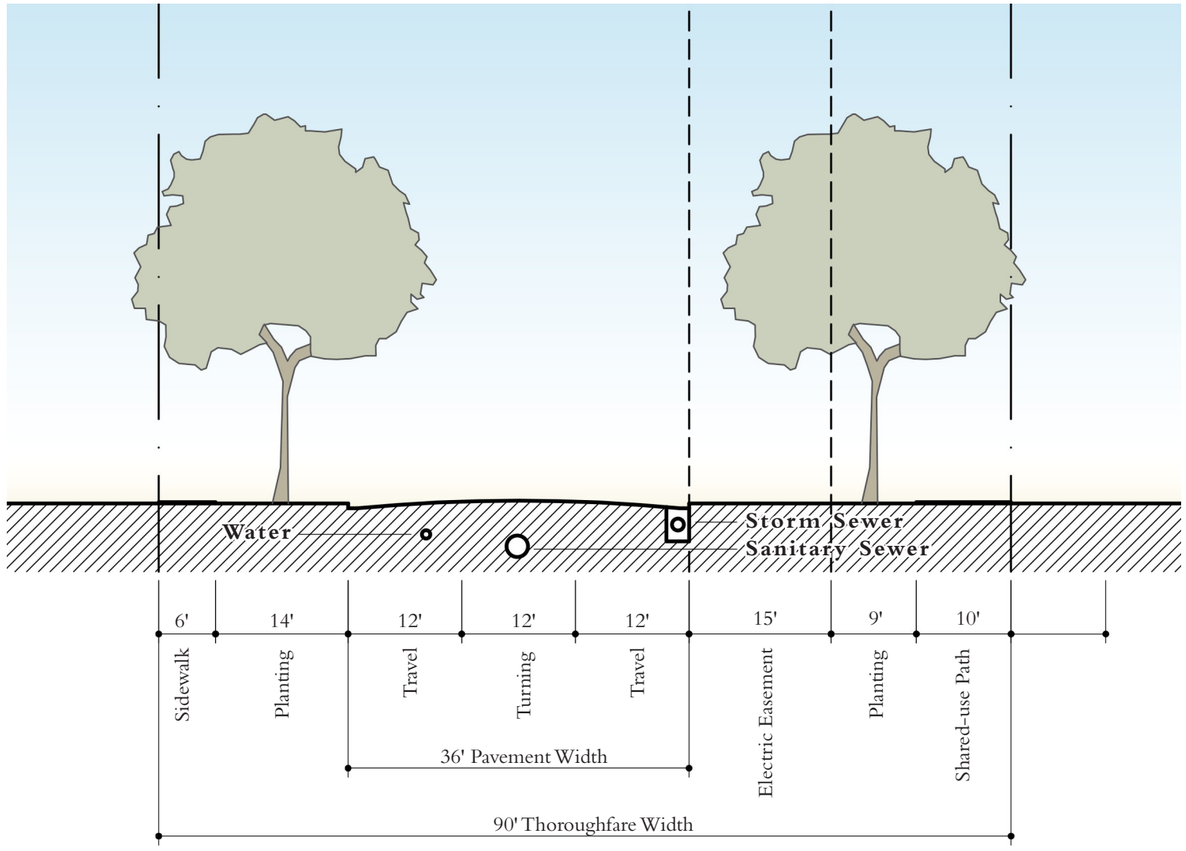
Thoroughfare Designations

- Industrial Boulevard
- Industrial Street

0 ft 150 ft 300 ft 600 ft

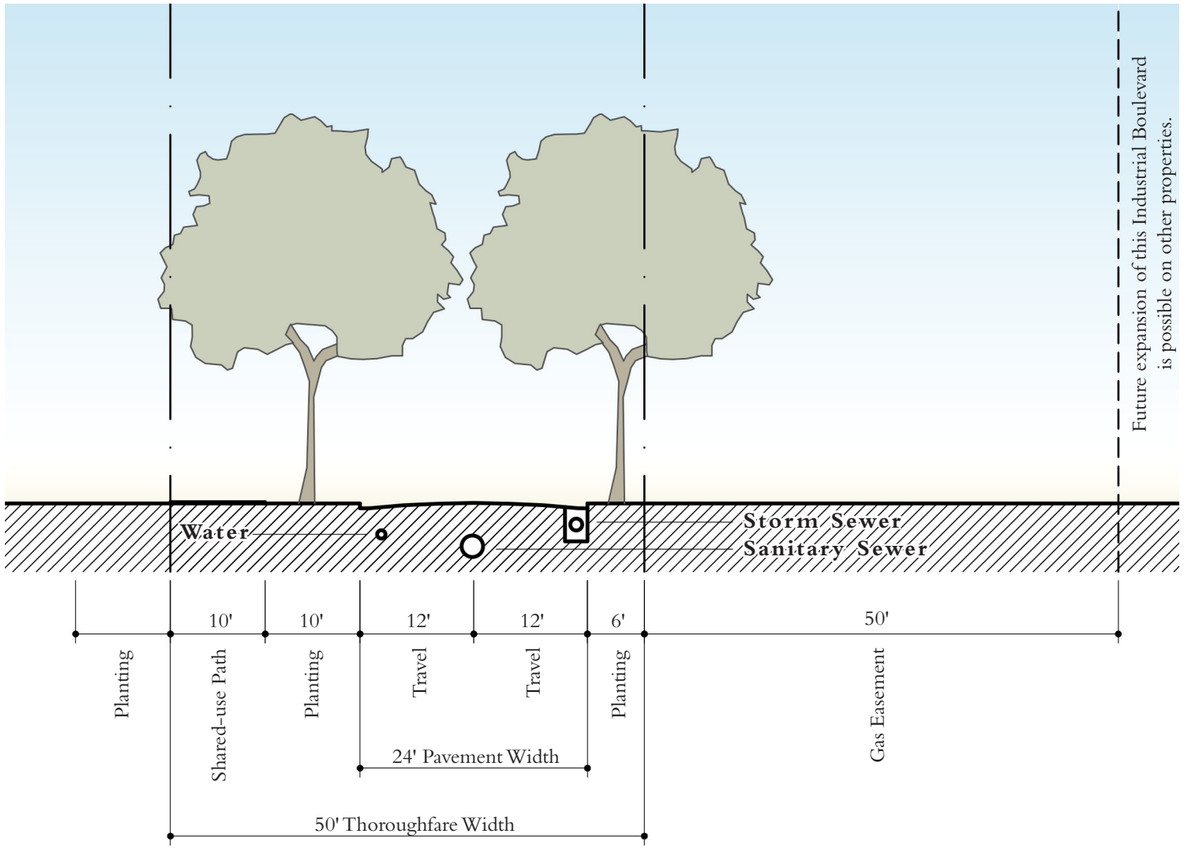
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The design is subject to change. Not for construction.



IB-90-36

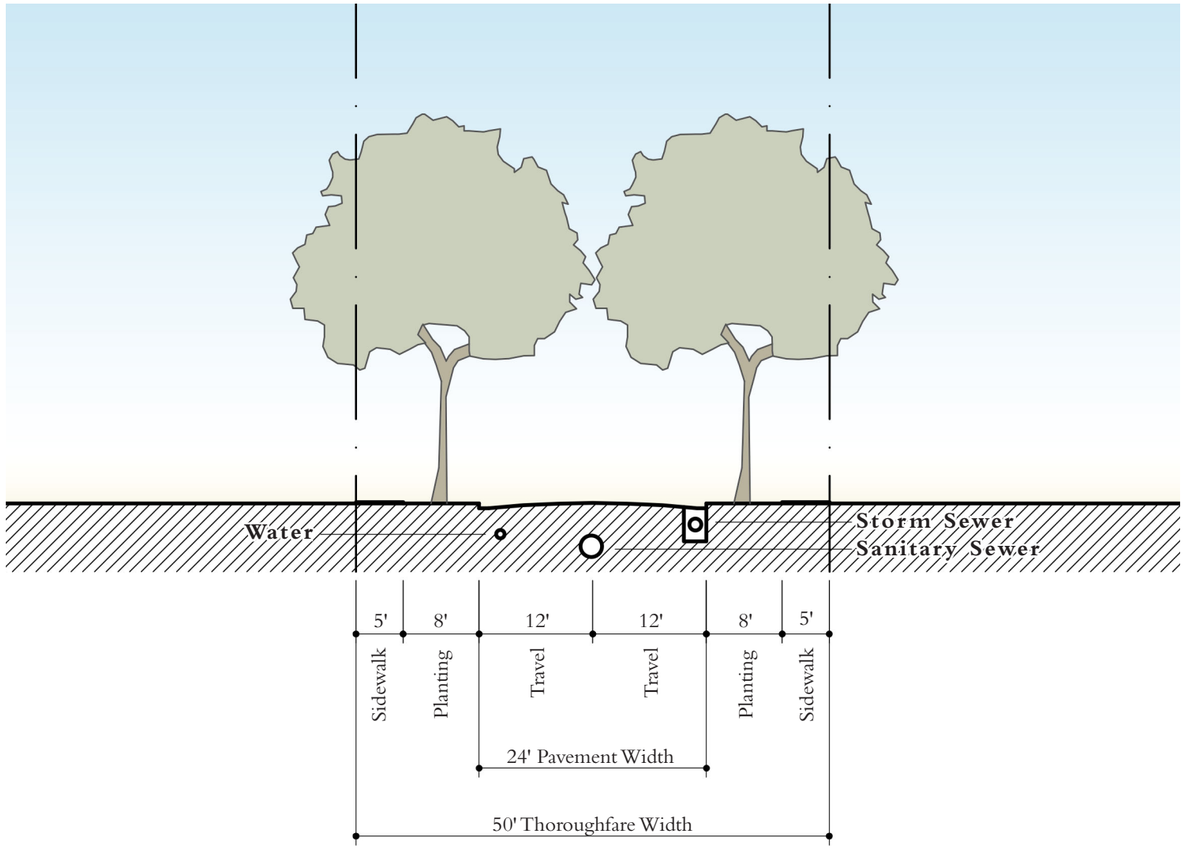
Thoroughfare Classification:	Industrial Boulevard	**Horizontal Inside Radius**	510 ft. min.
Thoroughfare Type:	Street	**Intersection Spacing:**	200 ft. min.
Vehicular Movement:	2-way	**Driveway Spacing:**	200 ft. min.
Design Vehicle:	WB-67	**Curb Type:**	6 in. header
Posted Speed:	35 mph	**Ownership:**	Publicly owned
Vehicular Clear Width:	36 ft.	**Notes:**	This type may be modified upon determination of the existing ROW width of CR 395. All of the components shown for this Thoroughfare type shall be included in any revised design.



IB-50-24

Thoroughfare Classification:	Industrial Boulevard	**Horizontal Inside Radius**	510 ft. min.
Thoroughfare Type:	Street	**Intersection Spacing:**	200 ft. min.
Vehicular Movement:	2-way	**Driveway Spacing:**	200 ft. min.
Design Vehicle:	WB-67	**Curb Type:**	6 in. header
Posted Speed:	35 mph	**Ownership:**	Publicly owned
Vehicular Clear Width:	24 ft.	**Notes:**	

THOROUGHFARE TYPES



IS-50-24

Thoroughfare Classification:	Industrial Street	**Horizontal Inside Radius**	333 ft. min.
Thoroughfare Type:	Street	**Intersection Spacing:**	100 ft. min.
Vehicular Movement:	2-way	**Driveway Spacing:**	100 ft. min.
Design Vehicle:	WB-50	**Curb Type:**	6 in. header
Posted Speed:	30 mph	**Ownership:**	Publicly owned
Vehicular Clear Width:	24 ft.	**Notes:**	

CIVIC SPACE PLAN



Key

- Subject Property
- Park

Civic Space Allocation

5.03 ac.	Civic Space in Subject Property
49.91 ac.	Total Area of Subject Property
10.1%	**Civic Space Ratio**

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

C. Supplemental Plans

The Supplemental Plans chapter includes additional plans and diagrams that elaborate on the design of the Employment Center Plan 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 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 regulation.

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
Detailed Program and Parking C.7

MASTER PLAN IN CONTEXT



Key

- Subject Property
- 1-ft Contour
- 5-ft Contour
- Drainage Easement
- Electrical Easement
- Gas Easement
- Large Industrial Building
- Flex Industrial Building

N

0 ft 300 ft 600 ft 1,200 ft

The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN



Key

- Subject Property
- 1-ft Contour
- 5-ft Contour
- Drainage Easement
- Electrical Easement
- Gas Easement
- Large Industrial Building
- Flex Industrial Building

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN WITH PROGRAM SUMMARY



Key

- Subject Property
- 1-ft Contour
- 5-ft Contour
- Drainage Easement
- Electrical Easement
- Gas Easement

Summary Program

Large Industrial (250' depth)	687,250 SF
Flex Industrial (120' depth)	165,600 SF
Total Industrial	**852,850 SF**

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

FIRE APPARATUS ACCESS

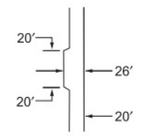


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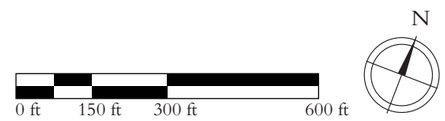
- Subject Property
- 26-ft clear Fire Apparatus Road
- 20-ft clear Fire Apparatus Roads
- Buildings over 30 feet
- Buildings under 30 feet

Fire Apparatus Access Notes

1. Applicant's understanding of the relevant standards from these fire apparatus access notes to be confirmed by the City of Taylor.
2. Buildings 30 feet tall or greater:
   - Fire Apparatus Access Roads shall be 26 feet clear minimum.
   - Fire Apparatus Access Roads shall be between 15 and 30 feet from the building.
   - Fire Apparatus Access Roads shall provide access to one complete side of the building, as determined by the Fire Official.
3. For buildings less than 30 feet tall:
   - Fire Apparatus Access Roads shall be 20 feet clear minimum
4. All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet.
5. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
6. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders (*see graphic below*).



MINIMUM CLEARANCE AROUND A FIRE HYDRANT



The design is subject to change. Not for construction.

ADDRESSING PLAN



Thoroughfare Names and Addressing Key

1. CR 395
2. Vivekananda Boulevard
3. Sarada Street

0 ft 150 ft 300 ft 600 ft

N

The design is subject to change. Not for construction.

DETAILED PROGRAM AND PARKING



Area 1

Large Industrial	Program	Spaces
Building 1	196,250 SF	196
Building 2	193,750 SF	194
Building 3	103,500 SF	104
Building 4	193,750 SF	194
Parking Requested	1/2,000 SF	344
Parking Provided		706
Difference		**+362**

Area 2

Flex Industrial/Commercial	Program	Spaces
Building 5	41,400 SF	55
Building 6	41,400 SF	55
Building 7	41,400 SF	55
Building 8	41,400 SF	55
Parking Requested	1.33/1,000 SF	220
Parking Provided		259
Difference		**+39**

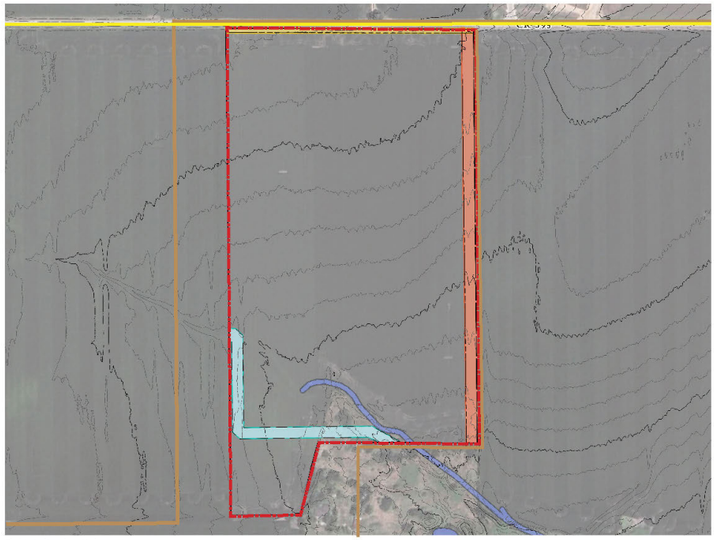
The design is subject to change. Not for construction.

X. Appendix

The Appendix chapter provides additional information for reference that is not directly related to the content of the Employment Center Plan. This primarily includes description of the design process that resulted in this document.

Charrette Presentation 5/29/2024 ..... X.2
Charrette Presentation 5/30/2024 ..... .X.3

ILLUSTRATIVE MASTER PLAN WITH PROGRAM

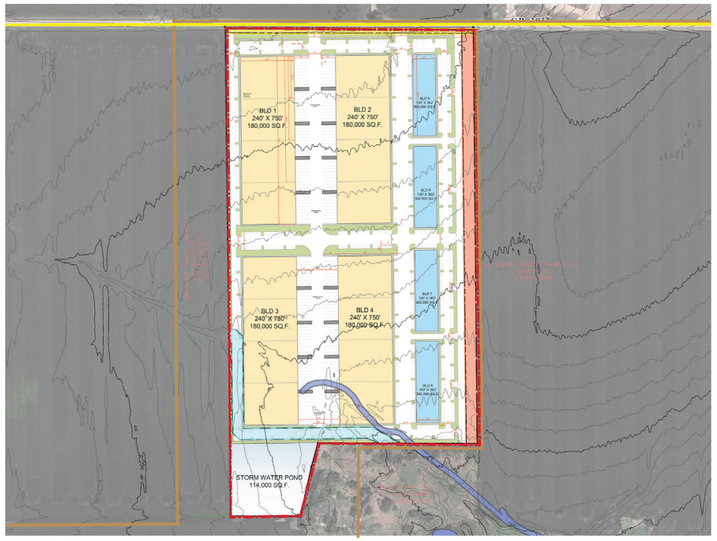


Key
- Property Boundary
- Taylor City Boundary
- SAP-SED Boundary
- 5-ft Contour
- 10-ft Contour
- Wetlands
- Drainage Easement
- Electrical Easement
- Gas Easement

0 ft 150 ft 300 ft 600 ft

The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN WITH PROGRAM



Key
- Property Boundary
- Taylor City Boundary
- SAP-SED Boundary
- 5-ft Contour
- 10-ft Contour
- Wetlands
- Drainage Easement
- Electrical Easement
- Gas Easement

Estimated Program

Large Footprint Industrial	720,000 SF
Flex Industrial/Commercial	144,000 SF
Total	**864,000 SF**

Large Footprint Industrial	630,000 SF
Flex Industrial/Commercial	134,000 SF
Total	**764,000 SF**

Large Footprint Industrial	620,000 SF
Flex Industrial/Commercial	132,000 SF
Total	**752,000 SF**

0 ft 150 ft 300 ft 600 ft

The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN WITH PROGRAM



Key
- Property Boundary
- Taylor City Boundary
- SAP-SED Boundary
- 5-ft Contour
- 10-ft Contour
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- Drainage Easement
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Estimated Program

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Flex Industrial/Commercial	132,000 SF
Total	**752,000 SF**

0 ft 150 ft 300 ft 600 ft

The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN WITH PROGRAM



Key
- Property Boundary
- Taylor City Boundary
- SAP-SED Boundary
- 5-ft Contour
- 10-ft Contour
- Wetlands
- Drainage Easement
- Electrical Easement
- Gas Easement

Estimated Program

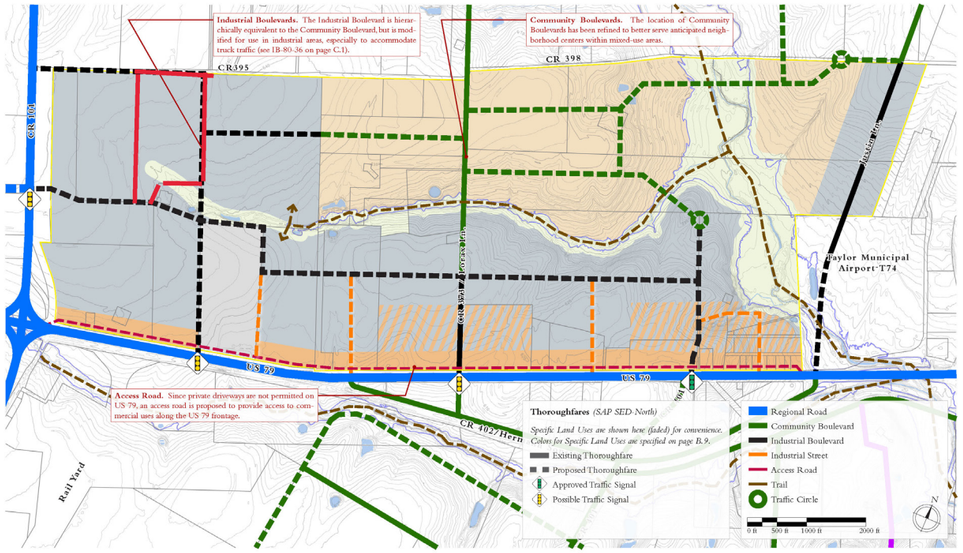
Large Footprint Industrial	720,000 SF
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Total	**752,000 SF**

0 ft 150 ft 300 ft 600 ft

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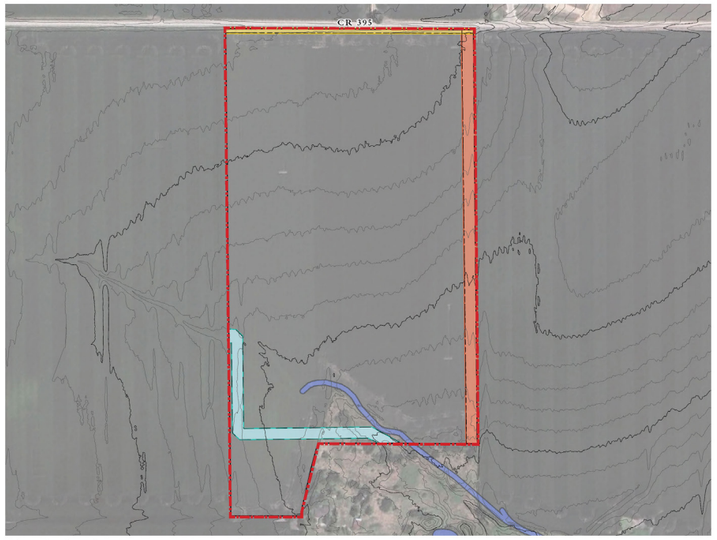
Michael Watkins Architect, LLC © 2024
The design is subject to change. Not for construction.

PROPOSED THOROUGHFARE PLAN
per SAP SED North

PZ-2023-1848 Special Employment District-North
DRAFT April 1, 2024

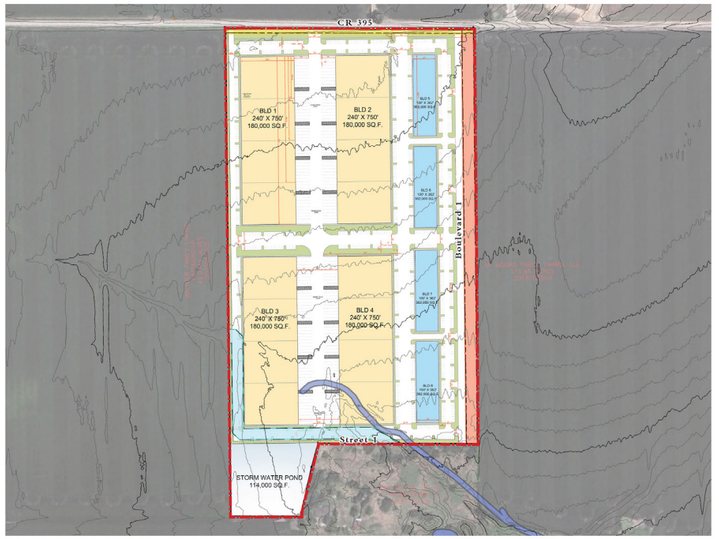
B.6

CONSTRAINTS MAP



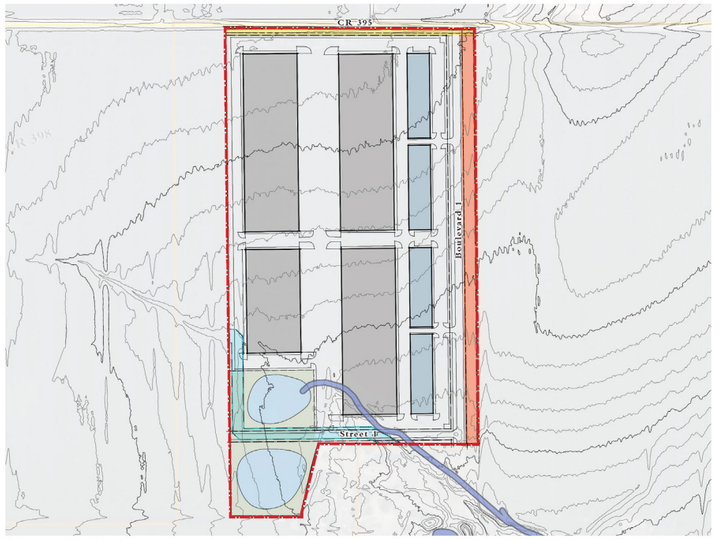
The design is subject to change. Not for construction.

PLAN PROPOSED BY APPLICANT



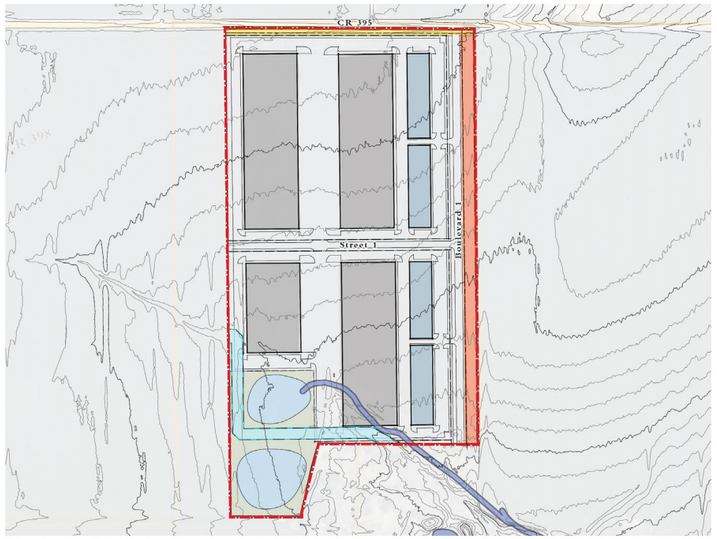
The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN WITH PROGRAM



The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN WITH PROGRAM



Key

- Property Boundary
- 5-ft Contour
- 10-ft Contour
- Wetlands
- Drainage Easement
- Electrical Easement
- Gas Easement

Previously Proposed Program

Large Footprint Industrial (240' depth)	720,000 SF
Flex Industrial/Commercial (100' depth)	144,800 SF
TOTAL	**864,800 SF**

Estimated Program for This Plan

Large Footprint Industrial (240' depth)	620,000 SF
Flex Industrial/Commercial (100' depth)	132,000 SF
TOTAL	**752,000 SF**

0 ft 150 ft 300 ft 600 ft

The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN WITH PROGRAM



Key

- Property Boundary
- 1-ft Contour
- 5-ft Contour
- Drainage Easement
- Electrical Easement
- Gas Easement

Previously Proposed Program

Large Footprint Industrial (240' depth)	720,000 SF
Flex Industrial/Commercial (100' depth)	144,800 SF
TOTAL	**864,800 SF**

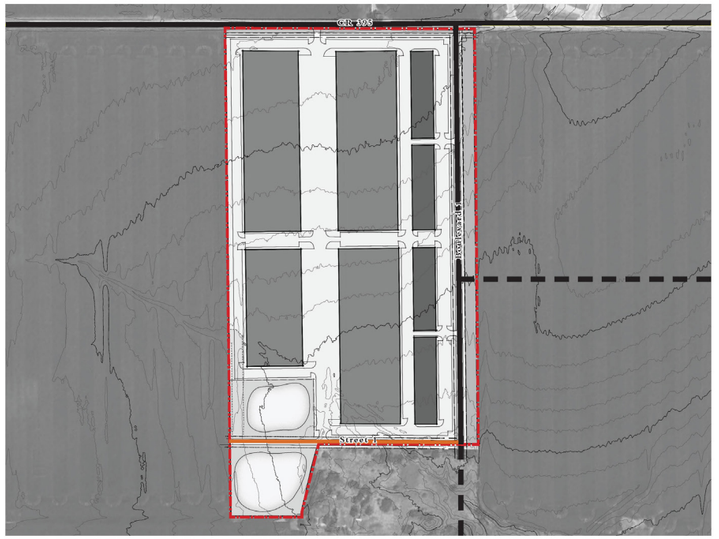
Estimated Program for This Plan

Large Footprint Industrial (240' depth)	699,000 SF
Flex Industrial/Commercial (100' depth)	152,000 SF
TOTAL	**851,000 SF**

0 ft 150 ft 300 ft 600 ft

The design is subject to change. Not for construction.

THOROUGHFARE TYPES MAP



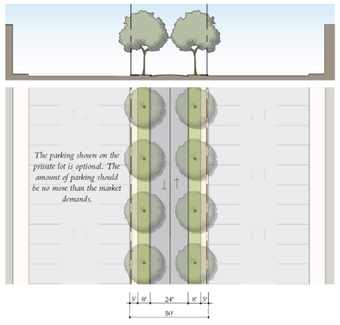
Key

- Property Boundary
- 5-ft Contour
- 10-ft Contour
- Drainage Easement
- Electrical Easement
- Gas Easement
- Industrial Boulevard
- Industrial Street

0 ft 150 ft 300 ft 600 ft

The design is subject to change. Not for construction.

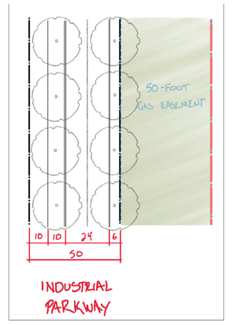
THOROUGHFARE SECTIONS

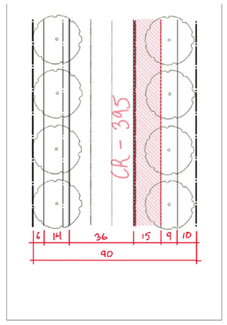


IS-50-24

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
Provided

Trees may need to be maintained to permit a higher vertical clearance to accommodate truck traffic.





Thoroughfare Type
IB Industrial Boulevard
IS Industrial Street
AR Access Road
BV Boulevard
Right-of-Way Width
Pavement Width
XX-##-##

Thoroughfare Type
Thoroughfare Name Suffix
R.ight-of-Way or Easement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

The design is subject to change. Not for construction.

City of Taylor
City Council

August 22, 2024

PZ-2023-1997

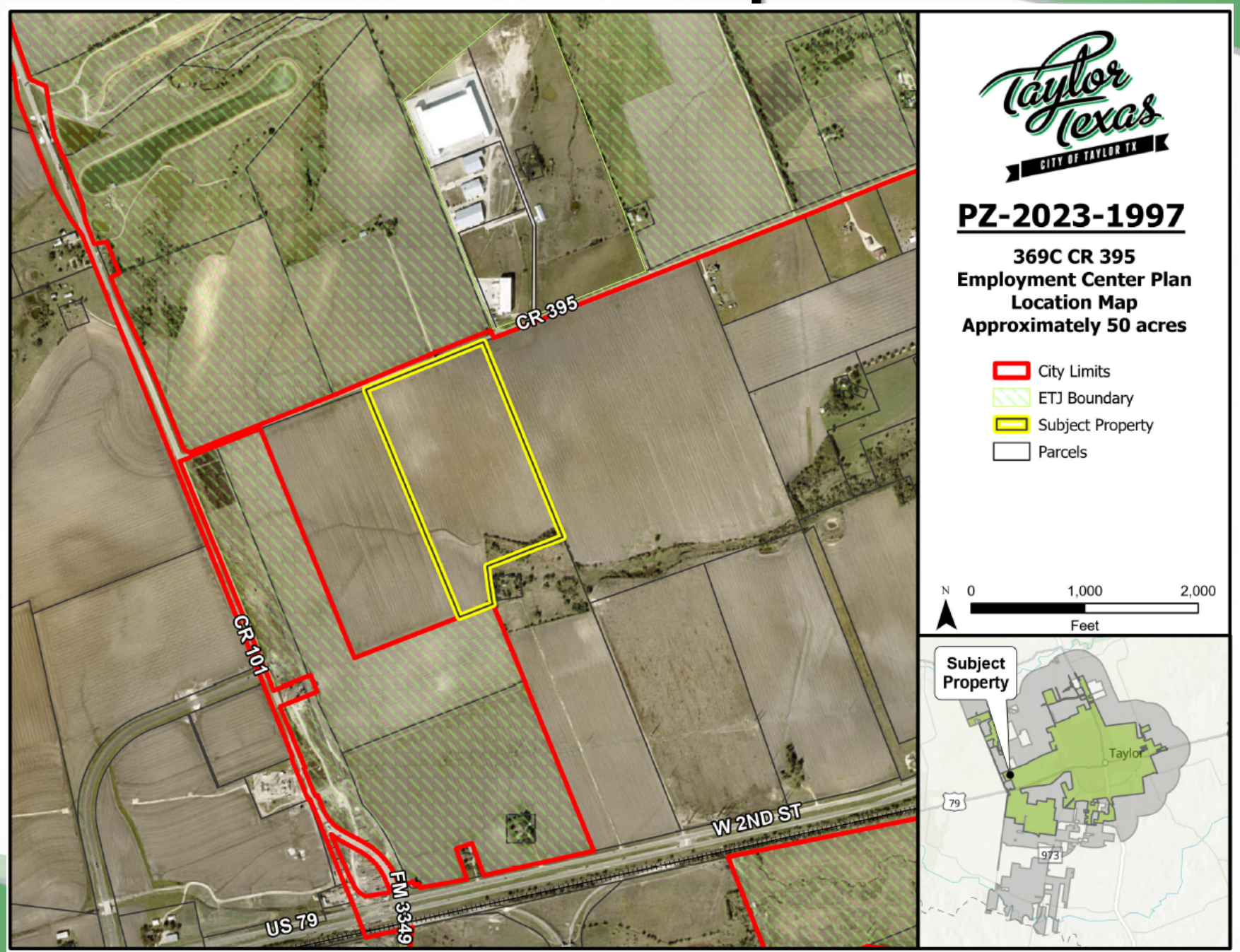
Employment Center Plan

369C CR 395

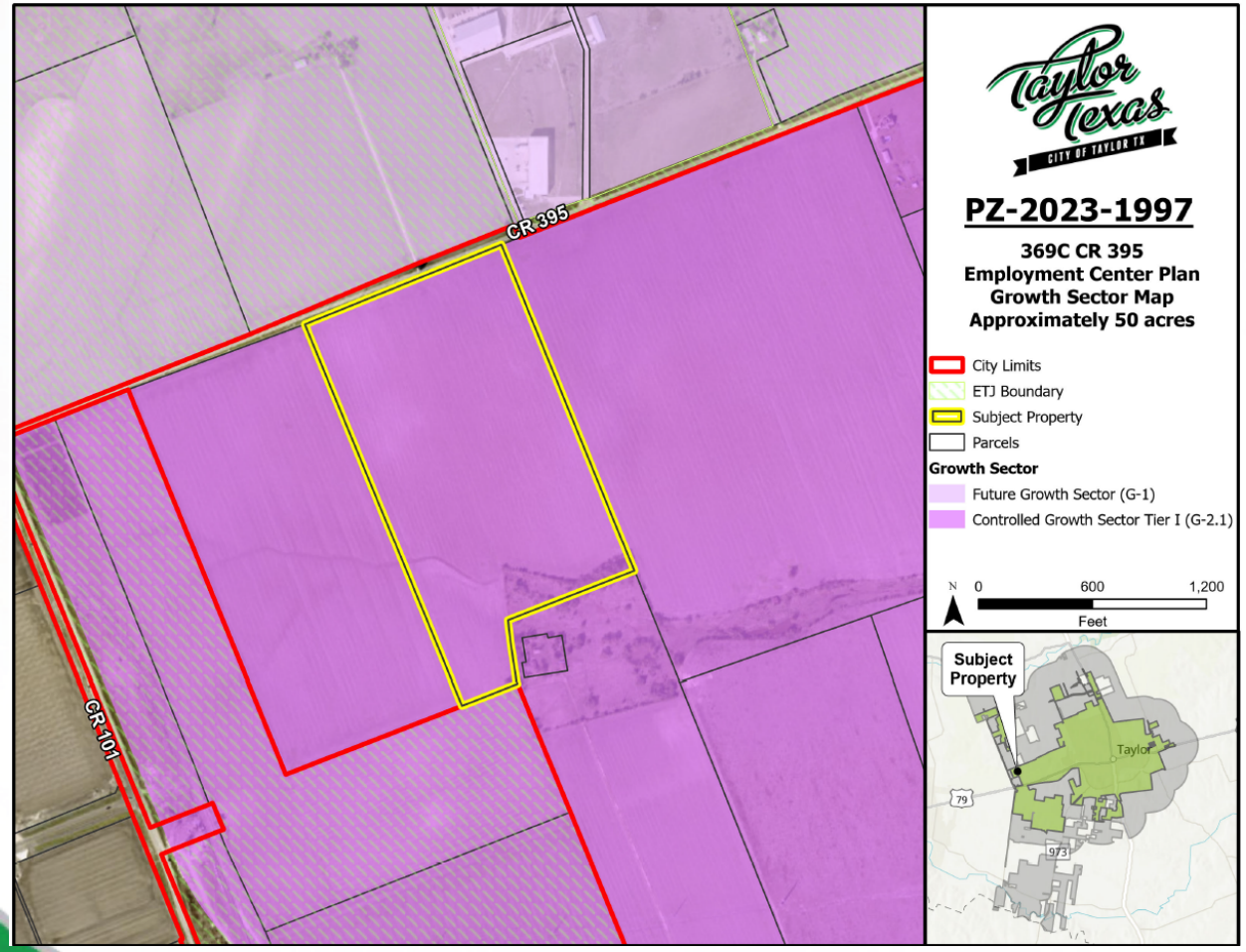
Development Process

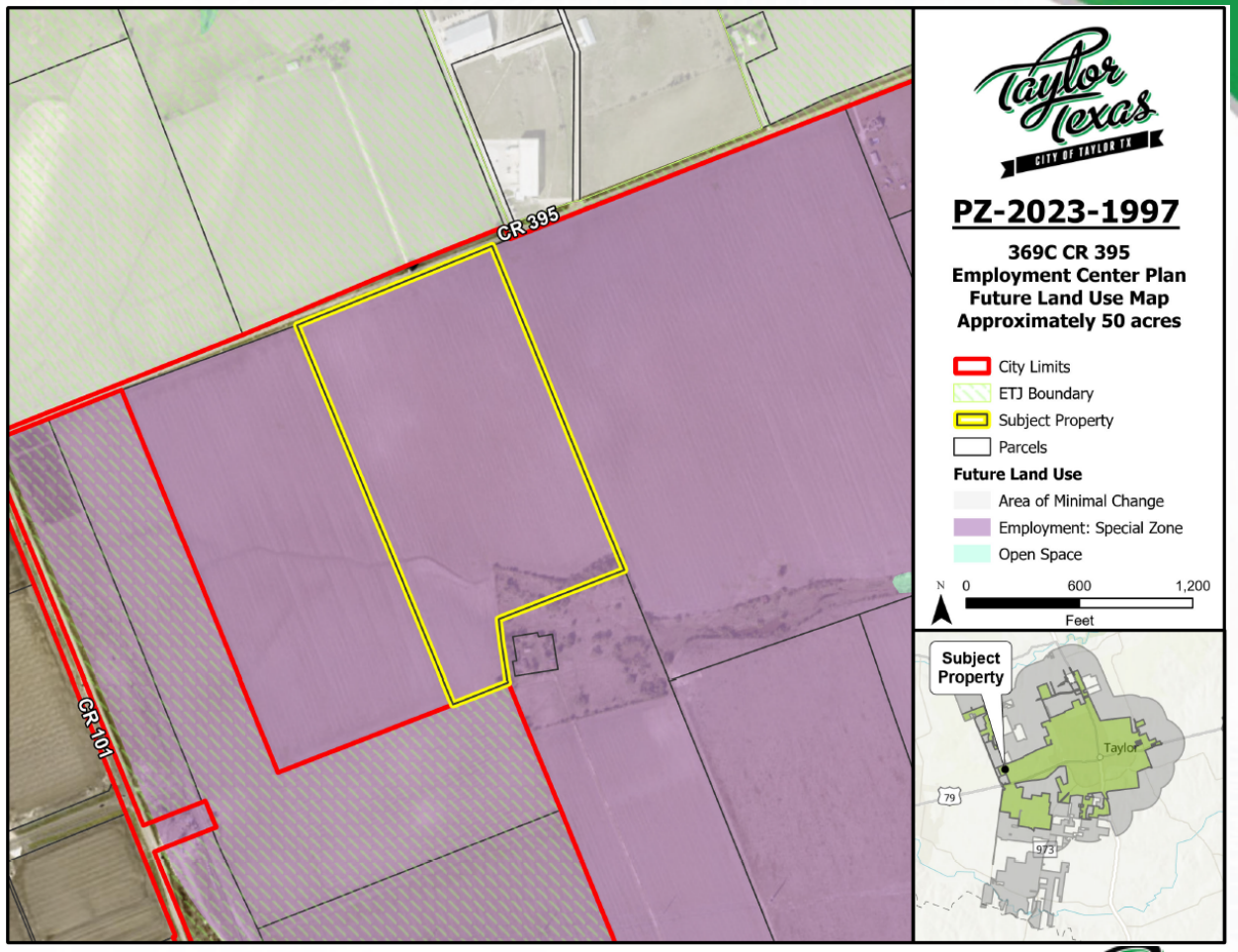
1. **Comprehensive Plan Amendment** – Changes to the Growth Sector, Future Land Use, or Transportation Master Plan. Can also be actions to amend the Comp. Plan to fulfill an Implementation Strategy.
2. **Plan and/or Place Type Designation** – Projects 2.5 acres and greater will go through an Employment Center, Neighborhood, or Infill Neighborhood Plan to layout new Centers or Neighborhoods and allocate Place Type Zoning Districts.
3. **Preliminary Plat** – Division of land into lots (identifying lot boundaries, streets, easements, etc.).
4. **Subdivision Improvement Plans** – Public Infrastructure Plans (Water, Sewer, Drainage).
5. **Final Plat** To be recorded after approved and accepted infrastructure improvements.
6. **Site Development Plans** – Engineered or surveyed drawings depicting proposed development on a lot(s).
7. **Building Permit** - Layout of building(s) on lot(s) and detailed construction drawings.

Location Map

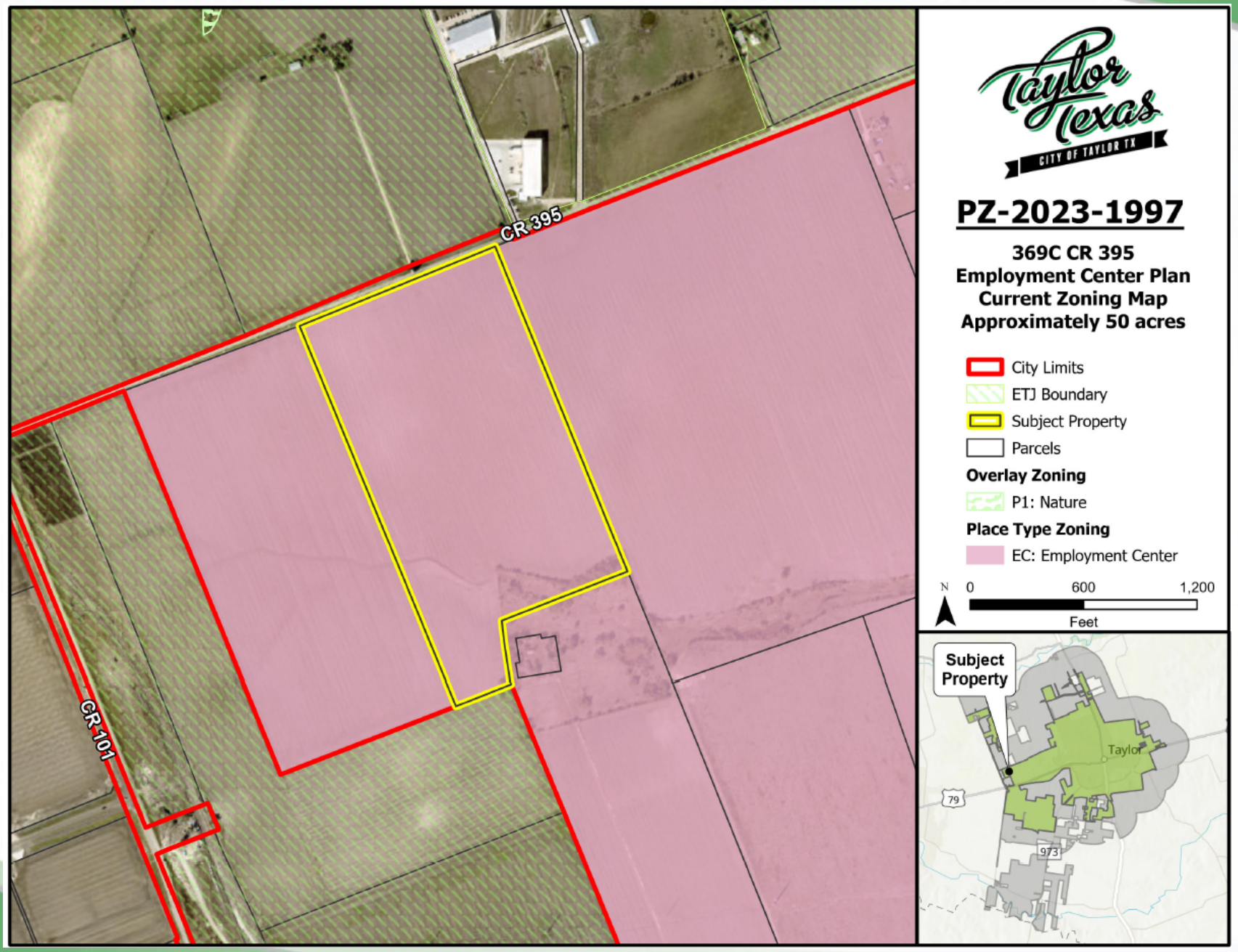


Growth Sector & Future Land Use Maps

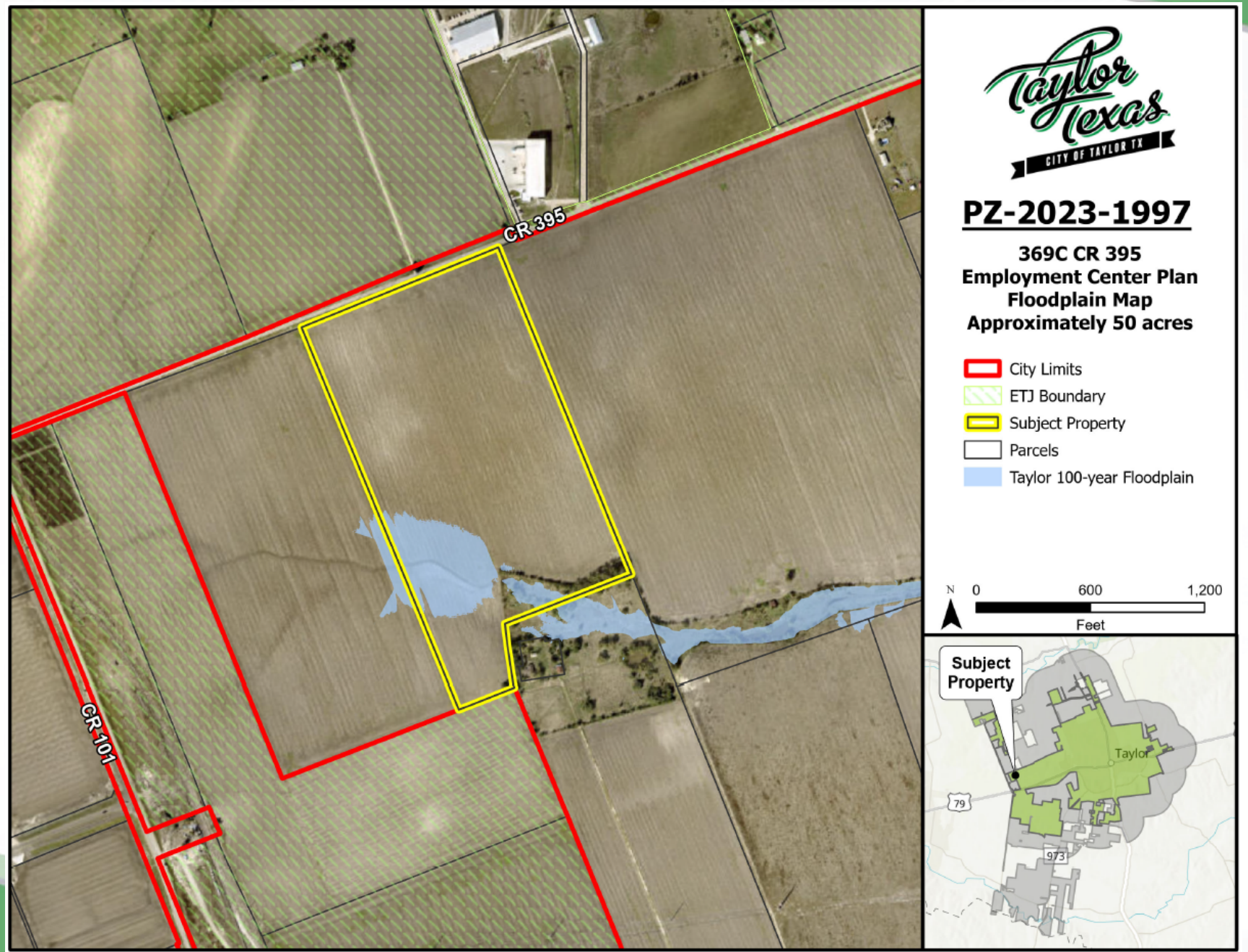




Existing Zoning Map



Floodplain Map



Regulating Plan

REGULATING PLAN



Key

- Subject Property
- EC - Employment Center
- CS - Civic Space
- Primary Frontage
- Secondary Frontage
- Block Dimensions

Notes

1. Building footprints and parking configurations are conceptual and subject to revision. Block dimensions are non-binding and are intended to demonstrate compliance with City Standards for block length and perimeter.

General Standards

1. Approval of this Employment Center Plan is conditioned on the approval of any applicable permits related to the wetland and floodplain on this property.
2. Three years after the adoption of this Employment Center Plan, if the applicant can demonstrate a lack of market demand for the Building Types and uses permitted, an amendment to this Employment Center Plan may be considered to allow additional Place Types, such as P5, Building Types, such as Large Apartments, and uses, such as Residential.

Illustrative Master Plan

ILLUSTRATIVE MASTER PLAN WITH PROGRAM SUMMARY



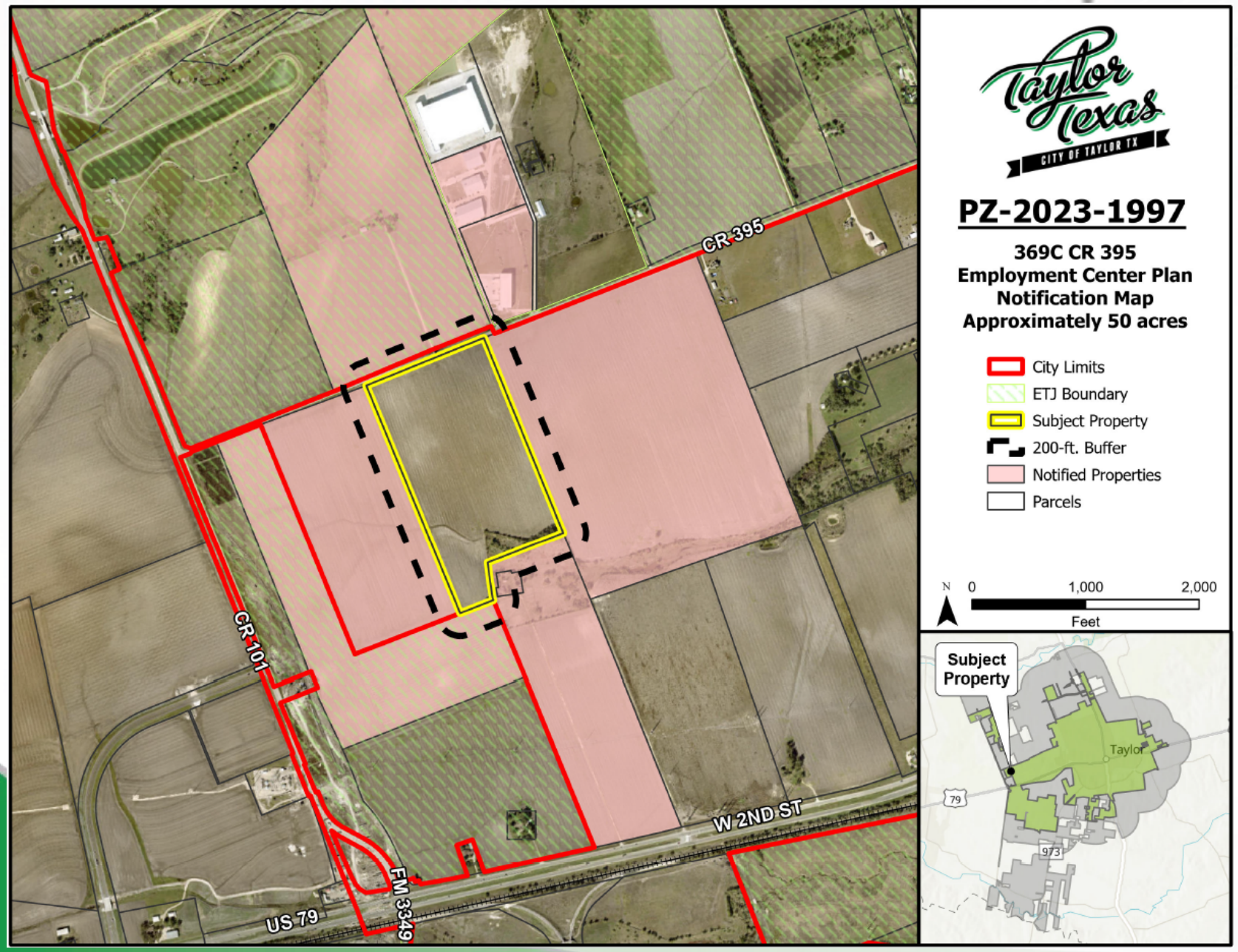
Key

- Subject Property
- 1-ft Contour
- 5-ft Contour
- Drainage Easement
- Electrical Easement
- Gas Easement

Summary Program

Large Industrial (250' depth)	687,250 SF
Flex Industrial (120' depth)	165,600 SF
Total Industrial	**852,850 SF**

Notification Map



PZ-2023-1997

369C CR 395
Employment Center Plan
Notification Map
Approximately 50 acres

City Limits
ETJ Boundary
Subject Property
200-ft. Buffer
Notified Properties
Parcels

N 0 1,000 2,000
Feet

- 19 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

Planning & Zoning Commission Recommendation

Planning and Zoning Commission recommended **Approval** of the proposed EC – Employment Center Plan referred to as Taylor 50.

City Council Meeting
August 22, 2024
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure Quality of Life Economic Vitality

Agenda Item Number: 13.

Agenda Title: **Hold a public hearing and introduce Ordinance 2024-41 regarding amendments to the City of Talyor Land Development Code to correct errors and provide clarification to the following chapters: Chapter 1 – Intent & General Provisions, Chapter 2 – Development Process, Chapter 3 – Neighborhoods, Additions, Subdivisions, Chapter 4 – Place Type Zoning, Chapter 5 – Private Lot Development Standards, Chapter 6 – Historic Preservation, and Chapter 7 - Definitions.**

Council Action to be Taken: Hold a public hearing and introduce Ordinance 2024-41 regarding amendments to the City of Talyor Land Development Code to correct errors and provide clarification

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE / DESCRIPTION

Hold a public hearing and introduce Ordinance 2024-41 regarding amendments to the City of Talyor Land Development Code to correct errors and provide clarification

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Hold a public hearing and introduce Ordinance 2024-41 regarding amendments to the City of Talyor Land Development Code to correct errors and provide clarification to the following chapters: Chapter 1 – Intent & General Provisions, Chapter 2 – Development Process, Chapter 3 – Neighborhoods, Additions, Subdivisions, Chapter 4 – Place Type Zoning, Chapter 5 – Private Lot Development Standards, Chapter 6 – Historic Preservation, and Chapter 7 - Definitions.

See the attached report for more details

3. PROS and CONS

PROS	CONS
• To correct errors and provide clarification for the Land Development Code	•

4. RECOMMENDATION

At their meeting on August 13, 2024, the Planning and Zoning Commission recommended approval to the amendments of the Land Development Code.

5. FUNDING SOURCE

n/a

6. TIMELINE

Planning and Zoning Commission Public hearing and recommendation to City Council - August 13, 2024
City Council public hearing and introduce ordinance - August 22, 2024_
City Council consider ordinance - September 12, 2024

7. OTHER OPTIONS

n/a

8. ATTACHMENTS

1. _11_PZ-2024-2243_LDC Edits Staff Report
2. _11a_PZ-2024-2243_LDC Edits Tracking_Spring 2024
3. _011c_PZ-2024-2243_Ordinance 2024-41
4. _11c1_PZ-2024-2243_Amended Land Development Code_Exhibit A
5. Presentation CC PZ 2024 2243

City of Taylor
PZ-2023-2243
Land Development Code Amendments
Staff Report

Item Details

Request:	A request to amend the Land Development Code to correct errors and provide clarification to the following chapters: Chapter 1 – Intent & General Provisions, Chapter 2 – Development Process, Chapter 3 – Neighborhoods, Additions, Subdivisions, Chapter 4 – Place Type Zoning, Chapter 5 – Private Lot Development Standards, Chapter 6 – Historic Preservation, and Chapter 7 - Definitions.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

In November 2023 the City Council adopted the City of Taylor Land Development Code. Over the past nine months, city staff have reviewed the document for consistency and appropriateness. In that time staff have compiled various sections of the Code that require revisions.

These revisions range from:

a) text and formatting errors consisting of simple errors found throughout the document such as typos, grammar, and general formatting of pages,

b) clarifications to the document to provide clarity of the existing policies and added extra definitions,

c) clarification of how the temporary special event signage is applied to the historic district (Downtown area) and

d) permitting all types of internally illuminated signs outside of the historic district (Downtown area).

These revisions for clarification purposes are brought together in this proposed amended version of the Land Development Code.

Staff Recommendation

Staff recommends that the Planning and Zoning Commission recommend approval for the proposed amendments of the Land Development Code.

Attachments:

1. LDC Edits Spreadsheet

2. Revised Land Development Code

All Chapters - Typos and grammatical errors

CHAPTER	PAGE	SECTION/ISSUE	CHANGE
1	2	Consultant Team	add Meredith Johnson and Amanda Popken to consultant team
1	7	1.1 Title	add the ordinance number and make year 2023. "...Taylor, Texas (Originally Adopted by Ordinance 2023-55 on November 9, 2023)."
1	14	1.9.3 violations continue	refers to chapter 10 but should refer to section 1.14
1	18	ADOPTION	add Nov 9 2023 -ordinance 2023-55
1	7	1.2.2	Add "facilitate community" to this section. Add "Further, these poilicies are designed to facilitate community, …"
1	10	1.5	"provisions" plural?
1	14	1.10.1	Comma splice. Remove comma after "jurisdiction"
1	8 - 9	1.3.1-1.3.3	Use one of "is/are," "should," or "shall" consistently for all items in these sections
2	34	Admin decision appeal	delete (d) repeat of (2) and delete (b) from or is aggrieved by the decision …..to decision
2	77	ZBA	Authority (3) should the (i), (ii) or (iii) rather than numbered 4 5 & 6
2	27-28	2.2.6.1, 2.2.7.1, 2.2.18.1	"allocated" should be "allocate"
2	39	2.2.16.1	"Warrants are deviations… that is in keeping" should say "are in keeping"
3	86	village center clusters	delete extra (b) (c) (d)
3	89	3.6.4.5	correct spelling site development
3	91	3.8.1 escrow of one half of the cost	clarify that this is one half the total construction cost of perimeter streets. "…approve an escrow of one-half of the total construction cost of perimeter streets."
3	93	3.8.1.9	change "subdivisions" to "neighborhoods"
3	95	3.8.1.14 (7)	add the word "a" before "secondary street"
3	108 - 109	3.8.5.5	New Language: "Civic Building sites should be reserved as necessary within each Pedestrian Shed and may be located within or adjacent to Civic Spaces allocated within the Pedestrian Shed. During the Neighborhood Plan or Employment Center Plan process, a determination of the need for Civic Building sites shall be made. Civic Building needs shall be determined through consultation with the City, the Taylor Independent School District, Williamson County and other government agencies and non-profit organizations. Each Pedestrian Shed shall include a main gathering space as close as possible to the geographic center of the Pedestrian Shed that includes a building or facility that is accessible by the public.

3	92 - 93	3.8.1.5 (1)	clarify this section to refer to standard assemblies and Neighborhood and Employment Center Plans. "Street types shall reflect standard assemblies and further modificaiton can be deteremined during the Neighborhood and Employment Center Plan process.Below ..."
3	92 - 93	3.8.1.5 (1) (a-b)	Revise instances of "P5 - Core" to "P5 - Urban Center" and in (b) change "P4 - Neighborhood Mix" to "P4 - Mix"
3	96	3.8.1.16.1	Remove commas after "alleys," "garages," and "firefighters." Second sentence also might be a run-on
3	97	3.8.1.16.2	"commerccial" and "balancce" should be "commercial" and "balance"
3	87	3.6.1.8.2.b	2nd sentence "too" should be "to"
3	84	Table 3.6.1(A)	Add "min." to all percentages for P1 and CS?
3	96	3.8.1.15.1	"thoroughfare type" as opposed to "right-of-way type"?
3	96	3.8.1.16.1	Delete "the" after "communities:" in first sentence
3	99, 102	3.8.2.1, 3.8.2.7	Clarify that blocks can also be bounded by paths and trails. Add verbiage "typically" to each section. "Typically a block is an…" and "Typically block length…"
3	101	3.8.2.4	"A applicant" should be "An applicant"
3	103	3.8.2.9	Last sentence is missing words. "except upon approval of a Warrant by ___ unless..." Revise to "…except upon approval of a Warrant by the Development Review Committee."
3	107	3.8.5.2.1	Reference to Pedestrian Shed section should be 3.6.1.7
4	129-131	Parking location	Infer from parking location table that RV storage is permitted on street. Contrary to 16-75 city ordinance. Revise Parking Location for RV Storage to say "RV Storage (Third Layer)" for P3 and P3M.
4	120	4.2.3.10.1	Consider rephrasing "It is standalone from building frontages" for clarity. "Parks do not need to be defined by building frontages."
4	120	4.2.3.10.1-5	Lack of consistency in terms of shall/should/may language vs. is/are language. Are these sections describing or requiring?
4	123	Neighborhood Plan	Strike this section. These numbers are already listed elsewhere and they follow the opposite logic as all the other items (place type %'s are determined by development pattern, whereas all the other reguations here are determined by place type)
4	125-134	Public Frontage (Right of Way)	Remove this section from each page since these items are regulated elsewhere in the document.
4	125-134	in general	Format and size of these tables could be more consistent across the pages
5	148	Manufactured homes description	This is what it says in the LDC re: manufactured homes - however, Chapter 16, article III refers to recreational vehicles. It is in fact article II
5	155	5.3.7.1	add reference to minimum façade buildout percentage "…and meet the minimum façade build out percentage required by Place Type."

5	156	garage excluded from façade buildout calculation	place in a more prominent position - in section 5.3.7 (page 155) Add 5.3.7.6 "Carports and Garages shall not count toward the façade buildout percentage."
5	157	5.4.1 (2)	remove EC "In P4 and P5…"
5	157	5.4.1 (8)	this section conflicts with (3) - REMOVE
5	157	5.4.2.1	this is duplicative of prior section - REMOVE.
5	160	5.4.6.1	change "Driveways" to "Driveway" and "curbcuts" to "curb cuts"
5	160	5.4.6.4	remove the word "all" after "prevent" in last sentence
5	160	5.4.7.1	correct spelling of Accessibility
5	160	5.4.7.1	delete (2) this is already in 5.4.1
5	163	5.6.4.2	"submitals shall include" is repeated and there's a colon instead of period at end of sentence
5	166	Fencing Standards 5.8.5.5	add maintenace standards to fences similar to screening devices in old zoning ordinance. Add "5.8.5.5 Fencing shall be kep in good repair and in a safe and attractive condition."
5	166	Fencing Standards 5.8.5.6	need to add statement to say: fence/barrier shall not encroach upon any right of way or public easement (same as screening devices on old ordinance 3.5.2.12) Add: "5.8.5.6 A building permit shall be required prior to construction when the Screening Device encroaches upon any public right of way or public easement."
5	166	Fencing Standards 5.8.5.7	Add a new section to read "5.8.5.7 It shall be unlawful to construct a fence on a vacant lot or on multiple adjacent individual vacant lots. For purposes of this chapter, “vacant” shall mean the property does not have an active principal building."

5	167	5.9.3.7 - Home Occupation	Add a new section to read "5.9.3.7 Home Occupations The following standards are intended to permit residents to engage in home occupations that are compatible with residential uses and to ensure that home occupations do not adversely affect the integrity of residential areas. A home occupation shall be considered an accessory use, subject to the following conditions: 1. No persons shall be engaged in a home occupation other than persons occupying the subject dwelling unit as their permanent residence; 2. The home occupation shall be conducted entirely within the principal building or within a permitted accessory structure; 3. There shall be no signs or other exterior visible evidence of a home occupation; 4. There shall be no visible storage of equipment, materials or vehicles that have more than two axles; and 5. All home occupations shall comply with the performance standards of Chapter 5; and 6. Home occupations that do not meet conditions 1 through 4 above may apply for a Specific Use Permit. In considering whether to approve a Specific Use Permit for a home occupation the Commission may recommend and the City Council may impose standards to ensure the home occupation does not adversely affect the integrity of the residential neighborhood in which it is proposed and shall consider the following: a. Are the hours of operation of the home occupation compatible with a residential neighborhood; b. Is there sufficient off-street parking to accommodate the parking requirements of the home occupation; c. Will the property at which the home occupation is conducted retain the characteristics of a residential property; and d. Will the home occupation generate any nuisances incompatible with a residential neighborhood.
5	168	5.9.4.5	change "business and manufacturing districts" to "Place Types"
5	169	5.9.6	this whole section is in the wrong place - move to Chapter 1 and clarify that warrants don't go to ZBA and that DRC may approve a warrant for any provision that is eligible for a warrant in the LDC. Revise to read ""...to the DRC for any provision that is eligible for a warrant in the LDC, or a Variance for any provision that is eligible for a variance in the LDC to the ZBA.""
5	174	The sentence "The only permitted for m of illumination…….faux neon signs" in section 5.10.3.1 is in the wrong place	This sentence needs to be moved to section 5.10.3
5	176	signs at residential	move text from 5.10.4.13 to special event signage for residential at 5.10.6.3 (2) Add: a Section (e)

5	191	BLADE SIGN	ADD hanging signs under a canopy (see text in PDF). Clearance height 7ft. Change Specifications, Clearance to 7 feet minimum.
5	144 - 151	building types	Add rererence to certificate of occupancy required before use commences. Add for Detached, Attached Dwellings, Cottage Court, Duplex, Triplex, Quadraplex, Small Apts, Large Apts, Manufactures Home Park, Recreational Vehicle Park, Accessory Dwelling Unit, Small Commercial, Large Commercial, Live/Work, Mixed Use etc for all pages. "A certificate of occupancy is required before use commences."
5	138	Build-To-Line	Strike "front" from "principal front façade"
5	147	Small Apartments	Could the second sentence be revised to more clearly include buildings with individual entrances?
5	147	Large Apartments	What is a live/work unit? As described on p. 149 a live/work is a building type not a use/unit type
5	148	Residential Accessory Building	Add home office to list of potential uses.
5	157	5.4.1.2	Clarify if building size means footprint or floor area
5	157	5.4.1.5	"replaced" should be "placed"
5	160	5.4.6.3	"Non-alley-loaded" should all by hyphenated
5	160	5.4.6.3	"rights-of-ways" should be "rights-of-way"
6	205	6.1.4.1	Change last sentence to "The City may designate a historic landmark in accordance with Tex. Loc. Gov't Code Sec. 211.0165."
6	214	Cert of Appropriateness 6.1.10.11 (1)	"No historic landmark shall be relocated unless such relocation shall be approved by the HPC and a certificate of appropriateness for such relocation shall be granted. For the purposes of this subsection concerning relocation, the term "historic landmark" shall be used to describe an individual building, structure, or object designated according to the procedures in this LDC."
6	214	Cert of Appropriateness 6.1.10.11 (2) (a)	Remove Section and "letter" the other remaining sections
7	229	home occupation	require defintion home occupation. Chapter 7 ~page 229 "Home Occupation - An occupation carried on only by a resident of the premises (and by no other person(s)), which occupation is clearly incidental and secondary to the residential purposes of the premises and does not change the external appearance of the residential property or be detrimental to the residential character of the neighborhood."
7	239	Definition Revision	Change to "State Antiquities Landmark" - several instances in definition.

ORDINANCE NO. 2024-41

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING THE LAND DEVELOPMENT CODE TO CORRECT ERRORS AND PROVIDE CLARIFICATION TO THE FOLLOWING CHAPTERS: CHAPTER 1 – INTENT & GENERAL PROVISIONS, CHAPTER 2 – DEVELOPMENT PROCESS, CHAPTER 3 – NEIGHBORHOODS, ADDITIONS, SUBDIVISIONS, CHAPTER 4 – PLACE TYPE ZONING, CHAPTER 5 – PRIVATE LOT DEVELOPMENT STANDARDS, CHAPTER 6 – HISTORIC PRESERVATION, AND CHAPTER 7 - DEFINITIONS; PROVIDING FOR THE AMENDMENT OF THE DOCUMENT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE;

WHEREAS, the City Council finds that the amendment of the Land Development Code herein promotes the public health, safety, morals, and welfare and provides for the orderly development of the City; and

WHEREAS, the Planning and Zoning Commission held a public hearing on August 13, 2024, reviewed the amendments, and recommended that the City Council adopt the amendments to the Land Development Code; and

WHEREAS, the City Council held a public hearing on August 22, 2024, at which the public was given the opportunity to give testimony and present written evidence; and

WHEREAS, after review, inquiry, and the opportunity for citizen participation at one or more public hearings and review and recommendation by the Planning and Zoning Commission, the City Council approves the amended Land Development Code hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITYOF TAYLOR, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Land Development Code. The City Council hereby adopts the amended Land Development Code attached hereto as **Exhibit "A."** The amended Land Development Code replaces and supersedes the Land Development Code that was in effect prior to the effective date of this Ordinance. The City may amend the Land Development Code at the discretion of the City Council in accordance with state law as necessary to address changing conditions in the City.

Section 3. Savings Clause. All rights and remedies of the City of Taylor are expressly saved as to any and all violations of the provisions of any ordinances affecting zoning, platting, or the comprehensive plan within the City's jurisdiction which have accrued at the time of the

effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 4. Severability Clause. 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.

Section 5. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 6. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex.Gov't. Code*.

PASSED, APPROVED, AND ADOPTED on the ____ day of _____, 2023.

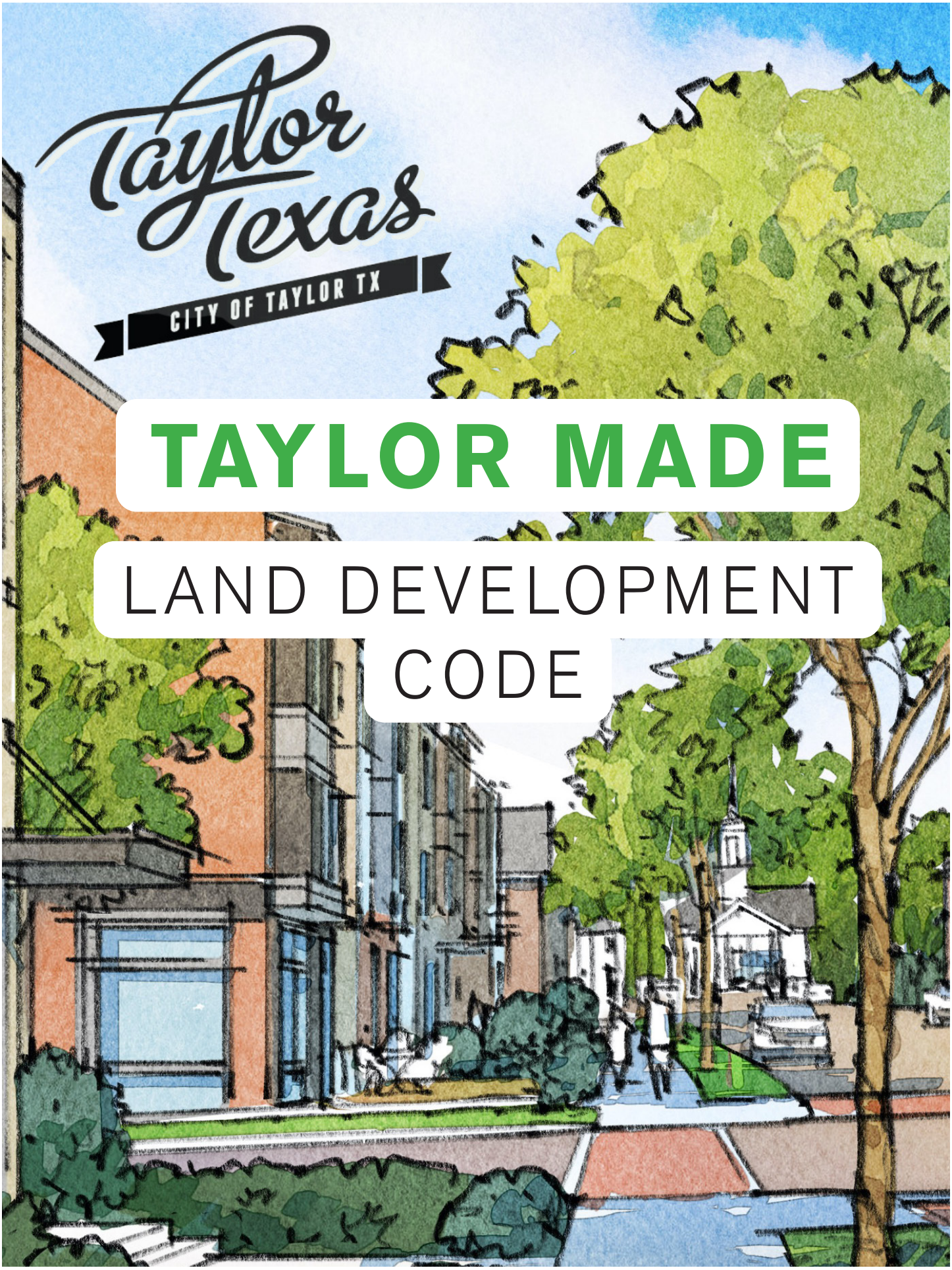
_____
Dwanye Ariola, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney


Taylor Texas
CITY OF TAYLOR TX
TAYLOR MADE
LAND DEVELOPMENT
CODE

CITY COUNCIL

Gerald Anderson - Mayor Pro Tem/District 1

Mitchell Drummond - District 2

Brandt Rydell - Mayor/District 3

Robert Garcia - District 4

Dwayne Ariola - At Large

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Jan Harris, CMSM – Main Street Manager

Daniel Baum – Fire Chief

Robert Copeland – Assistant Fire Chief/Fire Marshal

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Alex Allrich

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EXECUTIVE SUMMARY

The Taylor-Made Land Development Code (LDC) is created from patterns of the past built environment to inform the community of the future. Taylor is a series of neighborhoods, and the City intends to continue building using this pattern. New development will be built as neighborhoods, not subdivisions.

The DNA Analysis and extensive public engagement led to the decision to build types of places rather than regulate the uses in the spaces. The Taylor-Made LDC standards aim to create attainable homes within walkable places connected to a mixture of services.

Focus on the relationship between public and private spaces becomes more significant as the place becomes more intense; using Place Types to categorize places, the intensity of P5 is more intense than P4. The City's standards are not conventional zoning criteria found in other communities. The tools within the LDC are written with flexibility and clear intent. Providing creativity and allowances for different sites and development types through the use of the standards in the LDC will ensure Taylor retains its character.

Flexibility and predictability take priority. This approach allows the removal of over-regulating zoning controls found in typical development ordinances, such as lot widths, parking standards, and stringent land use rules. It encourages accessory dwellings and missing middle housing to provide attainable housing allowing people to age in place in Taylor. Ultimately, the standards lead to a mixture of uses in a walkable city.

Taylor's potential is accomplished when, at build-out, a range of lifestyle choices, from rural living to downtown urban dwelling, is attainable. A responsibly built range of patterns is most organically accomplished by locals and small-scale builders partaking in restoring, reusing, rebuilding, and maintaining buildings, lots, and lands in Taylor.

The standards established in this LDC provide flexibility and adjustability to accommodate modern construction while maintaining the qualities essential to the community fabric.

FIGURE 1: TAYLOR PLACE TYPE ZONING TRANSECT.

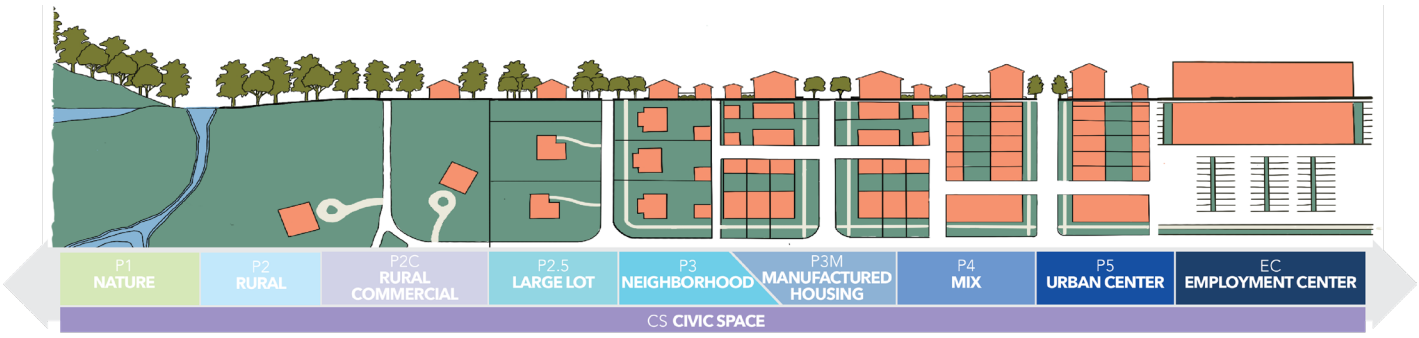


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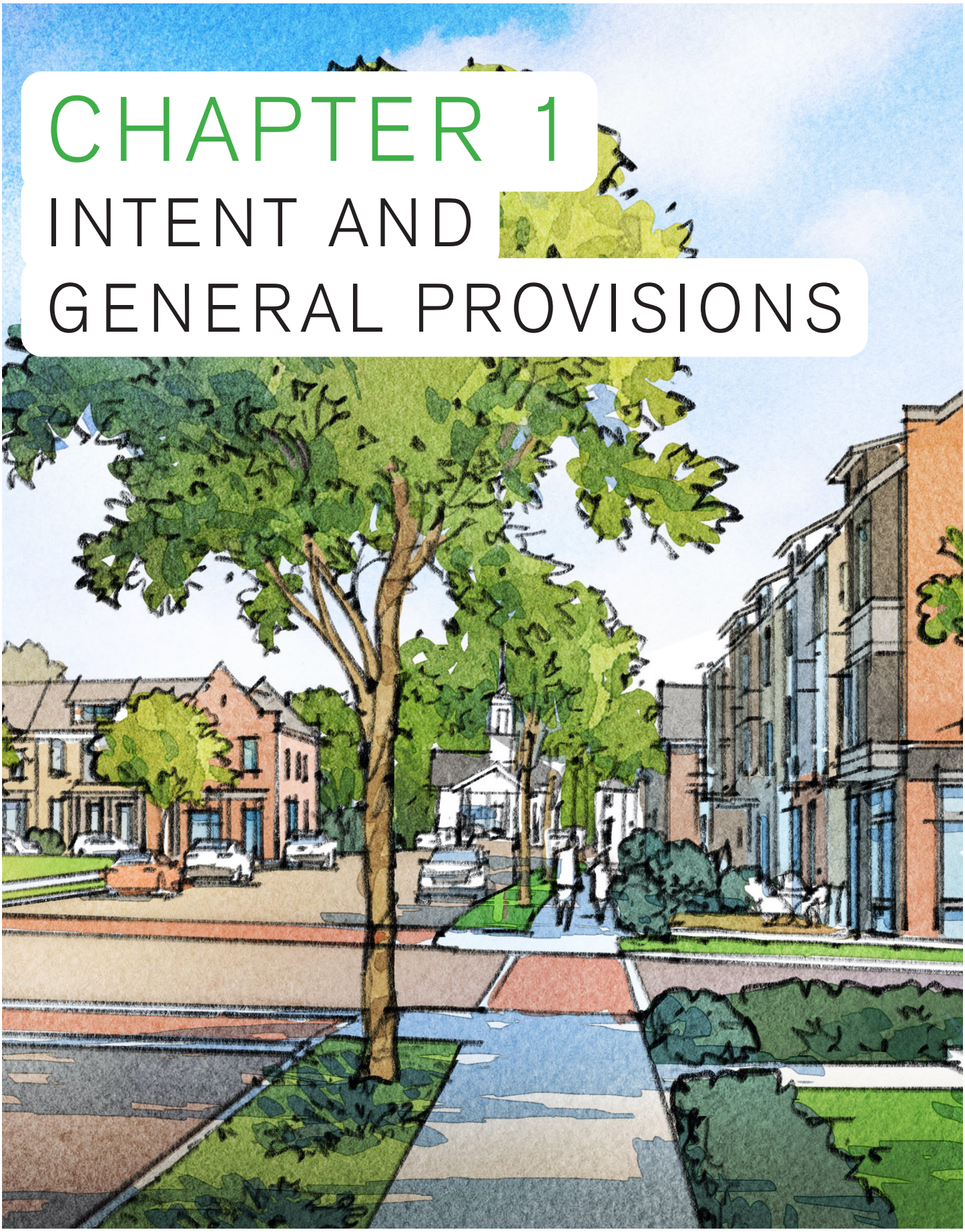
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CHAPTER 1
INTENT AND GENERAL PROVISIONS



1.1 TITLE.

This Ordinance shall be known and may be cited as the “Land Development Code” or the “LDC” of the City of Taylor, Texas. (Originally adopted by Ordinance 2023-55 on November 9, 2023).

1.2 PURPOSE.

1.2.1 The purpose of this LDC is to align the land development policies, including subdivision, zoning, and signs, to the Envision Taylor Comprehensive Plan, including the following goals identified as the five Big Ideas:

- FISCAL SUSTAINABILITY AND INFRASTRUCTURE:

  Make smart investments that maximize the use of existing infrastructure and provide sufficient resources for long-term maintenance, repairs, and replacement.

- COMMUNITY CHARACTER:

  Maintain Taylor's uniqueness and small-town atmosphere where people feel connected.

- INCLUSIVE GROWTH:

  Be intentional and thoughtful about ensuring that all people and communities benefit from growth.

- DIVERSE HOUSING:

  Ensure that housing accommodates all ages, abilities, household types, and income levels.

- ECONOMIC RESILIENCE:

  Support and promote unique, local businesses.

1.2.2 The land development policies are adopted to promote the public health, safety, and general welfare and protect and preserve places and areas of historical, cultural, or architectural importance and significance and promote the safe, orderly, and healthful development of the city and extraterritorial jurisdiction (ETJ). Further, these policies are designed to facilitate community; lessen the congestion in the streets; secure safety from fire and other dangers; ensure adequate light and air; prevent the overcrowding of land, to avoid undue concentration of population; and facilitate the adequate provision of transportation, water, wastewater treatment, schools, parks, and other public requirements.

1.3 INTENT.

The intent section of this LDC is organized at three scales:

1. The city.
2. The neighborhood.
3. The block, street, lot, and building.

1.3.1 THE CITY.

(1) The city is a finite place with geographic boundaries derived from topography, watersheds, parks and open spaces, and other natural and man-made features. Within the city, neighborhoods are seamlessly connected to and integrated with each other through a well-planned and interconnected street network.

(2) The city shall grow in a logical progression from the center outward, and new neighborhoods will be designed as additions to the existing urban fabric.

(3) Wherever possible, natural features including streams, creeks, rivers, trees, and wildlife habitat shall be preserved, and natural drainage systems shall be enhanced.

(4) Historic buildings and sites are valuable pieces of the city's heritage and shall be preserved and protected whenever possible.

(5) Infill development shall be prioritized as it is the most fiscally sustainable form of development. Infill development takes advantage of existing and planned infrastructure systems and helps to complete or enhance existing neighborhoods.

(6) The city is intended to be a self-sustaining economic unit with ties to the surrounding region. Toward that end, the city shall strive to maintain a balance between the creation of jobs and housing units for its residents and avoid becoming a bedroom community.

1.3.2 THE NEIGHBORHOOD.

(1) The neighborhood is the primary organizing unit of the city. The formation of neighborhoods encourages residents to know their neighbors, to help maintain the neighborhood, and to be responsible for guiding the evolution of the neighborhood over time.

(2) Neighborhoods are compact, walkable, and connected with a mixture of uses and parks where activities of daily living occur within a close distance.

(3) Within neighborhoods, a broad range of housing types, sizes, and price levels allows a diversity of people and households to interact with and get to know each other, which strengthens civic bonds and helps maintain Taylor's small-town character.

(4) The intensity of buildings within the neighborhood is related to the infrastructure systems that support the neighborhood so that sufficient tax revenues will be generated to pay for the long-term maintenance of those systems.

(5) Concentrations of civic, institutional and commercial uses shall be integrated into neighborhoods so that most residents of the neighborhood may comfortably walk to them.

(6) School sites should be planned so that children within the surrounding neighborhoods may safely walk or bicycle to and from school.

(7) A variety of parks and open spaces are integrated into the design of neighborhoods, and parks and trails connect neighborhoods to each other.

1.3.3 THE BLOCK, STREET, LOT, AND BUILDING.

(1) Taylor's urban DNA is comprised of a network of streets that form small, walkable blocks. This form shall be extended as the city grows.

(2) Streets define the character of neighborhoods and provide the framework for private development to occur.

(3) Streets are designed at the scale of humans and provide a means to walk, bicycle, drive and take transit within the neighborhood and between neighborhoods.

(4) Streets provide areas for public landscaping and street trees, which provide shade and character for the neighborhood. Public landscaping shall be informed by native and adaptive plants that can thrive with minimal irrigation.

(5) Lots define areas where private development occurs. Lots shall be sized to accommodate the desired development and to make the most efficient use of public infrastructure.

(6) Buildings help frame public spaces including streets, parks, plazas, and paths. Buildings shall be placed on lots with this goal in mind. The parking of vehicles on private lots shall not detract from the streetscape and shall generally be located to the side or rear of the buildings.

(7) Alleys are part of Taylor's urban DNA and allow vehicles to access private lots from the rear. Alleys also provide places for utilities, garbage collection, and deliveries to occur without interfering with the streetscape and pedestrian experience. Alleys shall be considered in new neighborhoods.

(8) Civic buildings are places for people to gather and shall be located on important and prominent sites within neighborhoods. Civic buildings shall be distinctive and designed to last for generations.

1.4 AUTHORITY.

1.4.1 The Taylor LDC is adopted pursuant to the charter of the City of Taylor and the powers granted to the City including any limitations imposed by the Constitution and laws of the State of Texas, particularly Texas Local Government Code Chapters 211, 212, 213, 216 and 242.

1.4.2 Zoning regulations are adopted and administered by the City pursuant to the Local Government Code, Chapter 211 and all other applicable State and Federal laws, now written or hereafter amended or passed, allowing the City authority to promote public health, safety, morals, or the general welfare and to protect and preserve places and areas of historical, cultural, or architectural importance and significance.

1.4.3 Subdivision regulations are adopted and administered by the City pursuant to Local Government Code, Chapters 212 and 242 and all other applicable State and Federal laws, now written or hereafter amended or passed, allowing the City to adopt rules governing plats and subdivisions of land within city limits and extraterritorial jurisdiction to promote the health, safety, morals, or general welfare of the City and the safe, orderly, and healthful development of the City.

1.4.4 Sign regulations are adopted and administered by the City pursuant to Local Government Code, Chapter 216 and all other applicable State and Federal laws, now written or hereafter amended or passed, allowing the City to adopt rules governing signs.

1.5 APPLICABILITY.

The provisions of this LDC, including its Appendices, including the "City of Taylor Development Manual," and the "City of Taylor Engineering Manual," shall apply to the subdivision and development of all land within the City of Taylor, Texas, and, where applicable, the extraterritorial jurisdiction unless specifically provided otherwise in the LDC.

1.6 JURISDICTION.

1.6.1 Within the city limits all provisions of this LDC shall apply.

1.6.2 Within the extraterritorial jurisdiction, the applicable provisions related to the subdivision of land and sign regulations shall apply, but standards related to the following shall not apply:

- The use of any building or property for business, industrial, residential, or other purposes;
- The bulk, height, or number of buildings constructed on a particular tract of land;
- The size of a building that can be constructed on a particular tract of land, including without limitation any restriction on the ratio of the building floor space to the land square footage; and
- The number of residential units that can be built per acre of land.

1.7 MINIMUM STANDARDS AND CONFLICTING PROVISIONS.

The provisions of this LDC, including its Appendices, are the minimum standards necessary to accomplish its stated purposes. It is not the intent of this LDC to interfere with, abrogate or annul any private easement, covenant, deed restriction or other agreement between private parties. When the provisions of this LDC impose a greater restriction than imposed by such private agreements, the provisions of this LDC shall control. When private agreements impose a greater restriction than imposed by this LDC, such private agreements shall control.

1.8 RULES OF CONSTRUCTION.

1.8.1 MEANING AND INTENT.

All provisions, terms, phrases, and expressions contained in this LDC shall be construed in accordance with its stated purpose.

1.8.2 TEXT.

In case of any difference of meaning or implication between the text of this LDC and any drawing or figure, the text shall control.

1.8.3 COMPUTATION OF TIME.

The time within which an act is to be completed shall be computed by excluding the first day and including the last day; if the last day is a Saturday, Sunday or legal holiday, that day shall be excluded. In the computation of time for public hearing notice, both the first day (day of the advertisement) and the last day (day of the hearing) shall be excluded.

1.8.4 DELEGATION OF AUTHORITY.

Whenever a provision requires the City Manager or their designee to do some act or perform some duty, it is to be construed to authorize the head of the department or other officer to designate, delegate, and authorize subordinates to perform the required act or duty unless the terms of the provision specify otherwise.

1.8.5 NON-TECHNICAL AND TECHNICAL WORDS.

Words and phrases shall be construed according to this LDC, including the "City of Taylor Engineering Manual" and all appendices to this LDC, and then according to the common and approved usage of the language, but technical words and phrases and such others as may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.

1.8.6 PUBLIC OFFICIALS, BODIES, AND AGENCIES.

All public officials, bodies, and agencies to which references are made are those of the City of Taylor unless otherwise indicated.

1.8.7 MANDATORY AND DISCRETIONARY TERMS.

The words "shall" and "must" are always mandatory. The words "may" and "should" are permissive.

1.8.8 CONJUNCTIONS.

Unless the context clearly indicates the contrary, conjunctions shall be interpreted as follows:

▶ "And" indicates that all connected items, conditions, provisions or events shall apply; and

▶ "Or" indicates that one or more of the connected items, conditions, provisions or events shall apply.

1.8.9 TENSES AND NUMBERS.

Words used in the past or present tense include the future as well as the past or present, unless the context clearly indicates the contrary. The singular shall include the plural and the plural shall include the singular, as the context and application of this LDC may reasonably suggest.

1.9 TRANSITIONAL PROVISIONS.

The following transitional provisions shall apply to various matters pending or occurring prior to the effective date of this LDC.

1.9.1 ZONING UPON ANNEXATION.

1.9.1.1 Any land which comes under the zoning jurisdiction of the City of Taylor by reason of its annexation to the city shall be classified as "P2" Rural Place Type zoning district unless otherwise stipulated in the annexation ordinance annexing the property. The procedure for establishing zoning other than "P2" on annexed territory shall conform to the procedure set forth in Chapter 2 of this LDC. Following annexation, the Director of Development Services shall schedule public hearings to allocate the Place Type Zoning classification of the recently annexed land.

1.9.1.2 In an area classified as "P2" Rural:

(A) No permit for the construction of a building or use of land shall be issued by the Building Official other than a permit that will allow the construction of a building permitted in the "P2" District, unless and until such territory has been classified in a Place Type Zoning District other than the "P2" District.

(B) An application for a building permit for any proposed use other than those specified in the "P2" District must be made to the Director of Development Services. If the applicant shows that plans and other preparation for developing the property commenced prior to annexation by the City, as established by the Texas Local Government Code Chapter 43, City Council shall authorize the construction of the project by a majority vote.

1.9.2 ZONING DISTRICT NAME AND STANDARDS CHANGES.

1.9.2.1 All zoning districts in the City of Taylor are renamed as shown in Table 1.9.2(A) Zoning Translation. The development standards associated with the renamed districts shall apply to all properties in the city limits except as provided for in legal conforming planned developments approved prior to the effective date of this LDC and which are still active.

TABLE 1.9.2(A): ZONING TRANSLATION.

① COMPREHENSIVE PLAN GROWTH SECTOR	② COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION	③ EXISTING ZONING AND CONTEXT DETERMINING TRANSLATION	④ PLACE TYPE ZONING DISTRICTS
FUTURE GROWTH			P2 - RURAL
CONTROLLED GROWTH TIER I TIER II	AREA OF MINIMAL CHANGE	R/A R-1 R-2 R-3 D MF-1 MF-2 MH	P2 - RURAL
	NEIGHBORHOOD GREENFIELD	B-1 B-2 M-1 M-2 BP-1 BP-2	P2C - RURAL COMMERCIAL
	EMPLOYMENT CENTER: REGIONAL		EC - EMPLOYMENT CENTER
	EMPLOYMENT CENTER: COMMUNITY		EC - EMPLOYMENT CENTER
	SPECIAL EMPLOYMENT DISTRICT		EC - EMPLOYMENT CENTER
INFILL NEIGHBORHOOD / INFILL GROWTH / INTENDED GROWTH	NEIGHBORHOOD GREENFIELD		P2 - RURAL
	NEIGHBORHOOD INFILL	R-1 R-2 D	
		<1 ACRE	P3 - NEIGHBORHOOD
		≥1 ACRE	P2.5 - LARGE LOT
		EXISTING MANUFACTURED HOME	P3M - MH
		MH	P3M - MH
		MF-1 MF-2 B-1 B-2 B-3 M-1 M-2 BP-1 BP-2	P4 - NEIGHBORHOOD MIX
		P I	CS-CIVIC SPACE
		ALL ZONES IN NEIGHBORHOOD INFILL	
		AT MAJOR INTERSECTION	P4 - MIX
		EXISTING LAND USE NON-RESIDENTIAL	P4 - MIX
	CIVIC CENTER: NEIGHBORHOOD		CS-CIVIC SPACE
	CIVIC CENTER: COMMUNITY		CS-CIVIC SPACE
	MARKET CENTER: REGIONAL		P5 - URBAN CENTER
	MARKET CENTER: COMMUNITY		P5 - URBAN CENTER
	MARKET CENTER: NEIGHBORHOOD		P4 - NEIGHBORHOOD MIX
	EMPLOYMENT CENTER: NEIGHBORHOOD		P4 - NEIGHBORHOOD MIX
	EMPLOYMENT CENTER: REGIONAL		EC - EMPLOYMENT CENTER
	EMPLOYMENT CENTER: COMMUNITY		EC - EMPLOYMENT CENTER
	SPECIAL EMPLOYMENT DISTRICT		EC - EMPLOYMENT CENTER
PRESERVED OPEN			CS - CIVIC SPACE
RESERVED OPEN			P1- NATURE
ALL SECTORS		PLACES OF WORSHIP	CS - CIVIC SPACE
		CITY OF TAYLOR PROPERTY	

1.9.3 VIOLATIONS CONTINUE.

Any violation of the previous Zoning Ordinance of the City of Taylor shall continue to be a violation under this LDC and shall be subject to prosecution pursuant to Section 1.14, unless the use, development, construction, or other activity is clearly consistent with the express terms of this LDC.

1.9.4 COMPLETION OF DEVELOPMENT PLANS.

1.9.4.1 UNEXPIRED BUILDING PERMITS.

Building permits issued or completed building permit applications submitted prior to the effective date of this LDC may proceed without any changes required because of new regulations in this LDC.

1.9.4.2 UNEXPIRED PRELIMINARY PLATS.

All preliminary plats or complete unexpired preliminary plat applications submitted prior to the effective date of this LDC may proceed without any changes required to the preliminary plat because of new regulations in this LDC. However, new standards in this LDC for subdivision infrastructure shall apply if the subdivision improvement plans have not yet been approved or a complete application submitted.

1.9.4.3 EXISTING PLANNED DEVELOPMENT ZONING ORDINANCES.

Planned Development zoning ordinances approved prior to the adoption of this LDC shall continue in effect unless a Preliminary Plat application has not been filed within two years after the approval date of the Planned Development zoning ordinance, in which case the Planned Development zoning ordinance is expired and the property shall revert to P2 - Rural Place Type. The base zoning district for all Planned Development zoning ordinances shall follow the translation table for the Infill Growth Sector.

1.10 EFFECT ON EXISTING CONDITIONS (NONCONFORMITIES).

1.10.1 INTENT.

Within the city limits and extraterritorial jurisdiction exist lots, sites, structures, signs, uses of land, and characteristics of use that were lawful before this LDC was enacted, amended or otherwise made applicable to such lots, sites, structures, signs or uses, but that do not now conform to the standards of this LDC. It is the intent of this LDC to permit such nonconforming lots, sites, structures, signs or uses to continue, if the conditions within this section and other applicable sections are met.

1.10.2 DETERMINATION OF NONCONFORMING STATUS.

Determination of nonconforming status shall be made by the Director of Development Services or their designee or successor, subject to appeal to the ZBA.

1.10.3 LEGAL NONCONFORMING STATUS.

Any lots, sites, structures, signs, or uses of land which do not conform with the regulations of this LDC shall be deemed legal nonconforming when:

(1) Such lots, sites, structures, signs, or uses of land were in existence and lawfully operating as of the effective date of this LDC, and have since been in regular and continuous use; or

(2) Such lots, sites, structures, signs, or uses of land were in existence and lawfully operating as of the effective date of any amendment to this LDC, but by such amendment are no longer in conformance with this LDC, and have since been in regular and continuous use; or

(3) Such lots, sites, structures, signs, or uses of land were in existence and lawfully operating on the date that annexation proceedings were instituted and have since been in regular and continuous use.

1.10.4 ILLEGAL NONCONFORMING STATUS.

Any lots, sites, structures, signs, or uses of land that are in violation of the requirements of this LDC and were constructed or established since its adoption or amendment without the necessary approvals, permits, or authorizations from the City are considered illegal nonconforming. The owner and/or operator of an illegal nonconforming lot, site, structure, sign, or use of land shall be subject to actions and penalties allowed by this LDC and all other applicable City ordinances and shall be required to correct the nonconforming situation to come into conformance with all applicable standards and regulations of this LDC.

1.10.5 ABANDONMENT OF LEGAL NONCONFORMING STATUS.

1.10.5.1 Abandonment of legal nonconforming status shall be determined as follows:

(1) A legal nonconforming lot shall be considered abandoned after an application to amend or replat the lot has been approved.

(2) A legal nonconforming site shall be considered abandoned after the site has been vacated and all legal uses of the site have been discontinued for a period of 12 months.

(3) A legal nonconforming structure shall be considered abandoned after the structure has been vacant and/or no certificate of occupancy has been in place for a period of 18 months.

(4) A legal nonconforming sign shall be considered abandoned after the entity that the sign advertised has ceased operating or the premises on which the sign is located have been vacated for a period of 90 days.

1.10.5.2 Occurrence of a combination of one or more of the following situations shall be a sign of vacancy or lack of occupancy for the purposes of determining abandonment:

(1) The building, structure, activity, or land unoccupied or out of use;

(2) The intention of the owner to discontinue the use is apparent;

(3) One or more utility accounts have been discontinued;

(4) Utility meters are removed;

(5) The occupant or owner has allowed any taxes to not be paid thereon;

(6) The site or structure has not been maintained;

(7) The unit has not been made available for occupancy;

(8) The characteristic equipment and furnishings of a nonconforming use have been removed from the premises; or

(9) A nonconforming use has been replaced by a conforming use.

1.10.6 NONCONFORMING LOTS.

Legal nonconforming lots may continue to be used for all legal purposes under this LDC until the nonconforming status has been abandoned. No additional division of a legal nonconforming lot shall occur that will increase the level of nonconformity of the lot.

1.10.7 NONCONFORMING SITES.

Legal nonconforming sites are legally occupied properties whose site improvements do not meet one or more provisions of this LDC such as parking location, landscaping, lighting, stormwater drainage, etc.

1.10.7.1 Prior to reoccupying a legal nonconforming site that has been abandoned pursuant to Section 1.10.5, the owner of the site must prepare a plan for the proposed reoccupation of the site that demonstrates how the site may be brought into substantial compliance with this LDC. The Development Review Committee (DRC) shall have review and approval authority for the reoccupation of abandoned nonconforming sites. The Zoning Board of Adjustment (ZBA) shall hear appeals of DRC decisions regarding the reoccupation of abandoned nonconforming sites.

1.10.7.2 Legal nonconforming sites may not be expanded or modified in a way that increases or adds to the nonconformities of the site.

1.10.8 NONCONFORMING STRUCTURES.

Legal nonconforming structures are those that do not meet one or more of the standards of this LDC such as build-to line, height limitations, design standards, performance standards, etc.

1.10.8.1 MAINTENANCE AND REPAIRS.

Legal nonconforming structures may be maintained in accordance with the applicable building codes. Maintenance shall not increase the structure's nonconformities.

Repairs to legal nonconforming structures shall be allowed if the value of the repair does not exceed 50 percent of the market value of the structure. Repairs shall not increase the structure's nonconformities.

1.10.8.2 Reoccupation of abandoned nonconforming structures.

Prior to reoccupying a legal nonconforming structure that has been abandoned pursuant to Section 1.10.5, the owner of the structure must prepare a plan for the proposed reoccupation of the structure that

demonstrates how the structure may be brought into substantial compliance with this LDC. The DRC shall have review and approval authority for the reoccupation of abandoned nonconforming structures. The ZBA shall hear appeals of DRC decisions regarding the reoccupation of abandoned nonconforming structures.

1.10.9 NONCONFORMING SIGNS.

Permitted signs erected before the adoption of the LDC that do not meet the current standards of this LDC are considered to be legal nonconforming signs.

1.10.9.1 MAINTENANCE, UPDATES AND REPAIR.

(1) Legal nonconforming signs may be maintained in accordance with the applicable building codes. Maintenance shall not increase the sign's nonconformities.

(2) Legal nonconforming signs may be updated with new lettering, logos, etc. so long as the update does not exceed 50 percent of the sign's replacement value. Updates may not increase the sign's nonconformities.

(3) Repairs to legal nonconforming signs shall be allowed if the value of the repair does not exceed 50 percent of the sign's replacement value. Repairs shall not increase the sign's nonconformities.

1.10.10 NONCONFORMING USES OF LAND.

Permitted uses in existence before the adoption of the LDC that do not meet the current standards of this LDC are considered to be nonconforming uses.

1.10.10.1 A nonconforming use may be replaced by the same specific use as long as the nonconforming use has not been abandoned.

1.10.10.2 The Development Services Director may approve the replacement of a nonconforming use with a different nonconforming use if it is determined that the new nonconforming use will have a lesser impact on the surrounding neighborhood than the existing nonconforming use.

1.10.11 WARRANTS AND VARIANCES.

1.10.11.1 The Development Review Committee (DRC) has the discretion to approve Warrants, including any Administrative Plat, Site Development permit, and/or building permit that deviates less than five percent from any specific standard prescribed in the LDC. If denied, or if the deviation is greater than 5%, the Applicant may appeal a Warrant denial or request a Variance from the ZBA.

1.11 WRITTEN INTERPRETATIONS.

The Development Services Director shall have the authority to issue interpretations concerning the provisions of this LDC. Interpretations may be initiated by the Development Services Director or may be issued upon request through an application for a written interpretation. Appeals of written interpretations relating to zoning regulations shall be heard by the ZBA and appeals of interpretations relating to subdivision regulations shall be heard by the Planning and Zoning Commission.

1.12 FEES.

Applications under this LDC shall be deemed incomplete until all applicable fees associated with the application have been paid in full. Refer to the City's adopted fee schedule for all fees associated with applications or permits governed by this LDC.

1.13 ADOPTION.

In accordance with Article VIII, Section 1 of the City Charter, this LDC was originally adopted by the City Council on the 9th day of November 2023 by Ordinance 2023-55.

1.14 ENFORCEMENT.

1.14.1 ENFORCEMENT RESPONSIBILITY.

This LDC shall be administered and enforced by the City Manager or their designee.

1.14.2 COMPLIANCE REQUIRED.

No person may use, occupy, or develop land, buildings, or other structures, or authorize or permit the use, occupancy or development of land, buildings, or other structures except in accordance with all provisions of this LDC.

1.14.3 REMEDIES AND ENFORCEMENT POWERS.

1.14.3.1 VIOLATIONS.

Any person, firm, or corporation violating the provision of this LDC shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Taylor, Texas, shall be subject to a fine not to exceed the sum of $500.00 for each offense, however, where a different penalty has been established by state law. For such offense, the penalty shall be that fixed by state law, and for any offense which is a violation of any provision of law that governs fire safety, zoning, or public health and sanitation, including dumping of refuse, the penalty shall be a fine not to exceed the sum of $2,000.00 for each offense. Each and every day said violation is continued shall constitute a separate offense.

1.14.3.2 STOP WORK.

Whenever any construction work is being done contrary to the provisions of this LDC, the Development Services Director, or their designee, may order the work stopped by notice in writing served on the owner or contractor doing or causing such work to be done, and such person shall forthwith stop such work until authorized by the Development Services Director, or their designee, to proceed with the work.

1.14.3.3 INSPECTIONS.

The Development Services Director, or their designee, shall have the right to enter upon any premises at any reasonable time for the purpose of making inspections of buildings or premises necessary to carry out duties in the enforcement of this LDC.

1.14.4 ENFORCEMENT PROCEDURES.

1.14.4.1 NOTICE.

The Development Services Director, or their designee, shall give written notice as required by law to the owner of land on which a violation exists. The notice shall state the nature of the violation.

1.14.4.2 NOTICE OF CRIMINAL PENALTY.

In no case shall any person acting on behalf of the City seek a criminal penalty for violation of this LDC without giving 30 days prior notice of the violation, specifying the action necessary to correct the violation and avoid criminal prosecution.

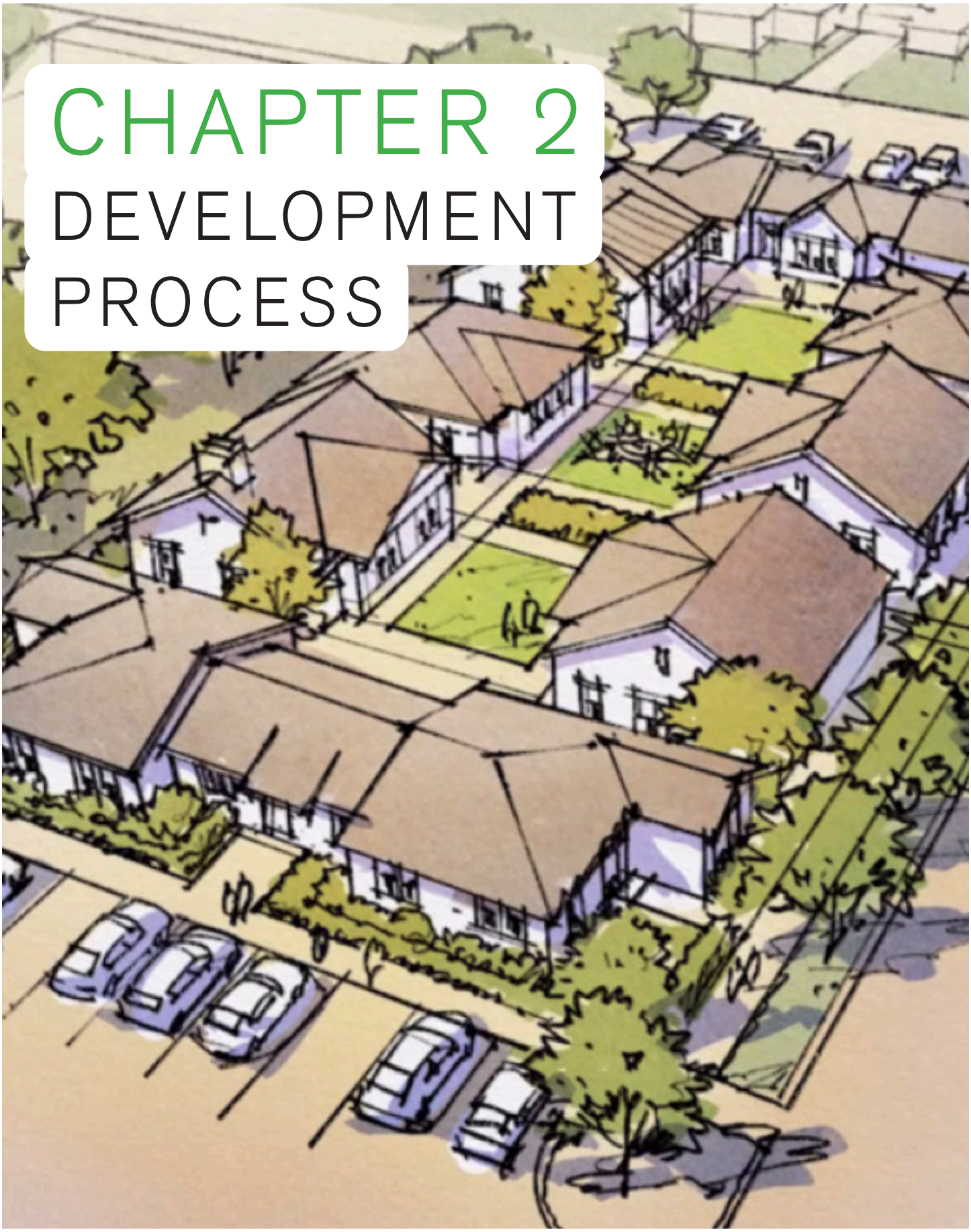
1.14.5 OTHER ENFORCEMENT POWERS.

In addition to the enforcement powers specified in this LDC, the City may exercise any and all enforcement powers granted to it by Texas law, as it may be amended from time to time.

1.14.5.1 CONTINUATION.

Nothing in this LDC shall prohibit the continuation of previous enforcement actions, undertaken pursuant to previously valid resolutions, ordinances, and laws.

CHAPTER 2
DEVELOPMENT PROCESS



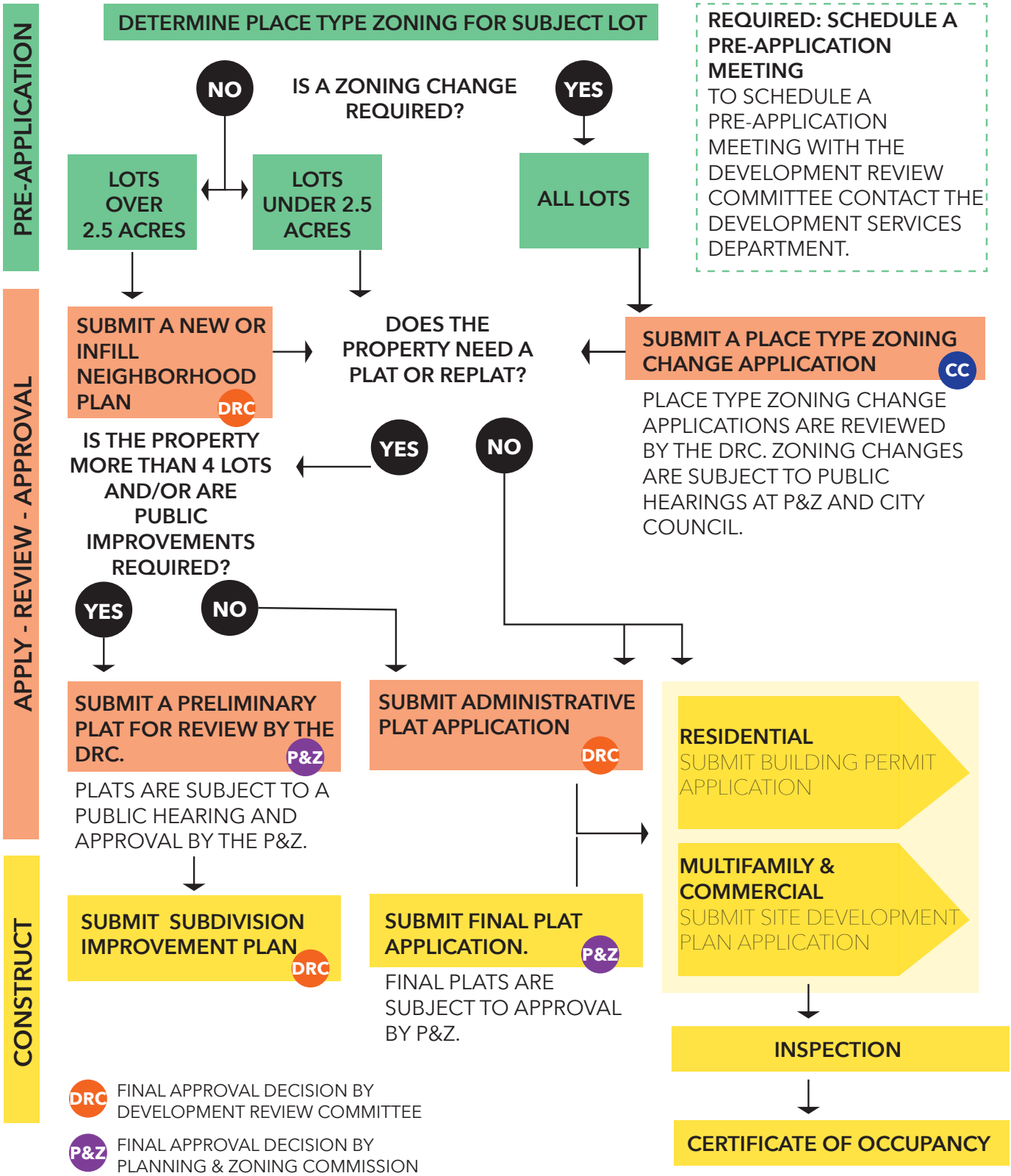
2.1 PROCESS OVERVIEW.

The development process typically begins with a pre-application meeting with City staff to determine what application(s) is necessary, the review process for the required application(s), and to answer the applicant's questions about the process and the required content of the application(s).

The steps in the process will vary depending upon the location of the property, whether it has been platted or needs to be platted, and whether the applicant seeks to modify the property's current zoning or comprehensive plan designations.

The following sections describe the various application types, the review process, and how to submit an application.

TABLE 2.1.A GENERAL DEVELOPMENT PROCESS STEPS.



2.2 APPLICATION.

2.2.1 GENERAL REQUIREMENTS.

2.2.1.1 APPLICATION MATERIALS.

The applicant shall submit all the information required in the Development Manual as specified on the corresponding application checklist. Applications will not be accepted for review until the City has received all items required to be submitted with the application.

2.2.1.2 APPLICATION SUBMITTAL PROCEDURES.

The City may establish and modify the procedures for submitting applications, including the date that applications are received, the format for submitting the application, and the process for dissemination of staff review comments. Those procedures are included in the Development Manual.

2.2.1.3 APPLICATION EXPIRATION

All applications shall expire on the 45th day after the date the application was submitted if:

(1) The applicant fails to provide documents or other information necessary to comply with the technical requirements relating to the form and content of the application;

(2) The City provides to the applicant not later than the tenth business day after the date the application is submitted written notice of the failure that specifies the necessary documents or other information and the date the application will expire if the documents or other information is not provided; and

(3) The applicant fails to provide the specified documents or other information within the time provided in the notice.

2.2.1.4 FILING DATE DETERMINATION

For the purposes of compliance with the deadlines for action on applications governed by Chapter 212 of the Texas Local Government Code, the filing date of the application is the date that the City determines that the applicant provided a complete application including all documents or other information necessary to comply with the technical requirements related to the form and content of the application as stipulated in the Development Manual and this LDC.

2.2.2 PRE-APPLICATION MEETING.

Development activities begin with a pre-application meeting request to the City. The primary purpose of the pre-application meeting is for staff to help identify the scope of the development proposal, so that the City can determine the appropriate submittal requirements and process(es), including whether the development will require administrative or public approval. The specific information required to request a pre-application meeting may be found in the City of Taylor Development Manual.

2.2.3 ANNEXATIONS.

1 APPLICABILITY.

Annexation applications are used by property owners who would like to request that their property be annexed into the city limits of Taylor.

2 APPROVAL CRITERIA.

Prior to considering an annexation application, the applicant must schedule a pre-application meeting with the City to discuss the proposed annexation. Staff shall review requests for annexation to determine whether they are in keeping with the policies and goals of the Comprehensive Plan and authorized by applicable State laws.

3 APPROVAL PROCEDURE.

The procedure for processing an annexation application shall follow the requirements established in Chapter 43 of the Texas Local Government Code. City staff will prepare a report for consideration by City Council regarding the advisability of the annexation. The City Council is the final approval authority for annexation applications. Annexations are completed through the adoption of an annexation ordinance by the City Council.

2.2.4 COMPREHENSIVE PLAN AMENDMENT.

1 APPLICABILITY.

The City Council may approve amendments to the Comprehensive Plan for unique or extraordinary situations that were not anticipated when the Plan was adopted so long as the proposed amendment is clearly in the public interest and meets the spirit and intent of the goals and policies of the Plan.

2 APPROVAL CRITERIA.

In determining whether an amendment to the Comprehensive Plan should be adopted, the following criteria shall be applied:

(1) The need for the proposed amendment.

(2) The effect of the proposed amendment on the need for City services and facilities.

(3) Whether the proposed amendment is consistent with the intent of the goals and policies of the Plan.

(4) The implications, if any, that the amendment may have for other parts of the Plan.

(5) Whether unforeseen circumstances or new information has emerged, such as a significant economic development opportunity.

3 APPROVAL PROCEDURE.

The procedure for approval of a Comprehensive Plan Amendment shall follow the requirements of Chapter 213 of the Texas Local Government Code and the following process.

(6) Prior to submitting an application for a Comprehensive Plan Amendment, the applicant shall schedule a pre-application meeting with the City.

(7) Once a complete application is received, City staff will prepare a staff report and submit it to the Planning & Zoning Commission for consideration.

(8) Public notice of the proposed amendment will be completed in accordance with State law and City ordinance.

(9) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the requested amendment and make a recommendation to the City Council.

(10) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the amendment, they will adopt it by ordinance in accordance with State law and the City Charter.

2.2.5 ZONING APPLICATIONS.

2.2.5.1 GENERAL REQUIREMENTS.

(1) As authorized by Chapter 211 of the Texas Local Government Code, the Place Type Zoning Standards and Districts, as herein established, have been made in accordance with an adopted Comprehensive Plan to promote the public health, safety, morals and general welfare, and protecting and preserving places and areas of historical, cultural or architectural importance and significance in the City.

(2) Standards have been designed to lessen the congestion in the streets; to secure safety from fire, and other dangers; to ensure adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, wastewater treatment, schools, parks, and other public requirements.

(3) The standards for building neighborhoods require the distribution of Place Types to provide lifestyle and living variation that define distinct physical environments of varying degrees of urbanity and development intensity. The “P” designation represents each Place Type’s relative place on a continuum of low-intensity to high-intensity development, from rural to urban, with the character and associated standards of “P5” being more urban than those of “P4”.

(4) Where a property over 2.5 acres without an adopted Neighborhood Plan has a Place Type designation, that designation indicates the most intense Place Type that may be allocated to the property during the neighborhood planning process and does not entitle the entire property to be designated with that Place Type.

2.2.6 NEIGHBORHOOD PLAN.

1 APPLICABILITY.

Neighborhood Plans are for development projects over 2.5 acres (one or more standard city blocks) on previously undeveloped and/or unplatted land. Neighborhood Plan applications are used to lay out new neighborhoods or portions thereof including streets, blocks, lots, civic spaces, etc. and to allocate Place Type zoning districts within the new neighborhood. Neighborhood Plans include a general subdivision layout which shall serve as the guide for the preliminary plat(s) that will be submitted after the Neighborhood Plan is adopted.

2 APPROVAL CRITERIA.

Neighborhood Plans are reviewed for compliance with the Comprehensive Plan and the requirements of this LDC.

3 APPROVAL PROCEDURE.

The procedure for approval of a Neighborhood Plan shall follow the requirements of Chapters 211 and 212 of the Texas Local Government Code and the following process.

(1) Prior to submitting an application for a Neighborhood Plan, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will schedule a Neighborhood Plan design charette or urban design consultation depending upon the scale and complexity of the development proposal.

(3) Upon completion of the design charette or urban design consultation, City staff will prepare a staff report and submit it along with the Neighborhood Plan to the Planning & Zoning Commission for consideration.

(4) Public notice of the application will be completed in accordance with State law and City ordinance.

(5) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Neighborhood Plan and make a recommendation to the City Council.

(6) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Neighborhood Plan, they will adopt it by ordinance in accordance with State law and the City Charter.

4 EXPIRATION.

Neighborhood Plans expire 24 months after approval if a complete preliminary plat application has not been accepted by the City. Upon expiration, the property will revert to the Place Type zoning that was in place prior to approval of the Neighborhood Plan.

2.2.7 INFILL NEIGHBORHOOD PLAN (REZONING REQUIRED).

1 APPLICABILITY.

Infill Neighborhood Plans are for development projects over 2.5 acres (one or more standard city blocks) in an infill location. Infill Neighborhood Plan applications are used to lay out infill neighborhoods or portions thereof including streets, blocks, lots, civic spaces, etc. and to allocate Place Type zoning districts within the infill neighborhood. The Infill Neighborhood Plan may include amending, re-platting or vacating of existing platted lots and/or the adoption of a new preliminary plat. This process is intended to be expedited in order to encourage infill development.

2 APPROVAL CRITERIA.

Infill Neighborhood Plans are reviewed for compliance with the Comprehensive Plan, the requirements of this LDC, and the context of the infill location.

3 APPROVAL PROCEDURE.

The procedure for approval of an Infill Neighborhood Plan shall follow the requirements of Chapters 211 and 212 of the Texas Local Government Code and the following process:

(1) Prior to submitting an application for an Infill Neighborhood Plan, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will schedule an Infill Neighborhood Plan design charette or urban design consultation depending upon the scale and complexity of the development proposal.

(3) Upon completion of the design charette or urban design consultation, City staff will prepare a staff report and submit it along with the Infill Neighborhood Plan to the Planning & Zoning Commission for consideration.

(4) Public notice of the application will be completed in accordance with State law and City ordinance.

(5) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Neighborhood Plan and make a recommendation to the City Council.

City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Infill Neighborhood Plan, they will adopt it by ordinance in accordance with State law and the City Charter.

4 EXPIRATION.

Infill Neighborhood Plans will expire 24 months after approval if a complete plat, site development plan or building permit application has not been accepted by the City. Upon expiration, the property will revert to the Place Type zoning that was in place prior to approval of the Infill Neighborhood Plan.

2.2.8 EMPLOYMENT CENTER PLAN.

1 APPLICABILITY.

All areas designated as EC – Employment Center Place Type require an Employment Center Plan to be approved prior to any development or redevelopment activity on the property. Employment Center Plans allow development standards for sites that provide locations for job centers that may require deviations from the development standards of the other Place Type zoning districts.

2 APPROVAL CRITERIA.

Employment Center Plans are reviewed for compliance with the Comprehensive Plan, the requirements of this LDC, the special needs of proposed employment land uses, and the context of the Employment Center's location.

3 APPROVAL PROCEDURE.

The procedure for approval of an Employment Center Plan shall follow the requirements of Chapters 211 and 212 of the Texas Local Government Code and the following process:

(1) Prior to submitting an application for an Employment Center Plan, the applicant shall schedule a pre-application meeting with the City.

(2) Once a completed application is received, City staff will schedule an Employment Center Plan design charette or urban design consultation depending upon the scale and complexity of the development proposal.

(3) Upon completion of the design charette or urban design consultation, City staff will prepare a staff report and submit it along with the Employment Center Plan to the Planning & Zoning Commission for consideration.

(4) Public notice of the application will be completed in accordance with State law and City ordinance.

(5) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Employment Center Plan and make a recommendation to the City Council.

City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Employment Center Plan, they will adopt it by ordinance in accordance with State law and the City Charter.

4 EXPIRATION.

Employment Center Plans expire twenty-four (24) months after approval if a complete Preliminary Plat application has not been accepted by the City. Upon expiration, the property will revert to the Place Type zoning that was in place prior to approval of the Employment Center Plan.

2.2.9 PLACE TYPE ZONING MAP AMENDMENT.

1 APPLICABILITY.

Place Type Zoning Map Amendment applications are used by property owners to request a change to the Place Type zoning district of their property. If the property meets the criteria for a New or Infill Neighborhood Plan, that application type shall be used and not a Place Type Zoning Map Amendment application.

2 APPROVAL CRITERIA.

Place Type Zoning Map Amendment applications are reviewed for compliance with the Comprehensive Plan and the requirements of this LDC.

3 APPROVAL PROCEDURE.

The procedure for approval of a Place Type Zoning Map Amendment application shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

(1) Prior to submitting a Place Type Zoning Map Amendment application, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will prepare a staff report and submit it to the Planning & Zoning Commission for consideration.

(3) Public notice of the application will be completed in accordance with State law and City ordinance.

(4) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Place Type Zoning Map Amendment application and make a recommendation to the City Council.

(5) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Place Type Zoning Map Amendment application, they will adopt it by ordinance in accordance with State law and the City Charter.

2.2.10 SPECIAL USE PERMIT (SUP).

1 APPLICABILITY.

Special Use Permits allow for the approval of land uses with characteristics or operating conditions that do not meet one or more of the criteria of this LDC, but which are in keeping with the intent of the LDC and the Comprehensive Plan.

2 APPROVAL CRITERIA.

Special Use Permit applications are reviewed for compliance with the Comprehensive Plan, the intent statements of this LDC and for overall compatibility with the surrounding neighborhood in which the property is located.

3 APPROVAL PROCEDURE.

The procedure for approval of a Special Use Permit application shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

(1) Prior to submitting a Special Use Permit application, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will prepare a staff report and submit it to the Planning & Zoning Commission for consideration.

(3) Public notice of the application will be completed in accordance with State law and City ordinance.

(4) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Special Use Permit and make a recommendation to the City Council.

(5) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Special Use Permit application, they will adopt it by ordinance in accordance with State law and the City Charter.

4 EXPIRATION.

The City Council may establish an expiration date and/or renewal criteria for the Special Use Permit in the adopting ordinance.

2.2.11 PLACE TYPE ZONING VERIFICATION LETTER.

1 APPLICABILITY.

Zoning verification letters allow a property owner to receive a formal determination from the City as to whether a proposed use of land is permitted within the property's zoning district. The letter does not authorize the property owner to commence any development activity on the property.

2 APPROVAL PROCEDURE.

Upon receipt of a complete zoning verification letter application, City staff will research the proposal and the Director of Development Services will issue a letter determining whether the proposed use is permitted within the property's zoning district.

3 EXPIRATION.

Zoning verification letters expire the earlier of six (6) months after issuance or when an amendment to this LDC is adopted that would change the determination in the letter.

2.2.12 PLACE TYPE ZONING ORDINANCE TEXT AMMENDMENT.

1 APPLICABILITY.

Amendments to this LDC may be made to correct errors in the text, because conditions changed, or because better practices apply. All amendments shall be consistent with the Comprehensive Plan. City staff will periodically identify necessary amendments to the LDC and present them for consideration to the Planning & Zoning Commission. Property owners or citizens of Taylor may also propose text amendments.

2 APPROVAL CRITERIA.

Text amendments are reviewed for compliance with the Comprehensive Plan and other provisions of this LDC.

3 APPROVAL PROCEDURE.

The procedure for approval of a text amendment shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

(1) If the text amendment is proposed by a property owner or citizen, the applicant shall schedule a pre-application meeting with the City.

(2) Whether city-initiated or applicant-initiated, City staff will prepare a staff report on the proposed text amendment and submit it to the Planning & Zoning Commission for consideration.

(3) Public notice of the text amendment will be completed in accordance with State law and City ordinance.

(4) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the text amendment and make a recommendation to the City Council.

(5) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the text amendment, they will adopt it by ordinance in accordance with State law and the City Charter.

2.2.13 APPEAL OF A PLACE TYPE RELATED ADMINISTRATIVE DECISION.

1 APPLICABILITY.

Pursuant to the provisions of Chapter 211 of the Texas Local Government Code, a person may appeal an order, requirement, decision, or determination made by an administrative official in the enforcement of zoning regulations adopted under Chapter 211.

(1) The following are authorized to file an appeal of an administrative decision that is not specific to an application, address, or project:

(a) a person aggrieved by the decision; or

(b) any officer, department, board, or bureau of the municipality affected by the decision.

(2) The following are authorized to file an appeal of an administrative decision that is related to a specific application, address, or project:

(a) a person who filed the application that is the subject of the decision;

(b) a person who is the owner or representative of the owner of the property that is the subject of the decision; or

(c) a person who is aggrieved by the decision and is the owner of real property within 200 feet of the property that is the subject of the decision.

2 APPROVAL CRITERIA.

The ZBA may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the ZBA has the same authority as the administrative official.

The ZBA shall consider the following in rendering its decision:

(1) The administrative official's action is presumed to be valid. The applicant shall present sufficient evidence and have the burden to justify a reversal of the action being appealed. The administrative official may present evidence and argument to the contrary.

(2) All findings and conclusions necessary to the appeal shall be based upon reliable evidence.

2.2.13 APPEAL OF A PLACE TYPE RELATED ADMINISTRATIVE DECISION.

3 APPROVAL PROCEDURE.

(1) A person wishing to file an appeal shall submit a complete appeal application to the City not later than the 20th day after the date the administrative decision is made.

(2) Pursuant to Section 211.010 of the Texas Local Government Code, an appeal stays all proceedings in furtherance of the action that is appealed unless the official from whom the appeal is taken certifies in writing to the ZBA facts supporting the official's opinion that a stay would cause imminent peril to life or property. In that case, the proceedings may be stayed only by a restraining order granted by the ZBA or a court of record on application, after notice to the official, if due cause is shown.

(3) The administrative official shall submit to the ZBA all the documents constituting the record of the action taken by the official.

(4) The ZBA shall set a reasonable time for the appeal hearing and shall give public notice of the hearing and due notice to the parties in interest. A party may appear at the appeal hearing in person or by agent or attorney. The ZBA shall decide the appeal at the next meeting for which notice can be provided following the hearing and not later than the 60th day after the date the appeal is filed.

(5) At least 75 percent of the members of the ZBA must be present to hear the appeal.

(6) The concurring vote of 75 percent of the members of the ZBA is required to reverse an order, requirement, decision, or determination of an administrative official.

(7) Judicial review of a decision of the ZBA shall follow the procedures in Chapter 211.011 of the Texas Local Government Code.

2.2.14 PLACE TYPE ZONING VARIANCE.

1 APPLICABILITY.

In specific cases a variance from the terms of this LDC may be authorized by the ZBA if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the LDC would result in unnecessary hardship, and so that the spirit of the LDC is observed and substantial justice is done.

2 APPROVAL CRITERIA.

No variance shall be granted or imposed unless the ZBA finds:

(1) That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of this LDC would deprive the applicant of the reasonable use of their property; and

(2) That granting the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and

(3) That granting or the variance will not be detrimental to the public health, safety and welfare; and

(4) That granting or the variance will not have the effect of preventing the orderly development of other property in the area in accordance with the provisions of this LDC.

Such findings of the ZBA, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the meeting at which such variance is granted or imposed. Variances may be granted or imposed only when in harmony with the general purpose and intent of this LDC and the Comprehensive Plan so that the public health, safety, and welfare may be secured. Financial hardship to the applicant, standing alone, except as provided for below, shall not be deemed to constitute undue hardship. All variances shall be granted or imposed on a case-by-case basis, and no variance shall be construed to serve as a precedent for subsequent variances.

The ZBA may consider the following as grounds to determine whether compliance with the LDC as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

(1) The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified by the assessor for the municipality under Section 26.01, Tax Code;

(2) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;

(3) Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;

(4) Compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(5) The municipality considers the structure to be a nonconforming structure.

2.2.14 PLACE TYPE ZONING VARIANCE.

3 APPROVAL PROCEDURE.

The procedure for approval of a Zoning Variance shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

(1) Prior to submitting a Zoning Variance application, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will prepare a staff report and submit it to the ZBA for consideration.

(3) Public notice of the application will be completed in accordance with State law and City ordinance.

(4) Following public notice, the ZBA will hold a public hearing and consider the Zoning Variance.

(5) Record of the ZBA's action regarding the Zoning Variance Application shall be recorded in the official meeting minutes.

(6) Judicial review of a decision of the ZBA shall follow the procedures in Chapter 211.011 of the Texas Local Government Code.

4 EXPIRATION.

Zoning Variances expire 24 months after approval if a building permit, site development permit or certificate of occupancy has not been issued for the property that incorporates the provisions of the variance.

2.2.15 PLACE TYPE SPECIAL EXCEPTION.

1 APPLICABILITY.

The ZBA may hear and decide Special Exceptions to the following terms of the zoning provisions of this LDC.

(1) Time extensions for abandoned non-conforming structures, sites, and uses.

(2) Expansions of non-conforming structures, sites, and uses.

(3) Setback exceptions that are not eligible for a Zoning Warrant

2 APPROVAL CRITERIA.

The ZBA may approve a Special Exception if it determines that it is not contrary to the public interest, is in keeping with the intent of the Comprehensive Plan and this LDC, and so that the spirit of this LDC is observed and substantial justice is done.

3 APPROVAL PROCEDURE.

The procedure for approval of a Special Exception shall follow the requirements of Chapter 211 of the Texas Local Government Code and the following process:

(1) Prior to submitting a Special Exception application, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will prepare a staff report and submit it to the ZBA for consideration.

(3) Public notice of the application will be completed in accordance with State law and this LDC.

(4) Following public notice, the ZBA will hold a public hearing and consider the Special Exception.

(5) Record of the ZBA's action regarding the Special Exception Application shall be recorded in the official meeting minutes.

(6) Judicial review of a decision of the ZBA shall follow the procedures in Chapter 211.011 of the Texas Local Government Code.

EXPIRATION.

4 Special Exceptions expire 24 months after approval if a building permit, site development permit or certificate of occupancy has not been issued for the property that incorporates the provisions of the Special Exception.

2.2.16 PLACE TYPE WARRANT.

1 APPLICABILITY.

Warrants are deviations from a specific provision of this LDC are in keeping with the intent of the LDC and which may be administratively approved by the Development Review Committee without public notice and hearing.

2 APPROVAL CRITERIA.

The DRC shall consider the following criteria when evaluating a request for a Warrant:

(1) Is the requested Warrant in keeping with the intent of this LDC?

(2) Is the Warrant consistent with the characteristics of the surrounding neighborhood?

3 APPROVAL PROCEDURE.

The following procedure shall be followed for Warrant applications:

(1) Prior to submitting a Warrant application, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, DRC staff will review and provide an analysis of the application.

(3) The DRC shall meet to discuss and take action on the application at a regularly scheduled or specially called meeting of the DRC at which the applicant may be present to answer questions or provide additional information regarding the application.

(4) Record of the DRC action shall be provided in writing to the applicant.

(5) If a Warrant application is denied by the DRC, the applicant may seek a Variance from the ZBA.

4 EXPIRATION.

Warrants expire 24 months after approval if a building permit, site development permit or certificate of occupancy has not been issued for the property that incorporates the provisions of the Warrant.

2.2.17 SUBDIVISION APPLICATIONS.

2.2.17.1 GENERAL REQUIREMENTS.

Subdivision applications are not considered filed for the purposes of Texas Local Government Code Section 212.009 until the City determines that the application meets all applicable requirements of this LDC, the application is accepted for consideration.

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2.2.18 NEIGHBORHOOD PLAN.

1 APPLICABILITY.

Neighborhood Plans are for development projects over 2.5 acres (one or more standard city blocks) on previously undeveloped and/or unplatted land. Neighborhood Plan applications are used to lay out new neighborhoods or portions thereof including streets, blocks, lots, civic spaces, etc. and to allocate Place Type zoning districts within the new neighborhood if the new neighborhood is inside the city limits. Neighborhood Plans include a general subdivision layout which shall serve as the guide for the preliminary plat(s) that will be submitted after the Neighborhood Plan is adopted.

2 APPROVAL CRITERIA.

Neighborhood Plans are reviewed for compliance with the Comprehensive Plan and the requirements of this LDC.

3 APPROVAL PROCEDURE.

The procedure for approval of a Neighborhood Plan shall follow the requirements of Chapters 211 (if the neighborhood is inside the city limits) and 212 of the Texas Local Government Code and the following process:

(1) Prior to submitting an application for a Neighborhood Plan, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will schedule a Neighborhood Plan design charette or urban design consultation depending upon the scale and complexity of the development proposal.

(3) Upon completion of the design charette or urban design consultation, City staff will prepare a staff report and submit it along with the Neighborhood Plan to the Planning & Zoning Commission for consideration.

(4) Public notice of the application will be completed in accordance with State law and City ordinance.

(5) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Neighborhood Plan and either approve, approve with conditions, or disapprove the Neighborhood Plan if the new neighborhood is not in the city limits or make a recommendation to the City Council if the new neighborhood is in the city limits.

(6) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Neighborhood Plan, they will adopt it by ordinance in accordance with State law and the City Charter.

2.2.18 NEIGHBORHOOD PLAN.

4 EXPIRATION.

Neighborhood Plans expire 24 months after approval if a complete Preliminary Plat application has not been accepted by the City. Upon expiration, the property within city limits will revert to the Place Type zoning in place prior to approval of the Neighborhood Plan.

2.2.19 INFILL NEIGHBORHOOD PLAN.

1 APPLICABILITY.

Infill Neighborhood Plans are for development projects over 2.5 acres (one or more standard city blocks) in an infill location. Infill Neighborhood Plan applications are used to lay out infill neighborhoods or portions thereof including streets, blocks, lots, civic spaces, etc. and to allocate Place Type zoning districts within the infill neighborhood if the property is in the city limits. The Infill Neighborhood Plan may include amending, re-platting or vacating of existing platted lots and/or the adoption of a new preliminary plat. This process is intended to be expedited in order to encourage infill development.

2 APPROVAL CRITERIA.

Infill Neighborhood Plans are reviewed for compliance with the Comprehensive Plan and the requirements of this LDC.

3 APPROVAL PROCEDURE.

The procedure for approval of an Infill Neighborhood Plan shall follow the requirements of Chapters 211 (if the neighborhood is inside the city limits) and 212 of the Texas Local Government Code and the following process:

(1) Prior to submitting an application for an Infill Neighborhood Plan, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will schedule an Infill Neighborhood Plan design charette or urban design consultation depending upon the scale and complexity of the development proposal.

(3) Upon completion of the design charette or urban design consultation, City staff will prepare a staff report and submit it along with the Infill Neighborhood Plan to the Planning & Zoning Commission for consideration.

(4) Public notice of the application will be completed in accordance with State law and City ordinance.

(5) Following public notice, the Planning & Zoning Commission will hold a public hearing and consider the Infill Neighborhood Plan and either approve, approve with conditions or disapprove. Deficient plat submittals shall be referred to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.

(6) City Council will hold a public hearing and consider the recommendation of the Planning & Zoning Commission. If the City Council is in favor of the Infill Neighborhood Plan, they will adopt it by ordinance in accordance with State law and the City Charter.

4 EXPIRATION.

Infill Neighborhood Plans expire 24 months after approval if a complete Preliminary Plat, Amending Plat, or Re-Plat application has not been accepted by the City. Upon expiration, the property within city limits will revert to the Place Type zoning that was in place prior to approval of the Infill Neighborhood Plan.

2.2.20 PRELIMINARY PLAT.

1 APPLICABILITY.

A Preliminary Plat, showing the proposed layout of the neighborhood that complies with the approved Neighborhood Plan, Infill Neighborhood Plan, or Employment Center Plan, if applicable, shall be required before approval of any division of land or platting activity that requires or proposes the extension of public infrastructure, including, but not limited to, water, sewer, drainage, streets, sidewalks, paths, trails, civic spaces, fire water systems, right-of-way, etc.

2 APPROVAL CRITERIA.

Preliminary Plats are reviewed for compliance with the approved Neighborhood or Employment Center Plan, if applicable, the Comprehensive Plan, the requirements of this LDC, the Engineering Manual and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Preliminary Plat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process:

(1) Prior to submitting an application for a Preliminary Plat, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) Staff shall provide to the applicant and the Planning & Zoning Commission a review letter that lists all deficiencies in the submittal.

(5) Deficient plat submittals shall be referred to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.

(6) The Planning & Zoning Commission shall consider all plat applications referred to them and take action to approve, approve with conditions, or disapprove.

(7) If a plat submittal is disapproved or approved with conditions, the applicant shall resubmit the plat to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

(8) Upon resubmittal, the application shall follow steps 3 through 6 above.

2.2.20 PRELIMINARY PLAT.

(9) Approval of the preliminary plat does not constitute acceptance of the subdivision, but only constitutes authority to proceed with the preparation of Subdivision Improvement Plans.

(10) Preliminary Plats shall not be recorded in the real property records of Williamson County.

4 EXPIRATION.

Preliminary Plats expire 12 months after approval if a complete Subdivision Improvement Plans application for one or more phases of the Preliminary Plat has not been accepted by the City.

2.2.21 SUBDIVISION IMPROVEMENT PLANS.

1 APPLICABILITY.

Subdivision Improvement Plans conforming to the Engineering Manual and this LDC must be submitted for the construction, improvement, modification or reconstruction of all existing or proposed streets, public lighting, sidewalks, paths, trails, civic spaces, drainage, water, and sewer utilities and any other infrastructure or public improvements that are required or proposed to be constructed, reconstructed, improved or modified. Subdivision Improvement Plans may be standalone plans for a specific improvement but are more typically associated with a phase(s) of an approved Preliminary Plat. Subdivision Improvement Plans are intended to provide detailed engineering drawings for all improvements required to serve the development.

2 APPROVAL CRITERIA.

Subdivision Improvement Plans are reviewed for compliance with the approved Preliminary Plat, the Comprehensive Plan, the requirements of this LDC, the Engineering Manual and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Subdivision Improvement Plans applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process.

(1) Prior to submitting an application for Subdivision Improvement Plans, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) Staff shall provide to the applicant and the Planning & Zoning Commission a review letter that lists all deficiencies in the submittal.

(5) Deficient improvement plans submittals shall be referred to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.

(6) The Planning & Zoning Commission shall consider all improvement plans applications referred to them for disapproval.

(7) If an improvement plans submittal is disapproved the applicant shall resubmit the improvement plans to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

2.2.21 SUBDIVISION IMPROVEMENT PLANS.

(8) Upon resubmittal, the application shall follow steps 3 through 6 above if the resubmitted plans are still deficient. If the resubmitted plans meet all applicable approval criteria, the plans shall be administratively approved.

(9) Approval of the subdivision improvement plans does not constitute acceptance of the subdivision, but only constitutes authority to proceed with the scheduling of a pre-construction meeting.

(10) Upon approval of the Subdivision Improvement Plans, the applicant shall schedule a pre-construction meeting with the City prior to commencing any construction activity.

(11) Following the pre-construction meeting, the applicant may begin construction of the scope of work contained in the approved Subdivision Improvement Plans and shall schedule all necessary City inspections throughout the construction process.

(12) Upon completion of all work and passage of all required City inspections and after the Final Plat has been approved for recording (if applicable), the applicant may request City acceptance of the Subdivision Improvements for operations and maintenance. Prior to scheduling the Subdivision Improvements for acceptance by the City Council, the applicant must provide the following to the City:

(a) A two year, ten percent maintenance bond of the contract price of the public improvements being accepted, if the improvements value is greater than $5,000, issued by a corporate surety licensed to do business in the State of Texas, conditioned that the improvements are free from defects in materials and workmanship.

(b) One electronic copy of record drawings, “as-builts”, of the improvements that meet the criteria for electronic files in the Engineering Manual.

(c) An affidavit from the owner of the property stating that, to the best of their knowledge, the contractor who constructed the improvements has complied with the regulations and standards of this LDC.

(d) A sealed letter of concurrence from the design engineer stating that all the subdivision improvements were constructed in accordance with the approved engineered plans.

(13) Once the City has determined that all required documentation has been provided, the City Engineer shall prepare a letter of recommendation to the City Council for acceptance of the public improvements and schedule the acceptance on the next available City Council meeting agenda.

2.2.21 SUBDIVISION IMPROVEMENT PLANS.

4 EXPIRATION.

Subdivision Improvement Plans expire 24 months after approval if all improvements have not been constructed and passed all required City inspections. Upon request of the applicant, the Planning & Zoning Commission may consider an extension of the expiration date due to unforeseen or unusual circumstances.

2.2.22 FINAL PLAT.

1 APPLICABILITY.

Final Plats are complete, recordable versions of an approved Preliminary Plat. Except as otherwise noted within this section, no Final Plat may be considered or approved unless the approved Preliminary Plat for the same land and has not expired and the Final Plat is consistent with the approved, unexpired Preliminary Plat. The Final Plat must incorporate all approved changes from the Preliminary Plat.

A Final Plat may be approved without approval of a Preliminary Plat if the division of land would qualify as a Minor Plat, except that it proposes more than four lots. A Final Plat under this provision may not include the dedication of land or require or propose the extension of any public infrastructure, including, but not limited to, public utilities or roadways.

2 APPROVAL CRITERIA.

Final Plats are reviewed for compliance with the approved Preliminary Plat, the approved Subdivision Improvement Plans (if applicable), the Comprehensive Plan, the requirements of this LDC, the Engineering Manual, and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Final Plat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process:

(1) Prior to submitting an application for a Final Plat, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) Staff shall list in a plan review comment letter all deficiencies in the plat submittal. Staff shall provide the plan review comment letter to the applicant and the Planning and Zoning Commission.

(5) Staff shall refer deficient plat submittals to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.

(6) The Planning & Zoning Commission shall consider all plat applications referred to them and take action to approve, approve with conditions, or disapprove.

(7) If a plat submittal is disapproved or approved with conditions, the applicant shall resubmit the plat to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

2.2.22 FINAL PLAT.

(8) Upon resubmittal, the application shall follow steps 3 through 6 above.

(9) Approval of the final plat does not constitute acceptance of the subdivision.

(10) Final plats may not be recorded until the associated subdivision improvements have been constructed and accepted by the City Council or a performance bond executed by a corporate surety licensed to do business in the State of Texas, has been issued to the City in an amount equal to the cost, as certified by the design engineer and approved by the City Engineer, of the uncompleted and unaccepted improvements conditioned that the improvements will be completed within two (2) years from the date of final plat approval.

4 EXPIRATION.

Final Plats expire 24 months after approval if they have not been recorded in the real property records of Williamson County.

2.2.23 MINOR PLAT.

1 APPLICABILITY.

A Minor Plat is a plat involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities.

2 APPROVAL CRITERIA.

Minor Plats are reviewed for compliance with the approved Preliminary Plat (if applicable), the approved Subdivision Improvement Plans (if applicable), the Comprehensive Plan, the requirements of this LDC, the Engineering Manual and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Minor Plat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process.

(1) Prior to submitting an application for a Minor Plat, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) Staff shall provide to the applicant a plan review letter that lists all deficiencies in the plat submittal.

(5) Staff shall refer deficient plat submittals to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.

(6) The Planning & Zoning Commission shall consider all plat applications referred to them for disapproval.

(7) If the plat submittal is disapproved, the applicant shall resubmit the plat to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

(8) Upon resubmittal, the application shall follow steps 3 through 6 above if the resubmitted plat is still deficient. If the resubmitted plat meets all applicable approval criteria, the plat shall be administratively approved.

4 EXPIRATION.

Minor Plats expire 24 months after approval if they have not been recorded in the real property records of Williamson County.

2.2.24 AMENDING PLAT.

1 APPLICABILITY.

Amending plats are changes to an already recorded plat that meet the requirements of Section 212.016 of the Texas Local Government Code.

For the purposes of Section 212.016(10)(C), all plats within the Neighborhood Infill Future Land Use category qualify as residential improvement areas.

2 APPROVAL CRITERIA.

Amending Plats are reviewed for compliance with the approved and recorded Final Plat, the approved Preliminary Plat (if applicable), the approved Subdivision Improvement Plans (if applicable), the Comprehensive Plan, the requirements of this LDC, the Engineering Manual and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Amending Plat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process:

(1) Prior to submitting an application for an Amending Plat, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) Staff shall provide to the applicant a plan review letter that lists all deficiencies in the plat submittal.

(5) Staff shall refer deficient plat submittals to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.

(6) The Planning & Zoning Commission shall consider all plat applications referred to them for disapproval.

(7) If the plat submittal is disapproved, the applicant shall resubmit the plat to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

(8) Upon resubmittal, the application shall follow steps 3 through 6 above if the resubmitted plat is still deficient. If the resubmitted plat meets all applicable approval criteria, the plat shall be administratively approved.

4 EXPIRATION.

Amending Plats expire 24 months after approval if they have not been recorded in the real property records of Williamson County.

2.2.25 REPLAT.

1 APPLICABILITY.

Replats are changes to or further divisions of already recorded plats without vacating the preceding plat.

2 APPROVAL CRITERIA.

Replats are reviewed for compliance with the approved and recorded Final Plat, the Preliminary Plat (if applicable), the approved Subdivision Improvement Plans (if applicable), the Comprehensive Plan, the requirements of this LDC, the Engineering Manual, and all other applicable City, State and Federal laws and requirements.

3 APPROVAL PROCEDURE.

The approval procedure for Replat applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process.

(1) Prior to submitting an application for a Replat, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) Staff shall provide to the applicant and the Planning and Zoning Commission a plan review letter that lists all deficiencies in the plat submittal.

(5) Staff shall refer deficient plat submittals to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.

(6) The Planning & Zoning Commission shall consider all plat applications referred to them and take action to approve, approve with conditions or disapprove. Certain Replats described in Section 212.015 of the Texas Local Government Code require notice and a public hearing and may trigger the affirmative vote of three-fourths of the members present.

(7) If a plat submittal is disapproved or approved with conditions, the applicant shall resubmit the plat to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

(8) Upon resubmittal, the application shall follow steps 3 through 6 above. If the Replat meets the requirements of Section 212.0145 of the Texas Local Government Code, it may be administratively approved.

2.2.25 REPLAT.

4 EXPIRATION.

Replats expire 24 months after approval if they have not been recorded in the real property records of Williamson County.

2.2.26 VACATING PLAT.

1 APPLICABILITY.

A previously recorded plat may be vacated in accordance with Section 212.013 of the Texas Local Government Code. If no lots have been sold within the plat, the owner of the property covered by the plat may file the Vacating Plat application. If lots have been sold, all owners of lots in the plat must sign the application for the Vacating Plat.

2 APPROVAL CRITERIA.

Vacating Plat applications are reviewed for compliance with applicable State law and this LDC.

3 APPROVAL PROCEDURE.

The procedure for approving a Vacating Plat is the same as the procedure for approving the original plat.

4 EXPIRATION.

A plat vacation expires six (6) months after approval if the vacating instrument has not been recorded in the real property records of Williamson County.

2.2.27 PLAT CERTIFICATION LETTER.

1 APPLICABILITY.

Pursuant to Section 212.0115 of the Texas Local Government Code, an owner of land, a purchaser of real property under contract for deed, executory contract, or other executory conveyance, an entity that provides utility service, or the governing body of the municipality may make written application for a Plat Certification Letter to determine compliance with plat requirements.

2 APPROVAL CRITERIA.

Plat Certification Letters are issued based upon the requirements of Chapter 212 of the Texas Local Government Code and the requirements of this LDC. The determination of whether a property has been properly platted or is exempt from platting will depend upon the specific circumstances and configuration of the subject property.

3 APPROVAL PROCEDURE.

The City Council of the City of Taylor, by adoption of this LDC, has delegated the ability to perform all responsibilities under Section 212.0115 to the Director of Development Services or their successor or assignee. The approval procedure for Plat Certification Letter applications shall follow the requirements of Chapter 212 of the Texas Local Government Code and the following process:

(1) The applicant shall file an application for a Plat Certification Letter identifying the land that is the subject of the request.

(2) Once a complete application is received, City staff shall research the land for which the Plat Certification Letter is being requested to determine whether it has been platted, requires platting for the proposed development activity, or is exempt from platting and shall make a determination within 20 days after receipt of the complete application.

(3) If applicable, the City shall issue, within ten days of the City's determination, a certificate stating that a plat for the land in question has been reviewed and approved by the City or that the land and/or proposed development activity is exempt from platting.

(4) If a plat has not been reviewed and approved by the City and is determined to be required, the City shall issue a letter to the applicant stating such.

(5) An applicant may appeal to the Planning & Zoning Commission the decision of the City staff member who issues the determination.

4 EXPIRATION.

A Plat Certification Letter shall expire upon the sooner to occur of 60 days or a change in the configuration or platting status of the land from that described in the original application.

2.2.28 APPEAL OF A SUBDIVISION-RELATED ADMINISTRATIVE DECISION.

1 APPLICABILITY.

An applicant for a subdivision application may appeal to the Planning & Zoning Commission the decision of an administrative official related to the subdivision-related standards of this LDC as applied to their application if the applicant believes that the administrative decision has been made in error.

2 APPROVAL CRITERIA.

The Commission may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the Commission has the same authority as the administrative official.

The Commission shall consider the following in rendering its decision:

(1) The administrative official's action is presumed to be valid. The applicant shall present sufficient evidence and have the burden to justify a reversal of the action being appealed. The administrative official may present evidence and argument to the contrary.

(2) All findings and conclusions necessary to the appeal shall be based upon reliable evidence.

3 APPROVAL PROCEDURE.

(1) A person wishing to file an appeal shall submit a complete appeal application to the City not later than the 20th day after the date the administrative decision is made.

(2) The administrative official shall schedule the appeal hearing before the Planning and Zoning Commission at the next regularly scheduled meeting for which there is sufficient time to meet all required posting and notice timelines. The administrative official shall submit to the Commission Planning and Zoning all the documents constituting the record of the action taken by the official.

(3) The Planning and Zoning Commission shall decide the appeal at the next meeting for which notice can be provided following the hearing and not later than the sixtieth (60th) day after the date the appeal is filed.

(4) At least 75 percent of the members of the Planning and Zoning Commission must be present to hear the appeal.

(5) The concurring vote of 75 percent of the members of the Planning and Zoning Commission is required to reverse an order, requirement, decision, or determination of an administrative official.

2.2.29 SUBDIVISION WARRANT.

1 APPLICABILITY.

Warrants are deviations from a specific provision of this LDC that are in keeping with the intent of the ordinance and which may be administratively approved by the Development Review Committee without public notice and hearing.

2 APPROVAL CRITERIA.

The DRC shall consider the following criteria when evaluating a request for a Warrant:

(1) Is the requested Warrant in keeping with the intent of this LDC?

(2) Is the Warrant consistent with the characteristics of the surrounding neighborhood?

3 APPROVAL PROCEDURE.

The following procedure shall be followed for Warrant applications:

(1) Prior to submitting a Warrant application, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, DRC staff will review and provide an analysis of the application.

(3) The DRC shall meet to discuss and take action on the application at a regularly scheduled or specially called meeting of the DRC at which the applicant may be present to answer questions or provide additional information regarding the application.

(4) Record of the DRC action shall be provided in writing to the applicant.

(5) If a Warrant application is denied by the DRC, the applicant may seek a Variance from the Planning & Zoning Commission.

4 EXPIRATION.

Warrants expire 24 months after approval if a building permit, site development permit or certificate of occupancy has not been issued for the property that incorporates the provisions of the Warrant.

2.2.30 SUBDIVISION VARIANCE.

1 APPLICABILITY.

A variance of certain subdivision standards of this LDC, as provided for within this LDC, may be considered concurrently with a Preliminary Plat, Subdivision Improvement Plans, Final Plat, Minor Plat, or Replat to address unforeseen circumstances or other difficulties in developing a property under the specific provisions of this LDC. A Subdivision Variance application may be filed without a companion plat application in limited circumstances if the granting of the variance would eliminate the requirement of the plat.

2 APPROVAL CRITERIA.

A Subdivision Variance may be approved, conditionally approved, or disapproved. The P&Z must find that the following factors are applicable in order to approve the variance:

(1) That the granting of the variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City in administering this LDC.

(2) That the granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of this LDC.

(3) That the conditions that create the need for the variance do not generally apply to other property in the vicinity.

(4) That application of a provision of this LDC will render subdivision of the land impossible.

(5) Where the literal enforcement of these regulations would result in an unnecessary hardship.

3 APPROVAL PROCEDURE.

(1) Prior to submitting an application for a Subdivision Variance, the applicant shall schedule a pre-application meeting with the City.

(2) Subdivision applications are only received by the City on the dates shown on the application calendar.

(3) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(4) Staff shall provide to the applicant and the Planning and Zoning Commission a plan review letter that lists all deficiencies in the submittal.

(5) Staff shal refer deficient submittals to the Planning & Zoning Commission for disapproval at the Planning & Zoning Commission's meeting date shown on the application calendar.

(6) The Planning & Zoning Commission shall consider all applications referred to them and take action to approve, approve with conditions or disapprove.

2.2.30 SUBDIVISION VARIANCE.

3 (7) If a submittal is disapproved or approved with conditions, the applicant shall resubmit the application to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

(8) Upon resubmittal, the application shall follow steps 3 through 6 above.

4 **EXPIRATION.**

Subdivision Variances expire if the plat that they are associated with expires or six months after approval if a complete application for a plat which incorporates the approved variance has not been received by the City.

2.2.31 SITE DEVELOPMENT APPLICATIONS.

2.2.31.1 GENERAL REQUIREMENTS.

A Site Development Application submittal shall include all of the required information from the Development Manual checklist in order to be considered a complete submittal. All submittals shall be delivered to the Development Services Department in accordance with the approved submittal schedule. Incomplete submittals will not be accepted.

2.2.32 SITE DEVELOPMENT PLAN.

1 APPLICABILITY.

An approved Site Development Plan is required prior to construction of any improvements on a site including but not limited to buildings, driveways, sidewalks, parking, outdoor storage areas, trash and recycling enclosures, stormwater facilities, utilities, site lighting, landscaping, walls and fences, etc. An approved Site Development Plan is required prior to submittal of a Building Permit application.

2 APPROVAL CRITERIA.

Site Development Plans shall be reviewed for compliance with the Comprehensive Plan, the standards of this LDC, the Engineering Manual, and all other applicable City, County, State and Federal laws.

3 APPROVAL PROCEDURE.

The following procedure shall be followed for Site Development Plan applications:

(1) Prior to submitting a Site Development Plan application, the applicant shall schedule a pre-application meeting with the City.

(2) Once a complete application is received, City staff will review the application for compliance with all applicable criteria.

(3) Staff shall provide to the applicant a review letter that lists all deficiencies in the submittal.

(4) Upon resubmittal, the application shall follow steps 2 and 3 above if the resubmitted plan is still deficient. If the resubmitted plan meets all applicable approval criteria, the plan shall be administratively approved.

(5) Once the Site Development Plan has been approved, applications for Building Permits on the site may be submitted.

4 EXPIRATION.

Site Development Plans expire 12 months after approval if a pre-construction meeting has not been completed and construction activities associated with the approved Site Development Plan have not commenced.

2.2.33 STREAMLINED SITE DEVELOPMENT PLAN.

1 APPLICABILITY.

Streamlined Site Development Plan applications may be considered for priority economic development projects, infill locations, or other projects as determined by the City Manager or their designee. The streamlined process allows the Site Development Plan to be submitted with the Building Permit application and the two reviewed as part of a single application.

2 APPROVAL CRITERIA.

Streamlined Site Development Plans shall be reviewed for compliance with the Comprehensive Plan, the standards of this LDC, the Engineering Manual, and all other applicable City, County, State and Federal laws.

3 APPROVAL PROCEDURE.

The following procedure shall be followed for Streamlined Site Development Plan applications.

(1) The applicant shall schedule a pre-development meeting prior to submitting an application. After the pre-development meeting, the Director of Development Services shall determine the application's eligibility for the Streamlined process.

(2) Once approved for the Streamlined process, the applicant shall submit the Site Development Plan with the Building Permit application following the procedures established for Building Permit applications.

(3) The Streamlined Site Development Plan will be reviewed by staff concurrently with the Building Permit application, and all deficiencies in the Plan shall be listed in a plan review comment letter that shall be provided to the applicant.

(4) Upon resubmittal, the application shall follow steps 2 and 3 above if the resubmitted plan is still deficient. If the resubmitted plan meets all applicable approval criteria, the plan shall be administratively approved.

4 EXPIRATION.

Site Development Plans expire 12 months after approval if a pre-construction meeting has not been completed and construction activities associated with the approved Site Development Plan have not commenced.

2.2.34 SIGN APPLICATIONS.

2.2.34.1 GENERAL REQUIREMENTS.

This Section is authorized by Article XI § 5 of the Texas Constitution, Home Rule Authority inherent under the City Charter, and the Texas Local Government Code including, but not limited to Chapter 211, Municipal Zoning Authority, and Chapter 216, Regulation of Signs by Municipalities.

2.2.35 SIGN PERMIT.

1 APPLICABILITY.

(1) After a complete application is filed, the Development Services Director or their designee shall approve, approve with conditions as needed to ensure compliance with Chapter 5.10 of this LDC, or deny the sign permit.

(2) No person may install a sign or structurally alter an existing sign except in conformity with this Chapter and all other applicable City ordinances.

2 APPROVAL CRITERIA.

The applicant shall submit all the information required in the Development Manual as specified on the sign permit checklist. Applications will not be accepted for review until all the items required to be submitted with the sign permit have been received by the City.

3 APPROVAL PROCEDURE.

(1) After a complete application is filed, the Development Services Director or their designee shall approve, approve with conditions as needed to ensure compliance with Chapter 5.10 of this LDC or deny the sign permit.

(2) If the sign permit is denied the reasons for the denial will be provided in writing. The variance process for signs is detailed in Section 2.2.37 below.

4 INSPECTIONS.

After the sign permit has been issued and the sign is being constructed or erected, the sign contractor performing the work or service shall request that the Development Services Director or their designee conducts necessary inspection such as, but not limited to, foundation inspection, electrical inspection and final inspection.

5 EXPIRATION.

If the approved sign(s) are not completely installed within six months following the issuance of a sign permit, the sign permit shall expire.

2.2.36 MASTER SIGN PLAN.

1 APPLICABILITY.

(1) The purpose of the master sign plan program is to allow a property owner or developer, subject to approval, the option of creating a sign management program for multi- tenant or mixed- use developments. The Master Sign Plan will ensure that the proposed signage meets certain standards and consistent with the character and quality of development in the City of Taylor. A Master Sign Plan is not a permit for individual sign construction or installation. Instead, a Master Sign Plan speeds the review and approval of individual signs that fully comply with the Master Sign Plan.

(2) The benefits of a master sign program include the following:

a. Allows for a unified presentation of signage throughout parcels proposed for development;

b. Allows creativity and flexibility to provide for unique environments;

c. The uniformity, creativity and flexibility is in exchange for a cumulative reduction in sign area, sign height or the total number of signs; and

d. Gives pre-approval of designs and design elements that will make subsequent applications for sign permits more efficient.

e. To this end, a master sign program alternative is created.

(3) The minimum requirements to qualify for a master sign plan must include:

a. One whole parcel or two or more contiguous parcels that are not included in any other master sign plans and

b. The property owner(s), or authorized representatives of the owner(s) of all parcels within the proposed master plan sign area must sign the application for the master sign plan.

2 APPLICATION MATERIALS.

The applicant shall submit all the information required in the Development Manual as specified on the master sign checklist. Applications will not be accepted for review until all the items required to be submitted with the sign permit have been received by the City.

3 APPROVAL CRITERIA.

(1) A master sign program for a multi-tenant or mixed use development may be approved, as proposed, if it will result in a substantially improved, comprehensive and unified proposal which would enhance the character and visual amenities of the City of Taylor. This will be determined by a comparison exercise undertaken by the Development Services Director or their designee.

2.2.36 MASTER SIGN PLAN.

The comparison exercise will assess the combined impacts of the proposed Master Sign submission by considering all the factors listed (i) through (viii) below and comparing them to what is allowed through strict compliance with all other provisions of this LDC in Chapter 5.10. The standards being considered in the comparison exercise include, but not are limited, to:

a. Consistent materials, sizes, styles, and colors across the development;

b. Use of landscaping around the sign base;

c. Use of channel lettering;

d. Fewer incidental signs;

e. Greater spacing between signs along street frontages;

f. Fewer total number of signs;

g. Signs of reduced heights and area; and

h. Impact from any proposed prohibited signs or sign elements or illumination.

(2) The Development Services Director or their designee shall review all sign types (e.g., attached, freestanding, or illumination etc.) for the parcel or parcels proposed for development, to determine the degree of compliance with this article as a supplement to, or in lieu of, the sign standards otherwise applicable. Any deviations to the number, dimensions, locations, or design characteristics of attached or freestanding signs that are sought by an applicant shall be justified in writing, and shall clearly demonstrate a standard of design and quality that exceeds those provided in Chapter 5.10.

4 APPROVAL PROCEDURE.

(1) The Development Services Director or their designee may administratively deny or approve a master sign plan, with or without conditions. If the master sign plan is denied, the reasons for the denial will be provided in writing.

(2) The Development Services Director or their designee may impose reasonable conditions on the master sign plan relating to the design, locations, placements, or orientations, and sign specifications that are not related to the content of the signs or the viewpoints of the sign users, in order, to ensure continuing compliance with the standards of this LDC and the approved master sign plan.

(3) If the master sign plan is denied the reasons for the denial will be provided in writing. The variance process for signs is detailed in Section 2.2.37.

5 EXPIRATION.

An approved Master Sign plan shall expire one year from the date of such approval if no progress has been made towards completion of the project.

2.2.37 SIGN VARIANCE.

1 APPLICABILITY.

The applicant who is seeking a variance from this LDC, including a Master Sign Plan, must file a request for a variance with the Development Services Director or their designee along with a variance application fee, as stated in the City's most recent fee schedule.

2 APPLICATION MATERIALS.

The Development Services Director or their designee will indicate what documentation the responsible party must provide in support of the variance request.

3 APPROVAL CRITERIA.

(1) In determining the sign variance request the ZBA shall consider:

a. Special or unique hardship because of the size or shape of the property on which the sign is to be located, or the visibility of the property from public roads.

b. Hardship claim based on the exceptional topographic conditions or physical features uniquely affecting the property on which a sign is to be located.

c. Proposed sign location, configuration, design, materials, and colors are harmonious.

d. The sign and its supporting structure are in architectural harmony with the surrounding structures.

e. Mitigation measures related to the sign in question or other signs on the same premises.

f. Demonstrated and documented correlation between the variance and protecting public health and safety.

(2) The ZBA may decide, based on the evidence presented, that strict compliance with the requirements of this LDC will result in:

a. A substantial undue hardship (not for financial gain) to the applicant, or

b. The applicant providing sufficient mitigation, or

c. An inequity to the applicant without sufficient corresponding benefit to the City and its citizens in accomplishing the objectives of the this LDC.

When the ZBA is satisfied that a granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty, the variance can be granted with or without conditions. Alternatively, the ZBA can deny the variance request.

(3) All variances shall be granted or imposed on a case-by-case basis and no variance shall be construed to serve as a precedence for subsequent variances to this LDC.

2.2.37 SIGN VARIANCE.

4 APPROVAL PROCEDURE.

The procedure for approval of a sign variance shall follow the requirements of Chapters 211 and 216 of the Texas Local Government Code and the following process:

(1) Once a complete variance submission is received, the Development Services Director or their designee will prepare a staff report and submit to the ZBA for consideration.

(2) Public notice of the variance request will be completed in accordance with State law and this LDC.

(3) Following public notice, the ZBA will hold a public hearing and determine the variance request after the public hearing has closed.

(4) The reasoning for each and every decision taken by the ZBA shall be clearly expressed and referenced to approval criteria above and the relevant sections of this LDC before a vote is taken by the ZBA. Such findings shall be incorporated into the official minutes of the ZBA.

2.2.38 HISTORIC PRESERVATION APPLICATIONS.

2.2.38.1. General Requirements. A Certificate of Appropriateness application submittal shall include all of the requirements from the Development Manual checklist in order to be considered a complete submittal. All submittals shall be delivered to the Development Services Department in accordance with the approved submittal schedule. Incomplete submittals will not be accepted by the Development Review Authority.

2.2.39 CERTIFICATE OF APPROPRIATENESS.

1 APPLICABILITY.

A certificate of appropriateness is required for portions of buildings and sites visible from adjacent public rights-of-way, streets or alleys prior to undertaking any of the following activities in a local Historic District or at a local Historic Landmark:

(1) Construction and reconstruction, including fences and walls;

(2) Alteration, additions, restoration and rehabilitation;

(3) Relocation;

(4) Signage;

(5) Construction or reconstruction of a parking lot

(6) Demolition.

2 APPROVAL CRITERIA.

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

(1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;

(2) Compliance with the Historic District or Historic Landmark regulations;

(3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued; and

(4) The construction and repair standards or guidelines.

3 APPROVAL PROCEDURE.

Historic Preservation Officer Action

(1) The Historic Preservation Officer (HPO) shall review the application for a certificate of appropriateness in accordance with the criteria and provide a repor t and recommendation to the Historic Preservation Commission.

(2) The HPO shall schedule a public hearing and post a notice before the public hearing in accordance with this LDC.

Historic Preservation Commission Action

(1) The Historic Preservation Commission shall conduct a public hearing concerning the application in accordance with this LDC.

2.2.39 CERTIFICATE OF APPROPRIATENESS.

(2) The Historic Preservation Commission shall approve, approve with conditions or deny the application for a certificate of appropriateness after consideration of the request during the public hearing.

(3) If the Historic Preservation Commission determines that a certificate of appropriateness should not be issued, or should be issued subject to conditions, it shall place upon its records the reasons for its determination.

(4) The Historic Preservation Commission shall render its decision on the request within 45 days of the date the application is deemed complete and adequate for review, subject to the supplemental options available.

(5) If a submittal is disapproved or approved with conditions the applicant shall resubmit the application to address and correct all deficiencies on an approved resubmittal date as shown on the application calendar.

(6) Applications denied by the Historic Preservation Commission are appealable to the City Council.

Upon resubmittal, the application shall follow steps 3 through 6 above.

4 **EXPIRATION.**

(1) Time of Expiration. A certificate of appropriateness shall expire one year from the date it is issued if the proposed activity has not commenced, or two years from the date the cer tificate is issued, if the proposed activity has not been completed.

(2) Extension. A certificate of appropriateness may be extended by the Historic Preservation Commission for a period not to exceed one year from the date required for commencement and two years from the date required for completion of the activity authorized by the certificate.

2.3 REVIEW AUTHORITY.

2.3.1 OVERVIEW.

The process overview defines the application type and review and approval authority for each application. *Properties in the ETJ receive final approval by the P&Z.

APPLICATION TYPE	REVIEWING PARTY				
	CITY STAFF	ZONING BOARD OF ADJUSTMENTS	PLANNING & ZONING COMMISSION	HISTORIC PRESERVATION COMMISSION	CITY COUNCIL
Annexation	R				[D]
Comprehensive Plan Amendment	R		[R]		[D]
Neighborhood Plan*	R		[R]		[D]
Employment Center Plan*	R		[R]		[D]
Place Type Zoning Map Amendment	R		[R]		[D]
Special Use Permit	R		[R]		[D]
Place Type Zoning Verification Letter	D				
Place Type Zoning Ordinance Text Amendment	R		[R]		[D]
Place Type Zoning Variance	R	[D]			
Place Type Zoning Special Exception	R	[D]			
Place Type Zoning Warrant	D	A			
Administrative Decision Appeal - Place Type Zoning		[D]			
Preliminary Plat Approval/ Disapproval	R		D		
Subdivision Improvement Plans Disapproval	R		D		

R = Recommendation - D = Decision Maker - A = Appeal - [ ] = Public Hearing Required

APPLICATION TYPE	REVIEWING PARTY				
	CITY STAFF	ZONING BOARD OF ADJUSTMENTS	PLANNING & ZONING COMMISSION	HISTORIC PRESERVATION COMMISSION	CITY COUNCIL
Subdivision Improvement Plans Approval	D				D
Final Plat Approval/ Disapproval	R		D		
Minor Plat/Replat Disapproval	R		D		
Minor Plat/Replat Approval	D				
Amending Plat Disapproval	R		D		
Amending Plat Approval	D				
Replat Approval/Disapproval	R		[D]		
Plat Vacation	R		D		
Plat Certification	D		A		
Subdivision Variance	R		D		
Subdivision Warrant	D		A		
Administrative Decision Appeal - Subdivision			D		
Site Development Plan	D		A		
Sign Permit	D	A			
Certificate of Appropriateness	R			[D]	A

R = Recommendation - D = Decision Maker - A = Appeal - [ ] = Public Hearing Required

2.3.2 PLANNING & ZONING COMMISSION.

2.3.2.1 ESTABLISHMENT AND MEMBERSHIP.

The Planning & Zoning (P&Z) Commission is established in Chapter 2, Article IV of the City of Taylor Code of Ordinances.

2.3.2.2 AUTHORITY.

The Planning & Zoning Commission has the authority granted to it by State Law and City ordinance. Its authority related to the applications, processes and procedures of this LDC is summarized below.

The Planning & Zoning Commission has final decision-making authority over the following processes and applications:

(1) Disapproval of all subdivision applications

(2) Approval of Preliminary Plats

(3) Approval of Final Plats

(4) Approval of Vacating Plats

(5) Approval of Subdivision Variances

(6) Review and approval or disapproval of appeals of the following:

(7) Administrative decisions on Subdivision-related applications

(8) Administrative decisions on Site Development Plan applications

The Planning & Zoning Commission makes recommendations to the City Council on the following processes and applications:

(1) Comprehensive Plan adoption or amendment

(2) Re-Zoning applications

(3) Special Use Permits

(4) Neighborhood Plans

(5) Infill Neighborhood Plans

(6) Employment Center Plans

(7) Zoning Ordinance adoption and text amendments

2.3.2.3 MEETINGS.

The Planning & Zoning Commission shall meet as necessary to conduct its business, comply with State law mandates and comply with City LDC requirements.

2.3.3 ZONING BOARD OF ADJUSTMENT.

2.3.3.1 ESTABLISHMENT AND MEMBERSHIP.

The Zoning Board of Adjustment (ZBA) is established in Chapter 2, Article IV of the City of Taylor Code of Ordinances.

2.3.3.2 AUTHORITY.

The ZBA has the authority granted to it by State law and City ordinance. Its authority related to the applications, processes and procedures of this LDC is summarized below.

The ZBA has final decision-making authority over the following processes and applications:

(1) Zoning Variances

(2) Zoning Special Exceptions

(3) Review and approval or disapproval of appeals of the following:

(i) Zoning-related Administrative Decisions

(ii) Administrative decisions on Sign Permit applications

(iii) Administrative decisions on Zoning Warrant applications

2.3.3.3 MEETINGS.

The ZBA shall meet as necessary to conduct its business, comply with State law mandates and comply with City ordinance requirements.

2.3.4 HISTORIC PRESERVATION COMMISSION.

2.3.4.1 ESTABLISHMENT AND MEMBERSHIP.

The Historic Preservation Commission (HPC) is established in Chapter 2, Article IV of the City of Taylor Code of Ordinances.

2.3.4.2 AUTHORITY.

The Historic Preservation Commission has the authority granted to it by State law and City ordinance. Its authority related to the applications, processes and procedures of this LDC is summarized below.

The Historic Preservation Commission has final decision-making authority over the following processes and applications:

(1) Certificate of Appropriateness

(2) Signs in the Historic District

2.3.4.3 MEETINGS.

The Historic Preservation Commission shall meet as necessary to conduct its business, comply with State law mandates and comply with City ordinance requirements.

2.3.5 DEVELOPMENT REVIEW COMMITTEE.

The Development Review Committee (DRC) shall be organized to generally ensure compliance by the applicant with all applicable codes, regulations, laws, ordinances, and plans associated with applications within this LDC and to coordinate the examination of development proposals to ensure that all City requirements, established by ordinance, resolution or policy, have been met without conflict. The Development Review Committee shall have all the power and duties specifically provided for herein.

2.3.5.1 ESTABLISHMENT AND MEMBERSHIP.

Membership of the DRC shall be comprised of the following:

(1) Development Services or Planning Department.

(2) Building Permitting / Inspections Department.

(3) Engineering Department.

(4) Public Works Department (Water/Sewer/Drainage).

(5) Parks and Recreation Department.

(6) Fire Marshal or Public Safety.

(7) Other designees as determined by the City Manager.

2.3.5.2 AUTHORITY.

(1) Provide a series of technical reviews and analyses of each project in a holistic manner to provide quick turnaround reviews, reduce comment conflicts, provide consistent feedback to each applicant and project, and ensure all recommendations for disapproval have clear and convincing evidence to meet the requirements of state law and this LDC.

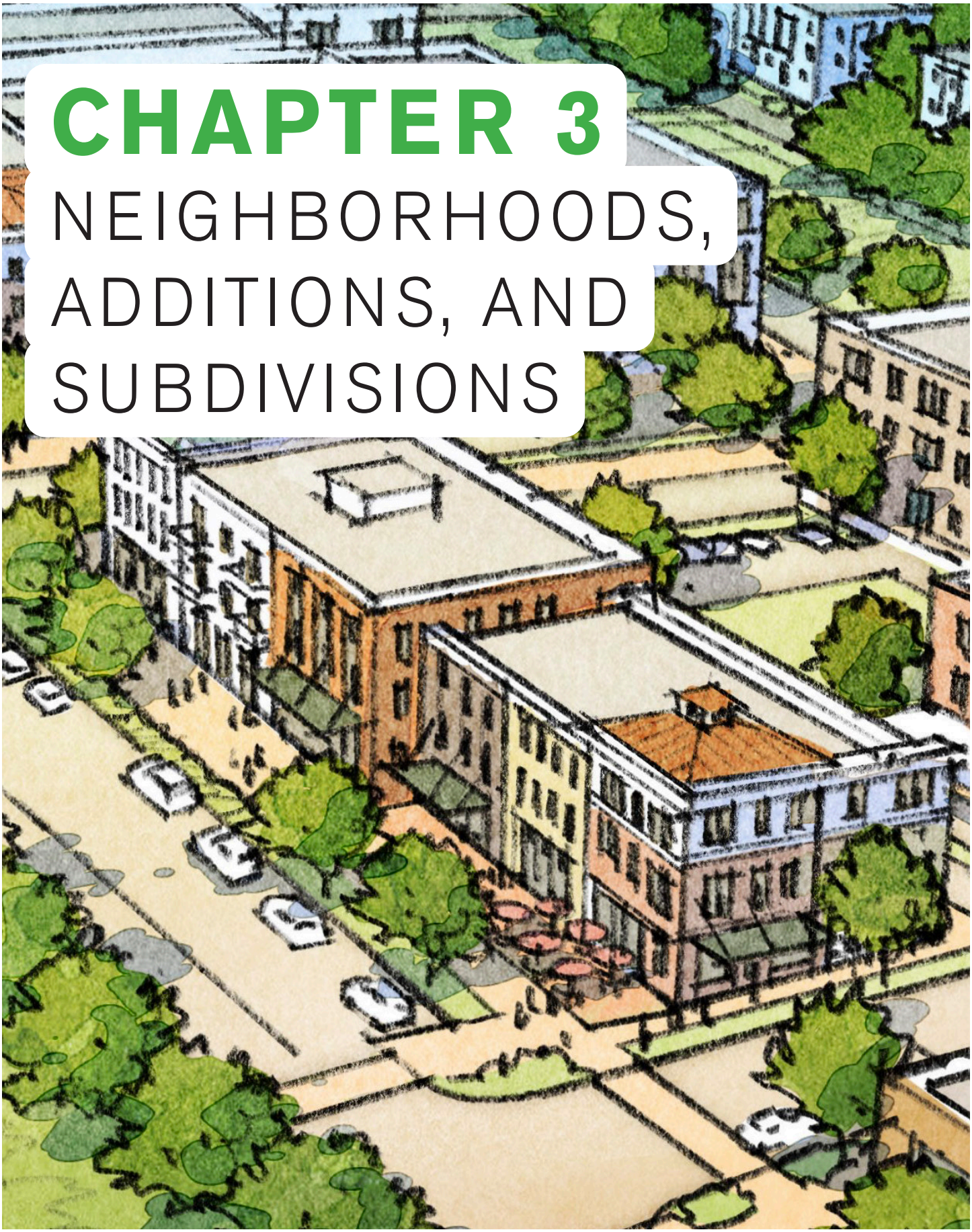
(2) Approve applications that meet the intent, development standards, and LDC requirements, if Administrative Approval is allowed, is required by state law, or by the City's Charter.

(3) Recommend approval or disapproval of exceptions or waivers to Planning & Zoning Commission in accordance with the City's Code of Ordinances, the Engineering Manual, or other standards.

(4) Conduct an annual review of all technical manuals and provide a consolidated list of recommendations for City Council considerations, if needed.

(5) Approve Warrants that meet the intent of the LDC.

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CHAPTER 3
NEIGHBORHOODS, ADDITIONS, AND SUBDIVISIONS

3.1 GENERAL PROVISIONS.

3.2 PURPOSE.

The purpose of this Chapter is to provide standards and guidance for the creation of neighborhoods, and divisions of land through the preparation of neighborhood plans, employment center plans, engineering plans, and plats. The standards in this Chapter are intended to promote the health, safety, and general welfare of the City and the safe, orderly, and healthful development of the City.

3.3 AUTHORITY.

Subdivision regulations are adopted and administered by the City pursuant to Local Government Code, Chapters 212 and 242 and all other applicable State and Federal laws, now written or hereafter amended or passed, allowing the City to adopt rules governing plats and subdivisions of land within city limits and extraterritorial jurisdiction to promote the health, safety, or general welfare of the City and the safe, orderly, and healthful development of the City.

(1) The process for land division shall follow the requirements of Chapter 212 of the Texas Local Government Code.

(2) It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the City or within the extraterritorial jurisdiction without the approval of the Planning & Zoning Commission. The City shall withhold all City improvements, including the maintenance of streets and furnishing of sewage and water service from all additions and subdivisions, the platting of which has not been approved by the Planning & Zoning Commission.

(3) It shall also be unlawful for any such owner or agent to offer for sale or sell property therein or thereby, which has not been laid out, subdivided, platted or replatted with the approval of the Planning & Zoning Commission.

(4) No street number and no building permit shall be issued for the erection of any building in the City on any piece of property, other than an original or a resubdivided lot in a duly approved and recorded subdivision, without the written approval of a plat or subdivision by the Planning & Zoning Commission, the approval of construction plans, the acceptance of the public improvements, and a duly approved and recorded subdivision or plat recorded with the Williamson County Clerk's Office, except as otherwise provided for in this LDC.

(5) This chapter shall apply to any land within the corporate limits and extraterritorial jurisdiction (ETJ) of the City of Taylor, unless specifically exempted by this article.

3.4 ENGINEER REQUIRED.

The applicant shall retain the services of a professional engineer, licensed in the State of Texas, whose seal shall be placed on each sheet of the drawings, and who shall be responsible for the design and inspection of the drainage, roads, and streets, and sewer, and water facilities within the subdivision.

3.5 APPLICABILITY.

3.5.1 PLAT REQUIRED

Prior to the subdivision, resubdivision, assembly or development of any land within the City or its extraterritorial jurisdiction (ETJ), a subdivision plat and, where public improvements are proposed, subdivision improvement plans must be approved in accordance with all relevant City requirements.

The owner of a tract of land located within the city limits or the ETJ who divides the tract into two or more parts to lay out a subdivision of the tract or to lay out streets, parks, or other parts of the tract intended to be dedicated to public use shall submit a plat of the subdivision in accordance with this LDC.

A division of a tract under this section includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract for sale or other executory contract to convey or by using any other method.

No permit or certificate of occupancy may be issued, or utility services established, for any parcel or tract of land unless such property has been platted or determined to be exempt from platting in conformity with the provisions of this LDC.

The division of any lot or any parcel of land by the use of a metes and bounds description for the purpose of development is prohibited.

3.5.2 EXCEPTIONS FROM REQUIRED PLAT.

Exceptions to the requirement for a recorded plat prior to the issuance of a development permit may be approved as follows:

(1) Assertion of a statutory exemption from platting pursuant to Chapter 212 of the Local Government Code shall be made and reviewed pursuant to a Plat Certification application.

(2) A request for a warrant from the requirement for platting prior to the issuance of a development permit may be submitted to the DRC for review and may be approved if the request is in keeping with the intent of the LDC and the Comprehensive Plan.

(3) A request for a variance from the requirement for platting prior to the issuance of a development permit may be submitted to the Planning and Zoning Commission for consideration.

3.6 NEIGHBORHOOD AND EMPLOYMENT CENTER PLANS.

Additions or new neighborhoods add to the fabric of the community. It is intended that new neighborhoods be built based on key standards from the existing neighborhoods. Taylor's neighborhoods offer a variety of residential buildings, house-form office or commercial buildings, and downtown commercial buildings. The standards within the Neighborhood Plan and Pedestrian Shed Allocation sections of this LDC support fiscally productive and flexible neighborhoods for Taylor's future. Employment Centers are areas of the community designated for job creation and industrial development. Employment Center plans allow for flexible design standards that recognize the unique characteristics of major employment and industrial buildings and sites.

3.6.1 DEVELOPMENT PATTERNS.

3.6.1.1 DESCRIPTION.

Development Patterns are used for projects with acreage amounts of a Pedestrian Shed (approximately 80 acres) or greater. The physical landscape in Taylor lends itself to supporting a range of development patterns. Neighborhood Plans may opt to extend the city grid or select an alternative development pattern.

Projects greater than 2.5 acres but less than a pedestrian shed shall use the TND development pattern or the development pattern of the adjacent and surrounding neighborhood. Alternative Development Patterns may be requested by Warrant from the DRC.

3.6.1.2 INTENT.

Development Patterns are the manner in which a neighborhood is configured. Different geographies accept different Development Patterns. To accommodate Taylor's range of natural landscapes, four Development Patterns provide adequate facilitation of development. The Development Pattern type will guide the creation of the Neighborhood Plan and Employment Center Plan configurations suitable for different geographies.

3.6.1.3 NEIGHBORHOOD PLAN PLACE TYPE ZONING ALLOCATION PER DEVELOPMENT PATTERN.

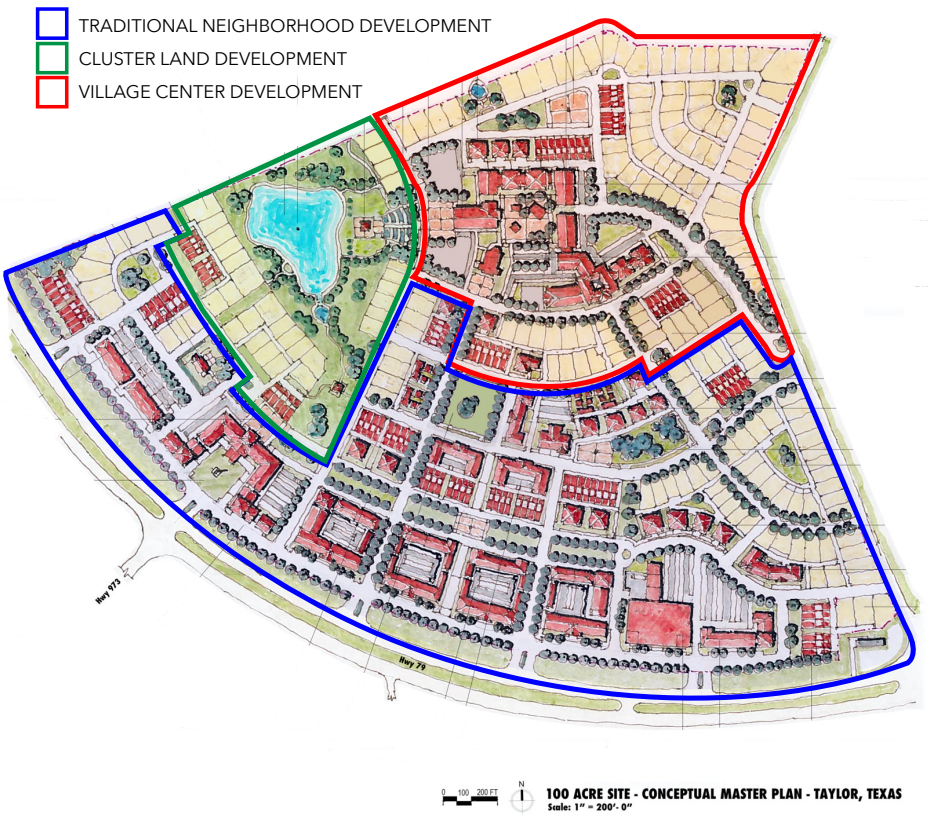
Projects with 80 acres or a pedestrian shed or greater shall allocate a variety of Place Types on a Neighborhood Plan (see Table 3.6.1(A): Place Type Allocation Per Development Pattern). If subdividing and/or a Place Type zoning change is required, a Neighborhood Plan can be submitted simultaneously with a plat and Place Type Zoning change submission.

For properties within the city limits, Place Types shall be allocated within neighborhoods based upon the Development Pattern of the neighborhood and the percentages in Table 3.6.1(A). The Planning and Zoning Commission and City Council may approve modifications to the Place Type allocation percentages through the Neighborhood Plan adoption process. Neighborhood Plans less than a full pedestrian shed shall consider the existing and planned Place Type allocation within the pedestrian shed that the new neighborhood is a part of in determining the Place Type allocation percentages for the new neighborhood.

TABLE 3.6.1(A): PLACE TYPE ALLOCATION PER DEVELOPMENT PATTERN.

DEVELOPMENT PATTERNS	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
TRADITIONAL NEIGHBORHOOD DEVELOPMENT	5% MIN.	0%	0%	0%	10-30%	0%	40-60%	10-30%	10% MIN.	0%
CLUSTER LAND DEVELOPMENT	5% MIN.	50%	0%	0%	10-30%	0%	20-40%	0-15%	10% MIN.	0%
VILLAGE CENTER DEVELOPMENT	5% MIN.	5%	0%	0%	10-30%	0%	10-30%	40-60%	10% MIN.	0%
EMPLOYMENT CENTER	TBD	0%	0%	0%	0%	0%	0-20%	0-20%	10% MIN.	50% MIN.

FIGURE 3.6.1(B): EXAMPLE OF DEVELOPMENT PATTERNS.



3.6.1.4 TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND).

(1) Intent: Traditional Neighborhood Development is the historic development pattern of Taylor. TND characteristics include: small, walkable blocks; the continuation of the street grid as new neighborhoods are planned; a variety of lot sizes that accommoodate a variety of building types; a range of housing types; well-defined public spaces; a definable neighborhood center; and they contain amenities such as stores, schools, and places to meet and linger within a comfortable walking distance of residences. TND is the primary and default development pattern in the City of Taylor.

(2) Standards:

(a) Location: The TND is located within an area that allows for the development pattern.

(b) Place Types: The TND shall include an allocation of Place Types as shown in Table 3.6.1(A) or as approved in the Neighborhood Plan.

(c) Size: A TND shall be organized around one pedestrian shed as described in Section 3.6.1.7 TNDs larger than one pedestrian shed shall be organized as multiple pedestrian sheds, each with a definable center.

(3) Example: The 100-acre concept planshown in Figure 3.6.1(B) depicts how a mix of development patterns can be incorporated within one development project as a Traditional Neighborhood Development with small blocks, walkable streets, a variety of buildings types and alternative block patterns with pedestrian breaks.

3.6.1.5 CLUSTER LAND DEVELOPMENT (CLD).

(1) Intent: Cluster Land Development offers an alternative to TND for the purpose of:

(a) Assuring the permanent preservation of open space, agricultural lands, and other natural resources through land reservations or conservation easements;

(b) Encouraging the use of land in accordance with its character and adaptability;

(c) Allowing innovation and greater flexibility in the design of residential developments to ensure the same overall amount of development normally permitted with the conventional home lot size;

(d) Facilitating the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner, which increases affordability and reduces the cost of building and maintaining infrastructure;

(e) Ensuring compatibility of design and use between neighboring properties; and,

(f) Encouraging a less sprawling form of development, thus preserving open space as undeveloped land.

(2) Standards:

(a) A minimum of 50 percent of the Neighborhood Plan shall be permanently allocated to P1 Nature and/or P2 Rural Place Types.

(b) The dedicated P1 lands shall be deemed civic or open space and will be set aside by the applicant through an irrevocable conservation easement or similarly determined method, as approved by the City Council.

(c) Areas not considered civic or open space:

i. The area of any street right-of-way proposed to be dedicated to the public.

ii. Any submerged land area.

(3) Example: The 100-acre concept plan shown in Figure 3.6.1(B) depicts how a mix of development patterns can be incorporated within one development project as a Cluster Land Development where lots are clustered to protect the natural landscape.

3.6.1.6 VILLAGE CENTER DEVELOPMENT (VCD).

(1) Intent: A Village Center Development is a series of small streets lined with buildings at the street edge, creating a unique village-style community. VCD consists of a small dense grouping of predominately P4 and P5 buildings serving as residential, live/work, commercial, and office buildings organized in a vernacular, curvilinear grid, or grid network of blocks and streets. The streets are small and serve as shared streets. Vehicles are kept on the exterior of the developments. Buildings are located at or very close to the street edge.

(2) Standards:

(a) Location: VCDs may be located in any new neighborhood to create an area or an entire neighborhood that is intended to be mostly free of motorized vehicles within the main pedestrian streets.

(b) Place Types: The VCD shall include an allocation of Place Types as shown in Table 3.6.1(A) or as approved in the Neighborhood Plan.

(c) Size: A VCD may be organized around one pedestrian shed as described in Section 3.6.1.7 or may be its own, smaller pedestrian shed within a standard pedestrian shed.

(d) Special Requirements: Buildings are located at or very close to the street edge at the frontage line and occupy 80 to 100 percent of the lot frontage. Vehicle access is be kept in the rear of the property, served by alleys or the rear lanes.

(3) Example: The 100-acre concept plan as shown in Figure 3.6.1(B) depicts how a mix of development patterns can be incorporated within one development project as a Village Center Development with a tight, pedestrian-friendly core that has a mix of building types and shared walkable streets.

3.6.1.7 PEDESTRIAN SHED.

(1) Description: A pedestrian shed is the basic building block of walkable neighborhoods. A pedestrian shed is the area encompassed by the walking distance from a common destination, neighborhood center, or the main civic space. Pedestrian sheds are often defined by a 5-minute walk, about 1,320 feet. They may be drawn as perfect circles, but in practice, pedestrian sheds have irregular shapes because they cover the actual distance walked, not the straight-line distance.

(2) Applicability:

(a) In TND developments, every 1/4 mile radius or "Pedestrian Shed," (approximately 80 acres) is to contain a mix/allocation of Place Type zoning districts as shown in Table 3.6.1(A). Measuring development by the pedestrian shed will ensure walkable neighborhoods are created.

(b) Pedestrian Sheds in VCD or CLD Development Patterns vary in size.

3.6.1.8 EMPLOYMENT CENTER.

(1) Intent: Employment Centers are areas within the community that are intended to provide locations for major employment and industrial development. As such, these areas may not be able to meet the development standards or character of the other neighborhood development patterns. Employment Centers should still be developed in a manner that is consistent with the City's overall master plans, street network, and adjacent neighborhoods, but may require modifications to block dimensions, civic space locations, building types and sizes, etc.

(2) Standards.

(a) Location: Employment Centers are located in areas designated on the City's Future Land Use Plan as Employment Center.

(b) Place Types: The Employment Center shall include an allocation of Place Types as shown in Table 3.6.1(A) or as approved in the Employment Center Plan. The area within an Employment Center Plan Allocated to the EC Place Type should be sufficient to preserve areas within the plan for major employment and industrial uses that have unique characteristics that do not meet the standards of a traditional neighborhood. The remaining area within an Employment Center Plan should be allocated to traditional Place Types such as CS, P4 and P5 to create walkable, mixed use neighborhoods within the Employment Center that provide areas for housing, retail, and service uses to support the needs of those working in the Employment Center.

3.6.2 ALLOCATION AND SEQUENCE OF PLACE TYPE DETERMINATION.

(1) Determination of Place Type designations shall be made based on the following factors considered in the following sequence:

(a) Development Patterns and intensities compliant with the Comprehensive Plan;

(b) The existing streets and Master Thoroughfare Plan;

(c) Proximity to existing Place Types (built or planned);

(d) Size of new development; and

(e) Pedestrian Shed distribution.

(2) The Place Type designation on the Taylor Place Type zoning map for undeveloped properties or properties proposing redevelopment determines the maximum allowed intensity of a development and does not entitle the entire property to be allocated with that Place Type.

(3) Before preparing a Neighborhood Plan, the Applicant must review permitted Development Patterns, the associated standards, and Place Type percentage allocation per Pedestrian Shed.

3.6.3 NEIGHBORHOOD PLAN EXEMPTIONS.

Properties within the city limits of 2.5 acres or less on already platted lots are not required to complete a Neighborhood Plan.

3.6.4 IN-CITY NEIGHBORHOOD AND EMPLOYMENT CENTER PLANS.

The City of Taylor is made up of a collection of complete neighborhoods. Each neighborhood has a variety of building types, lot sizes, shops and services, civic spaces, and more. New neighborhoods will continue this pattern through standards developed through the Neighborhood or Employment Center Plan process.

Creating a Neighborhood Plan is a three-step process and may require an urban design consultation or charrette to be accomplished. Specific development requirements and standards are located in the Engineering Manual. Additional requirements may be determined at the pre-application meeting and site visit.

The specific requirements for an application will be determined at the pre-submittal meeting. The following steps apply to all new neighborhoods and employment centers within the city limits.

3.6.4.1 NEW NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN.

A new Neighborhood or Employment Center Plan is the first step in designing a new neighborhood or employment center. The plan begins with a master plan that lays out the street network, open spaces, and civic spaces, and allocates Place Types. A master plan may be developed by the property owner or authorized applicant following the standards in this LDC and reviewed for compliance by the City or it may be developed collaboratively through a design charette process. The applicant shall choose the method of developing the master plan when they submit the Neighborhood Plan application.

The Planning and Zoning Commission and City Council may approve deviations from the standards in the LDC that are in keeping with the intent of the Comprehensive Plan and LDC. Any deviations shall be recorded in the approved Neighborhood or Employment Center Plan.

The Neighborhood Plan application follows the requirements in Chapter 2 and the content of the application in the Development Manual.

3.6.4.2 PRELIMINARY PLAT.

Following approval of the Neighborhood or Employment Center Plan, the applicant shall submit a Preliminary Plat that provides the preliminary engineering of streets, paths, trails, transportation improvements, blocks, lots, civic spaces, utility easements, and drainage for the new neighborhood or employment center. The lots, blocks, streets, etc. in the Preliminary Plat shall conform to the applicable Neighborhood or Employment Center Plan.

The Preliminary Plat application follows the requirements in Chapter 2 and the content of the application in the Development Manual.

3.6.4.3 SUBDIVISION IMPROVEMENT PLANS.

Following approval of the Preliminary Plat, the applicant shall submit the Subdivision Improvement Plans that provides the detailed engineering consistent with the requirements in the Engineering Manual for all public infrastructure within the new neighborhood or employment center.

The Subdivision Improvement Plans application follows the requirements in Chapter 2 and the content of the application in the Development Manual.

3.6.4.4 FINAL PLAT.

Upon completion of construction of the improvements within the approved Subdivision Improvement Plans, the applicant shall submit the Final Plat which provides the final, recordable copy of the subdivision. The applicant may choose to submit the Final Plat prior to the completion of construction of the improvements within the approved Subdivision Improvement Plans, in which case, the applicant shall post a performance bond equal to 110% of the cost of all the uncompleted improvements within the approved Subdivision Improvement Plans at the time of submitting the Final Plat application. The City Engineer shall be responsible for reviewing and approving the applicant's estimate of the cost of the uncompleted improvements.

The Final Plat application follows the requirements in Chapter 2 and the content of the application in the Development Manual.

3.6.4.5 SITE DEVELOPMENT PLANS AND BUILDING PERMIT.

After the Final Plat is recorded with the Williamson County Clerk, the owner of lots within the plat may submit applications for Site Development Plans and Building Permits.

The Site Development Plans application follows the requirements in Chapter 2 and the content of the application in the Development Manual.

The Building Permit application follows the requirements of the adopted building codes and the application materials published by the Director of Development Services.

3.6.5 ETJ NEIGHBORHOOD AND EMPLOYMENT CENTER PLANS.

All new neighborhoods and employment centers within the ETJ of the City of Taylor shall follows the procedures outlined in Section 3.6.4 with the following exceptions:

(1) During the Neighborhood or Employment Center Plan process, no Place Type zoning districts are allocated on the plan.

(2) Upon approval of the Final Plat, no Site Development Plans or Building Permits are required to be submitted to the City.

3.7 INFILL PLANS.

Infill development is the process of reconstructing within or increasing the development intensity of an already developed area or neighborhood. Infill is an important strategy in the City's comprehensive plan because it provides a more fiscally sustainable development alternative to the creation of new neighborhoods using new infrastructure.

There are two scales of infill development. First, is development using existing lots that may require minor changes or divisions. Second, is development that proposes to significantly reconfigure existing lots, blocks or streets and proposes to change the allocation of Place Types within the infill development.

3.7.1 APPLICABILITY.

Infill development proposed on existing platted lots that do not require any modifications to the existing plat and are not proposing a change to the Place Type may proceed directly to site development plan or building permit.

Infill development that proposes modifications to existing platted lots but does not trigger the requirement of an Infill Neighborhood Plan may submit the required plat applications, Place Type zoning change, and any necessary engineered plans for street, sidewalk, water, sewer or drainage improvements concurrently. Pursuant to Texas Local Government Code Section 212.016(10), up to six lots may be created from a previously platted lot using the Amending Plat application process in a residential improvement area.

Existing platted lots may be amended to create additional lots as long as the following conditions are met:

(1) All lots are required to have individual water and sewer taps unless a warrant is approved by the DRC.

(2) New lots may have frontage on any public right-of-way type including street, path, alley or civic space.

(3) Lots that do not have frontage on a street must have the following:

  (a) A dedicated ten-foot-wide pedestrian access easement from the street to the lot;

  (b) An address sign at the street.

(4) Lots without street frontage may be granted a warrant from compliance with the frontage build-out requirement.

3.7.2 INFILL NEIGHBORHOOD PLANS.

Infill Neighborhoods Plans are required for properties greater than 2.5 acres and that are proposing to modify the Place Type allocation or change the street, lot or block configuration in a way that is not permitted by the Infill Lot-Scale Plan process.

Infill Neighborhood Plans shall follow the procedures in Section 3.6.4 for new Neighorbood Plans with the following exceptions:

(1) The property owner may process any necessary vacating, amending or re-plat applications with the initial Neighborhood Plan application.

(2) The DRC may authorize the use of the Infill Neighborhood Plan as the Preliminary Plat instead of requiring a separate Preliminary Plat application.

The Infill Neighborhood Plan application follows the requirements in Chapter 2 and the content of the application in the Development Manual.

3.8 NEIGHBORHOOD DESIGN STANDARDS.

3.8.1 STREETS, PATHS, TRAILS, AND ALLEYS.

The street pattern of a neighborhood shall follow the traditional grid pattern of Taylor, providing walkable blocks and an interconnected network of streets that extend to and from adjacent neighborhoods and undeveloped properties. The applicant shall be responsible for the construction of all interior street improvements.

The applicant shall be responsible for the construction of the adjacent half of all perimeter streets surrounding the subdivision that are not improved to city standards. Perimeter street subdivision requirements include any residential subdivision with greater than four lots. In lieu of constructing perimeter streets, the Development Services Director may approve an escrow of ½ of the total construction cost of perimeter streets. The cost must be approved by the City Engineer.

3.8.1.1 INTENT.

(1) Streets serve as the key public spaces that connect people to places. Taylor's street grid is core to its success and is a pattern that represents the past and will guide its future. The Public Frontage is the space where public investments and land is used to connect people to places.

(2) Pedestrian comfort shall be the primary consideration for the design of streets. Design conflicts between vehicular and pedestrian movement shall be decided in favor of the Pedestrian.

(3) A diversity of street tree and plant species should be planted throughout the City of Taylor to promote resistance to disease and insect blight. Street Trees and/or landscaping should be planted to create a visually unified streetscape.

3.8.1.2 GENERAL.

(1) Development located within the city limits shall be subject to the requirements of this section. Development in the ETJ shall comply with the rules of this LDC and all environmental regulations as allowed by State law and the rules established by the Inter-local Agreement with Williamson County.

(2) Streets are intended for use by vehicular and pedestrian traffic and to provide access to lots and civic spaces. New streets shall be required when block lengths exceed the maximum length allowed in the Place Type.

3.8.1.3 STREET ARRANGEMENT.

The original grid pattern within Taylor establishes the foundation for the street network. Unless otherwise approved by the City Council, provision shall be made for the extension of streets through any new neighborhood. Off-center street intersections with streets in adjacent neighborhoods shall be avoided. All streets shall be continuous or in alignment with existing streets unless variations are deemed advisable by the Council due to topography and requirements of traffic circulation.

FIGURE 3.8.1(A): STREET EXTENSIONS.



3.8.1.4 STREET DESIGN.

(1) Street design details are located in the Engineering Manual included as Appendix A.

(2) Streets shall be designed by a registered engineer meeting the specifications of this LDC and the Engineering Manual.

3.8.1.5 STREET WIDTHS.

(1) Street types shall reflect standard assemblies and futher modification can be determined during the Neighborhood and Employment Center Plan process.

(a) Boulevards serving P5 - Urban Center Type shall have a minimum dedicated right-of-way of 80 feet and a minimum paving width curb to curb of 32 feet.

(b) Neighborhood Streets used to primarily serve neighborhoods and serving P2.5 - Large Lot, P3 - Neighborhood, P4 - Mix, or P5 - Urban Center place types shall have a minimum dedicated right-of-way of 60 feet and a minimum (paving) width curb to curb of 24 feet.

(c) Rural Streets in P2 - Rural, P2C - Rural Commercial, or P2.5 - Large Lot place types and the ETJ shall generally be constructed with concrete ribbon curbs, and the right-of-way may vary.

3.8.1.6 INTERSECTION.

(1) Typically, streets are to intersect at a ninety (90) degree angle. Variations may be approved by the City Engineer.

(2) Acute angle intersections approved by the City Engineer are to have 25 foot radius at acute corners.

(3) Street intersections with or extending to meet an existing street will be tied to the existing street on centerline with dimensions and bearings to show relationship.

3.8.1.7 PARTIAL OR HALF-STREETS.

Partial or half-streets may be provided where the City Council believes that a street should be located on a property line.

3.8.1.8 STREET NAMES.

Street names shall be continuations of existing street names adjacent to or in-line, if they are not duplications. Proposed new names shall be submitted to the Development Services Director, or their designee, for approval prior to the submittal of a final plat.

3.8.1.9 RIGHT-OF-WAY (ROW) WIDTHS.

All street and road rights-of-way within new neighborhoods shall be subject to the minimum right-of-way and street widths as determined by the City Engineer and the Engineering Manual.

3.8.1.10 CUL-DE-SACS.

Cul-de-sacs may be approved when a street cannot be extended due to unique circumstances such as topography, other natural features or existing development. Cul-de-sacs shall not be longer than 330 feet and shall meet the standards in the Engineering Manual. Where a cul-de-sac dead ends to parkland, open space, trails, school sites or other similar features, a dedicated, public pedestrian access way of no less than 20 feet wide shall connect the end of the cul-de-sac to the adjacent feature.

Temporary turnarounds shall be used at the end of a street that is more than 330 feet in length and will be extended in the future. Note for temporary turnaround: "Cross-hatched area is temporary easement for turnaround until street is extended (direction) in a recorded plat."

3.8.1.11 STREET BUFFERS.

A one foot reserve shall be dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts. When the adjacent property is subdivided in a recorded plat, the one foot reserve shall become vested in the public for street right-of-way purposes (and the fee title thereto shall revert to and re-vest in the dedicator, their heirs, assigns, or successors).

3.8.1.12 STREET LIGHTING.

The developer is responsible for furnishing and erecting street lighting as required by the Outdoor Lighting Requirements in the Engineering Manual included as Appendix A.

3.8.1.13 EMERGENCY ACCESS AND FIRE LANES.

Emergency Access Provisions:

(1) The Development Services Director and the Fire Marshal will review all proposed developments for safe and appropriate fire and other emergency access items.

(2) Fire access shall meet the standards of the International Fire Code (IFC) as adopted by the City.

3.8.1.14 STREET TYPES.

The following street types were developed using the Envision Taylor Comprehensive Plan street sections. Street types for new neighborhoods are to be determined during the Neighborhood Plan process.

(1) RURAL STREET.

A rural street has open swales and drains by percolation. The street has wide shoulder or bicycle trails, and no on-street parking. The landscaping consists of the natural condition or multiple species arranged in naturalistic clusters.

(2) SIDE STREET (NO ON-STREET PARKING).

A side street is intended to be less formal in nature than the other street types. It is used to facilitate the connection between key streets and shall provide the ability for less stringent street requirements. Side streets contain no on-street parking lanes. Side streets are appropriate in low or high-density areas when serving as a secondary point of access.

(3) YIELD STREET.

A neighborhood yield street is a low-capacity and low-speed street. The street width is limited in order to encourage slower traffic. On-street parking is permitted on both sides but is not continuous or designated by striping. Bicyclists can travel in the street with vehicular traffic due to the low speeds. Sidewalks are separated from the street by a continuous tree zone.

(4) NEIGHBORHOOD STREET.

A neighborhood street is a low-capacity and low-speed street that provides more space for continuously parked vehicles. Bicyclists can travel in the street with vehicular traffic due to low speeds and sidewalks are separated from the street by a continuous tree zone. These streets are appropriate where there are higher-density building types adjacent to the street or in commercial and mixed-use areas.

(5) NEIGHBORHOOD AVENUE.

A neighborhood avenue is a street with moderate vehicular capacity and low speeds. Neighborhood avenues are typically used as cross-town streets and are used to travel between different centers throughout the city. Neighborhood avenues should accommodate all modes of transportation including transit. Neighborhood avenues are appropriate for areas with high-density housing adjacent to the street or in areas of more intense mixed-use and commercial land uses. Vehicular access to the lots is from alleys and side streets.

(6) 2-LANE COMMUNITY BOULEVARD.

A two-lane community boulevard is a long distance street that is designed for the most intense mixed-use and commercial areas with moderate to high traffic volumes. Turning movements should be limited on community boulevards when possible and vehicular access to private lots shall be from secondary streets or alleys. Bicyclists and pedestrians are typically separated from vehicular traffic and transit should be prioritized along community boulevards.

(7) 4-LANE COMMUNITY BOULEVARD.

A four lane community boulevard is a long distance street that is designed for the most intense mixed-use and commercial areas with high traffic volumes. Turning movements should be limited on community boulevards when possible, and vehicular access to private lots should be from a secondary street or alleys. Bicyclists and pedestrians are typically separated from vehicular traffic and transit should be prioritized along community boulevards.

3.8.1.15 PATHS AND TRAILS.

(1) PATHS.

A path is a non-vehicular thoroughfare type that provides pedestrian access to lots. Paths are typically located within civic spaces but may also be located mid-block as a non-vehicular connection between streets. Paths are permitted in all Place Types and may be considered block breaks for the purpose of complying with maximum block length standards. Paths may be considered legal frontage for the purpose of lot configuration.

The minimum right-of-way width for a path is ten feet and the minimum travel surface is six feet.

(2) TRAILS.

A trail is a shared-use right-of-way for pedestrians and bicycles located within civic space and open space or in locations designated on the Transportation Plan. The minimum right-of-way width for a trail is 20 feet and the minimum travel surface width is 10 feet.

Integrating trails in a neighborhood can provide various benefits, such as promoting physical activity, enhancing community connectivity, and improving property values.

The applicant is responsible to note the location of trails on the plat.

(a) During the Neighborhood Plan planning process, trails shall be integral to the overall design and be compliant with the Transportation Plan.

(b) First, identify potential trail locations in the neighborhood.

(c) Integrate trips plan in the Neighborhood Plan. Develop a plan for the trail that includes the route, trail width, materials, and any additional amenities like benches, trash cans, and signs.

(d) Check for compliance with the Parks Masterplan.

(e) The construction standards for building the path or trail are located in the Engineering Manual.

(f) Regular maintenance ensures paths and trails longevity and continued use. This can be done through volunteer efforts or contracted services.

3.8.1.16 ALLEYS.

(1) RESIDENTIAL ALLEY.

The primary role of alleys is to hide the more unsightly functions of our communities: garages, garbage cans, overhead electric equipment, transformers, electric meters, and telephone equipment. Alleys also serve to provide narrower lots as garages are now accessed from the rear, enhance safety as sidewalks and pedestrians are separated from vehicles, provide additional building access for firefighters, and provide access for accessory dwelling units.

(2) COMMERCIAL ALLEY.

Commercial alleys, though often thought of as dirty or unsafe, can be designed to play an integral role in an urban street network and improve the pedestrian realm in and around commercial areas. The design of commercial alleys should strive to balance their necessary utilitarian features with their placemaking potential.

(a) Where access for vehicles is prohibited or minimal, commercial alleys may be constructed using low-impact pavement materials, such as pervious or modular paving.

(b) Bicycle traffic may use commercial alleys. Similar regulations to those of shared space should apply.

(c) Commercial alleys can be restricted for traffic during non-delivery hours for outdoor seating or other uses.

(3) ALLEY CONSTRUCTION.

Alleys serve developments to distribute services and vehicles to the rear of the lots. Limiting the interruptions into the public realm adds to the cohesive walkable environment throughout the community. Alley developments are preferred; therefore, construction standards provided in the various cross-sections are flexible to encourage the inclusion of alleys.

(a) Alleys surface types will vary by Place Type zoning district. Detailed standards are located in the Engineering Manual.

(b) Alleys shall be designed by a registered engineer meeting the specifications of this LDC and other City of Taylor construction standards.

(4) WIDTH.

A minimum driving surface width of 12 feet and a minimum right-of-way of 16 feet shall be required for all alleys.

3.8.1.17 SIDEWALKS.

The applicant is responsible for noting the location of sidewalks on the plat. The homebuilder shall be responsible for constructing sidewalks adjacent to individual house lots in all residential districts and the developer shall be responsible for the construction of all other sidewalks, including all required ADA-compliant designs. All sidewalks must comply with specifications provided in the Engineering Manual. The width, design, and location of sidewalks shall be in accordance with the appropriate street standards within this LDC and the Engineering Manual.

3.8.1.18 STREET, PATH, AND TRAIL STANDARDS.

TABLE 3.8.1(B): STREET, PATH, AND TRAIL STANDARDS BY PLACE TYPE ZONING DISTRICT.

STREET STANDARDS	PLACE TYPES									
PUBLIC FRONTAGE	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
PUBLIC FRONTAGE SHALL BE DETERMINED BY STREET TYPE										
STREET TYPES	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
RURAL STREET	P	P	P	NP	NP	NP	NP	NP	P	NP
RESIDENTIAL ALLEY	NP	P	P	P	P	P	P	NP	NP	NP
COMMERCIAL ALLEY	NP	NP	NP	NP	NP	NP	NP	P	NP	P
YIELD STREET	P	P	P	P	P	P	NP	NP	P	NP
NEIGHBORHOOD STREET	P	P	P	P	P	P	P	P	P	P
NEIGHBORHOOD AVENUE	NP	NP	NP	P	P	P	P	P	NP	P
SIDE STREET	NP	NP	NP	NP	P	P	P	P	P	P
2 LANE COMMUNITY BOULEVARD	NP	NP	NP	NP	P	P	P	P	NP	P
4 LANE COMMUNITY BOULEVARD	NP	NP	NP	NP	NP	NP	P	P	NP	P
PATHS	P	P	P	P	P	P	P	P	P	P
TRAILS	P	P	P	P	P	P	P	P	P	P

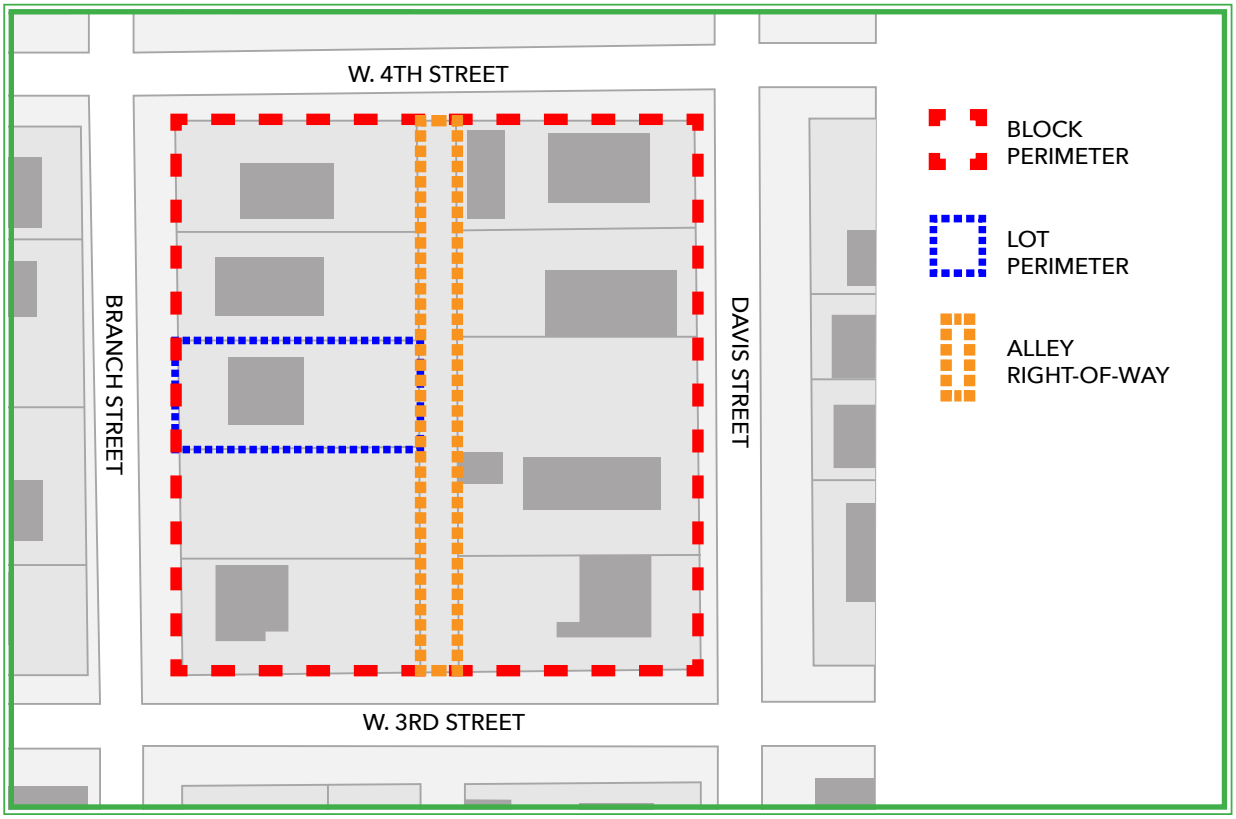
P = PERMITTED NP = NOT PERMITTED TBD="TO BE DECIDED" DURING DEVELOPMENT PROCESS

3.8.2 BLOCKS.

3.8.2.1 Typically a block is an arrangement of lots, and in some cases alleys, bounded on all sides by streets (see Figure 3.8.2(A): Block Perimeter). A neighborhood consists of lots within blocks that are surrounded by streets. Blocks are flexible, allowing incremental change and a gradual increase in density over time.

3.8.2.2 Figures 3.8.2(B) - (F) show potential block configurations in Neighborhood Plans.

FIGURE 3.8.2(A): BLOCK PERIMETER.



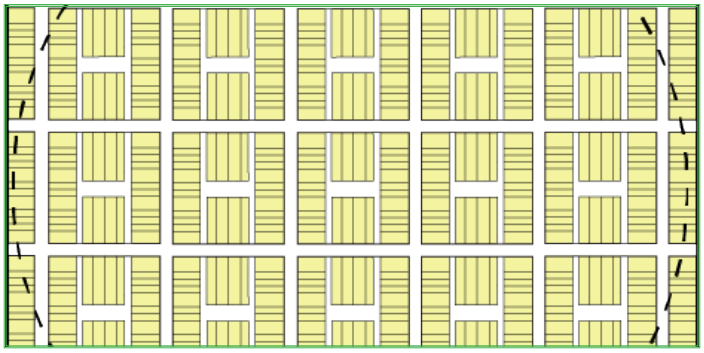


FIGURE 3.8.2(B): SQUARE.

A tight, repetitive square street grid can be found in Downtown, Taylor. The grid pattern produces a consistent module of lot width and depth. The pattern supports walkability and efficient vehicle traffic dispersal.

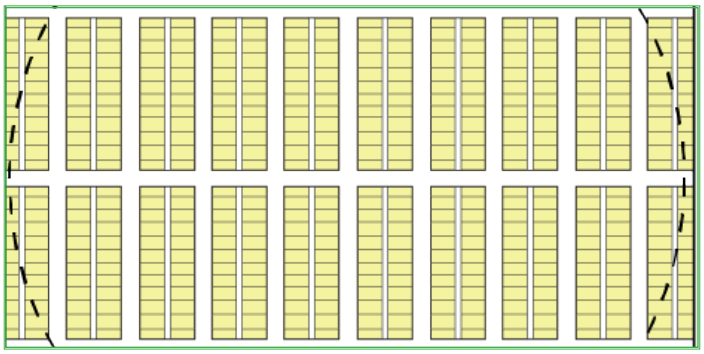


FIGURE 3.8.2(C): ELONGATED.

The elongated block pattern, found in Downtown Taylor, provides equal exposure to both sides of the north-south streets. The blocks provide light to both the front and rear of the lot and limits exposure to western sun. Civic spaces allow for a variation in the repetitive grid pattern.

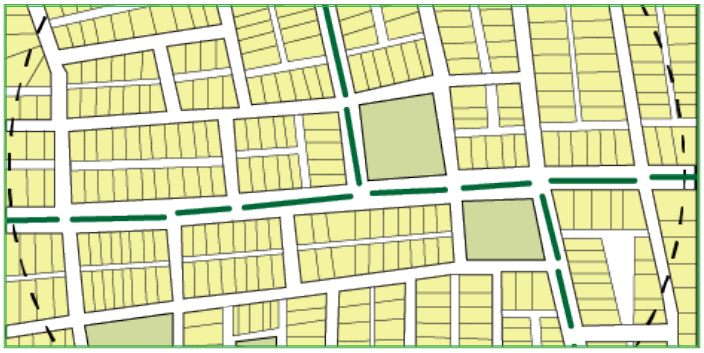


FIGURE 3.8.2(D): IRREGULAR.

Irregular blocks were used in Medieval cities, like Paris, and in isolated examples in the US, like Boston. The blocks allow for the dispersal of traffic through the street network, flexibility with topography, and terminated vistas.

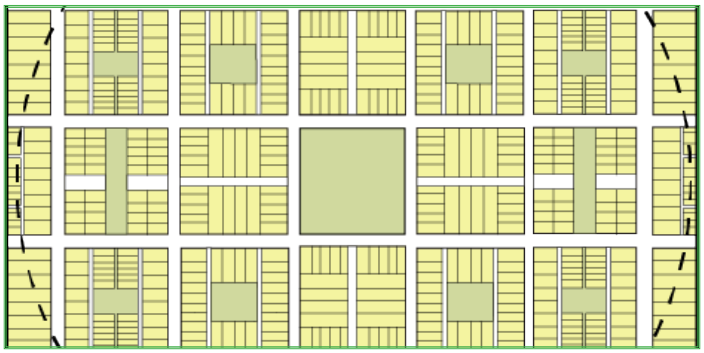


FIGURE 3.8.2(E): RADIAL GEOMETRIC.

Produces terminated vistas that can be used for civic buildings. There is a clear hierarchy of streets with diagonals carrying the through traffic. It may be disorienting and difficult to navigate and remember. Similar to the organic block structure, the resulting block and lot shapes are diverse and challenging to resolve architecturally.

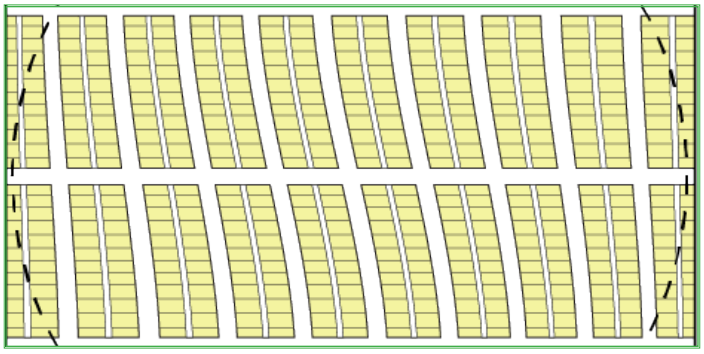


FIGURE 3.8.2(F): CURVILINEAR ORGANIC.

Consists of curved roads that create an abundance of deflected vistas. The pattern is responsive to topography, mediates environmental interruptions, and can disperse traffic through its network. The structure may be difficult to navigate. In addition, lot sizes vary, and consistency is hard to achieve.

3.8.2.3 Exceptions to the requirement for a block to be bounded on all sides by streets may be approved by the Planning & Zoning Commission at the Preliminary Plat stage and may be considered when the provision of a street is not feasible due to natural or man-made features.

3.8.2.4 An applicant may propose to create a portion of a block along the boundary of the property being subdivided if the applicant can demonstrate that the remainder of the block can feasibly be completed on the adjacent property and, that upon completion, the block will comply with the maximum dimensions of this LDC (see Figure 3.8.2(G) Block Adjacency.)

FIGURE 3.8.2(G): BLOCK ADJACENCY.



3.8.2.5 An exception to the requirement for new subdivisions to create complete blocks may be approved for minor plats of four (4) or fewer lots if the exception will not adversely impact the existing or future street network or the development of adjacent properties.

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

3.8.2.7 Typically block length is measured along the front of lots within a block face between intersecting streets. A cul-de-sac does not create a break in the block for the purposes of measuring block length.

FIGURE 3.8.2(H): BLOCK LENGTH.

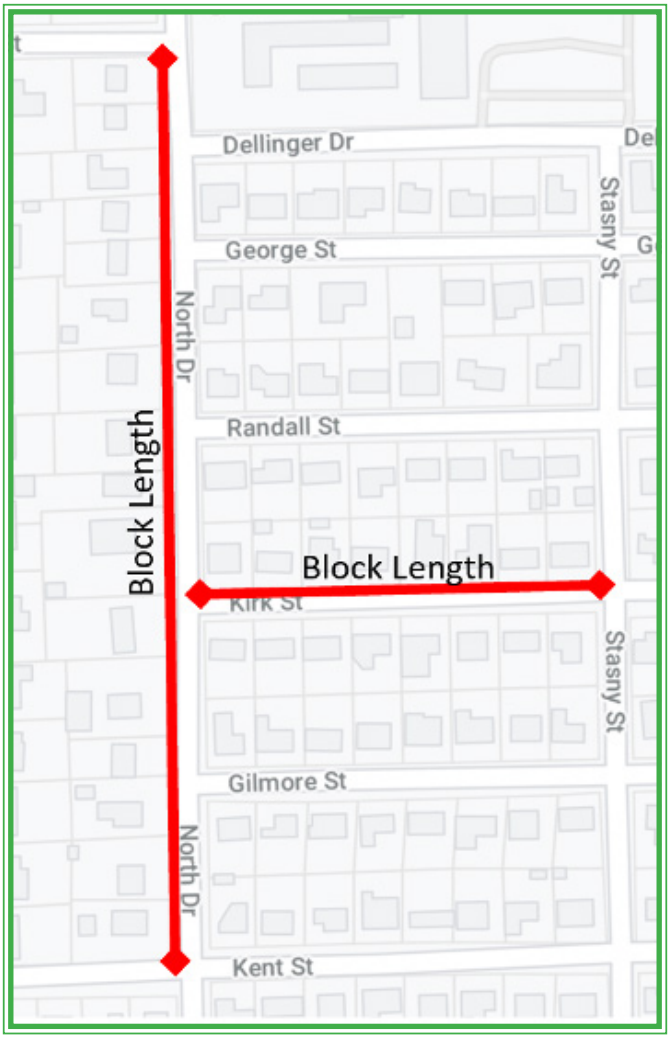
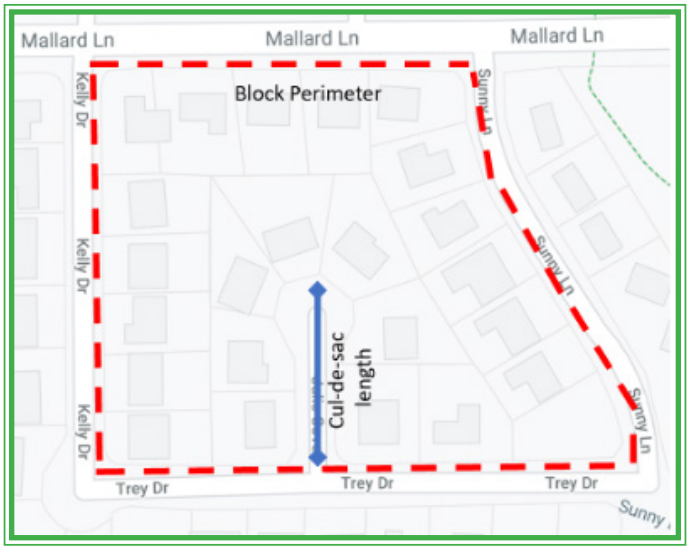


FIGURE 3.8.2 (I): CUL-DE-SAC BLOCK LENGTH.



3.8.2.8 The internal street network shall be structured to define blocks with the following maximum block lengths and block perimeters (not including exterior ROW dedication).

TABLE 3.8.2(J). BLOCK LENGTH AND PERIMETER.

	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
BLOCK LENGTH	N/A	720 FT	720 FT	720 FT	330 FT	330 FT	330 FT	330 FT	720 FT	720 FT
BLOCK PERIMETER	N/A	2,880 FT	2,880 FT	2,880 FT	1,320 FT	1,320 FT	1,320 FT	1,320 FT	2,880 FT	2,880 FT

3.8.2.9 Maximum block length: In the city limits the maximum block length shall follow the standards in Table 3.8.2(J). In the ETJ the maximum block length is 330 feet and the minimum block length is 200 feet, unless a longer block length is approved by warrant or variance.

3.8.2.10 Maximum block length for P2, P2C, P2.5, CS and EC: 720 feet with a reservation of block breaks of 330 feet, and the minimum block length is 330 feet, except upon approval of a warrant by the DRC.

3.8.2.11 Block faces within P3, P3M, P4, and P5, exceeding 330 feet shall be equipped with a 20 foot, mid-block pedestrian path.

3.8.2.12 Blocks adjacent to undeveloped land, areas unsuitable for development, or pre-existing incomplete blocks may be exempt from block face length and block perimeter requirements by warrant.

3.8.2.13 Blocks with more than one Place Type zoning designation shall use the most intense designation to inform the block face length and block perimeter.

3.8.2.14 Alternative block configurations, meeting the intent of this LDC, may be designed and submitted for approval through the Neighborhood Plan process.

3.8.2.15 TRANSITION SETBACKS.

Transition building lines having a minimum angle of 45 degrees are to be provided where an offset in building lines is greater than five feet.

3.8.3 LOTS.

3.8.3.1 The lot design of a neighborhood should provide for lots of adequate width and depth to provide open area and to eliminate overcrowding. Lots should be rectangular so far as practicable and should have the side lot lines at right angles to the streets on which the lot faces or radial to curved street lines.

3.8.3.2 All lots must front on a public street, path or trail right-of-way or a civic space as determined in the Neighborhood Plan.

3.8.3.3 Double frontage lots are prohibited.

3.8.3.4 Unless approved by the DRC by warrant, no lots shall take vehicular access from a Neighborhood Avenue. Unless approved by the Planning & Zoning Comission by variance, no lots shall take vehicular access from a 2 or 4 lane Community Boulevard.

3.8.3.5 All lots shown must conform to the minimum requirements of the Place Type zoning district in which it is located.

3.8.3.6 An individual sewer tap and water tap, as required, shall be installed for each lot.

3.8.3.7 Lots shall not be consolidated if the resulting consolidation yields less housing units or development intensity than the pre-consolidation configuration would permit.

3.8.3.8 Lots shall be sized to provide the least amount of frontage necessary to accommodate the building type proposed for the lot. This will ensure the most efficient use of public infrastructure to support private development.

3.8.4 UTILITIES.

3.8.4.1 WATER AND WASTEWATER.

The applicant is responsible for extending utilities to and through the development site and shall make the necessary arrangements therefore with the applicable private utility companies and the City. The City may participate in the oversizing of utilities if desired to serve further development.

(1) Utilities Furnished or Supplied by City.

(a) Sewer. Sanitary sewers shall be installed to serve each lot. All sewer systems shall be extended across lots to the adjacent property lines.

(b) Water. Water lines shall be installed to serve each subdivided or platted lots within the corporate limits of the City and within the extraterritorial jurisdiction. All water systems shall be extended across lots to the adjacent property lines.

(c) All public improvements shall be the responsibility of the developer. Upon approval and acceptance of the water and sewer utilities by the City, the systems become the property of the City.

(2) Private Utilities.

Within new subdivisions, all private utilities, except for distribution mains, shall be placed underground by the developer. There shall be no overhead power lines for street lights. Gas meters shall be placed underground in an appropriate box located in the parkway as approved by the City, or placed adjacent to the residential structure. If adjacent to the residential structure, the backside of the meter and pressure reducing valve shall be at least one (1) foot from the finished edge of the residence, but not more than two (2) feet.

(3) Fire Flow Requirement.

No building permit shall be issued by the City for construction, if that proposed construction does not meet the fire flow requirements. Minimum acceptable flow for fire protection is 500 gallons per minute (gpm) for a duration of not less than two hours. This flow must be met with the water supply system remaining at or above a pressure of 20 pounds per square inch (psi). All water mains must be a minimum of eight inches diameter. Water mains shall be Polyvinyl Chloride Pipe (PVC) and shall be designed, manufactured, and tested in accordance with the applicable requirements of AWWA C-900 and AWWA M-23. Eight inch through 12" pipe shall be pressure class 150, DR18. Pressure class requirements for larger diameter pipes shall be subject to the approval of the City Engineer. These requirements apply to all new development. Any variation in these requirements is subject to the approval of the City Engineer.

3.8.4.2 DRAINAGE.

Adequate drainage shall be provided within the limits of the subdivision. The protection of adjoining property will be considered in the review of plans submitted. The applicant shall be responsible for constructing all drainage improvements.

(1) Design.

Design of all drainage facilities, including but not limited to streets, inlets, storm sewers, outfalls, culverts, ditches and channels shall conform to normally accepted engineering standards as determined by the City Engineer. Under no circumstances will drainage be allowed to result in a negative effect upstream or downstream.

(2) Maintenance agreement required for drainage facilities.

If the City requires that the developer (or landowner, PID, HOA, or other entity or person specifically approved by the City) shall be responsible for the maintenance of the drainage facilities, a maintenance agreement, as both are hereinafter defined, will be written and approved by the City that shall include terms and provisions deemed necessary by the City to provide maintenance of the drainage facilities.

(3) Maintenance agreement noted on final plat.

If a developer requests, and the City approves, that a Public Improvement District (PID), Home Owners Association (HOA), or other entity be responsible for the maintenance of the drainage facilities, the maintenance agreement shall be included as part of the platting process and must be approved by the City prior to final plat approval. The plat shall include the information that a maintenance agreement is required for the drainage facility in the development and any term and provisions of the maintenance agreement the City deems necessary shall be noted on the final plat, which may include all terms of the maintenance agreement.

(4) Maintenance agreement if preliminary plat not required.

The maintenance agreement must be negotiated during the preliminary platting process, or earlier in the planning process if required by the City, when a preliminary plat is not required.

(5) City maintenance of drainage facilities.

If the City determines it will maintain the drainage facilities, it shall be noted on the final plat. The real and personal property included as the drainage facility shall be deeded and conveyed to the City as part of the platting process using instruments deemed reasonable and necessary to the City prior to final plat approval. The deed or other conveyance documents to the City must be free and clear of all liens, debts or other encumbrances, and the City may require evidence and title assurances of that requirement, including without limitation an owner's title insurance policy.

(6) Role of the Home Owners Association (HOA), Public Improvement District (PID), or special financing district.

Ongoing role of the HOA/PID: The Development Services Department shall be the City liaison to a HOA and/or PID maintaining drainage facilities. Requirements concerning the HOA or PID operation to assure continued operation of drainage facilities shall be required by the City, including without limitation, financial reports filed with the City at least annually, a limitation against dissolution without City consent, and an assessment deemed adequate by the City to operate the maintenance

facilities, allowing the City to collect dues directly and to assess liens against the subdivision for maintenance of the drainage facilities.

(7) City council approval of land restrictions.

All deed restrictions, covenants running with the land, and easements needed to operate the drainage facility must be approved by the City, filed of record, and contain provisions necessary to operate the drainage facilities and preventing amendment or dissolution without prior written consent from the City in the books and records of the entity.

3.8.5 CIVIC SPACES.

3.8.5.1 INTENT.

Civic Spaces are public or semi-public places that provide opportunities to gather and celebrate together. They are places for people to exercise, relax or recreate. Civic Space functions as parkland for new neighborhoods. Dedication of Civic Space shall be required per the standards of the LDC for all Neighborhood Plans.

(1) Civic Space requirements will be provided for each Neighborhood Plan as Civic Space (CS). Developments where Civic Space is provided less than 600 feet away may be exempted from this requirement as determined during the Neighborhood Plan process.

(2) The DRC will review surrounding existing and/or entitled developments to determine if civic space dedication is necessary to fulfill the intent of a Pedestrian Shed.

(a) Civic space sites are permanently dedicated to public activities.

(b) Parking for civic spaces shall be approved by the DRC. Civic parking lots may remain unpaved if graded, compacted, and landscaped.

(c) Civic Space shall conform with specifications on 4.2.3.10 Civic Space Table.

(d) Where the DRC determines it to be feasible, land along floodplains, tributaries, and creeks, or where identified in the Neighborhood Plan shall be dedicated as Civic Space.

3.8.5.2 CRITERIA.

(1) Each Pedestrian Shed (see 3.6.1.7 Pedestrian Shed) shall have an assignment of at least ten percent of its land area dedicated to civic space.

(2) Civic spaces shall be designed as generally described in 4.2.3.10 Place Type CS: Civic Space Table, and distributed throughout the Place Types and is subject to approval by DRC.

(3) Those portions of P1 that occur within a development shall be part of the civic space allocation and should conform to the civic space standards.

(a) The Neighborhood Plan shall designate at least one Main Civic Space per pedestrian shed. The Main Civic Space shall be within 660 feet of the geographic center of each Pedestrian

Shed, unless topographic conditions, pre-existing street alignments or other circumstances prevent such location, and shall be developed as a Green, Square, Park, and/or Plaza.

(b) Within1,320 feet of every lot in residential use, a civic space designed and equipped with amenities shall be provided.

(4) Storm and drainage facilities, if equipped to provide civic space, may be counted toward the ten percent Civic Space Place Type allocation requirement by warrant.

(5) The Neighborhood Plan shall designate Civic Space (CS) Place Types dedicated for public use within 660 feet of every lot with a residential use. The civic space must be active with a playground, fountains, benches, tables, and/or other public furniture to spur the gathering of people.

3.8.5.3 CIVIC SPACES INCLUDING PLAYGROUNDS.

Properties within the city limits shall refer to Chapter 4 Place Type Zoning Districts in this LDC for criteria and standards. For a residential subdivision in the ETJ going through a Neighborhood Plan process, the applicant is required to dedicate five percent of the total area of the subdivision that is not in the floodplain for park purposes or pay an escrow, with terms established by the City, in lieu of the parkland dedication. All dedication of land is subject to the approval of the City.

(1) Park and playground sites shall be reserved as indicated on the Future Land Use Plan. Size shall be in accordance with the City's Comprehensive Plan for the park system.

(2) Parkland improvements are critical to ensure the use of the civic spaces are inviting to the public. A parkland or civic space improvements shall be provided to the DRC. Parkland improvements may include items such as trails, playgrounds, benches, lighting, fountains, or other civic space activities appropriate for the neighborhood.

(a) Proposed parkland or civic space improvements shall be provided to the DRC with the submittal of a Neighborhood Plan.

3.8.5.4 SCHOOL SITES.

Neighborhood schools are part of Taylor's neighborhoods. Schools should be integrated into the Neighborhood Plan and fully connect to nearby residential neighborhoods through safe walking and bicycle paths. Location and size of school sites to be in accordance with the requirements of the school district and approved by the City of Taylor. All other conditions of this LDC shall also apply.

3.8.5.5 CIVIC BUILDINGS

(1) Civic Building sites should be reserved as necessary within each Pedestrian Shed and may be located within or adjacent to Civic Spaces allocated within the Pedestrian Shed. During the Neighborhood Plan or Employment Center Plan process, a determination of the need for Civic Building sites shall be made. Civic Building needs shall be determined through consultation with the City, the Taylor Independent School District, Williamson County and other government agencies and non-profit organizations. Each Pedestrian Shed shall include a main gathering space as close as possible to the geographic center of the Pedestrian Shed that includes a building or facility that is accessible by the public.

(2) One Civic Building Lot shall be reserved for an elementary school. Its area shall be one acre for each increment of 100 dwelling units provided by the Neighborhood Plan, with a minimum of three

(3) acres for the school. The school site may be within any Place Type other than P1 or EC.

(3) One Civic Building Lot suitable for a childcare building shall be reserved within each Pedestrian Shed. The owner or an HOA or other community group may organize, fund and construct an appropriate building as the need arises.

(4) Civic Building Sites shall not occupy more than 20 percent of the area of each Pedestrian Shed.

(5) Civic Building Sites should be located within or adjacent to a Civic Space, or at the axial termination of a significant thoroughfare.

(6) Civic Buildings may be permitted within Employment Center (EC) Place Types by Warrant.

3.8.6 EASEMENTS.

The applicant platting property shall dedicate easements as follows:

(1) All easements created prior to the subdividing of any tract of land must be shown on the preliminary plat. The applicant shall plat lots and dedicate easements for utilities and drainage ways in the following manner:

Easements for utilities, drainage ways, or transmission lines shall be retained on the front, side, and/or rear lot lines as required by the City and utility companies. Easements across parts of a lot other than as described above shall be required as deemed necessary and most appropriate by the City. The Development Services Director shall require access for ease of maintenance of all easements.

(2) Off-site easements:

Easements in areas adjoining a proposed development necessary to provide adequate drainage thereof or to serve such development with utilities shall be obtained by the applicant prior to final plat approval.

(3) Privately-owned easements:

See Engineering Manual for standards for privately owned easements.

3.8.7 ACCEPTANCE OF PUBLIC IMPROVEMENTS.

Prior to final acceptance by the City Council of maintenance and operation of the completed improvements in an approved set of Subdivision Improvement Plans, the subdivider shall file with the City following:

(1) A two year, ten percent maintenance bond of the contract price of the public improvements executed by a corporate surety licensed to do business in the State of Texas, conditioned that the improvements are free from defects in materials and workmanship.

(2) One electronic copy of as built record drawings for each project, which further contain or have attached certification from a professional engineer that all improvements comply with this LDC.

(3) An affidavit from the subdivider stating that, to the best of their information and belief, the contractor has complied with the regulations contained in this LDC.

(4) A waiver of liens from all contractors and subcontractors for the subdivision infrastructure.

(5) A sealed letter of concurrence from the design engineer stating that all subdivision improvements were constructed in accordance with the approved engineered plans.

(6) Exemption: No maintenance or performance bond is required when the cost of the public improvements are expected to be less than $5,000 dollars.

3.8.8 BUILDING PERMITS AND FEES.

Plans submitted for building permits shall not be approved and no permits shall be issued until the public improvements are accepted by the City, all appropriate fees are paid, and the plat is filed for record with the Williamson County Clerk's Office except as otherwise provided below:

(1) A plat is not required for any modification to an existing structure if said modification is within the existing footprint of said structure.

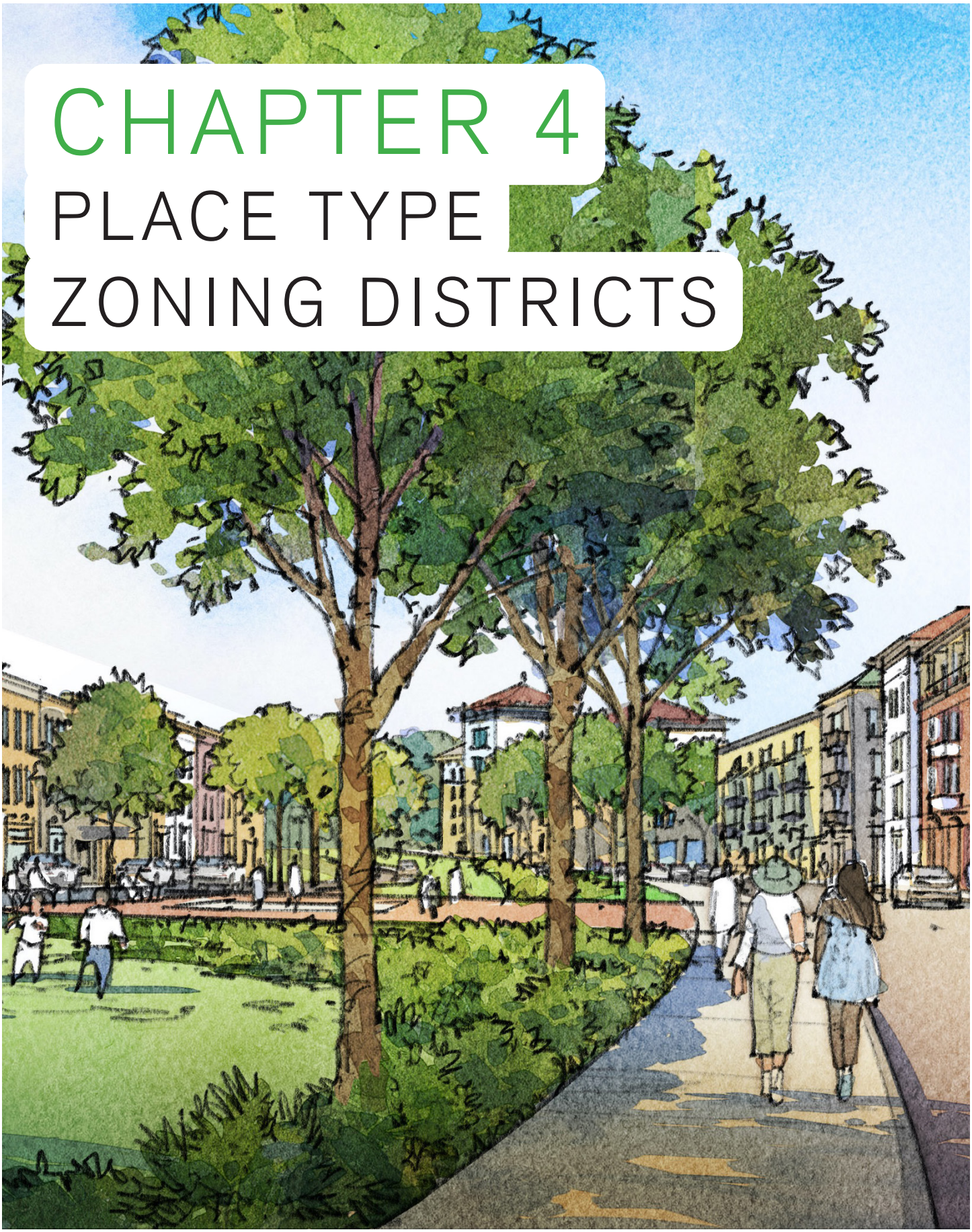
(2) A plat is not required for expansion to existing structures or site modifications, unless said expansion or site modification triggers a traffic impact analysis, requires the extension of public utilities or roadways, or encroaches upon the 100 year floodplain as set forth by this LDC.

(3) A plat is not required for approval of a sign permit.

(4) A building permit may be issued prior to acceptance of the public improvements if the project is designated by the city manager under an expedited permitting process.

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CHAPTER 4
PLACE TYPE ZONING DISTRICTS



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4.1 ZONING CLASSIFICATION.

4.1.1 PLACE TYPE ZONING MAP PLACEMENT.

The boundaries of Place Type zoning districts set out herein are delineated upon a Place Type Zoning Map of the City, adopted as part of this LDC as fully as if the same were set forth herein in detail.

The Place Type designation on the Taylor Place Type zoning map for undeveloped properties or properties proposing redevelopment determines the maximum allowed intensity of a development and does not entitle the entire property to be allocated with that Place Type. The final allocation of Place Types shall be determined through the adoption of a Neighborhood or Employment Center Plan.

4.1.2 ZONING MAP DESIGNATIONS.

The boundary lines shown on the Place Type Zoning Map are usually along streets, alleys, property lines, or extensions thereof. Where uncertainty exists as to the boundaries of Place Types as shown on the official Place Type Zoning Map:

(1) Boundaries indicated as approximately following the centerline of streets, highways, or alleys shall be construed to follow such centerline.

(2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

(3) Boundaries indicated as approximately following city limits shall be construed as following the city limits.

(4) Boundaries indicated as approximately following the centerline of all creeks, streams, or drainage ways shall be construed to follow such centerline and, in the event of a change in the centerline, shall be construed to move with such centerline.

(5) Boundaries indicated as parallel to or extensions of features indicated in 1-4 above shall be so construed. Distances not specifically indicated on the official zoning maps shall be determined by the scale of the map.

(6) Whenever any street, alley, or other public way is vacated by official action of the City Council or whenever such area is franchised for building purposes, the Place Type Zoning line adjoining each side of such street, alley, or other public way shall be automatically extended to the centerline of such vacated street, alley, or way and all areas so involved shall then and henceforth be subject to all standards of the extended Place Type zoning districts.

(7) The Place Type zoning classification applied to a tract of land adjacent to a street shall extend to the centerline of the street unless, as a condition of zoning approval, it is stated that the Place Type zoning classification shall not apply to the street.

(8) Where physical features on the ground are at variance with information shown on the official Place Type Zoning Map or when there arises a question as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of this list 1-8, the property shall be considered as classified P2 Rural, in the same manner as provided for newly annexed territory.

4.1.3 PLACE TYPE ZONING MAP.

Ten distinct Place Types presented themselves in Taylor. The Place Type map is shown below. The zoning standards reflect the Place Type and were inspired by the DNA of the Taylor community.

4.2 PLACE TYPE ZONING DISTRICTS.

4.2.1 GENERAL.

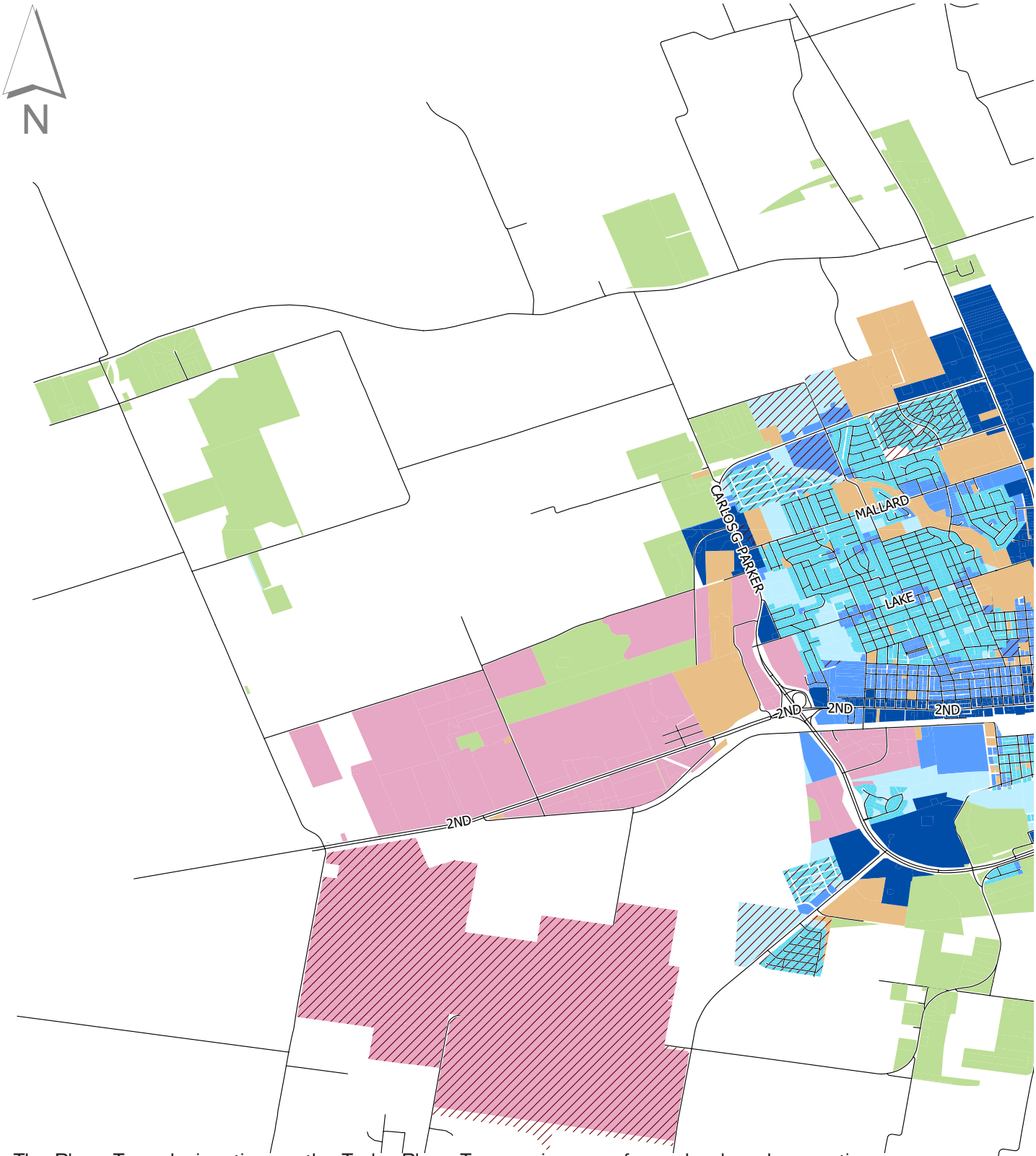
The establishment of Place Types in the City of Taylor, Texas, are intended to promote compatible patterns of land and site development consistent with the City's adopted Comprehensive Plan.

4.2.2 DESCRIPTION.

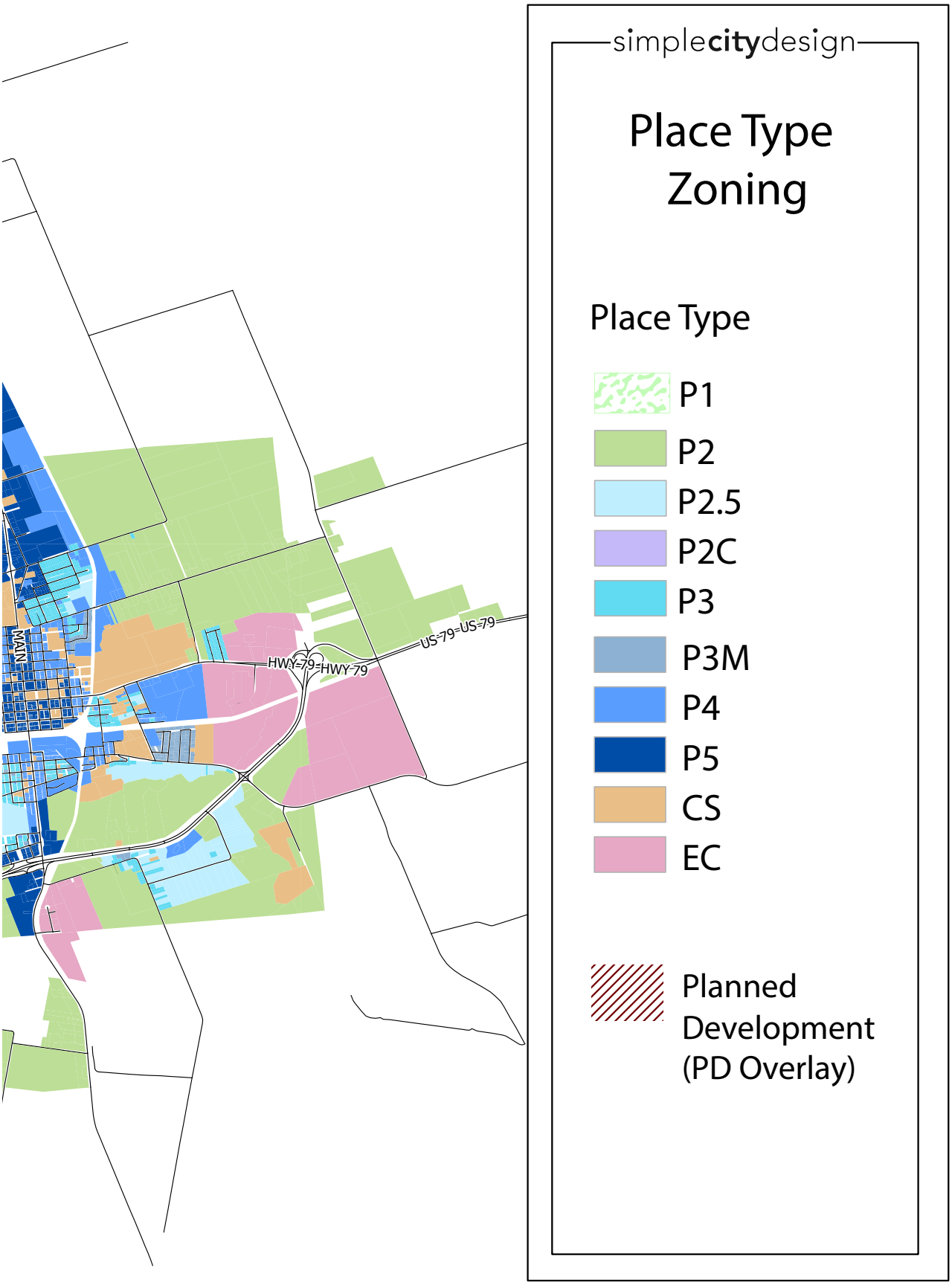
Place Types are the transition of places from natural to urban through the use of specific standards. Place Types replace conventional zoning districts with identifiable characteristics that represent the arrangements of places. They are intended to promote compatible patterns of land use and site development consistent with the City's adopted Comprehensive Plan. The DNA of the Taylor community inspired the Place Types zoning district standards.

4.2.3 ESTABLISHMENT OF DISTRICTS.

Pursuant to Section 211.005 of the Texas Local Government Code, the City of Taylor is hereby divided into ten Place Types Zoning Districts. The Place Types zoning districts follow identifiable transitions in land development, establishing a hierarchy of places from the most natural to the most urban using specific localized standards. The areas are primarily classified by development intensity and building types, the relationship between nature and the built environment, and the mix of uses. All land within the city limits shall be classified into one of the following ten Place Types:



The Place Type designation on the Taylor Place Type zoning map for undeveloped properties or properties proposing redevelopment determines the maximum allowed intensity of a development and does not entitle the entire property to be allocated with that Place Type. The final allocation of Place Types shall be determined through the adoption of a Neighborhood or Employment Center Plan.


simplecitydesign
Place Type Zoning
Place Type
P1
P2
P2.5
P2C
P3
P3M
P4
P5
CS
EC
Planned Development (PD Overlay)
MAIN
HWY-79
US-79



4.2.3.1 P1: NATURE

The P1 Nature Place Type are lands in a natural state or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. P1 is intended to preserve areas that contain sensitive habitats, active or passive open spaces, parks and limited agriculture uses. Nature includes floodplains, creeks tributaries and other waterways.



4.2.3.2 P2: RURAL

The P2 Rural Place Type regulates mainly large, sparsely settled land used for agricultural purposes and food production. This Place Type helps preserve Taylor's natural beauty and agricultural history. Rural living and sparsely settled lands are to be located in a manner that does not cause a nuisance to more intensely inhabited areas. The Rural Place Type is a holding zone for newly annexed areas and new neighborhoods that have not yet had Place Type allocation.



4.2.3.3 P2C: RURAL COMMERCIAL

The P2C Rural Commercial Place Type is applied to properties that include a standalone building on an individual lot. They have large setbacks and are typically surrounded by parking lots with rear service lanes. It may contain outdoor displays, lay-down yards or similar rural characteristics. Sites are generally located along rural roads.



4.2.3.4 P2.5: LARGE LOT

The P2.5 Large Lot Place Type includes properties that are one (1) acre or greater. Generally, the lots contain one (1) or more structures with large setbacks from the street. Properties may be entirely fenced but can be seen from the street edge. Generally, the properties are residential in nature.



4.2.3.5 P3: NEIGHBORHOOD

The P3 Neighborhood Place Type generally includes low-density residential areas. P3 is adjacent to higher density Place Types that have some mixed-use buildings. Setbacks vary from relatively deep to shallow. The roads and blocks may be irregular to accommodate natural conditions.



4.2.3.6 P3M: MANUFACTURED HOUSING

The P3M Manufactured Housing Place Type consists of lots that currently have a manufactured building as the primary structure. Generally, P3M includes low-density residential areas. P3M is adjacent to higher density Place Types that have some mixed-use buildings. Planting is naturalistic, and setbacks vary from relatively deep to shallow. The roads and blocks may be irregular to accommodate natural conditions.



4.2.3.7 P4: MIX

The P4 Mix Place Type functions as a smooth transition from commercial-oriented P5 Urban Center Place Type outward to the established residential P3 Neighborhood Place Type. P4 Mix regulates a variety of building types ranging from smaller commercial buildings to intermixed house-form commercial and attached and detached residential. It provides flexibility for this area to easily transition between low-intensity commercial and residential building types, allowing for the neighboring P5 Urban Center zoning to expand and contract over time, increasing Taylor's economic resiliency.



4.2.3.8 P5: URBAN CENTER

The P5 Urban Center Place Type regulates a higher intensity mixture of building types that accommodate commercial, retail, offices, hotels, and residential. Buildings are set close to the sidewalk with high pedestrian and vehicle traffic. P5 promotes a continuous line of buildings and wide sidewalks critical to defining the public frontage.



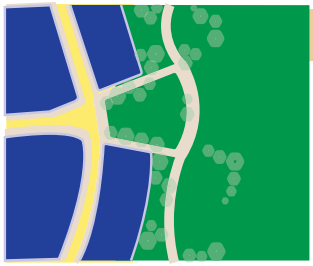
4.2.3.9 EC: EMPLOYMENT CENTER

The EC Employment Center Place Type function, disposition, or configuration cannot, or should not conform to one or more of the Place Types. EC shall be used for job creation centers and building forms that do not fit within the character of the other Place Types. At time of application for an Employment Center Plan, development standards will be determined to fit the needs of the proposed use.



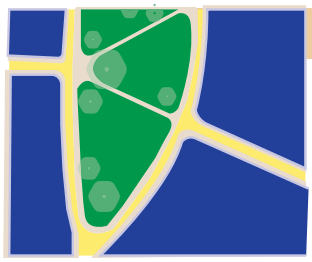
4.2.3.10 CS: CIVIC SPACE TABLE

Civic Spaces and/or Civic Buildings serve as community features appropriate to their Place Types. Civic Spaces provide relief from the urban environment inside each neighborhood. See Civic Space Types below:



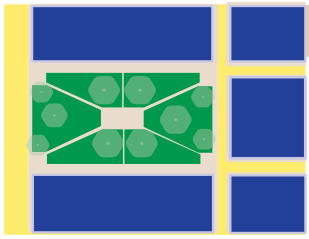
(1) PARK

A park is a natural preserve available for unstructured recreation. It is standalone from building frontages. Its landscape typically consist of paths and trails, meadows, water bodies, woodlands and open shelters, all naturalistically disposed. Parks may be linear, following the trajectories of natural corridors.



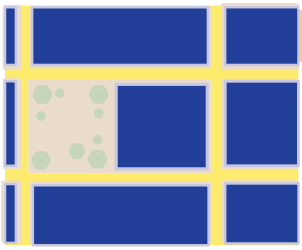
(2) GREEN

A green is a civic space, available for structured recreation. A green is spatially defined by landscaping rather than building frontages. Its landscape typically consists of lawn and trees, naturalistically disposed.



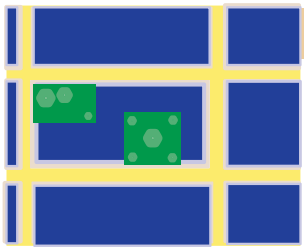
(3) SQUARE

A square is a civic space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape typically consists of paths, lawns, and trees, formally disposed. Squares are typically located at the intersection of important streets.



(4) PLAZA

A plaza is a civic space available for civic purposes and commercial activities. A plaza is spatially defined by building frontages. Its landscape may consist of pavement-related materials. Plazas are typically located at the intersection of important streets.



(5) POCKET PARK

A pocket park is a civic space available for civic purposes, playgrounds, and commercial activities. A pocket park may be spatially defined by building frontages, landscaping, or residential lots. Pocket parks may be located in neighborhood infill areas or in higher density commercial places. Pocket parks should provide relief to busy environments.

4.3 PLACE TYPE ZONING DISTRICT DEVELOPMENT STANDARDS.

The following table contain the details necessary to develop using this LDC to create complete neighborhoods in a variety of forms and patterns.

STANDARDS	PLACE TYPES									
BLOCKS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
BLOCK LENGTH (MAXIMUM)	N/A	720'	720'	720'	330'	330'	330'	330'	TBD	720'
BLOCK PERIMETER (MAXIMUM)	N/A	2,880'	2,880'	2,880'	1,320'	1,320'	1,320'	1,320'	2,880'	2,880'

PUBLIC FRONTAGE	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
PUBLIC FRONTAGE SHALL BE DETERMINED BY STREET TYPE										

STREET TYPES	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
RURAL STREET	P	P	P	NP	NP	NP	NP	NP	P	NP
RESIDENTIAL ALLEY	NP	P	P	P	P	P	P	NP	NP	NP
COMMERCIAL ALLEY	NP	NP	NP	NP	NP	NP	NP	P	NP	P
YIELD STREET	P	P	P	P	P	P	NP	NP	P	NP
NEIGHBORHOOD STREET	P	P	P	P	P	P	P	P	P	P
NEIGHBORHOOD AVENUE	NP	NP	NP	P	P	P	P	P	NP	P
SIDE STREET	NP	NP	NP	NP	P	P	P	P	P	P
2 LANE COMMUNITY BLVD.	NP	NP	NP	NP	P	P	P	P	NP	P
4 LANE COMMUNITY BLVD.	NP	NP	NP	NP	NP	NP	P	P	NP	P
PATH	P	P	P	P	P	P	P	P	P	P
TRAIL	P	P	P	P	P	P	P	P	P	P

LOTS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
WIDTH (MINIMUM)	None	None	None	None	None	None	None	None	TBD	None
AREA (MINIMUM)	None	2 acre	1 acre	1 acre	None	None	None	None	TBD	None
LOT COVERAGE (MAXIMUM)	N/A	40%	40%	40%	60%	60%	90%	100%	TBD	TBD
BUILD-TO-LINE (RANGE)	N/A	10'- 125'	10'- 125'	10'- 125'	5'- 20'	5'- 20'	5'- 15'	0'- 15'	TBD	TBD
FACADE BUILDOUT (MINIMUM)*	N/A	N/A	N/A	40%	50%	50%	60%	80%	TBD	TBD

*CARPORTS AND GARAGES SHALL NOT COUNT TOWARD THE FACADE BUILDOUT PERCENTAGE

BUILDING DISPOSITIONS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
EDGEYARD	NP	P	P	P	P	P	P	NP	N/A	P
SIDEYARD	NP	NP	NP	NP	P	P	P	P	N/A	P
COURTYARD	NP	NP	NP	NP	P	NP	P	P	N/A	P

P = PERMITTED NP = NOT PERMITTED N/A = NOT APPLICABLE TBD = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS

STANDARDS	PLACE TYPES									
REARYARD	NP	NP	NP	NP	NP	NP	P	P	N/A	P

RESIDENTIAL BUILDINGS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
DETACHED DWELLING	NP	P	NP	P	P	NP	P	NP	NP	TBD
ATTACHED DWELLING	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
COTTAGE COURT	NP	P	NP	P	P	NP	P	NP	NP	TBD
DUPLEX	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
TRIPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
QUADRAPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
SMALL APARTMENT	NP	NP	NP	NP	NP	NP	P	P	NP	TBD
LARGE APARTMENT	NP	NP	NP	NP	NP	NP	NP	P	NP	TBD
MANUFACTURED HOME	NP	P	NP	P	NP	P	NP	NP	NP	TBD
ACCESSORY DWELLING UNIT	NP	P	NP	P	P	P	P	NP	NP	TBD
RECREATIONAL VEHICLE PARK	NP	P	NP	NP	NP	NP	NP	NP	NP	TBD
RESIDENTIAL ACCESSORY	NP	P	NP	P	P	P	P	NP	NP	TBD

COMMERCIAL BUILDINGS	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
SMALL COMMERCIAL	NP	NP	P	NP	NP	NP	P	P	P	P
LIVE/WORK	NP	NP	NP	NP	NP	NP	P	P	NP	P
MIXED-USE COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	P	NP	P
LARGE COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	P	NP	P
HIGHWAY COMMERCIAL	NP	NP	P	NP	NP	NP	NP	NP	NP	P
CART, KIOSKS, FOOD TRAILERS	P	NP	P	NP	NP	NP	P	P	P	P
TEMPORARY COMMERCIAL	P	NP	P	NP	NP	NP	P	P	P	P
COMMERCIAL ACCESSORY	NP	NP	P	NP	NP	NP	P	P	NP	P
INDUSTRIAL	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
CIVIC BUILDINGS	P	P	P	P	P	P	P	P	P	P
PRIVATE FRONTAGE	**P1**	**P2**	**P2C**	**P2.5**	**P3**	**P3M**	**P4**	**P5**	**CS**	**EC**
COMMON YARD	NP	P	NP	P	P	P	P	NP	P	P
PORCH WITH OPTIONAL FENCE	NP	P	P	P	P	P	P	NP	P	P
STOOP	NP	P	NP	P	P	NP	P	P	NP	P

P = PERMITTED NP = NOT PERMITTED N/A = NOT APPLICABLE TBD = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS

STANDARDS	PLACE TYPES									
GALLERY	NP	NP	P	NP	NP	NP	P	P	P	P
ARCADE	NP	NP	P	NP	NP	NP	P	P	P	P
SHOPFRONT	NP	NP	P	NP	NP	NP	P	P	P	P
FORECOURT	NP	P	NP	P	P	NP	P	P	P	P
TERRACE	NP	P	NP	P	P	NP	P	P	P	P

BUILDING STORIES LIMIT	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
PRINCIPAL BUILDING	NP	3 max	3 max	3 max	3 max	2 max	3 max	5 max	TBD	TBD
ACCESSORY DWELLING UNIT	NP	2 max	2 max	2 max	2 max	2 max	2 max	2 max	NP	TBD

CIVIC SPACE TYPES	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
PARK	P	P	NP	P	P	P	NP	NP	P	P
GREEN	P	P	NP	P	P	P	NP	NP	P	P
SQUARE	NP	NP	P	NP	P	P	P	P	P	P
PLAZA	NP	NP	P	NP	P	P	P	P	P	P
POCKET PARK	NP	P	P	P	P	P	P	P	P	P

SIGNAGE TYPES	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
ADDRESS	P	P	P	P	P	P	P	P	P	P
NAMEPLATE	NP	NP	P	NP	NP	NP	NP	P	P	P
OUTDOOR DISPLAY CASE	NP	NP	P	NP	NP	NP	NP	P	P	P
AWNING	NP	NP	P	NP	NP	NP	NP	P	P	P
WINDOW	NP	NP	P	NP	NP	NP	P	P	P	P
BAND	NP	NP	P	NP	NP	NP	NP	P	P	P
BLADE/HANGING	NP	NP	P	NP	NP	NP	P	P	P	P
MARQUEE	NP	NP	NP	NP	NP	NP	NP	P	NP	P
SIDEWALK	NP	NP	NP	NP	NP	NP	P	P	P	P
YARD	NP	NP	NP	NP	NP	NP	NP	P	NP	P
ROOF	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
BANNERS	NP	NP	NP	NP	NP	NP	NP	P	P	P
MONUMENT	NP	NP	P	NP	NP	NP	NP	NP	P	P
POLE	NP	NP	P	NP	NP	NP	NP	NP	NP	P

P = PERMITTED NP = NOT PERMITTED N/A = NOT APPLICABLE TBD = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS

STANDARDS	PLACE TYPES

PARKING LOCATION	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
FIRST LAYER	NP	P	P	NP	NP	NP	NP	NP	P	P
SECOND LAYER	NP	P	P	P	P	P	P	NP	P	P
THIRD LAYER	NP	P	P	P	P	P	P	P	P	P
ON-STREET	P	NP	NP	NP	P	P	P	P	P	P
RV STORAGE (IN THIRD LAYER)	NP	P	NP	P	P	P	P	NP	NP	NP

P = PERMITTED NP = NOT PERMITTED N/A = NOT APPLICABLE TBD = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS

4.3.1 PLACE TYPE ZONING DISTRICT DETAILS.

4.3.1.1 P1- NATURE

LOTS	
WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	N/A
BUILD-TO-LINE (RANGE)	N/A
FACADE BUILDOUT (MINIMUM)	N/A
STORIES (MAXIMUM)	N/A

BLOCKS	
BLOCK LENGTH (MAXIMUM)	N/A
BLOCK PERIMETER MAXIMUM	N/A

PUBLIC FRONTAGE (RIGHT OF WAY)	
SIDEWALK ZONE WIDTH	N/A
LANDSCAPE ZONE	N/A
VEHICULAR PARKING ZONE WIDTH	0' / 10'
VEHICULAR TRAVEL ZONE WIDTH	20'-24'

BUILDING TYPES	
DETACHED DWELLING	○
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	○
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	○
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
CIVIC BUILDINGS	●
COMMERCIAL ACCESSORY	○

PRIVATE FRONTAGE TYPES	
COMMON YARD	○
PORCH WITH OPTIONAL FENCE	○
STOOP	○
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	○
TERRACE	○

BUILDING DISPOSITION	
EDGEYARD	○
SIDEYARD	○
COURTYARD	○
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES	
RURAL STREET	●
RESIDENTIAL ALLEY	○
COMMERCIAL ALLEY	○
YIELD STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	○
SIDE STREET	○
2 LANE COMMUNITY BOULEVARD	○
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION	
FIRST LAYER	○
SECOND LAYER	○
THIRD LAYER	○
ON-STREET	●
RV STORAGE	○

4.3.1.2 P2-RURAL

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	2 ACRE MINIMUM
LOT COVERAGE (MAXIMUM)	40%
BUILD-TO-LINE (RANGE)	10'- 150'
FACADE BUILDOUT (MINIMUM)	N/A
STORIES (MAXIMUM)	3 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	720'
BLOCK PERIMETER (MAXIMUM)	2,880'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'
LANDSCAPE ZONE	NOT PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8' ANGLED - 17'
VEHICULAR TRAVEL ZONE WIDTH	20'-24'

BUILDING TYPES

DETACHED DWELLING	●
ATTACHED DWELLING	○
COTTAGE COURT	●
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	●
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	●
RESIDENTIAL ACCESSORY	●
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	○
TEMPORARY COMMERCIAL	○
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	○
COURTYARD	○
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	●
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
YIELD STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	○
SIDE STREET	○
2 LANE COMMUNITY BOULEVARD	○
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	●
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	○
RV STORAGE	●

4.3.1.3 P2C RURAL COMMERCIAL

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	1 ACRE MINIMUM
LOT COVERAGE (MAXIMUM)	40%
BUILD-TO-LINE (RANGE)	10'-150'
FACADE BUILDOUT (MINIMUM)	N/A
STORIES (MAXIMUM)	3 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	720'
BLOCK PERIMETER (MAXIMUM)	2,880'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'
LANDSCAPE ZONE	NOT PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8' ANGLED - 17'
VEHICULAR TRAVEL ZONE WIDTH	16'-24'

BUILDING TYPES

DETACHED DWELLING	○
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	○
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	○
SMALL COMMERCIAL	●
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	●
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
COMMERCIAL ACCESSORY	●
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	○
PORCH WITH OPTIONAL FENCE	●
STOOP	○
GALLERY	●
ARCADE	●
SHOPFRONT	●
FORECOURT	○
TERRACE	○

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	○
COURTYARD	○
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	●
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
YIELD STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	○
SIDE STREET	○
2 LANE COMMUNITY BOULEVARD	○
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	●
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	○
RV STORAGE	○

4.3.1.4 P2.5 LARGE LOT

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	1 ACRE MINIMUM
LOT COVERAGE (MAXIMUM)	40%
BUILD-TO-LINE (RANGE)	10'-150'
FACADE BUILDOUT (MINIMUM)	40%
STORIES (MAXIMUM)	3 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	720'
BLOCK PERIMETER (MAXIMUM)	2,880'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'-15'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'
VEHICULAR TRAVEL ZONE WIDTH	16'-24'

BUILDING TYPES

DETACHED DWELLING	●
ATTACHED DWELLING	○
COTTAGE COURT	●
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	●
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	●
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	○
TEMPORARY COMMERCIAL	○
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	○
COURTYARD	○
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	○
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
YIELD STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	○
2 LANE COMMUNITY BOULEVARD	○
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	○
RV STORAGE	●

4.3.1.5 P3 - NEIGHBORHOOD

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	60%
BUILD-TO-LINE (RANGE)	5'-20'
FACADE BUILDOUT (MINIMUM)	50%
STORIES (MAXIMUM)	3 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'-15'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'
VEHICULAR TRAVEL ZONE WIDTH	16'-24'

BUILDING TYPES

DETACHED DWELLING	●
ATTACHED DWELLING	●
COTTAGE COURT	●
DUPLEX	●
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	●
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	○
TEMPORARY COMMERCIAL	○
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	●
COURTYARD	●
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	○
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
YIELD STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE (THIRD LAYER)	●

4.3.1.6 P3M - MANUFACTURED HOUSING

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	60%
BUILD-TO-LINE (RANGE)	5'-20'
FACADE BUILDOUT (MINIMUM)	50%
STORIES (MAXIMUM)	2 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'-15'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'
VEHICULAR TRAVEL ZONE WIDTH	16'-24'

BUILDING TYPES

DETACHED DWELLING	○
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	●
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	●
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	○
TEMPORARY COMMERCIAL	○
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	○
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	○
TERRACE	○

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	●
COURTYARD	○
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	○
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
YIELD STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	○
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE (THIRD LAYER)	●

4.3.1.7 P4 - MIX

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	90%
BUILD-TO-LINE (RANGE)	5'-15'
FACADE BUILDOUT (MINIMUM)	60%
STORIES (MAXIMUM)	3 STORIES

BLOCKS

BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	5'-18'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8' ANGLED - 17'
VEHICULAR TRAVEL ZONE WIDTH	16' - 40'

BUILDING TYPES

DETACHED DWELLING	●
ATTACHED DWELLING	●
COTTAGE COURT	●
DUPLEX	●
TRIPLEX	●
QUADRAPLEX	●
SMALL APARTMENT	●
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	●
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	●
SMALL COMMERCIAL	●
LIVE/WORK	●
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
COMMERCIAL ACCESSORY	●
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	●
ARCADE	●
SHOPFRONT	●
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	●
COURTYARD	●
REARYARD	●

PERMITTED	●
NOT PERMITTED	○

STREET TYPES

RURAL STREET	○
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	○
YIELD STREET	○
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	●
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	○
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE (THIRD LAYER)	●

4.3.1.8 P5 - URBAN CENTER

LOTS	
WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	100%
BUILD-TO-LINE (RANGE)	0'- 15'
FACADE BUILDOUT (MINIMUM)	80%
STORIES (MAXIMUM)	5 STORIES

BLOCKS	
BLOCK LENGTH (MAXIMUM)	330'
BLOCK PERIMETER (MAXIMUM)	1,320'

PUBLIC FRONTAGE (RIGHT OF WAY)	
SIDEWALK ZONE WIDTH	12'-18'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'-12' ANGLED - 17'-22'
VEHICULAR TRAVEL ZONE WIDTH	16'- 40'

BUILDING TYPES	
DETACHED DWELLING	○
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	●
LARGE APARTMENT	●
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	○
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	○
SMALL COMMERCIAL	●
LIVE/WORK	●
MIXED-USE COMMERCIAL	●
LARGE COMMERCIAL	●
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
COMMERCIAL ACCESSORY	●
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES	
COMMON YARD	○
PORCH WITH OPTIONAL FENCE	○
STOOP	●
GALLERY	●
ARCADE	●
SHOPFRONT	●
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION	
EDGEYARD	○
SIDEYARD	●
COURTYARD	●
REARYARD	●

PERMITTED	●
NOT PERMITTED	○

STREET TYPES	
RURAL STREET	○
RESIDENTIAL ALLEY	○
COMMERCIAL ALLEY	●
YIELD STREET	○
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	●
PATH	●
TRAIL	●

PARKING LOCATION	
FIRST LAYER	○
SECOND LAYER	○
THIRD LAYER	●
ON-STREET	●
RV STORAGE (THIRD LAYER)	○

4.3.1.9 EC - EMPLOYMENT CENTER

LOTS

WIDTH (MINIMUM)	NONE
AREA (MINIMUM)	NONE
LOT COVERAGE (MAXIMUM)	TBD
BUILD-TO-LINE (RANGE)	TBD
FACADE BUILDOUT (MINIMUM)	TBD
STORIES (MAXIMUM)	TBD

BLOCKS

BLOCK LENGTH (MAXIMUM)	720'
BLOCK PERIMETER (MAXIMUM)	2,880'

*PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE WIDTH	8'-24'
LANDSCAPE ZONE	PERMITTED
VEHICULAR PARKING ZONE WIDTH	PARALLEL - 8'-12' ANGLED - 17'-22'
VEHICULAR TRAVEL ZONE WIDTH	16'-40'

BUILDING TYPES

DETACHED DWELLING	○
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	○
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	○
SMALL COMMERCIAL	●
LIVE/WORK	●
MIXED-USE COMMERCIAL	●
LARGE COMMERCIAL	●
HIGHWAY COMMERCIAL	●
INDUSTRIAL	●
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
COMMERCIAL ACCESSORY	●
CIVIC BUIDLINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	●
PORCH WITH OPTIONAL FENCE	●
STOOP	●
GALLERY	●
ARCADE	●
SHOPFRONT	●
FORECOURT	●
TERRACE	●

BUILDING DISPOSITION

EDGEYARD	●
SIDEYARD	●
COURTYARD	●
REARYARD	●

PERMITTED	●
NOT PERMITTED	○

TBD = TO BE DECIDED BY DURING DEVELOPMENT PROCESS

STREET TYPES

RURAL STREET	○
RESIDENTIAL ALLEY	○
COMMERCIAL ALLEY	●
YIELD STREET	○
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	●
PATH	●
TRAIL	●

PARKING LOCATION

FIRST LAYER	●
SECOND LAYER	●
THIRD LAYER	●
ON-STREET	●
RV STORAGE	○

*Already developed properties with Place Type EC zoning shall follow the development standards of Place Type 5 until an Employment Center Plan has been adopted for the property.

4.3.1.10 CS - CIVIC SPACE

LOTS

WIDTH	TBD
AREA	TBD
LOT COVERAGE (MAXIMUM)	TBD
BUILD-TO-LINE (RANGE)	TBD
FACADE BUILDOUT (MINIMUM)	TBD
STORIES (MAXIMUM)	TBD

STREETS

BLOCK PERIMETER (MAXIMUM)	TBD
BLOCK LENGTH (MAXIMUM)	TBD

PUBLIC FRONTAGE (RIGHT OF WAY)

SIDEWALK ZONE	TBD
LANDSCAPE ZONE	TBD
VEHICULAR PARKING ZONE	TBD
VEHICULAR TRAVEL ZONE	TBD

BUILDING TYPES

DETACHED DWELLING	○
ATTACHED DWELLING	○
COTTAGE COURT	○
DUPLEX	○
TRIPLEX	○
QUADRAPLEX	○
SMALL APARTMENT	○
LARGE APARTMENT	○
MANUFACTURED HOME/PARK	○
ACCESSORY DWELLING UNIT	○
RECREATIONAL VEHICLE PARK	○
RESIDENTIAL ACCESSORY	○
SMALL COMMERCIAL	○
LIVE/WORK	○
MIXED-USE COMMERCIAL	○
LARGE COMMERCIAL	○
HIGHWAY COMMERCIAL	○
INDUSTRIAL	○
CARTS, KIOSKS, FOOD TRAILERS	●
TEMPORARY COMMERCIAL	●
COMMERCIAL ACCESSORY	○
CIVIC BUILDINGS	●

PRIVATE FRONTAGE TYPES

COMMON YARD	○
PORCH WITH OPTIONAL FENCE	○
STOOP	○
GALLERY	○
ARCADE	○
SHOPFRONT	○
FORECOURT	○
TERRACE	○

BUILDING DISPOSITION

EDGEYARD	○
SIDEYARD	○
COURTYARD	○
REARYARD	○

PERMITTED	●
NOT PERMITTED	○

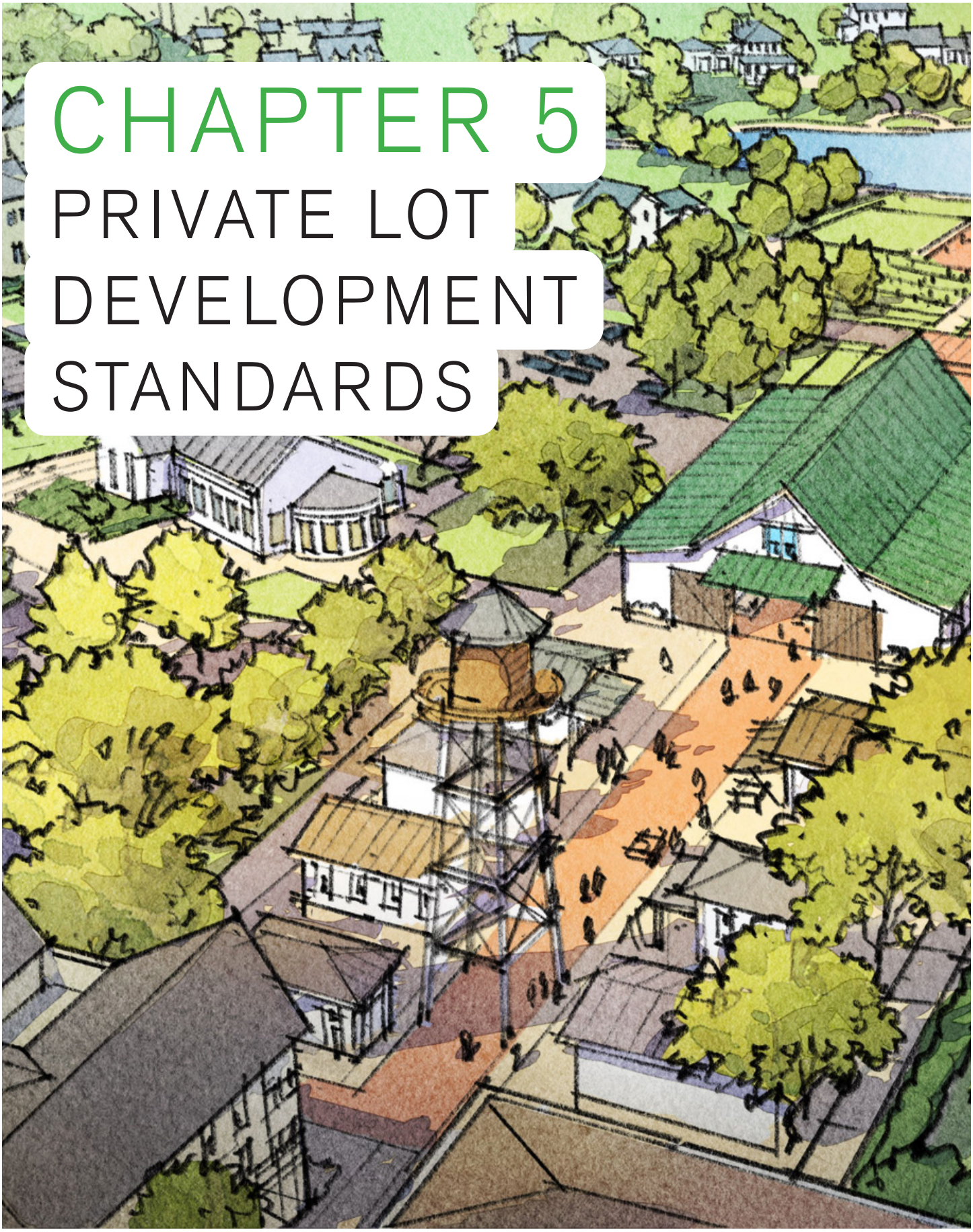
STREET TYPES

RURAL STREET	●
RESIDENTIAL ALLEY	●
COMMERCIAL ALLEY	●
YIELD STREET	●
NEIGHBORHOOD STREET	●
NEIGHBORHOOD AVENUE	●
SIDE STREET	●
2 LANE COMMUNITY BOULEVARD	●
4 LANE COMMUNITY BOULEVARD	●
PATH	●

PARKING LOCATION

FIRST LAYER	TBD
SECOND LAYER	TBD
THIRD LAYER	TBD
ON-STREET	TBD
RV STORAGE	TBD

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CHAPTER 5
PRIVATE LOT DEVELOPMENT STANDARDS

5.1 LOT STRUCTURE.

5.1.1 GENERAL.

Lots and buildings located within the city of Taylor shall be subject to the requirements of this Chapter. Regulatory terminology related to lots used in this section is diagrammed for illustrative purposes only. Building types diagrammed are provided for illustrative purposes only.

5.1.2 ELEMENTS OF A LOT.

The diagram below represents a general lot within the city of Taylor. The lot elements are described in Table 5.1.2(B): Lot Structure Diagram Descriptions.

FIGURE 5.1.2(A): ELEMENTS OF A LOT.

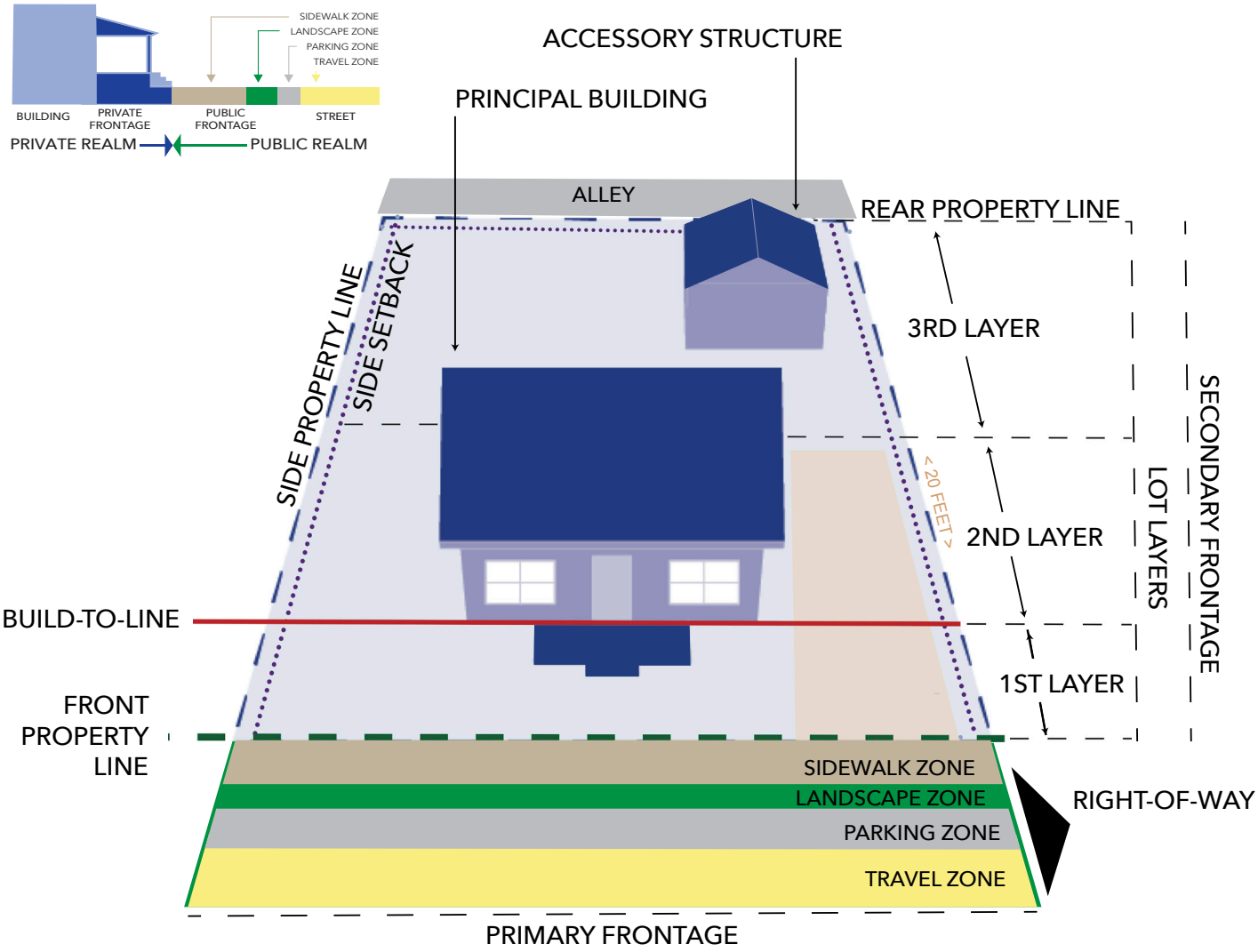


TABLE 5.1.2(B): LOT STRUCTURE DIAGRAM DESCRIPTIONS.

BUILDINGS	
PRINCIPAL BUILDING	The main building on a lot.
ACCESSORY STRUCTURES	A secondary building located toward the rear of the same lot as a principal building; may include an Accessory Dwelling Unit (ADU).
LOT LAYERS	
Lots shall be divided into regulatory layers as illustrated in the Lot Structure Diagram and frontage lines below. Standards for the second and third layers pertain only to the primary frontage. Standards for the first layer pertain to both frontages.	
FIRST LAYER	The first layer is the area of a lot from the front property line to the facade of the principal building. It is the private frontage of a lot.
SECOND LAYER	The second layer is the area of the lot set behind the first layer to a depth of 20 feet in all Place Types.
THIRD LAYER	The third layer is the area of a lot set behind the second layer and extending to the rear lot line.
LOT	
BUILD-TO-LINE	The build-to-line is the location where the principal facade will be located. The location of the build-to-line, is established per Place Type, and for new neighborhoods, on the Neighborhood Plan.
REAR PROPERTY LINE	Where the property line meets alley R.O.W. or an adjoining side/rear property line. All buildings and structures must be located at or behind the side or rear property line in compliance with the building separation requirements of the adopted building code.
LOT WIDTH	The length of the principal frontage line of a lot. Lot width is measured between the side lot lines at the build-to-line.
FRONT PROPERTY LINE	Where private property aligns with publicly controlled right-of-way. Lots may have multiple frontages. On lots with multiple frontages, such as corner lots, one property line is designated as the primary frontage.
SIDE SETBACK	The separation between any building on the lot and the side property boundary.

DEVELOPMENT REALMS	
PRIVATE REALM	Privately owned areas in large part developed with buildings and associated improvements. It is more limited in its accessibility to the public.
PUBLIC REALM	The streets, parks, squares, green spaces, and other interconnected outdoor places that require no key to access them and are available without charge for everyone to use.
FRONTAGE TYPES	
PUBLIC FRONTAGE	This area consists primarily of the right-of-way between the street and the front property line where the sidewalk, public landscaping, public lighting, and the furniture zone are located on a lot. It also includes other publicly accessible civic spaces such as parks, squares, plazas, courtyards, and alleys. It plays a critical role in an area's character and function.
PRIVATE FRONTAGE	This area consists of the portion of the private lot within the first layer. These areas are in large part developed with buildings and associated improvements, and are more limited in its accessibility to the public.
PUBLIC FRONTAGE ZONE	
SIDEWALK ZONE	The sidewalk zone includes a sidewalk that is usually clear of all obstructions. The purpose is to allow for pedestrian movement in parallel with the street.
LANDSCAPE ZONE	The landscape zone refers to all areas where plants and trees are used in the public realm including tree wells, garden beds and planter pots serving a variety of purposes including buffering, water quality, aesthetic enhancement, shade and habitat.
PARKING ZONE	On-street parking should be accommodated on most public streets. On-street parking provides the opportunity for easy access and connectivity to the street-scape and the adjacent land uses.
TRAVEL ZONE	The travel zone is the space within the right-of-way where multiple types of vehicles travel.
RIGHT-OF-WAY	The land within which the travel zone, parking zone, landscape zone, sidewalk zone and, in most cases, utilities are located. The right-of-way is accessible to the public.

5.2 BUILDING TYPES.

5.2.1 INTENT.

5.2.1.1 Focusing on appropriate building types within Place Types, instead of focusing on the uses within the buildings, ensures the city develops properties that reflect the walkable character within Taylor's core and protect the surrounding open space and agricultural lands. A mix of residential and commercial building types provides options for development that support a variety of people with different lifestyles, income levels, and age groups.

5.2.1.2 The Envision Taylor Comprehensive Plan calls for a variety of residential building types that support all types of households, including missing middle housing. Missing middle housing refers to a range of house-scale buildings with multiple units, compatible in scale and form with detached homes, located in a walkable neighborhood.

5.2.1.3 Building types diagrammed are provided for illustrative purposes only (see 5.2.3 Residential Building Type Descriptions and 5.2.4 Commercial Building Type Descriptions).

TABLE 5.2(A): BUILDING TYPES PERMITTED BY PLACE TYPE ZONING DISTRICTS.

BUILDING TYPES	PLACE TYPES									
RESIDENTIAL	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
DETACHED DWELLING	NP	P	NP	P	P	NP	P	NP	NP	TBD
ATTACHED DWELLING	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
COTTAGE COURT	NP	P	NP	P	P	P	P	NP	NP	TBD
DUPLEX	NP	NP	NP	NP	P	NP	P	NP	NP	TBD
TRIPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
QUADRAPLEX	NP	NP	NP	NP	NP	NP	P	NP	NP	TBD
SMALL APARTMENTS	NP	NP	NP	NP	NP	NP	P	P	NP	TBD
LARGE APARTMENTS	NP	NP	NP	NP	NP	NP	NP	P	NP	TBD
MANUFACTURED HOME	NP	P	NP	P	NP	P	NP	NP	NP	TBD
ACCESSORY DWELLING UNIT	NP	P	NP	P	P	P	P	NP	NP	TBD
RECREATIONAL VEHICLE PARK	NP	P	NP	NP	NP	NP	NP	NP	NP	TBD
RESIDENTIAL ACCESSORY	NP	P	NP	P	P	P	P	NP	NP	TBD
COMMERCIAL	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
SMALL COMMERCIAL	NP	NP	P	NP	NP	NP	P	P	P	P
LARGE COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	P	NP	P
LIVE/WORK	NP	NP	NP	NP	NP	NP	P	P	NP	P
MIXED-USE COMMERCIAL	NP	NP	NP	NP	NP	NP	NP	P	NP	P
HIGHWAY COMMERCIAL	NP	NP	P	NP	NP	NP	NP	NP	NP	P
CART, KIOSKS, FOOD TRAILERS	P	NP	P	NP	NP	NP	P	P	P	P
TEMPORARY COMMERCIAL	P	NP	P	NP	NP	NP	P	P	P	P
COMMERCIAL ACCESSORY	NP	NP	P	NP	NP	NP	P	P	NP	P
INDUSTRIAL	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
CIVIC	P	P	P	P	P	P	P	P	P	P

P = PERMITTED NP = NOT PERMITTED TBD="TO BE DECIDED" DURING DEVELOPMENT PROCESS

5.2.2 BUILDING FUNCTION BY BUILDING TYPES.

Building Types are intended to establish the anticipated intensity within each Place Type. This section establishes allowable uses within the Building Types by Place Type. Section 5.9.3 Neighborhood Compatibility will apply to all uses and buildings in the City.

5.2.2.1 RESIDENTIAL BUILDING TYPES.

Within residential buildings the following uses are permitted with the stated limitations.

(1) P2, P2.5, P3, P3M.

(a) Dwelling

(b) Home Occupation

(c) Lodging with a full time, on-site operator. Special Use Permit without a full time, on-site operator

(d) Accessory Commercial Use with Special Use Permit

(2) P4, P5

(a) Dwelling

(b) Home Occupation

(c) Lodging

(d) Accessory Commercial Use

(3) EC- as determined in Employment Center Plan

5.2.2.2 COMMERCIAL BUILDING TYPES.

Uses within commercial buildings are governed by the adopted building and health and safety codes and must comply with the Performance Standards of this chapter.

Within commercial buildings the following uses are permitted with the stated limitations.

(1) P1

(a) Temporary retail with Special Use Permit

(2) P2C

(a) Retail including drive-through services, vehicle services and outdoor activities

(b) Office

(c) Commercial including outdoor storage

(3) P4

(a) Retail excluding drive-through services and vehicle services. Outdoor retail activities with Special Use Permit

(b) Office

(4) P5

(a) Retail excluding vehicle services. Drive-through services in the third layer with Special Use Permit

(b) Office

(c) Commercial, outdoor storage in the third layer with Special Use Permit

(5) CS

(a) Temporary retail

(b) Retail with Special Use Permit

(6) EC - as determined in Employment Center Plan including:

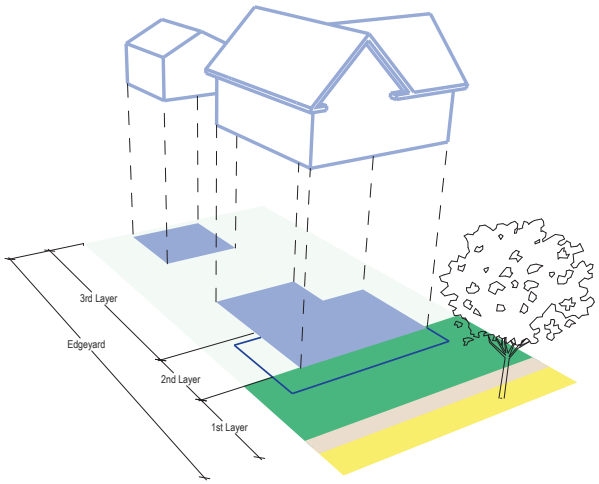
(a) Retail including drive-through services, vehicle services and outdoor activities

(b) Office

(c) Commercial including outdoor storage

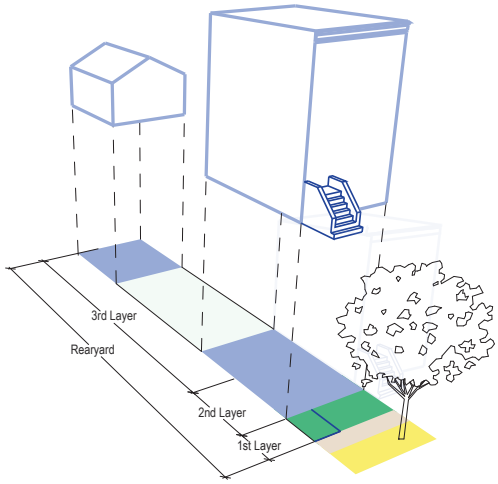
(d) Industrial

5.2.3: RESIDENTAL BUILDING TYPES



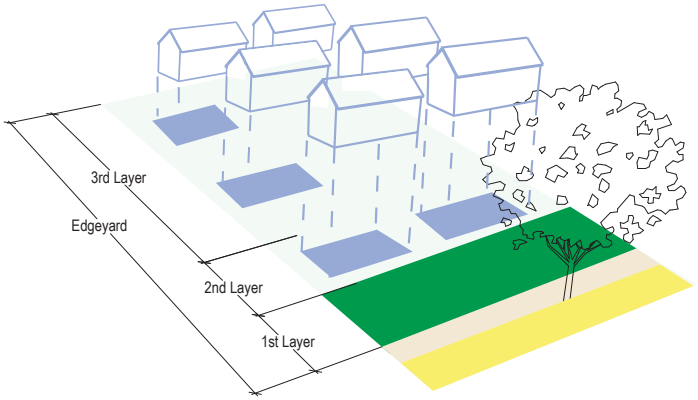
DETACHED DWELLING

An individual dwelling unit on its own lot. The detached dwelling is the most prevalent dwelling type in Taylor. This building type is typically disposed on the lot with edge yards. On small to medium sized lots, this building type should be set close to the front property line to encourage interaction with pedestrians. This building type has a front door facing the street or path from which it takes primary access. A HUD code manufactured house is a detached dwelling that is only permitted in certain Place Types.



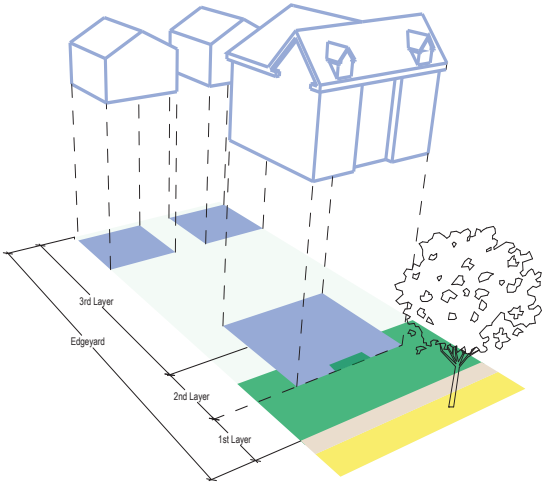
ATTACHED DWELLINGS

An individual dwelling unit on its own lot that shares a common wall with a unit on one or more adjacent lots. This building type is often referred to as a townhouse. This building type is typically disposed on the lot with a side yard or rear yard. This building type should be set close to or at the front property line to encourage interaction with pedestrians. This building type has a front door facing the street or path from which it takes primary access.



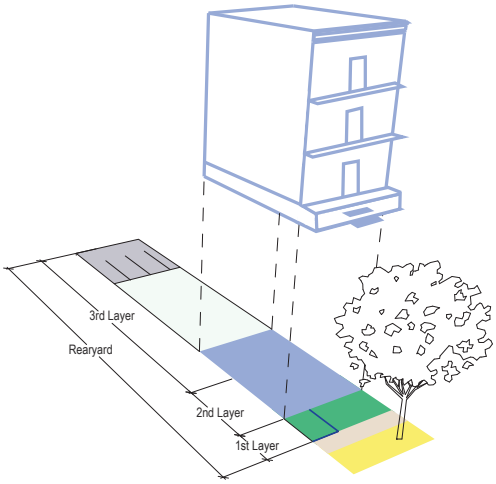
COTTAGE COURT

A group of individual, small dwelling units on a single lot or on individual lots that share a central courtyard. The cottages adjacent to the street have front doors facing the street and the cottages whose primary access is from the courtyard have front doors facing the courtyard. For the purposes of platting, cottage lots may have legal frontage onto a courtyard with a public access easement from the street.



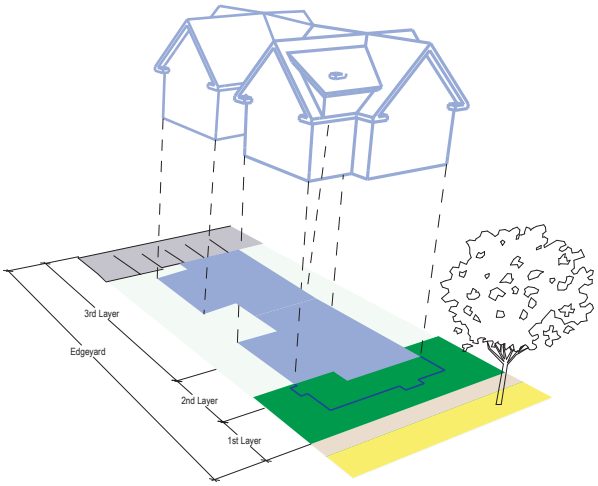
DUPLEX

Two dwelling units on a single lot. The dwelling units are typically in a single building arranged side by side or stacked, or they may be in separate buildings by warrant. This building type is typically disposed on the lot with edge yards. On small to medium sized lots, this building type should be set close to the front property line to encourage interaction with pedestrians. This building type has at least one front door facing the street or path from which it takes primary access.



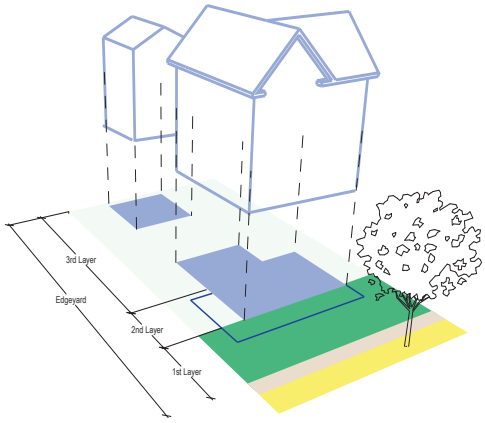
TRIPLEX

Three dwelling units on a single lot. The dwelling units are typically in a single building arranged side by side or stacked, or they may be in separate buildings by warrant. This building type is typically disposed on the lot with edge yards. On small to medium sized lots, this building type should be set close to the front property line to encourage interaction with pedestrians. This building type has at least one front door facing the street or path from which it takes primary access.



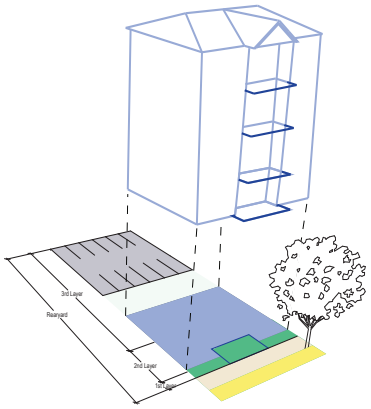
QUADRAPLEX

Four dwelling units on a single lot. The dwelling units are typically in a single building and share a central entry but may have individual entries. The dwelling units may be in separate buildings by warrant. This building type is typically disposed on the lot with edge yards. On small to medium sized lots, this building type should be set close to the front property line to encourage interaction with pedestrians. This building type has at least one front door facing the street or path from which it takes primary access.



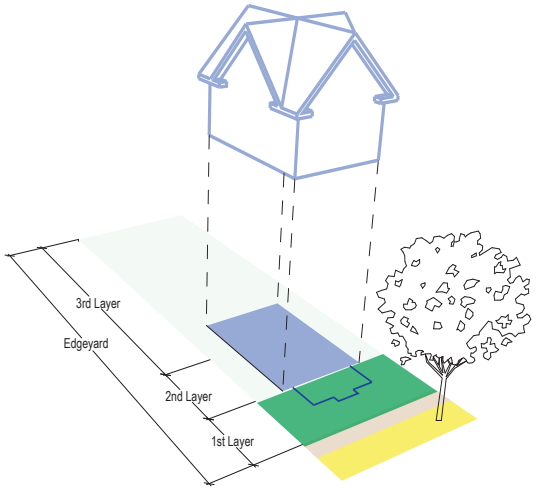
SMALL APARTMENTS

A detached building on a single lot that includes multiple dwelling units. The building typically has shared or individual entrances facing the street. This building type may be disposed on the lot with edge yards, side yard, courtyard, or rear yard. This building type should be set close to the front property line to encourage interaction with pedestrians. This building type is ideally situated on corner lots to allow access from the primary and secondary streets and to provide more on-street parking for the building occupants and visitors. This building type appears like a large, detached dwelling and seamlessly fits within the neighborhood.



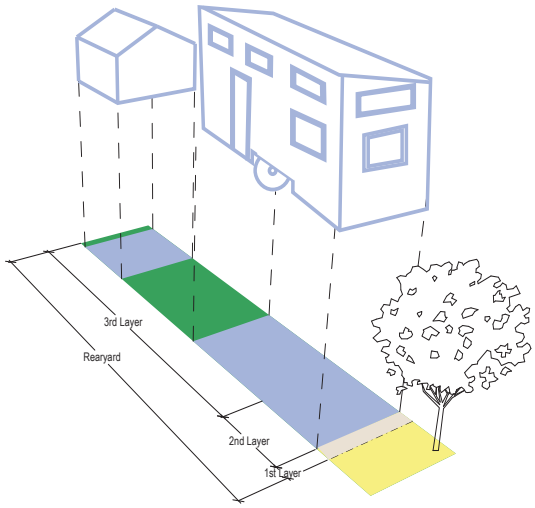
LARGE APARTMENTS

A block-scale building that includes multiple dwelling units. This building type is disposed on the lot(s) with a rear yard or courtyard. This building type should be set at or near the front property line and provide a continuous building frontage along the street. Ground floor dwelling units may have individual entries from the sidewalk or a shared entry.



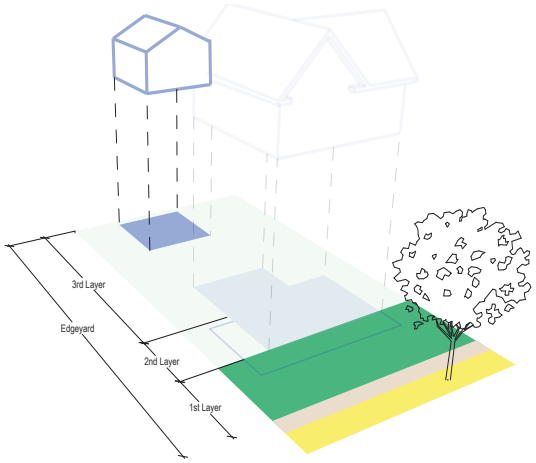
MANUFACTURED HOME PARK

A neighborhood of HUD code manufactured homes intended for long-term residency. Manufactured home parks shall follow the requirements in this LDC and Chapter16, Article II of the City of Taylor Code of Ordinances. Manufactured Home Parks are permitted in P2 and P3M. Individual Manufactured Homes are permitted as a principal dwelling unit building in P2, P2.5 and P3M and as an accessory dwelling unit in P2, P2.5, P3, and P3M.



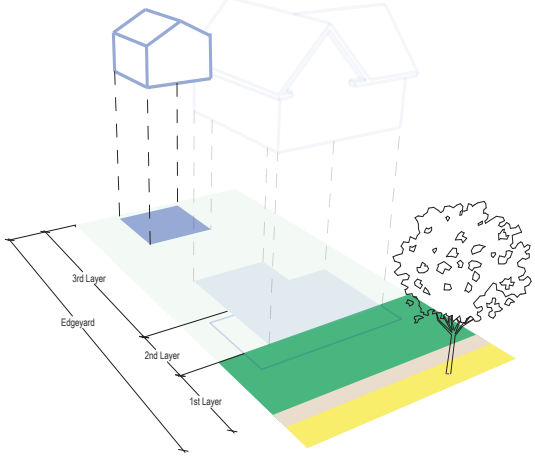
RECREATIONAL VEHICLE PARK

A neighborhood of recreational vehicles intended for short-term residency. Recreational vehicle parks shall follow the requirements of this LDC and Chapter16, Article III of the City of Taylor Code of Ordinances.



ACCESSORY DWELLING UNIT

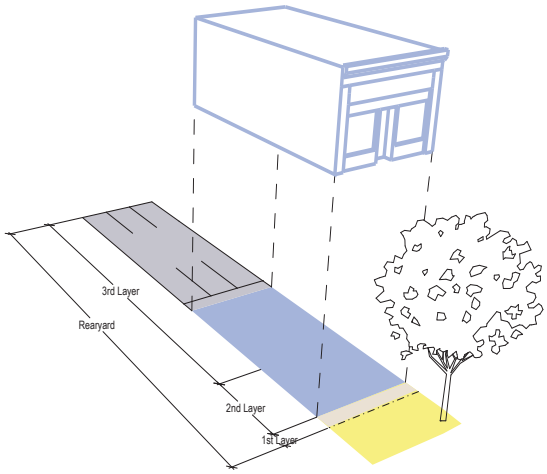
A secondary dwelling unit on the same lot as a principal dwelling unit building. ADUs may be individual detached structures, apartments within or above a garage or integrated into the primary dwelling unit with a separate entrance. ADUs are smaller than and subordinate to the principal building and are typically located in the third layer of the lot. ADUs may be allowed by warrant to be constructed and occupied prior to the principal dwelling unit building.



RESIDENTIAL ACCESSORY BUILDING

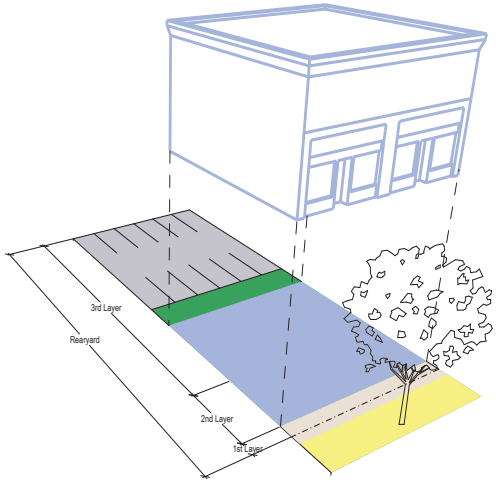
A detached structure located on the same lot as a principal dwelling unit building and not used as a dwelling. An accessory building may be used as a detached garage, a storage building, a workshop, a pool house, a home office, or other accessory use to the principal dwelling unit building. Residential accessory buildings are smaller than and subordinate to the principal building and are typically located in the third layer of the lot.

5.2.4: COMMERCIAL BUILDING TYPES



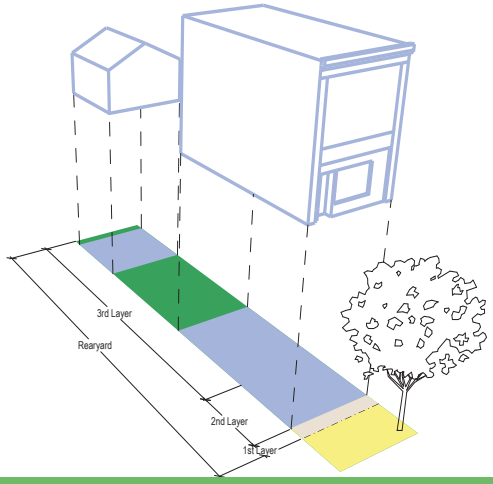
SMALL COMMERCIAL

An individual commercial building on its own lot. Small commercial buildings are the primary building type for small to medium sized businesses in Taylor. They are typically sized to fit on a single commercial lot within a typical City block. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.



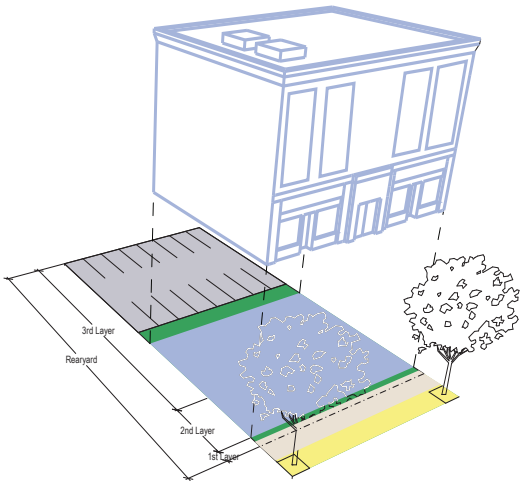
LARGE COMMERCIAL

An individual building that may occupy multiple lots or a significant portion of a block. Large commercial buildings are typically occupied by a single tenant and may be one or more stories in height. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.



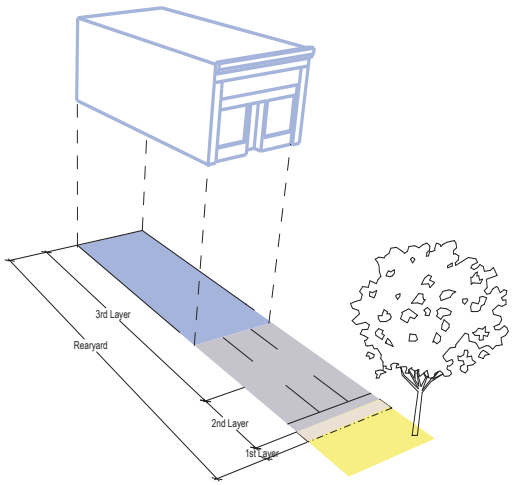
LIVE/WORK

An individual building on its own lot that includes a commercial use(s) on the ground floor and a dwelling unit(s) on the upper floor(s). They are typically sized to fit on a single commercial lot within a typical City block. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.



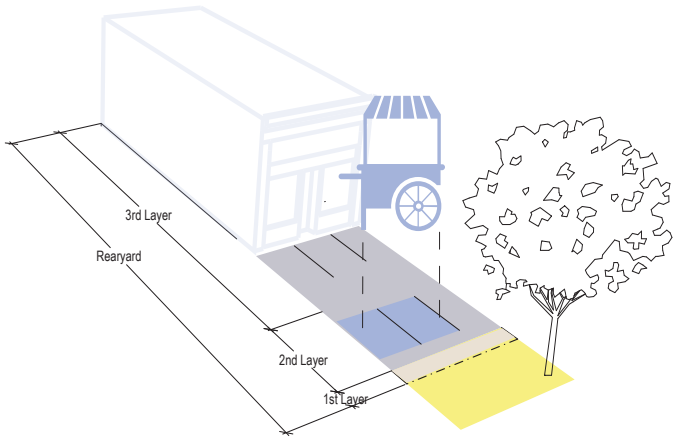
MIXED-USE

An individual building that may occupy multiple lots or a significant portion of a block. Mixed use buildings are occupied by multiple tenants are typically multi-story and often include dwelling units on upper stories. The building is typically disposed on the lot with a rear yard to accommodate parking (if off-street parking is provided), outdoor areas and services accessed from a rear alley or service drive.



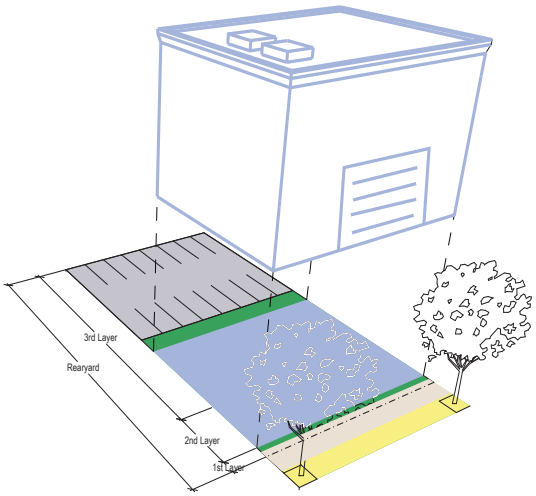
HIGHWAY COMMERCIAL

An individual building on its own lot along a highway or regional road. The building may be occupied by one or more businesses. The building is typically disposed on the lot with edge yards and often includes surface parking lots, outdoor storage or display, drive-through services and other auto-oriented features.



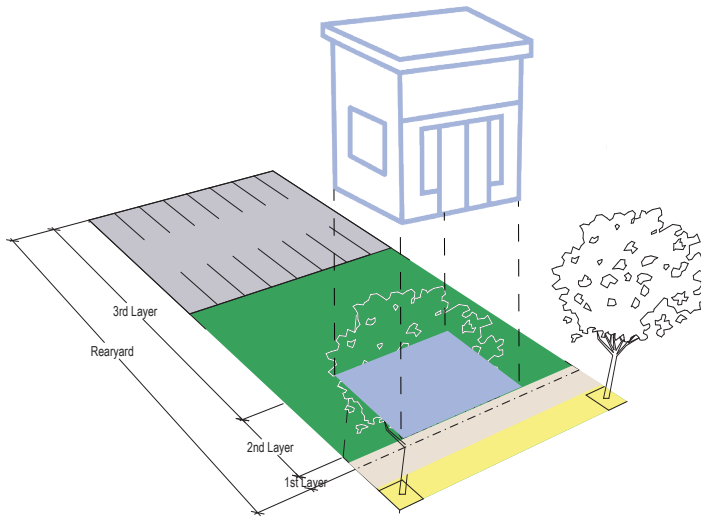
CART, KIOSKS, FOOD TRAILERS

Freestanding, mobile structures that occupy a lot on a temporary basis. Typically, these structures are associated with an existing principal building on a lot. They may also occupy civic space or public right-of-way through a separately granted permit or license agreement.



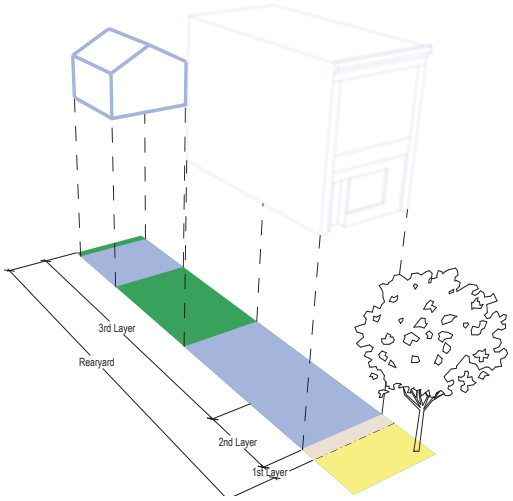
INDUSTRIAL

An individual building on its own lot within an industrial park or employment center. The building may be occupied by one or more businesses. The building is typically disposed on the lot with edge yards and often includes large, paved areas around the building used for parking, loading/unloading, truck bays, and outdoor storage or display.



TEMPORARY COMMERCIAL

Small individual buildings intended to provide commercial space on a temporary basis in new or existing neighborhoods. These buildings may be used as incubation space for businesses before they move into permanent buildings or in new neighborhoods before there is sufficient market demand to justify the construction of permanent commercial buildings in a neighborhood center.



COMMERCIAL ACCESSORY

A detached structure located on the same lot as the principal commercial building. An accessory building may be used as a storage building, or other accessory use to the principal commercial building. Commercial accessory buildings are smaller than and subordinate to the principal building and are typically located in the third layer of the lot.

5.3 BUILDING PLACEMENT ON THE LOT.

5.3.1 GENERAL.

Lots and buildings located within the city of Taylor shall be subject to the requirements of this section. Regulatory terminology related to lots used in this section is diagrammed for illustrative purposes only. Building types diagrammed are provided for illustrative purposes only.

5.3.2 LOT OCCUPATION.

5.3.2.1 Stories may not exceed 14 feet in height from the finished floor to the finished ceiling, except for a first-floor commercial building, which shall be a minimum of 11 feet with a maximum of 25 feet.

5.3.2.2 In the 100-year floodplain, a first-level residential or lodging shall be raised a minimum of two feet from the base flood elevation.

5.3.3 DEVELOPMENT STANDARDS.

The development standards for each Place Type zoning district are consolidated in 4.3 Place Type Zoning District Development Standards within this LDC.

5.3.4 BUILDING SEPARATION.

All Place Type zoning districts require separation between building/structure and side property boundary in accordance with the adopted building code. A warrant or variance application is required for encroachments into the required building separation. Fences and screening walls may extend into the setback.

5.3.5 BUILDING DISPOSITION.

Principal buildings shall be positioned on a lot in accordance with the building standards per Place Type. There are four types of building dispositions permitted in Taylor. See Table 5.3.5(A): Building Disposition by Place Type Zoning District for descriptions of each and the Place Type zoning districts where the building dispositions are permitted.

TABLE 5.3.5(A): BUILDING DISPOSITION BY PLACE TYPE ZONING DISTRICT.

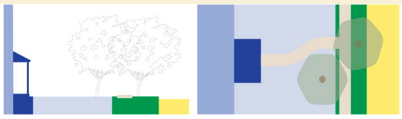
BUILDING DISPOSITION		PLACE TYPES									
		P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
EDGEYARD	A building that occupies the center of its lot with setbacks on all sides from the lot lines. The front yard is intended to be visually continuous with the yards of adjacent buildings.	NP	P	P	P	P	P	P	NP	P	P
SIDEYARD	A building that occupies one side of the lot with the setback to the other side.	NP	NP	NP	NP	P	P	P	P	P	P
REARYARD	The placement of a building within the boundaries of its lot to create a rearyard, leaving the rear of the lot as private space or available for dedicated parking in its commercial form. The frontage line is a continuous line of frontages that define the public realm.	NP	NP	NP	NP	NP	NP	P	P	P	P
COURTYARD	A building placed within the boundaries of its lot to create a private courtyard, while internally defining one or more private patios. Common walls shared with adjacent buildings create a continuous façade along the frontage line that steadily defines the public frontage.	NP	NP	NP	NP	P	NP	P	P	P	P

P = PERMITTED **NP = NOT PERMITTED**

5.3.6 PRIVATE FRONTAGE TYPES.

The private frontage consists of privately-owned areas in large part developed with buildings and associated improvements. It is more limited in its accessibility to the public. It is the area within the first layer of a lot between the front building facade, or the build-to-line, and the front property line. The private frontage types in the chart below are built on the front facades of buildings at the build-to-line. Private frontages may encroach into the right-of-way with an approved encroachment permit.

TABLE 5.3.6(A):PRIVATE FRONTAGE PERMITTED BY PLACE TYPE ZONING DISTRICT.

PRIVATE FRONTAGE TYPES	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
COMMON YARD  Residential buildings are set back from the front property line with an unfenced front yard that is visually continuous with neighboring yards supporting a common landscape.	NP	P	NP	P	P	P	P	NP	P	P
PORCH WITH OPTIONAL FENCE  Many residential buildings in Taylor have front porches. The build-to-line is setback from the front property line to create room for a wide porch and a fenced-in yard. The optional fence helps maintain a strong street edge and allows the homeowner extra fenced-in yard space. Fence height within first layer may be no more than 4 feet in height above grade/ground level.	NP	P	P	P	P	P	P	NP	P	P
STOOP  The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with small setbacks.	NP	P	NP	P	P	NP	P	P	NP	P
GALLERY  A frontage seen on historic storefronts in Taylor, the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This frontage type provides shade for pedestrians on the sidewalk.	NP	NP	P	NP	NP	NP	P	P	P	P

PRIVATE FRONTAGE TYPES	PLACE TYPES

	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
ARCADE  A colonnade supporting habitable space that overlaps the sidewalk, while the facade at sidewalk level remains at or behind the frontage line. This type is conventional for retail use.	NP	NP	P	NP	NP	NP	P	P	P	P
SHOPFRONT  A popular retail frontage in Taylor, commercial shopfront build-to-lines are aligned close to the frontage line with the building entrance at sidewalk grade. Shopfronts have substantial glazing on the sidewalk level and an awning that may overlap the sidewalk.	NP	NP	P	NP	NP	NP	P	P	P	P
FORECOURT  A portion of the facade is close to the frontage line and the central portion is setback. Forecourts are suitable for vehicle drop-offs and courtyards.	NP	P	NP	P	P	NP	P	P	P	P
TERRACE  The facade is setback from the frontage line by an elevated terrace. This frontage type buffers residential use from urban sidewalks and removes the private yard from the public encroachment. Terraces are suitable for conversions into outdoor cafe patios.	NP	P	NP	P	P	NP	P	P	P	P

P = PERMITTED NP = NOT PERMITTED

5.3.7 PRIVATE FRONTAGE DEVELOPMENT STANDARDS.

5.3.7.1 The facade of the Principal Building shall be built parallel to the front property line or to the tangent of a curved frontage line of a lot and meet the minimum façade build out percentage required by Place Type.

5.3.7.2 All facades shall be glazed with clear glass, not less than 20 percent of the first story. Glazing shall be calculated as the total combined area of window glazing (lights or panes within each window's casing) divided by the total area of the facade for the target story of a building.

5.3.7.3 Buildings in P5 shall be glazed with clear glass, no less than 70 percent of the first story.

5.3.7.4 Openings above the first story shall not exceed 50 percent of the total building wall area, with each facade being calculated independently.

5.3.7.5 All openings, including porches, galleries, arcades, and windows, with the exception of shopfronts, shall be square or vertical in proportion.

5.3.7.6 Carports and Garages shall not count toward the façade buildout percentage.

5.3.8 PRIVATE FRONTAGE DEVELOPMENT STANDARDS TABLE.

TABLE 5.3.8(A):PRIVATE FRONTAGE ENCROACHMENT DEVELOPMENT STANDARDS BY PLACE TYPE ZONING DISTRICT.

ENCROACHMENT TYPE	PLACE TYPES								
FIRST LAYER	P1	P2	P2C	P2.5	P3	P3M	P4	P5	EC
OPEN PORCH	----	50% MAX.	50% MAX.	50% MAX.	50% MAX.	50% MAX.	50% MAX.	50% MAX.	TBD
RIGHT -OF-WAY									
GALLERY	NP	NP	NP	NP	NP	NP	Within 2 feet of the curb.	Within 2 feet of the curb.	TBD
ARCADE	NP	NP	NP	NP	NP	NP	Within 2 feet of the curb.	Within 2 feet of the curb.	TBD
FIRST LAYER DEPTHS									
PORCH	---	5 FEET MIN.	8 FEET MIN.	8 FEET MIN.	8 FEET MIN.	8 FEET MIN.	10 FEET MIN.	NP	TBD
GALLERY	NP	NP	NP	NP	NP	NP	10 FEET MIN.	10 FEET MIN.	TBD
ARCADE	NP	NP	NP	NP	NP	NP	NP	12 FEET MIN.	TBD

P = PERMITTED NP = NOT PERMITTED TBD = "TO BE DETERMINED" DURING DEVELOPMENT REVIEW

Place Types not included in this chart do not permit encroachments by right. Employment Center frontage encroachments will be evaluated during project submission.

5.4 PARKING AND VEHICLE CIRCULATION ON THE LOT.

5.4.1 INTENT.

Parking shall not be the driver of site planning. The standards in this LDC support this notion by eliminating minimum parking requirements. The intent of building a walkable, bikeable, and easily navigable City means all modes of transportation are available to reduce the reliance on the vehicle. Circulation and parking standards are further defined in the Engineering Manual.

The location of the parking shall be established and shown on the Neighborhood Plan, and/or site plan:

(1) Parking requirements will be market driven. Lot coverage shall not exceed the standards within 4.3 Place Type Zoning District Development Standards.

(2) In P4 and P5 the parking area can not be larger than one and a half times the size of the building footprint.

(3) On-site surface parking must be located in the second layer or third layer of each lot as defined by the Place Type zoning district standards.

(4) Residential garage access is permitted from the public street or from an alley but must be taken from the alley if present. Garage access from the street on a property with alley access may be granted by warrant. Access shall be taken from the side street on corner lots, in which case the garage doors may face the side street.

(5) Residential garage front facades must begin 20 feet or greater from the front property line and may not be placed forward of the front facade of the principal building.

(6) Carports are allowed in the second layer but do not count toward the facade buildout percentage.

(7) Open parking areas, garages, and carports shall be screened from the property line by building, fencing or landscaping and will be regulated in size by lot cover requirements of the Place Type zoning district.

5.4.2 PARKING LOCATION.

5.4.2.1 Bike Parking.

(1) This section applies to civic buildings and Place Types P4 and P5.

(2) Short-term bicycle parking must be located within 100 feet of the main public entrance of the building or facility.

(3) Long-term bicycle parking must be located within 500 feet of the main public entrance of the building or facility.

(4) Bicycle parking facilities shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act, as amended.

(5) When a rack is placed within a sidewalk or pedestrian right-of-way, a minimum of four (4) feet from the required rack dimension shall be provided for pedestrian clearance.

(6) Bicycle racks shall be located in highly visible and well-lit areas to minimize theft and vandalism.

(7) When automobile parking spaces are provided in a structured parking garage, all required long-term and short-term bicycle spaces shall be located inside the garage on the ground level. Alternative layout and design of racks to maximize space may be approved by the DRC.

(8) Alternative Locations: In the event that compliance may not be feasible because of demonstrable hardship, the DRC may approve an alternative location.

5.4.3 PARKING LOT DESIGN.

5.4.3.1 Parking Stall and Drive Aisle Design Standards.

(1) Use asphaltic pavement, concrete, or a similar material approved by the City Engineer for all parking areas in P5.

(2) At a minimum, use dust palliative or other surfacing materials that minimize the generation of fine dust particulates for P2.5, P2C, P3, P3M and P4.

(3) At a minimum, use a stable dust-free material on drive aisles of civic spaces and other recreational facilities. The Development Review Committee or City Engineer may require an alternative surface, such as concrete or asphalt, in some circumstances.

(4) The parking stalls may be improved with a soil mix treated with a dust palliative.

5.4.3.2 Bicycle Parking Design Standards.

(1) The number of bicycle parking racks shall be based on the amount of automobile parking spaces and shall be provided in accordance with the following. Where fractional bicycle parking spaces result, the spaces required shall be rounded up to the nearest whole number.

(2) Layout and Design

Bicycle racks shall be designed to accommodate two bicycle parking spaces each while using the allowed bike rack designs below:

(a) Racks shall be designed to accommodate “U”-shaped locking devices and support the bicycle horizontally in two places.

(b) The racks shall be constructed of durable materials to withstand permanent exposure to the elements, such as powder-coated metal or stainless steel.

(c) All bicycle parking spaces must be hard-surfaced or at minimum a compact gravel base.

(d) All bicycle racks shall be securely anchored to the ground using a concrete footing and tamper- proof anchors.

(e) Decorative bicycle racks that enhance the sense of place and contribute to the character of the development are encouraged, but are subject to approval by the DRC and shall be clearly signed as bicycle parking.

(3) Bicycle Parking Space Size, Access Aisles, and Vertical Clearance

(a) Bicycle racks shall provide clearance from other objects by using a standard footprint that is at least four feet wide by six feet long, as depicted below, and shall hold at least two bicycles.

(b) In cases where bicycle parking spaces are not visible from the primary drive aisle approaching the building, signage shall be used to direct cyclists safely to bicycle parking areas (Manual for Uniform Traffic Devices Sign D4-3). These signs shall not be placed in the public right-of-way.

5.4.3.3 Parking Lot Traffic Control.

When traffic control devices are utilized in on-site parking lots, it is recommended that the general principles and standard traffic control device designs be used to regulate the flow of traffic.

5.4.3.4 Parking Lot Cross Access Connections.

(1) Cross-access easements and connections to adjoining properties shall be required to connect driveways and parking lots where no alley is present.

(2) Internal vehicular circulation areas shall be designed and installed to allow for cross-access between abutting lots;

(3) In the event these conditions cannot be met without undue hardship or if such connections would create undesirable traffic flow, the Development Review Committee or City Engineer may waive the connection requirement.

(4) Where a parking lot connection is required, an easement for ingress and egress to adjacent lots shall be recorded on the plat or by separate instrument as appropriate.

5.4.3.5 Parking Lot Landscaping.

(1) Incorporate parking lot landscaped areas and medians into parking lots every 12 spaces.

(2) Use landscape plant materials that are drought tolerant, have minimal dropping of pods and sap, and have canopies that can have a canopy bottom at least ten (10) feet above the ground.

(3) Use single-trunk trees in parking lot landscape areas in accordance with the approved tree list by the City of Taylor.

5.4.4 VEHICLE CIRCULATION.

5.4.4.1 Vehicle Queuing. Adequate depth on site must be provided to prevent vehicle queuing in the public right of way. The adequate vehicle queuing depth will be determined during the siter plan process.

5.4.5 DRIVE-THROUGH FACILITIES.

Drive-throughs are required to be located in the second or third layer layer of the lot or located from an alley. Where allowed, drive-through or gas station facilities shall follow the following criteria:

5.4.5.1 Do not locate drive-through or gas station facilities adjacent to residential uses.

5.4.5.2 Screen vehicular areas for drive-through facilities or gas stations placed on the street side of a building or any other location that is directly visible from adjacent properties with screen walls, mounding, and/or dense landscaping at least three (3) feet in height at the time of planting.

5.4.6 DRIVEWAY.

5.4.6.1 Driveway curb cuts are prohibited on Community Boulevards and discouraged on Neighborhood Avenues. These street types are intented to retain a block of buildings lining the street to protect a more intact pedestrian environment. Vehicular access shall be taken from the rear of the property or from the alley.

5.4.6.2 For corner lots, all driveways shall be located at the secondary frontage. Driveways shall be located as far from the adjacent public street intersection as practical to achieve maximum available corner clearance, with consideration of property limits, adjacent curb cuts, topography, and existing drainage facilities.

5.4.6.3 Non-alley-loaded driveways may intersect a street no closer than 20 feet from the intersection of two street rights-of-way in P1, P2, P2.5, P3, and P3M, and 40 feet in P2C, P4, and P5.

5.4.6.4 Driveways in mid-block lots greater than 40 feet in width at the frontage are allowed one driveway with a maximum width of 24 feet for two-way and 12 feet for one-way driveways. In P4 and P5, driveways

accessing up to eighty (80) feet wide of street right-of-way must be spaced 200 feet apart centerline to centerline, and driveways accessing more than an 80 feet wide street right-of-way must be spaced 300 feet apart centerline to centerline. Nothing in this section shall prevent site access to any property.

5.4.7 PARKING SPACE REQUIREMENTS.

5.4.7.1 Minimum and Maximum Parking Space Requirements.

(1) Minimum Parking Requirements.

(a) Accessible Spaces.

Adequately designed accessible parking spaces shall be provided as required by the Texas Accessibility Standards (TAS) and designed in accordance with the parking area landscaping.

(b) Bicycle Spaces.

TABLE 5.4.7(A):MINIMUM BIKE PARKING REQUIREMENTS

AMOUNT OF PARKING SPACES	MINIMUM BIKE PARKING REQUIRED
0-40	2 short-term bicycle parking spaces minimum
41-60	4 short-term bicycle parking spaces minimum
61-80	6 short-term bicycle parking spaces minimum
81-100	8 short-term bicycle parking spaces minimum
101+	minimum 10 short-term bicycle parking spaces or 2.5% of required automobile spaces, whichever is greater, will be provided as short-term bicycle parking spaces.

MULTIFAMILY

The minimum number of long-term bicycle parking spaces shall be equal to 10% of the auto spaces.

ALL P5 AND P4 PLACE TYPE ZONING DISTRICTS WITH NON-RESIDENTIAL USES.

Bicycle parking for residential uses is only required with multifamily building types.

The number of provided automobile parking spaces and bicycle parking spaces shall be shown in a chart format on the site plan. The location and footprints of bicycle rack corrals shall be shown on the site, as well as the location of any bicycle parking signage.

In all cases where bicycle parking is required, no fewer than 2 spaces (one rack) shall be required.

Up to half of the required short-term bicycle parking spaces may be substituted with long-term bicycle parking spaces.

(2) Maximum Parking Requirements.

(a) Maximum percentage of lot occupied by parking. Maximum percentagee of lot occupied by parking in P4 and P5 can not exceed 1.5 times the size of the building footprint.

5.5 OUTDOOR STORAGE AND ACTIVITIES.

Outdoor storage shall be allowed in the Place Type zoning districts designated in the Table below.

OUTDOOR STORAGE TYPE	PLACE TYPES								
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	EC
OUTDOOR DISPLAY, TEMPORARY*	NP	P	P	NP	NP	P	P	P	P
OUTDOOR DISPLAY, GENERAL*	NP	P	P	NP	NP	P	P	P	P
***See 5.2.2 for additional outdoor standards**					**P = PERMITTED**		**NP = NOT PERMITTED**		

5.5.1 OUTDOOR DISPLAY, TEMPORARY.

5.5.1.1 Temporary outdoor sale of produce goods, holiday goods, outdoor-related goods, and general merchandise shall be permitted for a period not to exceed three (3) days, four (4) times per year.

5.5.1.2 All other outdoor display, storage, and sale of goods are prohibited. A temporary outdoor display not listed may request a Special Use Permit from the Development Services Department to be established.

5.5.1.3 Limited outdoor display of general merchandise on covered porches and deck areas immediately adjacent to established retail businesses shall be permitted.

5.5.2 OUTDOOR DISPLAY, GENERAL.

5.5.2.1 Permanent outdoor display, storage, and sale of outdoor-related goods and general merchandise shall include, but are not limited to, goods that are customarily used outside, including outdoor furniture, sporting goods for outdoor sports activities, mannequins, plants, flowers, fertilizers, mulch, sod, gardening tools, lawn equipment, storage sheds, grills, wheelbarrows, and firewood, as determined by the Development Services Director.

5.5.2.2 Outdoor display of general merchandise on covered porches and deck areas immediately adjacent to established retail businesses shall be permitted

5.5.3 OUTDOOR DISPLAY LIMITATIONS.

5.5.3.1 The proposed display, storage and/or sale area shall not impede pedestrian or vehicular traffic.

5.5.3.2 If applicable, building, electrical, fire-prevention code, and hazardous use permits shall be obtained.

5.5.3.3 Outdoor storage in crates, trailers, and similar storage units for the purpose of storing supplies or excess inventory to be sold in connection with an established business is not permitted.

5.5.3.4 Off-site storage of vehicles must submit a site layout with a Special Use Permit request to the Director of Development Services.

5.5.3.5 Indoor vehicle sales are preferred. Vehicle sales shall not occur in the first layer of the lot. Vehicle sales lot must be located in the second layer or third layer of the lot.

5.6 LANDSCAPING STANDARDS.

5.6.1 LANDSCAPE DESIGN IN THE PRIVATE REALM.

5.6.1.1 Landscape design in the private realm must comply with the standards of this section and Chapter 28 of the Taylor Code of Ordinances. The maximum height of any shrubs, ornamental plants, boulders, walls, or other such materials within designated sight distances and traffic safety triangles is 18 inches. For plants, this shall be the natural mature height of the plant. Any trees that are to be placed in the sight distance and traffic safety triangles shall have a canopy that is kept eight feet above the ground height and a maximum mature trunk diameter of eight inches. If the tree canopy overhangs the roadway, then the canopy shall be a minimum of 14.5 feet above the street pavement.

5.6.1.2 All landscape materials shall be selected from a palette of native, adaptive and drought tolerant species that require the least amount of supplemental irrigation possible. Plant and tree placement shall consider the natural culture of that type of plant or tree. Trees (or shrubs) shall not be placed in a Public Utility Easement (PUE), emergency vehicle access easement, or their equivalent, without the approval of the owner of the easement. Landscape and tree placement in proximity to utilities shall follow the requirements in the Engineering Manual.

5.6.2 LANDSCAPING IN ALL PLACE TYPES.

The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization, and maintenance.

5.6.3 SPECIFIC TO PLACE TYPES P1, P2, P2.5, P3, P3M, & P4:

Private frontages may choose from various landscapes; naturalistic, lawn, garden, etc. All lots with sufficient yard area require the planting of at least two native trees. One tree is required in the front yard and one tree is required in the rear yard. A street tree may be counted toward the requirement of a front yard tree if the front yard is of insufficient size to accommodate a tree. Modifications to the tree planting requirement may be considered by warrant.

5.6.4 PLACE TYPE P5.

5.6.4.1 The introduced landscape shall consist primarily of durable species tolerant of soil compaction.

5.6.4.2 Landscape plans shall be prepared by a landscape architect or professional and submittals shall include all of the required information found in the Development Manual checklist and follow all of the landscape standards found in the Engineering Manual.

5.6.5 PLACE TYPE CS.

Civic spaces within new Neighborhood and Employment Center Plans shall require the preparation of a landscape plan prepared by a landscape architect or professional and submittals shall include all of the required information in the Development Manual checklist and follow all of the landscape standards found in the Engineering Manual. Civic space landscape plans shall be submitted with the Subdivision Improvement Plans.

5.7 LIGHTING STANDARDS.

Public lighting is intended to illuminate the public realm with the appropriate lumen per Place Type. The standards of this section are intended to provide adequate lumen output to safely light sidewalks, streets, and civic spaces or other public realm features. Dark skies are a key part of Taylor's charm. The lighting standards preserve Taylor's dark skies and promote a future dark sky community.

5.7.1 SCOPE.

5.7.1.1 This section applies within the city limits for public and private lighting and within the ETJ for lighting required as part of a subdivision application.

5.7.1.2 Nothing herein shall be construed as preventing or limiting the City from applying this article to private lighting in the ETJ through agreements with property owners or as a term affixed to a conditional approval (such as a variance).

5.7.2 EXEMPTION.

The following are exempt from the application of the Standards of this article:

(1) Lighting equipment required by law to be installed on motor vehicles; and

(2) Lighting required for the safe take-off and landing of aircrafts.

5.7.3 PROHIBITION.

A person commits an offense by doing the following:

(1) Installs outdoor lighting contrary to this article.

(2) Fails to comply with any terms or conditions set forth in a permit issued under this article.

(3) Installs outdoor lighting without obtaining a permit when the total number of the lumen outputs for all lights installed within any 90-day period is greater than 2,500 lumens.

5.7.4 NONCONFORMING EXISTING LIGHTING.

5.7.4.1 All existing outdoor lighting that was legally installed before the enactment of this article which does not conform with the Standards specified imposed by this article shall be considered nonconforming. Nonconforming outdoor lighting is allowed to remain until required to be replaced pursuant to the terms of this article.

5.7.4.2 If more than 50 percent of the total appraised value of a structure (as determined from the records of the

county's appraisal district), has been destroyed, the nonconforming status expires and the structure's previously nonconforming outdoor lighting must be removed and may only be replaced in conformity with the standards of this article.

5.7.4.3 Nonconforming outdoor lighting shall be brought into conformance with this article as follows:

(1) Nonresidential application. All existing outdoor lighting located on a subject property that is part of an application for a rezoning application, subdivision approval, or a building permit for a major addition is required to be brought into conformance with this article before final inspection, issuance of a certificate of occupancy, or final plat recordation, when applicable. For the following permits issued by the City, the applicant shall have a maximum of 90 days from date of permit issuance to bring the lighting into conformance: Site development permit, sign permit for an externally or internally illuminated outdoor sign, initial alcoholic beverage permit, initial food establishment permit, and on-site sewage facility permit.

(2) Residential addition or remodel. Nothing herein shall be construed to terminate a residential property's nonconforming status as a result of an addition or remodel.

(3) Abandonment of nonconforming. A nonconforming structure shall be deemed abandoned if the structure remains vacant for a continuous period of six months. In that instance, the nonconforming status expires and the structure's previously nonconforming outdoor lighting must be removed and may only be replaced in conformity with the standards of this article.

5.7.4.4 It is unlawful to expand, repair or replace outdoor lighting that was previously nonconforming, but for which the prior nonconforming status has expired, been forfeited, or otherwise abandoned.

5.7.4.5 Outdoor lighting on property used for commercial purposes that is not in conformance with this article shall be brought into conformance with this article within ten years from the date of adoption of this article. For property annexed into the city limits after the date of the adoption of this LDC, the ten year period established by this subsection shall commence upon the effective date of the annexation. Nothing in this subsection may be construed to allow light trespass or any other form of nuisance from outdoor lighting. A new purchaser of property may request a three-year extension to come into compliance if property is purchased within ten years of the enactment of this article.

5.7.5 NEW LIGHTING.

5.7.5.1 All new Neighborhood and Employment Center plans shall require a public lighting plan in compliance with this section and the standards in the Engineering Manual. All new lighting on private lots shall comply with the dark sky standards in the Engineering Manual.

TABLE 5.7.13(A): PUBLIC LIGHTING TYPES.

PUBLIC LIGHTING TYPES	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
COBRA HEAD	P	NP	NP	NP	NP	NP	NP	NP	NP	P
PIPE	P	P	P	P	P	P	NP	NP	P	NP
POST	NP	P	P	P	P	P	P	NP	P	NP
COLUMN	NP	NP	NP	P	P	P	P	P	P	P
DOUBLE COLUMN	NP	NP	NP	NP	NP	NP	NP	P	P	P

P = PERMITTED NP = NOT PERMITTED

5.8 FENCING STANDARDS.

5.8.5.1 Fences may be made of wood, stone, rock, concrete block, masonry brick, brick, decorative wrought iron, chain link, welded wire, or other similar material. Prohibited materials include plywood, paper, plastic, fiberglass panels, chicken wire, fabric, or sheet, roll or corrugated metals. The finished "face" side of the fence (opposite the structural supports) must face all public streets and public parkland.

(1) Fences within the front yard must be 50 percent see through (i.e. wrought iron or picket fence).

(2) For residential uses, barbed wire fences are not allowed on lots of less than two (2) acres.

(3) For apartment complexes, only wrought iron or similar material is allowed in the front and side setbacks when abutting a local or collector street; wood fences may be allowed within the setbacks that abut another property.

(4) Swimming pools require a fence/barrier surrounding the pool with a self-latching gate in accordance with the 2018 International Swimming Pool and Spa Code 2018 for swimming pool standards.

5.8.5.2 All fences must be constructed to perpetually maintain structural integrity against natural forces such as wind, rain and temperature variations. Fences constructed of chain link, welded wire, picket or similar materials shall require a minimum of two support rails spaced at least one half of the total height of the fence apart.

5.8.5.3 Fences are required to meet the site triangle standards in Section 5.6 Landscaping Standards.

5.8.5.4 Fence heights are regulated as by layer as follows. A four foot max height in the 1st layer. A six foot max height in the second layer and an eight foot max height in the third layer.

5.8.5.5 Fencing shall be kep in good repair and in a safe and attractive condition.

5.8.5.6 A building permit shall be required prior to construction when the Screening Device encroaches upon any public right of way or public easement.

5.8.5.7 It shall be unlawful to construct a fence on a vacant lot or on multiple adjacent individual vacant lots. For purposes of this chapter, "vacant" shall mean the property does not have an active principal building.

5.9 PERFORMANCE AND COMPATIBILITY STANDARDS.

5.9.1 INTENT.

5.9.1.1 The performance standards protect the public health, safety, and welfare by regulating potential nuisance features associated with certain land uses. Uses that generate nuisances as defined by this section or as defined by the Texas Health and Saftey Code and Section 28 of The City of Taylor's Code of Ordinanes shall be constructed to mitigate negative effects and separated from P3 Neighborhood zoning district.

5.9.1.2 The performance standards of this section shall apply to all uses, buildings, and structures within the City unless otherwise specifically exempted.

5.9.2 EXEMPTIONS.

The following are exempt from the performance standards of this section.

(1) Temporary Construction. Temporary construction, excavation, and grading associated with the development and the installation of streets or utilities for which applicable permits or authorization have been issued.

(2) Demolition Activities. Demolition activities that are necessary and incidental to permitted development on the same lot, on another of several lots being developed at the same time or in the public right-of-way or easement.

5.9.3 NEIGHBORHOOD COMPATIBILITY.

5.9.3.1 APPLICABILITY.

Neighborhood compatibility standards apply to all infill development that does not require the approval of a Neighborhood Plan.

5.9.3.2 BUILDING DISPOSITION.

Building disposition shall follow the predominant building disposition within the block face of the infill site. Alternative building disposition may be approved by warrant.

5.9.3.3 BUILDING SETBACKS.

Front building setbacks shall be within 25 percent of the median front setback of the buildings within the same block as the infill site. Alternative building setbacks may be approved by warrant.

5.9.3.4 PARKING ACCESS AND LOCATION.

Parking access and location shall be in keeping with the Place Type standards for the infill site. If the predominant parking access and location within the same block as the infill site is different than the Place Type standards, an alternative parking access and location standard to match the neighborhood standard may be approved by warrant.

5.9.3.5 BUILDING HEIGHT AND MASS.

Building shall be constructed in concert with building massing of the buildings surrounding the property to prevent overshadowing of adjacent properties.

5.9.3.6 ARCHITECTURAL CHARACTER.

All buildings shall be constructed to be harmonious with and architecturally integrated within the existing neighborhood.

5.9.3.7 HOME OCCUPATIONS.

The following standards are intended to permit residents to engage in home occupations that are compatible with residential uses and to ensure that home occupations do not adversely affect the integrity of residential areas. A home occupation shall be considered an accessory use, subject to the following conditions:

1. No persons shall be engaged in a home occupation other than persons occupying the subject dwelling unit as their permanent residence;

2. The home occupation shall be conducted entirely within the principal building or within a permitted accessory structure;

3. There shall be no signs or other exterior visible evidence of a home occupation;

4. There shall be no visible storage of equipment, materials or vehicles that have more than two axles;

5. All home occupations shall comply with the performance standards of Chapter 5; and

6. Home occupations that do not meet conditions 1 through 4 above may apply for a Specific Use Permit. In considering whether to approve a Specific Use Permit for a home occupation the Commission may recommend and the City Council may impose standards to ensure the home occupation does not adversely affect the integrity of the residential neighborhood in which it is proposed and shall consider the following:

a. Are the hours of operation of the home occupation compatible with a residential neighborhood;

b. Is there sufficient off-street parking to accommodate the parking requirements of the home occupation;

c. Will the property at which the home occupation is conducted retain the characteristics of a residential property; and

d. Will the home occupation generate any nuisances incompatible with a residential neighborhood.

5.9.4 PERFORMANCE STANDARDS.

5.9.4.1 ADAPTABILITY.

All buildings and sites shall be architecturally integrated within the existing neighborhood and designed to adapt over time to house different uses and avoid vacancy due to obsolescence.

5.9.4.2 NOISE.

Sites shall be laid out and uses shall be operated to prevent noise from becoming a nuisance to adjacent properties.

5.9.4.3 VIBRATION.

All uses shall be operated so that ground vibration is not perceptible outside the lot lines of the site on which the use is located.

5.9.4.4 FIRE AND EXPLOSIVE HAZARDS.

Underground storage tanks for flammable liquids and gases shall be located at least 50 feet from the lot line of lots zoned P2, P2C, P3, P3M, and P4; above-ground tanks shall be setback at least 100 feet from such lot lines, unless the Zoning Board of Adjustment determines, based on information provided by the applicant, that a 50 foot setback will ensure compliance with all applicable state standards. This shall not apply to Liquid Petroleum Gas tanks that are accessory to residential building types.

5.9.4.5 LIGHT AND GLARE.

The following standards shall apply in all Place Types with exception of the airport:

(1) All exterior lighting shall be hooded or otherwise shielded so that the light source is not directly visible from outside the property.

(2) All lighting shall be shielded so that substantially all emitted light falls within the property line of the property from which the light emanates.

(3) All exterior-building floodlights shall be shielded so that all emitted light falls upon the property from which the light emanates.

(4) No illumination shall produce direct, incident, or reflected light that interferes with the safe movement of motor vehicles on public streets. The types of lighting that shall be prohibited by this provision shall include, but not be limited to: any light that may be confused with or construed as a traffic control device; and any animated, flashing or changing intensity lights, except for temporary holiday displays.

5.9.4.6 ELECTROMAGNETIC INTERFERENCE.

No operations or activities shall be conducted that cause electrical disturbances to be transmitted across lot lines.

5.9.4.7 ODORS, SMOKE, FUMES, DUST, PARTICULATE MATTER.

Uses that create odors, smoke, fumes, dust, particulate matter or other noxious related nuisances shall require a special use permit.

5.9.5 VIOLATIONS OF PERFORMANCE STANDARDS.

Any use existing prior to the effective date of this LDC, that does not comply with one or more of the standards of this section shall not be deemed nonconforming uses for the purposes of this LDC.

5.10 SIGN STANDARDS.

5.10.1 SCOPE AND PURPOSE.

Signs perform an important function by identifying businesses, services and events. Signs also direct vehicular and pedestrian traffic and warn people of dangers. The purpose of this Chapter is to regulate the size, illumination, movement, location, height, and condition of all signs placed on private property for exterior observation and provide uniform sign standards that:

(1) Promote community pride and a positive image of the City;

(2) Protect the rights of persons and businesses to freedom of speech under State of Texas [Texas Constitution Article I, Section 8] and Federal [United States Constitution, First Amendment] law;

(3) Ensure consistency with State statutes relating to sign regulation;

(4) Facilitate economic development;

(5) Reduce the confusion and traffic hazards that result from excessive and prolific use of sign displays;

(6) Promote public safety and protect persons and property by ensuring that signs do not create a hazard by:

(a) Collapsing, catching fire, or otherwise deteriorating or decaying;

(b) Confusing or distracting motorists;

(c) Impairing drivers' ability by obstructing the awareness or visibility of pedestrians, obstacles, or other vehicles, or to read traffic-control devices or signs; or

(d) Obstructing sidewalks and intersections which would hinder pedestrian safety;

(7) Control the number, size, height, location, lighting, and design characteristics of signs to avoid visual clutter which leads to decline in the community's appearance and property values, and reduces the effectiveness of the signs;

(8) Clearly identify various sign types by their physical and structural characteristics in order to:

(a) Make the regulations easy to use;

(b) Ensure proper dimensioning and placement with respect to existing and planned architectural features; and

(c) To maintain or improve the aesthetic character of the context where the sign(s) are located;

(d) Protect the residential amenities of people living in any adjoining residential units;

(e) Implement the Envision Taylor Comprehensive Plan and other related plans; and,

(f) Coordinate the City's sign regulations with the applicable Place Type zoning districts, in order to protect and promote the purpose and character of the Place Type zoning districts.

5.10.1.1 AUTHORITY.

(1) Authority to regulate signs. This section is authorized by Article XI § 5 of the Texas Constitution,

Home Rule Authority inherent under the City Charter, and the Texas Local Government Code including, but not limited to Chapter 211, Municipal Zoning Authority, and Chapter 216, Regulation of Signs by Municipalities.

(2) Authority of sign administration. The Development Services Director or their designee shall administer and enforce the provisions of this section, including without limitation:

(a) Permits and fees. Issuing permits and collecting the fees required by this Chapter;

(b) Inspections. Conducting appropriate inspections to insure compliance with this Chapter;

(c) Appeals. Receiving and processing variances to the Zoning Board of Adjustment;

(d) Requiring compliance. Instituting legal proceedings, including suits for injunctive relief when necessary, to ensure compliance with this Chapter; and

(e) Violations. Investigating complaints of alleged violations of this Chapter.

5.10.1.2 APPLICABILITY.

(1) As of the effective date of this LDC, all erection, construction, modification, relocation, repair, maintenance, or conversion of signs within the City and its ETJ shall conform to the standards and requirements of this LDC, all State and Federal regulations concerning signs and advertising, and all applicable Building Codes.

(2) Signs are approved by issuance of a sign permit, as provided in Section 5.10.5 Sign Administration.

(3) There are some signs that do not require a permit, which are provided in Section 5.10.4 Signs Exempt from Requiring a Sign Permit. No sign permit is required for an exempt sign.

(4) Signs not expressly permitted as being allowed by right or by permit under this LDC, by specific requirements in another portion of this LDC, by master plan, or otherwise expressly allowed by the City Council or the Zoning Board of Adjustment are not allowed with the city limits or the ETJ. Prohibited Signs are discussed further in Section 5.10.11 Prohibited Signs.

(5) No restriction on content. No provision of this LDC shall be construed to regulate or restrict sign content or message. This LDC shall not be interpreted in a manner inconsistent with the United States Constitution's First Amendment guarantee of free speech.

(6) If any provision of this LDC is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this LDC that can be given effect without the invalid provision.

(7) These regulations are not intended to eliminate all the harms that may be created by the installation and display of signs. Rather, they seek to strike an appropriate balance that preserves alternative means of visual diisplay while reducing and mitigating the extent of the harms caused by signs.

(8) It is unlawful for any person to erect, construct, modify, relocate, repair, or convert any sign within the City or its ETJ without first obtaining a sign permit from, and paying a permit fee to, the Development Services Director or their designee unless specifically noted otherwise in this Chapter.

(9) No person may install a sign or structurally alter an existing sign not in conformity with this Chapter and other applicable City ordinances.

(10) A sign described in this Chapter shall comply with the restrictions provided in the sign standards and all applicable restrictions of this Chapter, other requirements of the City of Taylor Code of Ordinances, and applicable State or Federal law. In the case of any conflicts between this and other sign regulations, the most restrictive regulation applies unless the City's authority is preempted by a higher order of government.

5.10.2 TYPES OF SIGNS PERMITTED WITHIN EACH PLACE TYPE ZONING DISTRICT.

TABLE 5.10.2(A): PERMITTED SIGNS BY PLACE TYPE

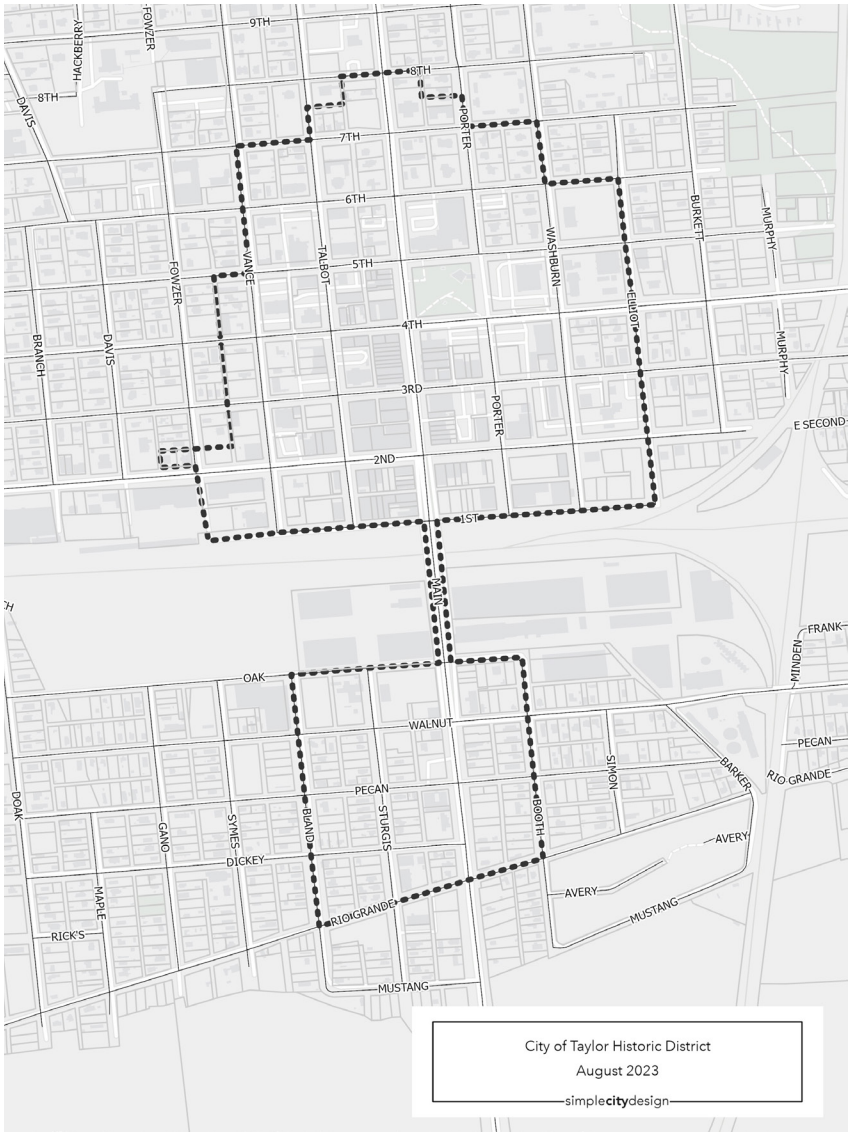
SIGN TYPES	PLACE TYPES									
	P1	P2	P2C	P2.5	P3	P3M	P4	P5	CS	EC
ADDRESS	P	P	P	P	P	P	P	P	P	P
NAMEPLATE	NP	NP	P	NP	NP	NP	NP	P	P	P
OUTDOOR DISPLAY CASE	NP	NP	P	NP	NP	NP	NP	P	P	P
AWNING	NP	NP	P	NP	NP	NP	NP	P	P	P
WINDOW	NP	NP	P	NP	NP	NP	P	P	P	P
BAND	NP	NP	P	NP	NP	NP	NP	P	P	P
BLADE / HANGING	NP	NP	P	NP	NP	NP	P	P	P	P
MARQUEE	NP	NP	NP	NP	NP	NP	NP	P	NP	P
SIDEWALK	NP	NP	NP	NP	NP	NP	P	P	P	P
YARD	NP	NP	NP	NP	NP	NP	NP	P	NP	P
ROOF	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
BANNERS	NP	NP	NP	NP	NP	NP	NP	P	P	P
MONUMENT	NP	NP	P	NP	NP	NP	NP	NP	P	P
POLE	NP	NP	P	NP	NP	NP	NP	NP	NP	P

P = PERMITTED NP = NOT PERMITTED

5.10.3 TYPES OF SIGNS PERMITTED IN HISTORIC DISTRICT.

This section creates a special signage criteria for illuminated signs within the historic district of Downtown Taylor. The historic district is defined in the Historic Preservation chapter (see Chapter 6 and Figure 5.10.3(A) Historic District Map). The historic district incorporates Place Type zoning districts P5 and CS. The only permitted form of illumination in the historic district is external illumination or neon or faux neon signs. The standards for individual sign types in this LDC, indicate whether illumination is allowed, and the type of illumination allowed (external illumination, neon, faux neon or halo lit).

FIGURE 5.10.3(A): HISTORIC DISTRICT MAP.



5.10.3.1 ILLUMINATION OF SIGNS.

(1) Outside the historic district (see figure 5.10.3(A)) internally illuminated, externally illuminated, neon, faux neon, or halo lit signs are permitted.

(2) The following illumination requirements apply to all new signs:

(a) Illuminated signs shall comply with all applicable provisions of the Electrical Code of the City. All electrical connections to the sign shall be placed underground. Electrical transformer boxes and raceways shall be concealed from public view. If a raceway cannot be mounted internally behind the finished exterior wall, the exposed metal surfaces of the raceway shall be finished to match the background wall or integrated into the overall sign design. If raceways are necessary, they shall never extend in width or height beyond the area of the sign's lettering or graphics.

(b) Artificial light used in conjunction with the lighting of any sign shall not be directed or reflected onto any structure or constitute a hazard to the safe and efficient operation of

vehicles upon a street or highway.

(c) No rotating beam or flashing beacon light shall be used on any sign or sign structure.

(d) The light source, shall be shielded from view or directed so that the light intensity or brightness is directed away from the public right-of-way or any residentially used property. Ground-mounted external flood lighting shall be shielded and properly placed and directed to avoid direct visibility of the directed light to passing motorists.

(e) No sign or associated luminaire shall create light spillover of more than 0.1 footcandles at any property line within or bounding a residential use.

(f) Illumination by a projected light shall be an indirect spotlight or gooseneck down light. External lighting fixtures shall not cast light or glare in any direction other than on the elements of the sign. Such lighting shall be placed so as to provide even illumination to the signage and to avoid hot spots or dark areas on the signage.

(g) Illuminated signs adjacent to residentially used property shall shut off between the hours of 11:00 p.m. and 6:00 a.m. The sign shall include an automatic shut-off mechanism to ensure that the signs are not illuminated during the time provided above.

(h) Illuminated signs shall not operate at brightness levels of more than 0.3 footcandles above ambient light conditions at the property line, as measured using a footcandle meter. Illumination levels shall be measured in footcandles with a meter sensor in a horizontal position at an approximate height of three feet above grade. Maximum illumination readings are to be taken directly beneath the luminaire. The point at which readings shall be taken is dependent upon the area classification and fixture arrangements.

(i) An illuminated sign shall not:

i. Be illuminated by flashing, intermittent, or moving lights;

ii. Include audio, pyrotechnic, or bluecasting (bluetooth advertising) components; or

iii. Consist of static image projected upon a stationary object; or

iv. Include animated or changeable electronic variable messages.

5.10.3.2 CONSTRUCTION STANDARDS.

General regulations.

(1) All signs and their locations shall comply with the provisions of the City's adopted Building and Electrical Codes as applicable and any additional standards stated in this section and other ordinances of the City.

(2) Supports and braces shall be an integral part of the sign design. Angle irons, chains, or wires used for supports or braces shall be hidden from public view to the extent technically feasible.

(3) Freestanding signs shall be self-supporting structures and be permanently attached to sufficient foundations.

(4) Attached signs must derive their principle and total support from the building to which they are attached.

(5) Electrical service to illuminated signs shall be concealed to the maximum extent practicable.

5.10.3.3 SIGN MAINTENANCE.

All signs in the City and ETJ shall be maintained in good repair, be safe, in clean condition and in working order at all times. The Development Services Director or their designee may order the painting, repair, or removal of a sign and accompanying landscaping which constitute a hazard to safety, health, or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.

5.10.4 SIGNS EXEMPT FROM REQUIRING A SIGN PERMIT.

The following signs authorized under this section are authorized in every Place Type zoning district or property in the ETJ without a permit unless specifically required below:

5.10.4.1 Government signs including signs placed by the City, State, or Federal government governing in their official capacity.

5.10.4.2 Traffic control devices that are erected and maintained to comply with the Texas Manual on Uniform Traffic Control Devices.

5.10.4.3 Signs required by other law, including Federal, State, or local law, including a sign that a property owner is required to post on the owner's property to warn of a danger or to prohibit access to the property either generally or specifically; the owner must comply with the Federal, State, or local law to post a sign on the property.

5.10.4.4 Official governmental notices and notices posted by governmental officers in the performance of their duties for regulatory purposes such as neighborhood crime watch areas, to identify streets, or to warn of danger including those placed by the City, County, Federal, or State.

5.10.4.5 Signs displayed on trucks, buses, trailers, mobile food vendors, or other vehicles that are less than thirty-two (32) square feet and are being operated as motor vehicles, provided that the primary purpose of the vehicles is not for the display of signs and provided that they are parked in areas appropriate to their use as vehicles, are in operable condition and carry a current and valid license plate and state inspection tag. Vehicle signs shall conform to the following restrictions:

(1) Vehicular signs shall contain no flashing or moving elements;

(2) Vehicular signs shall not be attached to a vehicle so that the driver's vision is obstructed from any angle; and,

(3) Signs, lights, and signals used by authorized emergency vehicles shall not be restricted.

5.10.4.6 Vending machine signs where the sign face is not larger than the normal dimensions of the machine to which the sign is attached.

5.10.4.7 Memorial signs or tablets when cut into any masonry surface or attached to a building when constructed of bronze or other metal up to six (6) square feet as part of a building.

5.10.4.8 Real estate signs.

(1) Signs containing the message that the real estate where the sign is located is for sale, lease, or rent together with information identifying the owner or agent.

(2) A real estate sign may not exceed four square feet in size for residential properties or 16 square feet

in size for nonresidential properties.

5.10.4.9 Any sign wholly within the confines of a building and oriented to be out of view from outside the building more than three feet from the shop window.

5.10.4.10 Any sign that is wholly within the confines of a sports field or court and oriented to be out of view from outside the field or court. No sign under this section may be larger than 32 square feet. The maximum height for a field sign shall not exceed six feet.

5.10.4.11 A non-commercial sign that is carried by a person or is a bumper sticker on a vehicle.

5.10.4.12 Business-related signs on or visible through doors or windows indicating: store hours, security systems, trade organization memberships, credit cards accepted, no solicitation, and open/closed. These signs will not count towards the cumulative sign area limits so long as their total cumulative sign area does not exceed five square feet.

5.10.4.13 All of the following flags: United States, the Texas flag, a municipal flag, the flag of another state of the United States, or the flag of a nation other than the United States.

5.10.4.14 One freestanding corporate flag per premise, not to exceed 35 feet in height or 100 square feet in area is allowed in multi-family, commercial, and industrial zones or developments. Flag poles exceeding eight feet in height still require a building permit.

5.10.5 SIGN ADMINISTRATION.

5.10.5.1 SIGN PERMIT REQUIREMENTS.

(1) Application for permit. An application for a sign permit must be filed with the Development Services Director or their designee.

An application shall include:

(a) Authorization letter (signed and dated) from the property owner giving landowners permission for the sign placement on the property;

(b) Name and address of the property where the sign(s) are to be placed;

(c) Name, address, email address and telephone number of the owner of the property;

(d) Name, address, email address and telephone number of the applicant;

(e) Name, address, email address and telephone number of the contractor, if any, installing the sign;

(f) Name, address, email address and telephone number of the electrician, if any, doing electrical work on the proposed sign;

(g) Written description of the proposed signage;

(h) Date when the sign(s) are to be installed;

(i) Site plan or location plan to clearly identify the property and the position of the proposed sign(s);

(j) An accurate (scaled or clearly dimensioned) illustration including but not limited to, height,

width, appearance of the proposed sign(s);

(k) For attached signs, an accurate (scaled or clearly dimensioned) illustration of the building façade the signs will be attached to showing the height, width, window areas, and design features of the building;

(l) For freestanding signs, an accurate site plan (scaled or clearly dimensioned) to show the position of the freestanding sign and the set back from the curb/pavement. Set back distances are listed in Table 5.10.6.2 (A).

(m) Electrical plan, if applicable, showing all lighting details and shut-off switch;

(n) Details of the foundation for freestanding signs, if applicable;

(o) Details of any angle irons, chains or wires to be used as supports or braces for the proposed signs;

(p) Any warrant (or variance) that will be requested or has been approved and;

(q) The fee.

(2) Review and decision. After a complete application is filed, the Development Services Director or their designee shall approve, approve with conditions as needed to ensure compliance with this Chapter, or deny the sign permit. If the sign permit is denied the reasons for the denial will be provided in writing.

(3) Final inspection. After the sign permit has been issued and the sign is being constructed or erected, the sign contractor performing the work or service shall request that the Development Services Director or their designee conducts necessary inspection such as, but not limited to, foundation inspection, electrical inspection, and final inspection.

(4) Fees. Fees for sign permits shall be as specified in City of Taylor Fee Schedule for City Services – Planning and Development Services section. The sign permit fees shall be paid prior to plan review of the sign permit.

(5) Expiration of sign permits. If the approved sign(s) are not completely installed within six months following the issuance of a sign permit, the permit shall be voided.

5.10.6 SIGNS REQUIRING A SIGN PERMIT.

5.10.6.1 ATTACHED OR BUILDING SIGNS.

An attached or building sign is an on-premises sign that is directly attached to, erected on, or supported by a building or other structure having a principal function other than the support of such sign.

Building signs types:

(1) Address Sign

(2) Nameplate Sign

(3) Outdoor Display Sign

(4) Awning Sign

(5) Window Sign

(6) Band Sign

(7) Blade Sign

(8) Marquee Signs

General Requirements:

(1) Size. The total maximum size of all the building signs combined may not exceed 15 percent of the facade area of the tallest floor of the building to which the signs are attached are attached.

(2) Number. More than one building sign may be erected, provided the total surface area allowed, 15 percent of the facade area of the tallest floor, is not exceeded.

(3) Height. No building sign may extend above the parapet wall or roof line of the building.

(4) Projection/Clearance. With the exception of a blade and marquee signs, no building sign may project more than six inches from the building wall. The blade and marquee signs that project more than six inches from the wall must maintain a clear height of at least eight feet above the ground.

(5) Illumination. Building signs may be internally illuminated or externally illuminated. No sign may be illuminated except during operating hours of the use with which it is associated. Lighting shall be shielded so that it does not shine directly into a public right-of-way and does not interfere with the safe vision of motorists or people passing by. An exception is made for neon-lit or faux neon-lit signs, which are internally illuminated. All standards must meet lighting standards within this LDC and the Outdoor Lighting Section of the Engineering Manual.

(6) No internally illuminated signs are permitted in the Historic District of Downtown Taylor except for neon or faux neon lit signs.

5.10.6.2 FREESTANDING SIGNS.

A freestanding sign is an on-premises sign not directly attached to, erected on, or supported by a building or other structure having a principal function other than the support of such sign, but instead attached to, erected on, or supported by some structure such as a pole, frame, or other structure that is not a part of the building.

Freestanding Signs Types:

(1) Sidewalk Sign

(2) Yard Sign

(3) Monument and Pole Signs

General Requirements:

(1) Size. Allocation of sign area is based on the linear frontage of the project site. A maximum sign area of one square foot for each two linear feet of frontage, provided that the maximum surface area does not exceed 50 square feet.

(2) Number. One freestanding sign is allowed on any lot with a single frontage. On corner lots, two

freestanding signs are permitted but the combined surface area of both freestanding signs cannot exceed 50 square feet.

(3) Illumination. Freestanding signs may be internally illuminated or externally illuminated. Lighting shall be shielded so that it does not shine directly into a public right-of-way and does not interfere with the safe vision of motorists or people passing by. All standards must meet the City's Code of Ordinances and section 5.10.3.1.

(4) Distance from curb/pavement:

(a) Distance form the curb/pavement shall mean the distance in feet from the curb or pavement edge to the nearest part of the sign.

(b) Height shall mean the sign measured from the ground level at the curb or pavement edge.

TABLE 5.10.6.2 (A): DISTANCE FROM CURB/PAVEMENT

HEIGHT OF SIGN (FEET)	DISTANCE FROM CURB/PAVEMENT (FEET)
4.5	10-15
8.0	15-20
11.0	20-25
14.0	25-30
16.0	30-35
19.0	35-40
21.0	40-45
23.0	45-50
26.0	50-55
29.0	55+

(5) Any requests for a pole sign higher than 29 feet above ground level and/or increase in maximum sign surface area of 50 square feet require a sign variance unless a master sign proposal has been approved.

5.10.6.3 TEMPORARY SIGN(S) OR BANNER(S).

(1) Temporary signs of all types may be approved for 30 consecutive days only. An applicant may request a warrant from the DRC for

(a) A longer time period to display a temporary sign;

(b) Permitted materials;

(c) A larger temporary sign. A larger temporary sign may be approved by warrant if the location the sign is being placed is of sufficient size to warrant the larger temporary sign. An appeal of a warrant denial by the DRC shall be heard by the ZBA for action.

(2) Temporary sign(s) or banner(s) to advertise special events affixed to the ground within the city limits

and the ETJ are permitted providing:

(a) A sign permit is submitted prior to the display of any temporary sign(s) or banner(s) for the special event being advertised; and

(b) All of the following conditions are met:

i. No more than three temporary special event signs shall be displayed, at any one time, per non-residential property;

ii. Maximum of ten different non-residential locations within the city limits and ETJ for each special event;

iii. No external or internal illuminations are permitted;

iv. The temporary sign shall not be located in, on, or over a right-of-way or utility easement or on public property, unless the event is sponsored by the public entity whose property the temporary sign is located;

v. The maximum surface area of each temporary sign shall not exceed 32 square feet;

vi. The maximum height of each temporary sign above grade shall not exceed five feet;

vii. The maximum duration for each temporary sign would be 30 days prior to the special event and shall be removed within 48 hours of the end of the special event;

viii. Each temporary sign or banner shall be securely attached and fastened to a building, wall, fence, or freestanding frame; and

ix. The event organizer obtained prior authorization from each landowner and identified the position and size of each sign at each location before submitting one sign permit for up to ten different locations.

(3) Temporary sign(s) or banner(s) to advertise special events within the historic district affixed to a front building facade are permitted providing:

(a) A sign permit is submitted prior to the display of any temporary sign(s) or banner(s) for the special event being advertised; and

(b) All of the following conditions are met:

i. No more than three temporary special event signs shall be displayed, at any one time, per non-residential property;

ii. Maximum of ten different non-residential locations within the city limits and ETJ for each special event;

iii. No external or internal illuminations are permitted;

iv. The temporary sign shall not be located in, on, or over a right-of-way or utility easement or on public property, unless the event is sponsored by the public entity whose property the temporary sign is located;

v. The maximum surface area of the temporary sign(s) shall not exceed 1% of the front building facade measured from above the band sign or canopy to the eaves or parapet

wall along the front elevation of the building;

vi. Each temporary sign shall not be positioned above the front eaves or front parapet wall of the building;

vii. The maximum duration for each temporary sign would be 30 days prior to the special event and shall be removed within 48 hours of the end of the special event;

viii. Each temporary sign or banner shall be securely attached and fastened to a building, wall, fence, or freestanding frame; and

ix. The event organizer obtained prior authorization from each landowner and identified the position and size of each sign at each location before submitting one sign permit for up to ten different locations.

(4) Banners are allowed only in non-residentially used locations. Applicants must apply for a banner sign permit prior to displaying the sign. Approved banner signs shall be displayed for 30 consecutive days and for a maximum of 90 days per calendar year. The following organizations shall be exempt from paying the banner permit fee:

(a) Government/public agencies.

(b) Faith-based organizations.

(c) Non-profit organizations.

(d) Service clubs.

(5) Real Estate/Finance/Construction Signs.

(a) One real estate, finance, or construction sign not exceeding 16 square feet in total area for non-residential use or mixed-use use in P4, P5, and EC may be erected at any time while a building is under construction with a valid building permit, offered for sale or lease to the public.

(b) Properties with a minimum frontage of at least 150 feet shall be allowed one real estate sign, finance, or construction sign not exceeding 32 square feet in total area while a building is under construction with a valid building permit, offers for sale or lease to the public.

(c) All such signs shall be maintained by the persons in control of the premises so as to remain erect and in good repair. Such signs shall be removed by the property owner or other person in control of the premises if they are damaged, broken or incapable of remaining erect.

(d) Such signs must be removed by the owner or person in control of the premises when either the property has sold or been leased and/or when performance under the construction contract or subcontract (in the case of construction signs) has been completed. In all cases, financing and construction signs shall be removed prior to issuance of a certificate of occupancy.

(6) Signs at a residential property within Place Type zoning districts P2, P2.5, P3, P3M, and P4 and comply with the following conditions:

(a) A property owner may place no more than three signs on the residential property at any

one time.

(b) The maximum surface area of the sign shall not exceed three square feet.

(c) No external or internal illumination is permitted on the sign.

(d) The sign shall not be located in, on, or over a right-of-way or utility easement.

(e) If ground mounted, the maximum height of the sign shall not exceed three (3) feet above grade.

(f) If attached to a building or structure, the maximum height of the sign shall not exceed six (6) feet above grade.

(g) The sign must be a freestanding frame or building, wall, or fence securely attached to a securely fasted to a and be well-maintained.

5.10.7 SIGN STANDARDS.

5.10.7.1 ADDRESS SIGN.

DESCRIPTION: A sign, generally applied to a building wall, that displays a building's address.



ADDRESS SIGN SPECIFIC STANDARDS

(1) Address sign numerals applied to a house-form residential, commercial, or office buildings shall be between four and six inches tall. Address sign numerals applied to individual dwelling units in apartment buildings shall be at least two inches tall.

(2) Address signs shall be easily visible by using colors or materials that contrast with their background.

(3) Address signs shall be constructed of durable materials.

(4) The address sign shall be attached to the front of the building in proximity to the principal entrance or at a mailbox.

(5) Address signs shall not be internally illuminated.

SPECIFICATIONS

QUANTITY	1 per address maximum.	DEPTH	3 inch maximum.
AREA	2 square feet maximum.	CLEARANCE	4.5 feet maximum.
WIDTH	24 inch maximum.	LETTER HEIGHT	6 inch maximum.
HEIGHT	12 inch maximum.	ADDITIONAL	See 5.10.4

5.10.7.2 MARQUEE SIGN.

DESCRIPTION: A structural feature of a building that provides shelter and sign space.



MARQUEE SIGN SPECIFIC STANDARDS

(1) Marquees shall be located only above the principal entrance of a building.

(2) Marquees may encroach the public frontage to within two (2) feet of the curb.

(3) Marquees shall be located only above the principal entrance of a building.

(4) No marquee shall be wider than the entrance it serves, plus two (2) feet on each side thereof.

(5) Marquee signs that encroach into the public frontage shall clear the sidewalk by at least ten (10) feet measured vertically.

(6) Columns or posts may be used as supports for marquees eight (8) feet deep or deeper if approved by the Development Review Committee.

(7) All marquees, including anchors, bolts, supporting rods, and braces, shall be constructed of non-combustible materials and shall be designed by a structural engineer and submitted for approval to the building official.

(8) Marquee components and materials may vary. Anchors, bolts, and supporting rods should be limited to the interior of the marquee.

(9) Non-illuminated and static message boards shall be permittedd as part of marquees.

(10) A band sign shall be permitted above a marquee.

(11) Marquee signs shall not be internally illuminated.

SPECIFICATIONS

QUANTITY	1 per business maximum.	PROJECTION	4 feet - 10 feet.
AREA	N/A	CLEARANCE	10 feet minimum.
WIDTH	Entrance plus 2 feet each side.	LETTER HEIGHT	N/A
HEIGHT	50% story height maximum.	DISTANCE FROM CURB	2 feet minimum.
		ADDITIONAL	See 5.10.7 & 5.10.4

5.10.7.3 WINDOW SIGN.

DESCRIPTION: A sign affixed to the interior or exterior of a window or placed within three (3) feet of a window for the purpose of being visible from the exterior of the window.



WINDOW SIGN SPECIFIC STANDARDS

(1) Window signs shall not interfere with the primary function of windows, that is to enable passersby and public safety personnel to see through windows into premises and view product displays.

(2) Only the following window sign types shall be permitted:

(a) Vinyl applique letters applied to the window. Appliques shall consist of individual letters or graphics with no visible background.

(b) Letters painted directly on the window.

(c) Hanging signs that hang from behind the window.

(d) Neon or faux neon signs.

(e) Door signs applied to or hanging inside the glass portion of an entrance doorway.

(3) Window signs shall not cover more than 30 percent of the total area of the window space onto which they are applied. Sign area shall be measured using smallest rectangle that fully encompasses the entire extent of letters, logo and background.

(4) Window signs may list services and/or products sold on the premises, or provide phone numbers, operating hours or other messages, provided that the total aggregate area of these messages not exceed the limit provided above.

SPECIFICATIONS

QUANTITY	1 per window maximum.	DEPTH	N/A
AREA	30% coverage per window.	CLEARANCE	4 feet minimum.
WIDTH	N/A	LETTER HEIGHT	8 inch maximum.
HEIGHT	N/A	ADDITIONAL	5.10.7 & 5.10.4

5.10.7.4 NAMEPLATE SIGN.

DESCRIPTION: A sign consisting of either a panel or individual letters applied to a building, listing the names of businesses or building tenants.



NAMEPLATE SIGN SPECIFIC STANDARDS

(1) One nameplate per address.

(2) Nameplates shall consist of either a panel or individual letters applied to a building wall within ten (10) feet of an entrance to the building.

(3) One nameplate shall be permitted per address.

(4) Nameplates shall not exceed three square feet.

(5) Nameplates shall be constructed of durable materials.

(6) Alley signs follow nameplate sign standards. Nameplate signs in alleys may be further than ten feet from the entrance of the building if building does not have a public entrance from the alley.

SPECIFICATIONS

QUANTITY	1 maximum. 1 maximum alley sign in addition.	DEPTH	3 inches maximum.
AREA	3 square feet maximum. 6 square feet maximum for alley signs.	CLEARANCE	4 feet maximum.
WIDTH	18 inches maximum. 24 inches for alley signs.	LETTER HEIGHT	N/A
HEIGHT	2 feet maximum. 3 feet for alley signs.	APEX	7 feet maximum.
		ADDITIONAL	See 5.10.7 & 5.10.4

5.10.7.5 OUTDOOR DISPLAY CASE SIGN.

DESCRIPTION: A sign consisting of a lockable metal or wood framed cabinet with a transparent window or windows, mounted onto a building wall or freestanding support. It allows the contents, such as menus or maps, to be maintained and kept current.



OUTDOOR DISPLAY CASE SIGN SPECIFIC STANDARDS

(1) Outdoor display case shall not exceed six square feet measured externally.

(2) Outdoor display cases may be externally or internally illuminated.

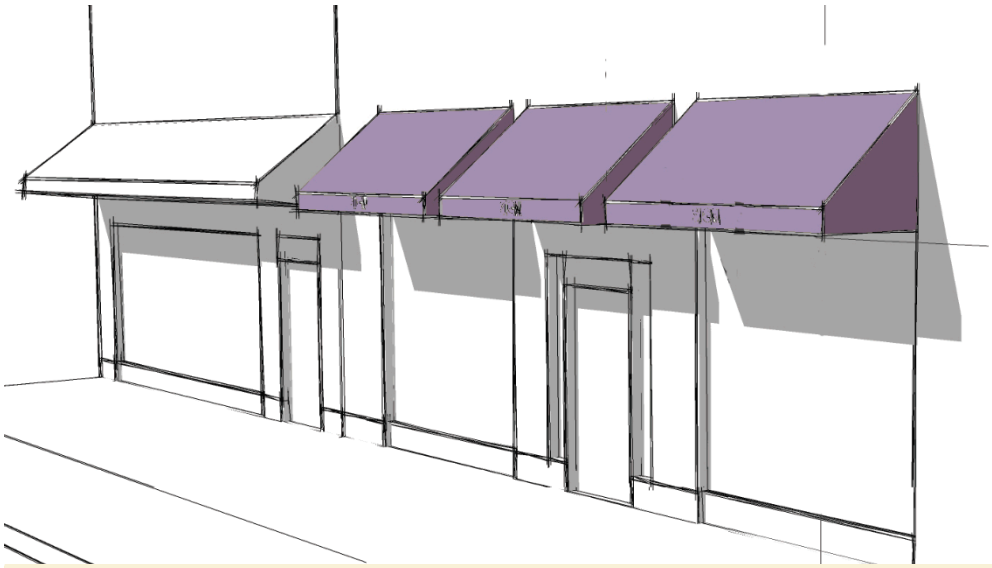
(3) Theaters may be permit larger outdoor display cases by variance.

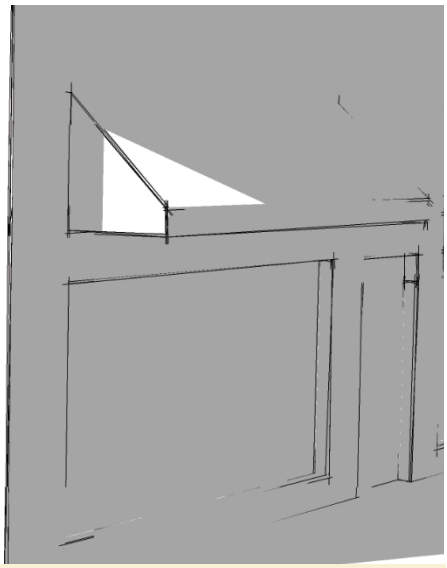
(4) Outdoor display cases shall not be attached to shopfront windows.

SPECIFICATIONS			
QUANTITY	1 maximum.	DEPTH	5 inches maximum.
AREA	6 square feet maximum.	CLEARANCE	4 feet minimum.
WIDTH	3.5 feet maximum.	LETTER HEIGHT	N/A
HEIGHT	3.5 feet maximum.	ADDITIONAL	See 5.10.7 & 5.10.4

5.10.7.6 AWNING SIGN.

DESCRIPTION: Lettering applied directly on the valance or other vertical portion of an awning.





AWNING SIGN SPECIFIC STANDARDS

(1) Awning signage shall be limited to no more than 70 percent of valance of the awning or the vertical portion of a dome awning.

(2) The height of the valance shall not exceed 12 inches.

(3) Awning signs shall contain only the business name, logo, and/or street address.

(4) The following variations of awnings, with or without sign bands, are permitted: (a) fixed or retractable; awnings; (b) shed awnings; (c) dome awnings.

(5) Other awning types may be permitted by variance.

(6) Signage shall be limited to the valance of the awning or the vertical portion of a dome awning.

(7) No portion of an awning shall be lower than eight feet clearance.

(8) Awnings shall be a minimum of four feet in depth.

(9) Awnings shall not extend beyond the width of the building or tenant space, nor encroach above the roof line or the story above.

(10) Letters, numbers, and graphics shall cover no more than 70 percent of the valance area.

(11) Awning signs shall not be internally illuminated or backlit.

SPECIFICATIONS

QUANTITY	1 per window maximum.	DEPTH/PROJECTION	4 feet minimum.
AREA	N/A	CLEARANCE	8 feet minimum.
WIDTH	70% of the width of face maximum.	LETTER HEIGHT	5 - 12 inches.
HEIGHT	N/A	DISTANCE FROM CURB	2 feet minimum.
VALANCE HEIGHT	12 inch maximum.	ADDITIONAL	See 5.10.7 & 5.10.4

5.10.7.7 BAND SIGN.

DESCRIPTION: A sign that is attached flat on the exterior front, rear, or side wall of any building or other structure.



BAND SIGN SPECIFIC STANDARDS

(1) Band sign limited to 90 percent of the width of the building facade shall be permitted for each building with a commercial use and a valid certificate of occupancy.

(2) One band sign is permitted on each first story facade of the building.

(3) Band signs shall include only letters, background, lighting, and an optional logo. Information shall consist only of the name and/or logo of the business. Band signs shall not list products, sales, or other promotional messages, or contact information.

(4) The following band sign construction types are permitted except in the Historic District of Downtown Taylor (See 5.10.3):

(a) Cut-out letters. Letters shall be individually attached to the wall or on a separate background panel, and shall be externally illuminated.

(b) Flat Panel. Letters shall be printed or etched on same surface as the background, that is then affixed to the wall and externally illuminated.

(c) Channel letters. Each letter shall have its own internal lighting element, individually attached to the wall or onto a separate background panel. The letter shall be translucent, or solid to create a backlit halo effect.

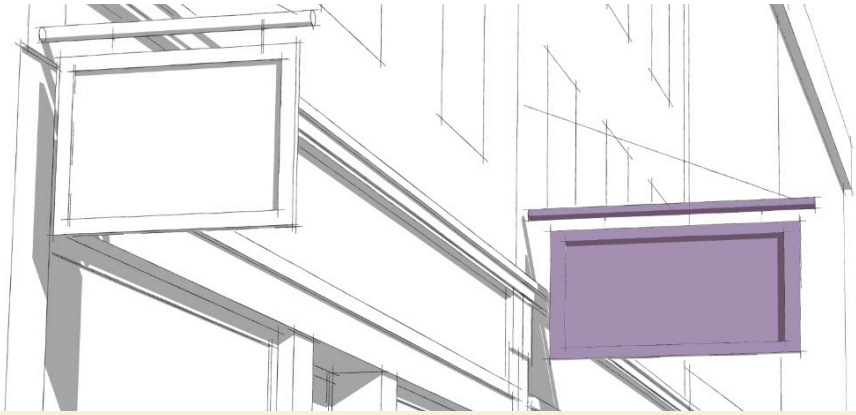
(d) Internally Illuminated. Sign must comply with section 5.10.3.1.

SPECIFICATIONS

QUANTITY	1 maximum. 2 maximum for corner buildings.	DEPTH/PROJECTION	7 inch maximum.
AREA	1.5 square feet per linear feet of facade.	CLEARANCE	7 feet minimum.
WIDTH	90% maximum width of facade.	LETTER HEIGHT	18 inch maximum.
HEIGHT	3 feet maximum.	CLEARANCE	7 feet minimum.
ILLUMINATION	External permitted, internal requires variance	ADDITIONAL	See 5.10.7, 5.10.3.1, & 5.10.4

5.10.7.8 BLADE SIGN.

DESCRIPTION: A sign mounted on the building facade or hanging under a canopy, projecting at a 90-degree angle.



BLADE SIGN SPECIFIC STANDARDS

(1) Blade signs shall be permitted only for businesses that have a principal entrance on the first story and have a valid certificate of occupancy.

(2) One blade sign shall be permitted for each unit if the facade is no more than five feet from the front property line.

(3) Businesses that have a secondary property line that is no more than two feet from the facade shall be permitted one additional blade sign on the secondary facade.

(4) Blade signs may encroach into the public frontage up to four feet and shall clear the sidewalk by at least seven feet measured vertically.

(5) Blade signs shall be limited to the name and/or logo of the business.

(6) Slogans, address labels, operating hours and contact information shall not be permitted on a blade sign.

(7) Blade signs may be double-sided.

(8) Blade signs shall not encroach above the roof line nor above the bottom of the second story window.

(9) Mounting hardware, such as supports and brackets, may be simple and unobtrusive or highly decorative, but shall complement the design of the sign, the building, or both.

(10) For buildings with multiple signs, mounting hardware or sign shapes, sizes and colors shall be coordinated.

(11) Blade signs may be internally illuminated when complying with section 5.10.3.1.

SPECIFICATIONS

QUANTITY	1 per facade maximum. 2 maximum for corner buildings.	DEPTH/PROJECTION	4 feet maximum.
AREA	6 square feet maximum.	CLEARANCE	7 feet minimum.
WIDTH	4 feet maximum.	LETTER HEIGHT	8 inches maximum.
HEIGHT	4 feet maximum.	ADDITIONAL	See 5.10.7, 5.10.4, & 5.10.3.1

5.10.7.9 SIDEWALK SIGN.

DESCRIPTION: A movable freestanding sign that is typically double-sided, placed at the entrance to a business to attract pedestrians.



SIDEWALK SIGN SPECIFIC STANDARDS

(1) Sidewalk signs shall consist of freestanding, double-sided temporary signs placed at the entrance to a business in a primarily pedestrian environment.

(2) Sidewalk signs shall be removed at the close of business each day.

(3) One sidewalk sign shall be permitted per business with a valid certificate of occupancy at that location.

(4) Sidewalk signs shall not exceed four feet in height or three feet in width.

(5) Sidewalk signs shall be moved inside during high winds or other weather conditions that might pose a hazard to public safety.

(6) Sidewalk signs must be weighed down to prevent tipping, collapsing or being blown away.

(7) Sidewalk signs shall not be left out on the sidewalk overnight.

SPECIFICATIONS

QUANTITY	1 per building maximum.	PROJECTION	3 feet maximum.
AREA	12 square feet maximum.	CLEARANCE	4 feet maximum.
WIDTH	3 feet maximum.	LETTER HEIGHT	N/A
HEIGHT	4 feet maximum.	APEX	4 feet maximum.
		ADDITIONAL	See 5.10.7 & 5.10.4

5.10.7.10 YARD SIGN.

DESCRIPTION: A permanent freestanding sign in the Private Frontage, including a supporting post or posts.



YARD SIGN SPECIFIC STANDARDS

(1) One single or double-post yard sign may be placed within the private frontage and first layer of a lot.

(2) One single or double-post yard sign for each business may be permitted by variance.

(3) The yard sign must be set back at least six (6) feet from the front property line, does not exceed six square feet in area excluding posts, and does not exceed six feet high including posts, measured from the ground at the post location.

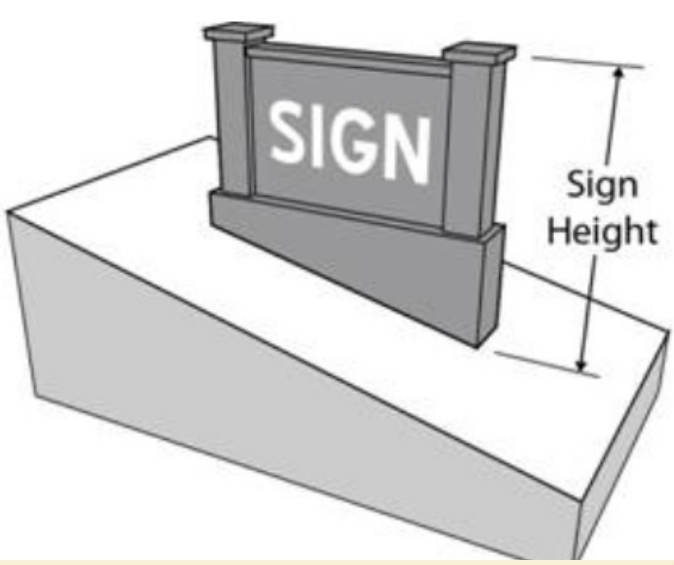
(4) Yard signs shall not be internally illuminated.

SPECIFICATIONS

QUANTITY	1 per lot maximum.	DEPTH	N/A.
AREA	6 square feet maximum.	CLEARANCE	Minimum 3 feet above ground level.
WIDTH	3 feet maximum (not counting post.)	LETTER HEIGHT	8 inch maximum.
HEIGHT	2 feet maximum (not counting post.)	APEX	Maximum 6 feet to top of post from ground level.
		ADDITIONAL	See 5.10.7 & 5.10.4

5.10.7.11 MONUMENT AND POLE SIGN.

DESCRIPTION: A sign permanently affixed to the ground at its base or by poles that are enclosed by natural stone, stucco, brick, or wood and not mounted to any part of a building. Pole(s) may be used to construct a monument sign so long as the poles are not visible below the sign.





MONUMENT AND POLE SIGN SPECIFIC STANDARDS

(1) A monument sign can be defined as a ground sign generally having a low profile with little or no open space between the ground and the sign and having a structure constructed of masonry, wood, or materials similar in appearance.

(2) One monument or pole sign permitted on each lot with a valid certificate of occupancy.

(3) See setback requirements in Section 5.10.6.2 Freestanding Signs.

(4) How to measure:

(a) Maximum total height is measured from the finished grade at the center of the sign. If the finished grade at the center of the sign is higher than the finished grade of the closest paved surface, then the height shall be measured from the finished grade of the closest paved surface.

(b) The monument base shall be a maximum of two feet in height and shall be included in the calculation of maximum total height.

(c) A monument sign width cannot exceed four times the allowable sign height.

SPECIFICATIONS

QUANTITY	1 maximum per frontage.	HEIGHT TO WIDTH RATIO	4:1 minimum.
AREA	16 square feet maximum for monument siign. 50 square feet maximum for pole sign.	HEIGHT	See table 5.10.6.2
		ADDITIONAL	See 5.10.7 & 5.10.4

5.10.8 TAYLOR MUNICIPAL AIRPORT.

No sign shall be constructed to a height that violates any maximum height restrictions established by the State Department of Transportation and/or the Federal Aviation Administration.

5.10.9 POLITICAL SIGNS.

Except as provided in subsection 5.10.9.1 below, it shall be unlawful for any person to post a political campaign sign on or over any public property in the City.

5.10.9.1 A temporary political campaign sign or literature may be placed on public property that serves as an early voting location or an election day voting location. Only signs and literature that refer to a candidate or issue that is on the ballot at a particular voting location may be placed at that voting location. A maximum of ten signs per candidate or issue may be placed at each polling location. Each temporary political sign or literature placed on public property being used as a polling location may not:

(1) Have an effective area greater than three square feet;

(2) Be more than four feet high;

(3) Be illuminated or have any moving elements;

(4) Be within 100 feet of an outside door through which a voter may enter the public building;

(5) Be on driveways, parking areas, or medians within parking areas on the premises, with the exception of political campaign signs attached to vehicles lawfully parked at the premises;

(6) Be attached, placed or otherwise affixed in any area designated as a planting or landscaped area or to any tree, shrub, building, pole or other improvement;

(7) Be placed within ten feet of the public roadway adjacent to the premises;

(8) Be placed on the premises earlier than 24 hours before the commencement of early voting if being placed at an early voting location or the commencement of election day voting if being placed at an election day voting location; and

(9) Remain on the premises more than 24 hours after early voting has ended if placed at an early voting location or after election day voting has ended if being placed at an election day voting location.

5.10.9.2 In a campaign for political office, the candidate for such office shall be deemed the person responsible for the posting of political campaign signs, unless the candidate first notifies the City Clerk of another person who is responsible. In such cases, the candidate shall provide the name, address, telephone number, and signed consent of such other responsible person. In a campaign regarding a ballot measure, the president of the committee supporting or opposing such ballot measure shall be deemed responsible, unless the candidate first notifies the City Clerk of another person responsible, in the manner described above. Such candidate, committee president, or other designated person shall be subject to prosecution for any violation of this section.

5.10.9.3 Members of the City staff are hereby authorized and directed to remove any political campaign sign found posted within the corporate limits of the City when such sign is in violation of the provisions of this section.

5.10.9.4 All political campaign signs posted on public property in violation of this section are hereby declared to be public nuisances and may be abated as such by the City. All political campaign signs posted on public property shall be deemed to be abandoned and shall become the property of the City and may be disposed of at the discretion of the City.

5.10.10 SIGN ADMINISTRATION - PERMITTING.

5.10.10.1 The City shall promptly process the sign permit application and approve the application, reject the application, or notify the applicant of deficiencies in the application within 21 calendar days after full payment for the sign permit. Any application that complies with all provisions of this LDC, the Building Code, and other applicable laws, standards, and ordinances shall be approved after a plan review of the sign document.

(1) If the application is rejected, the City shall provide, in writing, a list of the reasons for the rejection. An application shall be rejected for non-compliance with the terms of this LDC, Building Code, Engineering Manual, or other applicable laws, standards, or ordinance. If the permit application does not comply with the City ordinances after one resubmission and review by City and no variances have been applied for, the applicant must pay a reapplication fee for each and every subsequent resubmission before the City will review each application again.

(2) If the City have not determined the sign permit within 21 calendar days after full payment of the sign permit, the applicant can request a determination by the ZBA. This does not apply to Master Sign Plans.

5.10.10.2 If a sign is not completely installed within six (6) months following the issuance of a sign permit, the permit shall be void. The City may revoke a sign permit under any of the following circumstances:

(1) The City determines that information in the application was materially false or misleading;

(2) The sign as installed does not conform to the sign permit application;

(3) The sign violates this LDC, Building Code, Engineering Manual, or other applicable law, standard, or ordinance; or

(4) The City determines that the sign is not being properly maintained or has been abandoned.

5.10.10.3 If the City denies a permit, the applicant may appeal through a variance to the ZBA

5.10.10.4 All applications for permits shall include a drawing to scale of the proposed sign and all existing signs maintained on the premises and visible from the right-of-way, a drawing of the lot plan or building facade indicating the proposed location of the sign, and specifications for its construction, lighting, motion, and wiring, if any. All drawings shall be of sufficient clarity to show the extent of the work.

5.10.10.5 Only those individuals who properly obtained a permit from the City, the City's designee, or other statutorily required permit or approval shall receive a permit to erect or alter any sign. Permits for the installation, erection, or alteration of any electrical components on a sign shall be issued only to those individuals who hold a commercial sign operator's license and master electrician's license. It is an offense for any person licensed under the provisions of this LDC to obtain a permit on behalf of, or for the benefit of, any unlicensed person whose business activities are such that such unlicensed person would need a license to obtain a permit.

5.10.10.6 No permit for the erection or alteration of any sign over any sidewalk, alley, or other public property, or on

or over any roof or building shall be issued to any person except upon the condition that the permit may be withdrawn at any time, at which time the sign shall be immediately removed by the responsible party, who will also be liable under the penalties provided for in this LDC.

5.10.10.7 A new permit shall not be issued when:

(1) An existing billboard (off-premises) sign is in a deteriorated, unsafe, or unsightly condition.

(2) A sign on the premises is not in compliance with this LDC.

(3) Written authorization of the property owner where the sign is to be placed has not been obtained.

(4) No inspections have been scheduled or there are failed inspections on a previous site permit issued at the property.

(5) No permit shall be issued until all applicable fees have been paid to the City. Fees may be subject to change without prior notification. The sign permit fee schedule shall be in accordance with the fee schedule enacted by the City Council.

(6) Before any permit may be issued for a new sign under this Chapter, the responsible party shall modify or remove any of its own nonconforming signs on the same property which they are responsible for to conform to the provisions of this Chapter. This provision does not apply to real estate signs, banners, temporary signs, or sidewalk signs. This provision does not apply to nonconforming signs with a variance.

5.10.11 PROHIBITED SIGNS.

5.10.11.1 All signs are prohibited in the city limits and the ETJ unless:

(1) Constructed, maintained, structurally altered, or improved pursuant to a valid permit when required under this LDC; and,

(2) Expressly authorized under this LDC.

5.10.11.2 Signs that cannot be expressly authorized include:

(1) All Internally illuminated signs except for neon signage and faux neon signage in the Historic District of the City of Taylor.

(2) Animated or changeable electronic variable message signs.

(3) Signs located in or projected over any public right-of-way or across the public right-of-way extended across a railroad right-of-way, except when attached to and projecting no more than 18 inches from a building wall legally located at or near the right-of-way line in the city limits or in the ETJ.

(4) Portable signs.

(5) Off-premise signs (including billboards) containing commercial advertising for the sale, rent, or lease of goods, real property, or services.

(6) Signs with lights that blink, fluctuate, flash, or move. Light rays must shine only upon the sign and upon the property within the premises where the sign is located.

(7) Signs that emit sound, odor, pyrotechnic, blue casting (bluetooth advertisements) or visible matter components.

(8) Signs of size, location, movement, coloring, or manner of illuminating that may be confused with or construed as a traffic control device.

(9) Signs that are attached to any utility pole or wire, traffic sign, or public easement, trees, shrubs, mailboxes, benches, tires, pallets, or similar structures, or are placed on a government-owned property unless placed by written permission of the governmental entity.

(10) Signs that obstruct any fire escape, required exit, window, or door opening intended as a means of egress.

(11) Feather banners.

(12) Commercial signs or advertising materials that are worn, held, or attached to a person's body advertising the sale of goods, real property, or services.

(13) Balloon signs.

(14) Banners in Place Type zoning districts: P1, P2, P2.5, P3, P3M.

(15) Inflatable signs.

(16) Pennants.

(17) Pole signs other than along Highway 79 and North Main Street.

(18) Roof signs (including signs that are otherwise authorized but are placed on a roof or on a mobile food vendor or vehicle).

(19) Signs on vacant lots or undeveloped property without a building permit except for a valid real estate sign.

(20) Signs painted on rooftops.

(21) Signs placed or attached to trees, bushes, planters, benches, or other pedestrian elements.

(22) Flags with a commercial message.

(23) Signs with prohibited illumination.

(24) Off-premises signs (billboard)

(a) No permit for alteration or relocation may be issued for an off-premises sign.

(b) An off-premises sign may not be altered regarding the amount of surface area, shape, orientation, height, illumination, or location without the prior issuance of a sign alteration or relocation permit. Ordinary and routine necessary repairs that do not change the size, shape, orientation, height, illumination, or location of an inventoried off-premises sign do not require an alteration permit. A sign alteration permit expires if the approved modifications are not completed within 90 days of permit issuance.

(c) If the City finds that any off-premises sign is not maintained in good repair, the City will notify and order the owner to repair the sign within 30 calendar days. If the City finds that the sign structure or sign area of an off-premises sign has deteriorated more than 60 percent of its replacement value or is not repaired within 30 calendar days, the City shall notify the owner of the off-premises sign and the owner of the real property where the off-premises sign is

located to remove the off-premises sign or poster panel from the property within a specified time. Replacement of more than 60 percent of an off-premises sign during one calendar year shall void the legal nonconforming status of the sign and require immediate removal or conformance with current standards. All off-premises signs ordered to be removed shall be stricken from the authorized list.

(d) No existing billboard shall exceed 40 feet in height from the ground level. No existing billboard shall interfere with the visibility of pedestrians or drivers of motor vehicles at street intersections or otherwise obstruct traffic or create a traffic hazard.

5.10.12 NONCONFORMING SIGNS.

5.10.12.1 Signs in existence prior to this LDC. A sign existing on the effective date of this LDC that violates this LDC or any other ordinance, and a sign that comes under the jurisdiction of this LDC due to the expansion of the City, is a legal nonconforming sign and may be continued, repaired, and maintained in good condition, but may not be otherwise altered, enlarged upon, or expanded. However, the content of the sign can be changed.

5.10.12.2 Voluntary removal of a nonconforming sign for purposes other than maintenance shall terminate its status as a legal nonconforming sign. Replacing a sign cabinet is not considered maintenance.

5.11 ENFORCEMENT.

5.11.1 BENEFICIARY PRESUMED.

5.11.1.1 The primary beneficiary of any sign installed, used, or maintained in violation of this sign Ordinance, as amended, is presumed to have authorized or caused, either directly or indirectly, the installation, use or maintenance of the sign in violation of this Ordinance.

5.11.1.2 If the Sign Administrator determines that any sign is installed, used, or maintained in violation of this Sign Ordinance, as amended, the Sign Administrator shall provide written notice to the owner or primary beneficiary of such sign. A reasonable period of time will be given to remove the sign, or, to remedy all nonconforming or nuisance elements of the sign and bring it into compliance with the Sign Ordinance. This notice shall be provided to the owner or primary beneficiary of the sign by certified and first class mail or by personal delivery.

5.11.1.3 The owner or primary beneficiary who violates or causes, allows or permits a violation of this sign Ordinance shall be deemed guilty of a misdemeanor and upon conviction in the Municipal Court of the City shall be subject to a fine in accordance with the general penalty for violations of the City of Taylor Land Development Code and City of Taylor Code of Ordinances, as amended.

5.11.1.4 In addition, and without prejudice to, the penalties and remedies stated herein, the City may also enforce these provisions and pursue any and all available legal remedies, including but not limited to injunctive relief and recovery of damages and/or civil penalties under chapter 54 of the Texas Local Government Code, as amended.

5.11.1.5 If the person fails to alter or remove the sign or comply with this sign Ordinance within the period of time prescribed by the notice of violation or, the Municipal Court ruling, the Sign Administrator may enter the property and cause the sign to be altered or removed to effect the compliance with this sign Ordinance,

as amended, at the expense of the primary beneficiary. A sign removed under this provision shall be held for a period of no less that 30 days after its removal and before disposal of the removed sign. The Sign Administrator shall return the sign to its owner upon payment of the incurred removal expenses and storage fees.

5.11.1.6 The Sign Administrator shall notify the owner or person entitled to possession of the sign or property of the total actual expenses incurred for the alteration or removal of the sign. If that person fails within 30 days after the date of notification to pay the entire expenses of the repair, alteration, removal or storage costs, then the expenses may be recorded as a lien against the property. These expenses shall include:

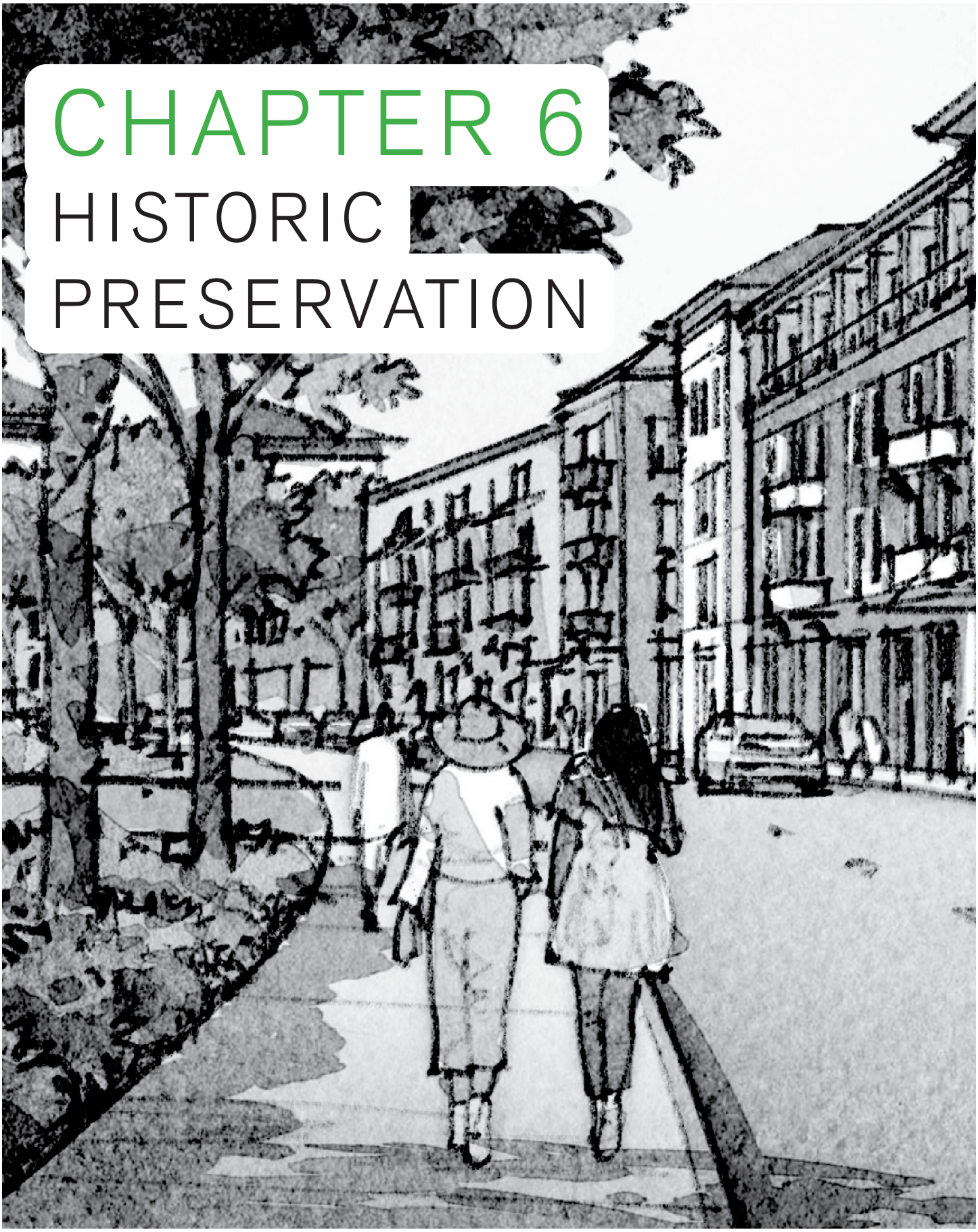
(A) The actual cost of repair or removal of the sign plus storage costs and administrative costs;

(B) An amount representing penalty and interest at the prevailing judgement rate for the cost of collection; and

(C) Reasonable attorney's fees.

5.11.1.7 If expenses are incurred for the alteration or removal of a sign pursuant to this subsection, no permit shall be renewed or issued for the property upon which any such sign exists or existed unless and until such expenses authorized by this subsection are paid in full.

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CHAPTER 6
HISTORIC PRESERVATION

6.1 HISTORIC PRESERVATION.

6.1.1 PURPOSE.

The City Council of Taylor, Texas, hereby declares that as a matter of public policy the protection, enhancement, and perpetuation of landmarks and districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. This ordinance is intended to:

(1) Protect and enhance the landmarks and districts which represent distinctive elements of Taylor's historic, architectural, and cultural heritage;

(2) Foster civic pride in the accomplishments of the past;

(3) Protect and enhance Taylor's attractiveness to visitors and the support and stimulus to the economy thereby provided;

(4) Insure the harmonious, orderly, and efficient growth and development of the City that is sensitive to its historic resources;

(5) Promote economic prosperity and welfare of the community by encouraging the most appropriate use of historic properties within the City;

(6) Encourage stabilization, restoration, and improvements of such properties and their values by offering incentives for rehabilitation.

6.1.2 HISTORIC PRESERVATION OFFICER.

The City Manager or their designee shall appoint a qualified City official or staff person to serve as Historic Preservation Officer (HPO). The City may utilize in-house staff or contract using those individuals whose expertise are required to deliberate on specific, related matters. In addition, the planning department will be responsible for coordinating the City's preservation activities with those of state and federal agencies and with local state, and national preservation organizations.

Responsibilities. The HPO shall be empowered to:

(1) Administer this LDC and advise the HPC on matters submitted to it.

(2) Maintain and hold open for public inspection all documents and records pertaining to the provisions of this LDC.

(3) Receive and review all applications pursuant to this LDC to ensure their completeness.

(4) Review and take action on all certificates of appropriateness applications subject to administrative review pursuant to this LDC.

(5) Review and forward with any recommendations all applications for certificates of appropriateness subject to review by the HPC pursuant to this LDC.

(6) Ensure proper posting and noticing of all Commission meetings, schedule applications for Commission review, provide information packets to its members prior to the meetings, record meeting minutes, and facilitate all Commission meetings.

(7) Review and help coordinate the City's preservation and urban design activities with those of local, state, and federal agencies and with local, state, and national preservation organizations in the private sector.

6.1.3 CRITERIA FOR DESIGNATION OF HISTORIC PROPERTIES OR DISTRICTS.

The HPC shall use criteria for evaluation of significance of an historic landmark or historic district as established by the National Park Service for use in the administration of the National Register of Historic Places. The HPC shall refer to the National Register Bulletin No. 15, How to Apply the National Register Criteria for Evaluation, published by the National Park Service, for further guidance in the application of these criteria.

6.1.3.1 The following criteria shall be considered in determining whether historic overlay zoning should be applied to an individual property or historic district:

(1) Association with events that have made a significant contribution to the broad patterns of our history.

(2) Association with the lives of persons significant in our past.

(3) Embodiment of the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

(4) Archaeological value, in the sense that the property has yielded, or may be likely to yield, information important in prehistory or history.

6.1.3.2 Where the designation is made based on the general character of the proposed historic district, these findings may include, but shall not necessarily be limited to:

(1) Scale of buildings and structures typical of the area.

(2) Architectural style typical of the area.

(3) Architectural period typical of the area.

(4) Building materials typical of the area.

(5) Colors used in buildings typical of the area.

(6) Signage and street furniture typical of the area.

(7) Landscapes typical of the area.

(8) Typical relationships of buildings to the landscapes in the area.

(9) Typical relationships of buildings in the area to the street.

(10) Setbacks and other physical patterns of buildings in the area.

(11) Typical patterns of rooflines of buildings in the area.

(12) Typical patterns of porch and entrance treatments of buildings in the area.

Where the designation is made based on the character of a limited number of specific buildings in the

proposed historic district, the findings may include, but shall not necessarily be limited to:

(1) Architectural style of the buildings.

(2) Architectural period of the buildings.

(3) Textures of materials used in the buildings.

(4) Colors of the materials used in the buildings.

(5) Rooflines of the buildings.

(6) Porch and entrance treatments of the buildings.

(7) Height and mass of the buildings.

(8) Relative proportions of the buildings (width to height, width to depth).

6.1.3.3 Already listed properties. Properties that, as of the date of the adoption of this LDC, are listed as a Recorded Texas Historic Landmark (RTHL) or State Archaeological Landmark (SAL), or that are listed individually or within an historic district on the National Register of Historic Places (NR) shall be considered eligible for designation as historic landmarks pursuant to this LDC. The HPO shall compile a list of such properties and shall initiate an application for historic overlay zoning for each property so identified, pursuant to this LDC. The HPC may establish a process by which it identifies additional properties that are so recognized on the National Register or by the State, either on an annual basis or as such properties are listed and that information becomes known to the HPC and may direct the HPO to initiate applications for historic overlay zoning for those properties, pursuant to this LDC.

6.1.4 DESIGNATION PROCESS FOR LOCAL HISTORIC LANDMARKS AND DISTRICTS.

6.1.4.1 These provisions pertaining to the designation of historic properties constitute a part of the comprehensive zoning plan of the City. Owners of proposed historic properties shall be notified prior to the HPC hearing on the recommended designation. At the HPC's public hearing, owners, interested parties, and technical experts may present testimony or documentary evidence, which will become part of a record regarding the historic, architectural, or cultural importance of the proposed historic property. The City may designate a historic landmark in accordance with Tex. Loc. Gov't Code Sec. 211.0165.

6.1.4.2 The procedure for designating a historic landmark or to establish or amend a historic district may be initiated by the City, or by the individual property owner(s), or by at least twenty percent (20%) of the residents of the potential district. An application for designation shall be made on forms as prescribed by the City and shall be filed with the HPO along with any fees in accordance with the municipal fee schedule. Buildings, structures, sites or areas located within the City which substantially comply with the criteria found in this LDC may be recommended by the HPC to the City Council as historic landmarks or historic districts.

The application shall contain:

(1) For a proposed historic landmark, the name, address, telephone number of applicant, and physical address of the property.

(2) For a proposed historic district, the name, address, telephone number of applicant, and a poll showing no more than ten percent negative responses from owners of properties in the proposed district. In this poll, each property is counted separately, and a non-response is considered to be an affirmative response.

(3) Site plan of the proposed landmark property, or map indicating the geographic boundaries of the proposed district, showing all affected buildings and/or structures.

(4) Detailed historic description and background on the proposed landmark or proposed district.

(5) Current photographs of the overall property or area, along with any historical photographs, if available.

(6) Any other information which the HPO or Commission may deem necessary.

6.1.4.3 Upon receipt of a completed designation application, the HPO shall schedule a hearing at the next available regularly scheduled Commission meeting. Notice of the application shall be mailed to the property owner(s) and advertised in the official newspaper and/or posted on the property as provided for a Place Type zoning change.

6.1.4.4 A proposed historic landmark or district for which an application for designation has been received shall be protected by and subject to all the provisions of this LDC governing demolition, minimum maintenance standards, and penalties until a final decision by the City Council becomes effective, but not to exceed 180 days.

6.1.4.5 At the hearing, the applicant shall have an opportunity to present testimony and evidence to demonstrate the historical significance or insignificance of the subject property or district. Other interested parties and technical experts may also present testimony or documentary evidence, which will become part of a record. The burden of proof shall be upon the applicant. The HPC may take action to approve, postpone requesting additional information, or deny the application. The HPO shall forward any final recommendation to the Planning and Zoning Commission within 30 days of the hearing. Denials may be appealed directly to City Council.

6.1.4.6 The P&Z shall give notice and conduct its hearing upon receipt of the recommendation from the HPC. Notice for such hearing shall be in the same manner and the hearing held according to the same procedures as specifically provided in the general zoning ordinance of the City. The Planning and Zoning Commission shall review the application to ensure that the recommended designation will not pose a conflict with the underlying Place Type zoning and shall forward its recommendation to the City Council within 30 days after taking action on the application.

6.1.4.7 Upon receipt of the joint recommendation on the application from the Historic Preservation Commission and the Planning and Zoning Commission, the City Council shall schedule a hearing on the application within 30 days. Notice for such hearing shall be in the same manner and the hearing held according to the same procedures as specifically provided in the general zoning ordinance of the City. Significance shall be considered only on the record made before the Historic Preservation Commission and the Planning and Zoning Commission.

6.1.4.8 Upon designation of a historic landmark or historic district by the City Council, the designation shall be recorded by legal description on the City's official Place Type zoning maps, in the records of real property of Williamson County, and with the tax appraisal office.

6.1.4.9 The applicant or any persons adversely affected by any determination of the HPC may appeal the decision to City Council. Appeal requests shall be on forms as prescribed by the City and shall be filed with the HPO within seven days of the HPC's decision and scheduled for the next available regularly scheduled City Council meeting. Notice for such hearing shall be in the same manner and the hearing held according to the same procedures as specifically provided in this LDC.

6.1.4.10 Appeals to the City Council shall be considered only on the record made before the HPC and may only allege that the Historic Preservation Commission's decision was arbitrary, capricious, or illegal.

6.1.5 ORDINARY MAINTENANCE.

Nothing in this LDC shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of an historic landmark or a property within an historic district which does not involve a change in design, material, or outward appearance that require the issuance of a building permit.

In-kind repair/replacement and repainting is included in this definition of ordinary maintenance unless painting involves an exterior masonry surface that was not previously painted. The HPO shall determine what is "ordinary maintenance."

6.1.6 MINIMUM MAINTENANCE STANDARDS.

No owner or person with an interest in real property designated as an historic landmark or a property located within an historic district shall permit the property to fall into a serious state of disrepair so as to result in the significant deterioration of any exterior architectural feature which would, in the judgment of the HPC, create a detrimental effect upon the historic character of the landmark or district.

6.1.6.1 Examples of serious disrepair or significant deterioration include:

(1) Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling.

(2) Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling.

(3) Deterioration or crumbling of exterior plaster finishes, surfaces or mortars.

(4) Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors.

(5) Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering.

(6) Rotting, holes, and other forms of material decay.

(7) Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details that causes de-lamination, instability, loss of shape and form, or crumbling.

(8) Deterioration that has a detrimental effect upon the special character of the district as a whole or the unique attributes and character of the contributing structure.

(9) Deterioration of any exterior feature so as to create or permit the creation of any hazardous or unsafe conditions to life, health, or other property.

6.1.7 PROCEDURE TO MITIGATE DEMOLITION BY NEGLECT.

Demolition by Neglect refers to the gradual deterioration of a property when routine or minimum maintenance is not performed. The HPO and the Development Services Department staff shall work together to reduce Demolition by Neglect involving landmarks or properties located within districts within the City. A Demolition by Neglect citation as determined by the HPC may be issued against the owner of the property for failure to comply with the minimum maintenance standards by permitting the subject property to exhibit serious disrepair or significant deterioration as outlined.

6.1.7.1 Due to the time-consuming nature of pursuing enforcement under this Section, no more than one property will be under consideration during each of the following quarters (January-March, April-June, July-September, and October-December).

6.1.7.2 While the HPO will act as the point of contact, the Development Services Department staff shall, when needed, assist with inspections. If there is a dispute between the HPO and Development Services Department staff, the City Manager may be consulted as a mitigating party.

6.1.7.3 Furthermore, while the HPO will act as the point of contact, the Planning Department staff shall, when needed, assist with inspections. If there is a dispute between the HPO and Planning Department staff, the City Manager shall make the final determination.

6.1.7.4 The procedure for citing a property owner for Demolition by Neglect shall be as follows:

(1) Initial identification is made by visual inspection of the area by the HPO or a Commission member or by referral from someone in the area. All referrals shall be made in writing and shall be submitted to the HPO.

(2) Once the initial identification is made, followed by preliminary determination by the HPO, the property owner shall be notified by U.S. mail of the defects of the building and informed of any incentive programs that may be available for repair. The owner shall be given thirty (30) days in which to respond to the preliminary determination by submitting a stabilization proposal to the HPO. The stabilization proposal will be presented to the HPC at the next available meeting. If the HPC approves the proposal, a certificate of appropriateness (if necessary) may be issued administratively by the HPO. The approval will detail the specific work that is necessary to correct the Demolition by Neglect conditions, as well as specify a time period to begin and to complete the work. The HPO shall update the HPC on the status of the property every 30 days, once work begins on the property.

(3) If the property owner receives the letter regarding the preliminary determination, but fails to respond, a second notice shall be sent in the same manner as described above.

(4) If the property owner fails to receive and/or respond to the letter regarding the preliminary determination after two attempts, the matter returns to the HPC for a citation hearing. The HPO shall send a third notice via certified mail informing the owner of the hearing, the property shall be posted with a notice of the violation in accordance with the provisions of this LDC, and a public hearing on the citation shall be scheduled.

(5) At the public hearing, the owner will be invited to address the HPC's concerns and to show cause why a citation should not be issued. The HPC may take action to approve any proposed work, defer the matter to give the owner more time either to correct the deficiencies or make a proposal for stabilization, or issue a citation to the owner of the property for failure to correct the Demolition by Neglect conditions.

(6) If the owner is cited for the condition of Demolition by Neglect of the property, they shall be given 14 days to submit a stabilization proposal to the HPO, and at the discretion of the HPC, up to one year to correct the defects. The HPO shall update the HPC on the status of the property every 30 days once work begins on the property.

(7) If the owner does not respond with a stabilization proposal, the matter shall be turned over to the City Attorney's office for recommendation to the City Council for legal action.

6.1.7.5 The City may create programs, or enter into partnerships with local non-profit organizations, to assist low-income and/or elderly homeowners with maintenance.

6.1.8 CERTIFICATES OF APPROPRIATENESS FOR ALTERATIONS OR NEW CONSTRUCTION AFFECTING LANDMARKS OR HISTORIC DISTRICTS.

No person shall carry out any construction, reconstruction, alteration, restoration, rehabilitation, or relocation of any Landmark or any property within a District, nor shall any person make any material change in the light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from a public right-of-way which affect the appearance and cohesiveness of any Landmark or any property within a District without a Certificate of Appropriateness application. The application must be reviewed and approved by the HPO or the HPC prior to the issuance of any building permit involving any Landmark or property located within a District. The application shall be required in addition to, and not in lieu of, any required building permit.

6.1.9 REVIEW CRITERIA FOR CERTIFICATES OF APPROPRIATENESS FOR ALTERATIONS OR NEW CONSTRUCTION AFFECTING LANDMARKS OR HISTORIC DISTRICTS.

In considering an application for a Certificate of Appropriateness, the HPO and the HPC shall review it for compliance with the Secretary of the Interior's Standards for Rehabilitation and any applicable adopted Design Guidelines previously ratified by the City Council.

All review criteria shall be made available to the applicant, property owners of Landmarks and properties located within Districts. The HPC shall promulgate and make recommendations to update the adopted Design Guidelines as necessary, provided that the changes do not pose a conflict with underlying land-use zoning and the changes do not take effect until ratified by the City Council.

6.1.9.1 Applicability. A certificate of appropriateness shall be required in the following circumstances before the commencement of development within or work upon any property with historic overlay zoning:

(1) Whenever such work or development requires a building permit or certificate of zoning compliance issued by the City;

(2) Whenever such work includes the erection, moving, demolition, reconstruction, restoration, or alteration of the exterior of a property with historic overlay zoning, except when such work satisfies all the requirements of ordinary maintenance and repair as defined in Chapter 7, Definitions, of this LDC

6.1.9.2 Certificate of appropriateness required. No building permit shall be issued by the building official for any property with historic overlay zoning until the application for such permit has been reviewed and a

certificate of appropriateness has been approved by the HPO or the HPC.

6.1.9.3 Procedures. The procedure for obtaining a Certificate of Appropriateness may be initiated by the City for all Landmarks or proposed work within a District, or by the individual property owner(s) of the subject Landmark or for a property located within a District. The application must be submitted for review and approved by the HPO or the HPC prior to the commencement of any work. An application for Certificate of Appropriateness shall be made on forms as prescribed by the City and shall be filed with the HPO along with fees in accordance with the municipal fee schedule.

6.1.10 ADMINISTRATIVE DESIGN REVIEW AFFECTING LANDMARKS AND PROPERTIES LOCATED IN DISTRICTS.

6.1.10.1 Upon receipt of a completed Certificate of Appropriateness application as determined by the HPO, the HPO shall review the application for a preliminary determination of compliance with the Secretary of the Interior's Standards for Rehabilitation and the adopted Design Guidelines. The applicant is encouraged to schedule a meeting with the HPO prior to the submittal of an application to discuss the proposed work and get initial design direction. The HPO reserves the right to forward any Certificate of Appropriateness application to the HPC for review and approval when direction on design policy is needed or if unable to determine compliance with the Secretary of the Interior's Standards for Rehabilitation or the Design Guidelines. Proposed work to all Landmarks, all proposed work within a District, and for all City preservation-related incentive programs or federal projects must be reviewed by the HPC.

6.1.10.2 An application shall be eligible for administrative review by the HPO for the following:

(1) The placement and screening, if necessary, of roof-mounted equipment and other mechanical equipment of various types;

(2) The placement and design of screening treatments for trash and recycling receptacles;

(3) Fences to be installed in the rear and/or side yard, unless an historic precedence exists for fences in the front yards;

(4) Replacing roofing materials or color on a flat roof that will not be visible from the ground or from immediately adjacent taller buildings;

(5) Gutters and downspouts;

(6) Installation or removal of landscaping, including trees;

(7) Accessibility ramps;

(8) Changes to awning material, shape, and size;

(9) Landscape elements, including but not limited to walks, paving, benches, outdoor furniture, planters, pools, trellises, arbors and gazebos;

(10) Installation of any elements required by other codes such as emergency lighting;

(11) Modifications that are considered non-permanent such as, but not limited to, window films and temporary features to weatherize or stabilize a historic resource;

(12) Minor modifications to an existing certificate of appropriateness that still meets the intent of the original approval;

(13) Renewal of an expired certificate of appropriateness.

6.1.10.3 If an application for administrative review is approved or approved with conditions, the HPO shall issue a certificate of appropriateness. However, the HPO may forward the application to the HPC for their consideration for the following reasons:

(1) The application does not meet the approval criteria;

(2) If the HPO does not act on the application within ten business days of receipt of the complete application;

(3) The HPO disapproves the application; or

(4) The applicant wishes to appeal the administrative decision or associated conditions of the certificate of appropriateness application.

An appeal to an administrative decision shall be filed with the HPC within ten (10) business days of said decision.

6.1.10.4 In the event an application is to be considered by the HPC, the HPO shall inform the applicant of the meeting date at which the application shall be considered. The applicant shall have the right to be heard and may be accompanied or represented by counsel and/or one or more construction or design professionals at the meeting.

6.1.10.5 The HPO shall review the application and make a recommendation to the HPC during the meeting at which the application shall be considered.

(1) After hearing the applicant and any other interested parties, and considering the recommendation from the HPO, the HPC shall take one of the following actions:

(a) Approve the proposed work or development and issue a certificate of appropriateness.

(b) Approve the proposed work or development with conditions and issue a conditional certificate of appropriateness.

(c) Disapprove the certificate of appropriateness.

(2) In the case of the disapproval of a certificate of appropriateness by the HPC, the HPC shall state in writing the reasons for such disapproval and may include suggestions in regard to actions the applicant might take to secure the approval of the HPC concerning future issuance of a certificate of appropriateness.

6.1.10.6 Certificate of Appropriateness.

(1) It shall be the responsibility of the HPO to issue the actual certificate of appropriateness following administrative approval or approval by the HPC with any designated conditions, and to maintain a copy of the certificate of appropriateness, together with the proposed plans. These shall be public documents for all purposes.

(2) Work performed pursuant to the issuance of a certificate of appropriateness shall conform to the

requirements of such certificate. It shall be the duty of the building official to inspect from time to time any work performed pursuant to a certificate of appropriateness to assure such compliance. In the event that such work is not in compliance, the building official shall issue a stop work order and/or citation as prescribed by ordinance. The HPC may request that the building official inspect the work and issue a stop work order.

6.1.10.7 Criteria. The HPO or the HPC shall determine whether to grant a certificate of appropriateness based on the following criteria:

(1) The effect of the proposed change upon the general historic, cultural and architectural nature of the historic property or historic district;

(2) The appropriateness of exterior architectural features, including parking and loading spaces, which can be seen from a public street, alley, or walkway; and

(3) The general design, arrangement, texture, material and color of the building or structure and the relation of such factors to similar features of buildings or structures in the historic district, contrast or other relation of such factors to other buildings or structures built at or during the same period, as well as the uniqueness of such features, considering the remaining examples of architectural, historical and cultural values.

6.1.10.8 Guidelines. In all of its determinations of architectural appropriateness and historical integrity in the design and construction of historic properties or signs, the HPO or the HPC shall use the most recent edition of the book entitled, *The Secretary of the Interior's Standards for the Treatment of Historic Properties: With Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing Historic Buildings*, or any future publication which replaces this book, and the following criteria as guidelines:

(1) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration, or to use a property for its originally intended purpose.

(2) The distinguishing original qualities or character of a historic property and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(3) All historic properties shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.

(4) Changes that may have taken place in the course of time are evidence of the history and development of an historic property and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(5) Distinctive stylistic features or examples of skilled craftsmanship that characterize a historic property shall be treated with sensitivity.

(6) Architectural features that are found to be appropriate are to be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other properties.

(7) Surface cleaning shall be undertaken with the gentlest means possible. Sandblasting and other

cleaning methods that will damage the historic building material shall not be undertaken without approval from the Historic Preservation Commission.

(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

(9) Contemporary design for alterations and additions shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material and when such design is compatible with the size, scale, color, material, a character of the property, neighborhood, or environment. Wherever possible, new additions or alterations shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.

6.1.10.9 Supplemental guidelines. The HPO or the HPC may develop, and the City Council may approve, such supplemental guidelines as it may find necessary to implement the regulations of historic overlay zoning or the findings applicable to the designation of a particular historic property. Such guidelines may include, but are not limited to the following:

(1) Charts or samples of acceptable materials for siding, foundations, roofs, or other parts of buildings;

(2) Illustrations of appropriate architectural details;

(3) Specifications of appropriate relationships to streets, sidewalks, other structures, and buildings;

(4) Illustrations of appropriate porch treatments or entrances; or

(5) Illustrations of appropriate signage or street furniture.

6.1.10.10 Certificate of appropriateness for demolition.

(1) Certificate required. No historic property shall be demolished or removed unless such demolition shall be approved by the HPC and a certificate of appropriateness for such demolition shall be granted.

(2) Procedure for the issuance of a certificate of appropriateness for demolition shall be the same as for the issuance of other certificates of appropriateness with the following modification.

(3) After the hearing, the HPC may approve the certificate of appropriateness, thereby authorizing the demolition, or the HPC may disapprove the certificate of appropriateness and postpone the demolition or removal for a period of 120 days. The purpose of such a postponement would be to allow the HPC and any interested parties to explore alternatives to demolition.

(4) The HPC may extend the postponement period for an additional 60 days to enable the completion of ongoing negotiations.

(5) Notwithstanding any provision of this LDC, the City Council reserves the right to prohibit the demolition of a landmark structure with four affirmative votes.

(6) Supplemental demolition criteria. In determining whether to issue a certificate of appropriateness for demolition, the HPC, and, on appeal, the City Council, shall consider the following criteria, in addition to the criteria specified in this section:

(a) The uniqueness of the property as a representative type or style of architecture, historic

association, or other element of the original designation criteria applicable to such structure or tract.

(b) The condition of the property from the standpoint of structural integrity and the extent of work necessary to stabilize the property.

(7) The economically viable alternatives available to the demolition applicant, including:

(a) Donation of a part of the value of the subject structure or site to a public or nonprofit agency, including the conveyance of development rights and facade easement.

(b) The possibility of sale of the property, or any part thereof, to a prospective purchaser capable of preserving such property.

(c) The potential of the property for renovation and its potential for continuing use.

(d) The potential of the property for rezoning in an effort to render such property more compatible with the physical potential of the property. The ability of the property to produce a reasonable economic return on investment for its owner; provided, however, that this factor shall not have exclusive control and effect but shall be considered along with all other criteria contained in this section.

6.1.10.11 Certificate of appropriateness for relocation:

(1) Certificate Required. No historic landmark shall be relocated unless such relocation shall be approved by the HPC and a certificate of appropriateness for such relocation shall be granted. For the purposes of this subsection concerning relocation, the term "historic landmark" shall be used to describe an individual building, structure, or object designated according to the procedures in this LDC.

(2) Procedure. The procedure for issuance of a certificate of appropriateness for relocation shall be the same as for the issuance of other certificates of appropriateness with the following additions.

(a) Documentation shall be provided to the HPC at the time of application for a certificate of appropriateness that provides an:

i. Overview of the proposed relocation of the historic resource, including:

» Reasons for relocating the historic resource; and

» Reasons for selection of destination site.

(b) Photographs, which document all aspects of the historic resource. Requirements for photographs shall be provided by the HPC. At a minimum, photographs provided by the applicant s hall include but are not limited to:

i. Each elevation of the building;

ii. Street view;

iii. All prominent architectural features; and

iv. Any additional accessory buildings that also have historic overlay zoning, showing how they relate to the primary structure.

v. Requirements for photographs shall be maintained and provided by the HPC.

(c) Site plan of historic resource in current location.

(d) Site plan of historic resource in new location.

(e) Public notices of the proposed relocation shall be required as follows:

i. Signed notice shall be posted within five business days of receipt of an application for a certificate of appropriateness for relocation, the City shall post a sign showing notice of the application on the originating location and on the proposed destination location, for the purpose of notifying the public of the proposed relocation.

ii. Mailed notice shall be sent ten business days prior to the HPC meeting when the application will be heard, written, notices shall be mailed to each owner, as indicated by the most recently approved City tax roll, of real property within 300 feet of the existing property with the resource proposed for relocation 300 feet of the proposed new location. Notice may be served by its deposit in the Postal Service in the City, properly addressed with postage paid.

iii. Mailed notices shall contain at least the following specific information:

- The general location of land that is the subject of the application and/or a location map;
- The legal description or street address;
- The substance of the application;
- The time, date, and location of the HPC meeting;
- A phone number to contact the City; and
- A statement that interested parties may appear at the hearing.

(3) When a historic resource is relocated to a new site, the historic resource shall retain the historic overlay and therefore continue to be subject to the requirements of a certificate of appropriateness.

(4) Supplemental relocation criteria. In determining whether to issue a certificate of appropriateness for relocation, the HPC, and, if necessary, on appeal, the City Council, shall consider the following criteria, in addition to the criteria specified in this subsection:

(a) The historic resource is imminently threatened by demolition or removal of historic overlay zoning.

(b) Reasonable alternatives have been examined to mitigate the threat to the historic resource, in lieu of relocation. Alternatives may include, but are not limited to:

i. Modification of the proposed project affecting the historic resource to avoid its impact on the location of the historic resource.

ii. Incorporation of the historic resource, in its entirety, into the proposed project that would affect the location of the historic resource.

(5) When relocated, the historic resource shall remain in the City of Taylor.

(6) The structural condition of the historic resource has been examined so that it has been determined that the historic resource may be moved and that damage to the historic resource which would result from the move can be minimized. Stabilization of the historic resource prior to and/or during the move may be required.

(7) A new location for the historic resource has been determined that would be compatible with the architectural aspects of the historic resource, to the extent possible. Consideration shall include the review of all of the following:

(a) Size of the resource and destination lot;

(b) Massing;

(c) Architectural style;

(d) Review of all adopted design guidelines by the HPC in determining compatibility; and

(e) Other historic resources, which are not the primary resource on the site, but are historically associated with the primary resource, also should be relocated, if possible, and may be considered for relocation with the primary resource on the same certificate of appropriateness.

(8) Any historic resource relocated pursuant to this section shall be required to conform to any siting conditions at the new location. These siting conditions shall include, but are not limited to, setback requirements, structural alteration requirements such as enclosed parking requirements, and architectural requirements such as exterior finishes and orientation.

(9) The applicant agrees to the following additional conditions of the certificate of appropriateness:

(a) The historic resource shall be secured from vandalism and other damage for the time that it remains vacant as a result of the relocation process.

(b) The applicant shall be required to display a plaque, provided and paid for by the City, which documents the historic resource's original location, date of relocation, and reason for relocation.

(c) The historic overlay shall convey with the historic resource to its new location.

(10) The historic overlay shall be removed from the originating property, unless one of the following applies:

(a) The property is located within an historic district; or

(b) Only an accessory structure has been moved and the primary structure on the site remains; or

(c) The site itself is historically significant.

(11) The City may apply the historic overlay to the destination lot(s), by following the procedures for applying historic overlay of this LDC. If the historic resource is being moved into an already designated historic district, the historic overlay shall remain and apply.

(12) The applicant shall provide photographs to the HPO of the relocated historic resource once relocation is complete.

(13) Information regarding the relocation shall be filed in the appropriate City and county records.

(14) If a certificate of appropriateness for relocation has been approved by the HPC, the following fees shall be waived:

(a) Building moving and permits fees

(b) Notice requirement fees.

(15) Appeals of certificate of appropriateness decisions made by the HPC shall be made within 15 days to the City Council.

6.1.11 ECONOMIC HARDSHIP INVOLVING CERTIFICATES OF APPROPRIATENESS FOR DEMOLITION AFFECTING LANDMARKS AND HISTORIC DISTRICTS.

6.1.11.1 No certificate of appropriateness for demolition involving a claim of economic hardship may be approved, nor shall a demolition permit be issued by the City unless the owner proves compliance with the following standards for economic hardship:

(1) The property is incapable of earning a reasonable return in its current or rehabilitated state, regardless of whether that return represents the most profitable return possible; and

(2) The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and

(3) Earnest and reasonable efforts to find a purchaser interested in acquiring the property and preserving it have failed; and

(4) The property cannot be moved or relocated to another site similar or within the District.

6.1.11.2 The City shall adopt by resolution separate criteria for review in considering claims of economic hardship for investment for income-producing and non-income-producing properties, as recommended by the HPC. Non-income-producing properties shall consist of owner-occupied single-detached dwellings and non-income-producing institutional properties. All standards for review shall be made available to the owner prior to the hearing. The information to be considered by the City may include, but not be limited to, the following:

(1) Purchase date price and financing arrangements

(2) Current market value

(3) Form of ownership

(4) Type of occupancy

(5) Cost estimates of demolition and post-demolition plans for development

(6) Maintenance and operating costs

(7) An inspection report by licensed architect or structural engineer that has experience working with historic properties

(8) Costs and engineering feasibility for rehabilitation

(9) Property tax information

(10) Rental rates and gross income from the property

(11) Other additional information as deemed appropriate

6.1.11.3 Claims of economic hardship by the owner shall not be based on conditions resulting from:

(1) Evidence of demolition by neglect or other willful and negligent acts by the owner

(2) Purchasing the property for substantially more than market value at the time of purchase

(3) Failure to perform normal maintenance and repairs

(4) Failure to diligently solicit and retain tenants

(5) Failure to provide normal tenant improvements

6.1.11.4 Throughout the process, the applicant shall consult in good faith with the HPO, local preservation groups, and interested parties in a diligent effort to seek an alternative that will result in preservation of the property. Such efforts must be demonstrated to the HPC at the hearing.

6.1.12 ENFORCEMENT.

All work performed pursuant to a certificate of appropriateness issued under this LDC shall conform to any requirements included therein. It shall be the duty of the building inspector to inspect periodically any such work to assure compliance. In the event that work is not being performed in accordance with the certificate of appropriateness, or upon notification of such fact by the HPC and verification by the HPO, the building inspector shall issue a stop work order and all work shall immediately cease. The property owner shall then be required to apply for a hearing before the HPC to explain the non-compliance. No further work shall be undertaken on the project as long as a stop work order is in effect until a decision is rendered by the HPC on the application.

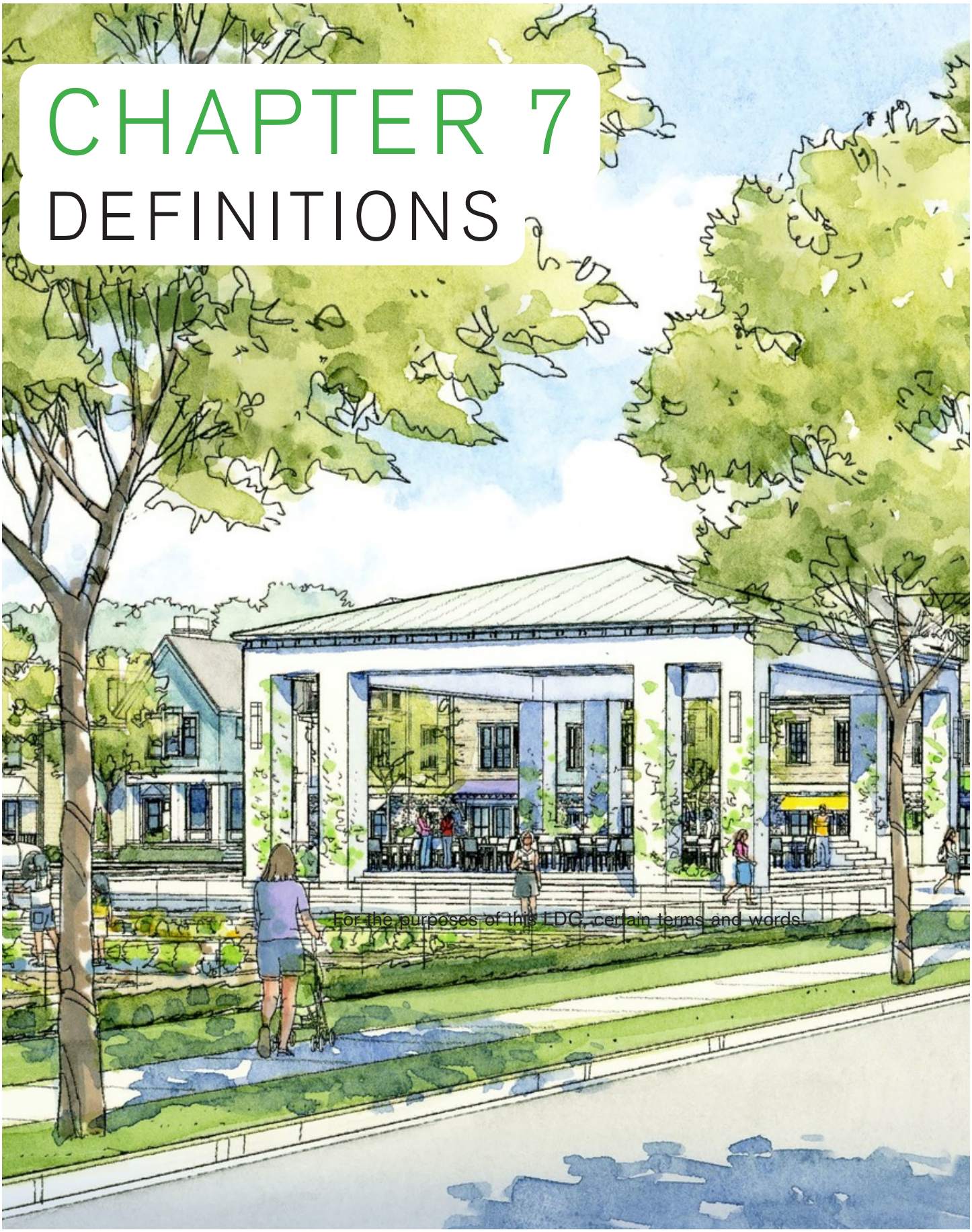
6.1.13 PENALTIES.

It shall be unlawful to construct, reconstruct, significantly alter, restore, or demolish any building or structure designated with historic overlay zoning in violation of the provisions of this LDC. The City, in addition to other remedies, may institute any appropriate action or proceeding to prevent such unlawful construction, reconstruction, significant alteration, or demolition to restrain, correct, or abate such violation or to prevent any illegal act, business, or maintenance in and about such premises, including acquisition of the property. Any person, firm, or corporation violating any provision of this LDC shall be guilty of a Class C misdemeanor, punishable by a fine of not less than $250.00 or more than $2,000.00.

Each day the violation continues shall be considered a separate offense. Such remedy under this section is in addition to any abatement restitution.

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CHAPTER 7
DEFINITIONS



For the purposes of this LDC, certain terms and words

are hereby defined; terms not defined herein shall be constructed in accordance with customary usage in municipal planning and engineering practices.

ACCESSORY BUILDING shall mean an outbuilding that is smaller than the main structure and is situated behind the main structure on the lot.

ACCESSORY DWELLING shall mean a secondary unit located toward the rear of the same lot as a principal building used as an additional dwelling unit.

ADDITION shall mean any construction that increases the size of a structure in terms of site coverage, height, or gross floor area.

ADDRESS SIGN shall mean a sign, generally applied to a building wall, that displays a building's address.

ADMINISTRATIVE APPROVAL shall mean the process by which the City Manager reviews submitted administrative plats, public frontage, site, and/or building plans and provides approval based on compliance with this LDC.

ADMINISTRATIVE PROCEDURE shall mean the procedure to be followed for the approval of the subdivision or re-subdivision of an existing lot(s) when such subdivision meets certain limited conditions set by the City.

ADMINISTRATIVE REVIEW shall mean the process by which the City reviews submitted Neighborhood Plans, Public Frontage, site, and/or Building Plans to determine compliance with this LDC.

ADMINISTRATOR shall mean the City Manager and/or designated City Staff.

ALLEY shall mean a vehicular drive located to the rear of lots providing access to service areas, parking, rear building access and may contain utility easements.

ALLEY SIGN shall mean a sign used to identify the alley entrance to a building or business.

ALTERATION shall mean any change, demolition, or modification to a structure or site designated as a historic landmark or located in a local historic area including, but not limited to, the following:

(1) Exterior changes to or modifications of any buildings or structures, architectural details or visual characteristics.

(2) Construction of new structures.

(3) Disturbance of archaeological sites or areas; or

(4) Disturbance, placement, or removal of exterior objects that affect the exterior qualities of the property.

AMENDING PLAT shall mean plat as defined in 212.016 of the Texas Local Government Code and the procedure for such plats shall be the same as the procedure as defined herein.

APARTMENT BUILDING shall mean a building or series of buildings containing greater than five (5) dwelling units in a building with exterior dwelling unit entrances, primarily rented or leased for terms longer than thirty (30) days.

APEX shall mean the highest point of a sign as measured from the point on the ground where its structure is located, or, if no sign structure is present, from the point on the ground directly below the sign itself.

APPEAL shall mean a means for obtaining a review of a decision, determination, order, or failure to act.

APPLICANT shall mean a person or entity who submits to the City an application for an approval required by this LDC. To be qualified as an applicant under this LDC, the person or entity must have sufficient legal authority or proprietary interests in the land to commence and maintain proceedings under this LDC. The term shall be restricted to include

only the property owner(s), or a duly authorized agent and representative of the property owner.

APPLICATION shall mean a written request to the City for an approval required by this LDC that contains all information required by this LDC and that has been deemed administratively complete by the City.

APPURTENANT features shall mean the features that define the design of a building or property including but not limited to porches, railings, columns, shutters, steps, fences, attic vents, sidewalks, driveways, garages, carports, outbuildings, gazebos, and arbors.

ARCADE shall mean colonnade supported upper stories of a building projecting over the sidewalk, where the facade of the first story remains at or behind the frontage line.

ARCHAEOLOGICAL resource shall mean a site with archaeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

ARCHITECTURAL ELEMENT shall mean the unique details and component parts that combined form the architectural style of a structure, building, or object.

ARCHITECTURAL FEATURES shall mean ornamentation or decorative features attached to or protruding from or otherwise accentuating an exterior wall.

AWNING shall mean a cloth, plastic, or other nonstructural covering that either is permanently attached to a building or can be raised or retracted to a position against the building when not in use. This term does not include canopies.

AWNING SIGN shall mean lettering applied directly on the valance or other vertical portion of an awning.

BAND SIGN shall mean a sign that is attached flat on the exterior front, rear, or side wall of any building or other structure.

BANNER shall mean a temporary sign, either attached or freestanding, with or without characters, letters, illustrations, or ornamentations, applied to cloth, paper, flexible plastic or fabric of any kind, attached to the exterior of the structure or freestanding on the site with temporary fastening devices such as rope, string, wire, twine, or similar materials, which is in addition to the permitted permanent signs, announcing a special event for a business, i.e., business openings, grand openings, sales, or promotion events.

BICYCLE CORRAL shall mean a group of either short-term or long-term bicycle parking spaces that are located in the vehicular parking area adjacent to the curb. The corral is generally surrounded by a painted white box on the street with flexible vertical delineators and a wheel stop where vehicles are likely to back into the adjacent parking spot.

BICYCLE RACK, LONG-TERM shall mean a bicycle parking fixture that provides at least two bicycle spaces and includes at least a four-foot-wide by six-foot-long dimension, is intended for parking more than three hours, and is fully protected from the elements.

BICYCLE RACK, SHORT-TERM shall mean a bicycle parking fixture that provides at least two bicycle spaces, includes at least a four-foot-wide by six-foot-long dimension, and is intended for parking less than three hours.

BLADE SIGN shall mean a sign mounted on the building facade, projecting at a 90-degree angle.

BLOCK shall mean an aggregate land area circumscribed by streets or thoroughfares.

BLOCK FACE shall mean the aggregate of all the principal frontage lines or alternatively the building facades on one side of a block.

BUILDABLE WIDTH shall mean the width of the building site left to be built upon after the required IBC setbacks

are provided.

BUILDING shall mean a structure having a roof supported by columns or walls for the shelter, support, or enclosure of persons, animals, real property, and business activity.

BUILDING BLOCK shall mean the 330' X 330' block size that is defined in Taylor's DNA. It is the foundation of the walkable environment.

BUILDING LINE shall mean the rear line of a required front build-to-line that is generally parallel to the street line forming the front line.

BUILDING OFFICIAL shall mean the inspector or administrative official charged with responsibility for issuing permits and enforcing the Building Code and this LDC where indicated.

BUILDING TYPES shall mean a range of structures with different standards to create a variety of options for human settlements.

BUILD-TO-LINE shall mean the line parallel to the street along which the primary mass of the front facade should be set. It is measured as a perpendicular distance from the street line to the nearest point of the building facade.

BUSINESS shall mean a place where a person practices their regular occupation, profession, or trade.

BY RIGHT shall mean characterizing a proposal or component of a proposal for a Neighborhood Plan or Site Plan that complies with this LDC and is permitted and processed administratively without public hearing.

CALENDAR YEAR shall mean between January 1 to December 31 of each year.

CANOPY shall mean any non-rigid material such as fabric or flexible plastic, that is supported by or stretched over a frame, that is attached to an exterior wall, and that may include a type that can be retracted, folder, or collapsed against the face of a supporting building.

CERTIFICATE OF APPROPRIATENESS shall mean the certificate issued by the City indicating approval of plans for alteration, construction, or removal affecting a designated landmark or property within historic overlay zoning.

CERTIFICATE OF OCCUPANCY shall mean an official certificate issued by the City through the Building Official that indicates conformance with the zoning standards and building codes and authorizes legal use of the premises that it is issued.

CERTIFIED LOCAL GOVERNMENT shall mean a local government certified or approved by the State Historic Preservation Office (SHPO), which has an appointed commission to oversee the survey and inventory of historic structures, to review areas for historically significant structures, and to develop and maintain the community planning and education process. This federal government program, authorized by the National Historic Preservation Act, 16 U.S.C. 470 et seq., provides for the participation of local governments in a federal/state/local partnership.

CHANNEL LETTERS shall have its own internal lighting element, individually attached to the wall or onto a separate background panel. The letter shall be translucent, or solid to create a backlit halo effect.

CITY OR THE CITY shall mean the City of Taylor and its authority of its city limits and extraterritorial jurisdiction (ETJ).

CITY CLERK shall mean the City Clerk of the City of Taylor or the authorized representative of the clerk.

CITY COUNCIL shall mean the governing body of the City of Taylor, Texas.

CITY ENGINEER shall mean a Licensed Engineer with the state of Texas or their representative with the City.

CITY MANAGER shall mean the chief administrative officer of the City of Taylor and their designated representative.

CITY OF TAYLOR ENGINEERING MANUAL shall mean the engineering manual adopted February 9, 2010, by Ordinance 2009-37, and any engineering manual adopted by the City of Taylor, Texas, by ordinance after March 24, 2011, superseding or repealing Ordinance 2009-37. Also referred to as the Engineering Manual.

CIVIC shall mean a designation for public sites dedicated for civic buildings and civic space.

CIVIC BUILDING shall mean a building operated by not-for-profit organizations dedicated to art, culture, education, recreation, government, transit, and municipal parking, or as approved by the Planning & Zoning Commission and City Council.

CIVIC SPACE shall mean an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships between their intended use, their size, their landscaping, and the buildings that front them.

CLEARANCE shall mean the height above the walkway, or another surface if specified, of the bottom edge of an element.

CLUSTERED LAND DEVELOPMENT OR CLD shall mean a Development Pattern structured by a pedestrian shed oriented toward a common destination such as a general store, meeting hall, schoolhouse, or church clustered together in order to preserve open space. CLD takes the form of a small settlement standing free in the countryside.

COLLECTOR STREET shall mean a street that continues through several residential districts and is intended as a connecting street between residential districts and arterial streets or thoroughfares or business districts. Such secondary or collector streets will also be indicated in the Thoroughfare Plan when adopted which will be placed on file with the City Engineer.

COMMERCIAL shall mean the term collectively defining workplace, office, retail, and lodging uses.

COMMERCIAL SIGN shall mean a sign that directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing.

COMMISSION shall mean the Planning and Zoning Commission of the City of Taylor, Texas.

COMMON DESTINATION shall mean an area of focused community activity, usually defining the approximate center of a pedestrian shed. It may include, without limitation to, one or more of the following: a Civic Space, a Civic Building, a commercial center, or a transit station, and may act as the social center of a neighborhood.

COMPREHENSIVE PLAN shall mean a document adopted by the City that consists of graphic and textual policies that govern the future development of the City and that consists of various components governing specific geographic areas and functions and services of the City.

CONSERVATION EASEMENT shall mean a voluntary legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land in order to protect its conservation values.

CONSTRUCTION shall mean the act of adding an addition to an existing building, structure or object, or the erection of a new principal or accessory building, structure, or object on any lot, parcel, or site.

CONSTRUCTION PLANS shall mean the scaled and dimensioned drawings intended to identify exactly how a

proposed project will be constructed. Construction plans include, but are not limited to, the following information: cover sheet, plat, site plan, landscape plan, sign plan, drainage plans and calculations, building plans, plans for both public and private utilities, construction details, etc.

CONTRIBUTING shall mean a building, structure, site, or object within a designated historic district which:

(1) embodies the significant physical features and characteristics of the district, or adds to the historical association, historical architectural qualities, or archaeological values identified for the district; and

(2) was present during the period of significance relating to the documented significance of the district; and

(3) possesses historic integrity or is capable of yielding important information about the period.

COURTYARD shall mean the placement of a building within the boundaries of its lot to create a private courtyard, while internally defining one or more private patios. Courtyard is a building type.

CURB shall mean the edge of the vehicular pavement that may be raised or flush to a swale. It usually incorporates the drainage system.

DANGEROUS STRUCTURE shall mean a structure that poses an imminent threat to public health or safety.

DEMOLITION shall mean an act or process which: (1) destroys a lot, parcel or site or building, structure or object in its entirety, (2) destroys a part of a lot, parcel or site or building, structure or object and permanently impairs its structural, historic or architectural integrity, (3) removes the building, structure or object or any part thereof from the original lot, parcel or site without the requisite moving permit, or (4) removes architectural elements and features from the exterior of a building, structure or object.

DEMOLITION BY NEGLECT shall mean improper maintenance, neglect in the maintenance of, or lack of maintenance of any structure or property with historic overlay zoning, which results in deterioration of the structure and threatens the preservation of the structure.

DESIGNATION shall mean the process by which the City Council may designate certain buildings, land, areas, and districts in the City with historic overlay zoning and define, amend, and delineate the boundaries thereof.

DESIGN GUIDELINES shall mean the "Design Guidelines for Historic Taylor, Texas" as adopted by the City Council and as may be amended from time to time. These are guidelines of appropriateness or compatibility of building design within a community or historic district. Design guidelines contain drawings accommodating “do’s and don’t’s” for the property owner. The historic preservation commission has the authority to administer design guidelines.

DESIGN REVIEW shall refer to the decision-making process conducted by the historic preservation board or an appointed historic preservation officer that is guided by established terms.

DEVELOPMENT shall mean any construction activity or alteration of the landscape, its terrain contour, or vegetation, including the erection or alteration of structures or land use.

DEVELOPMENT PATTERN shall mean options for land configuration for a Neighborhood Plan. The three types addressed in this LDC are Cluster Land Development (CLD), Traditional Neighborhood Development (TND), and Village Cluster Development (VCD).

DEVELOPMENT REVIEW COMMITTEE (DRC) shall mean staff members from each department overseeing development, infrastructure, and public safety that administer the provisions of this LDC.

DEVELOPMENT SIGN shall mean a sign announcing a proposed subdivision or a proposed building project.

DISPOSITION shall mean the placement of a building on its lot.

DISTRIBUTION MAINS shall mean off-site utilities serving a subdivision and other areas that are not laterals or service lines.

DRAINAGE shall mean any activity that intentionally alters the hydrological regime of any locality by facilitating the removal of surface or groundwater. It may include the construction, deepening, extending, opening, installation, or laying of any canal, drain, or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.

DRAINAGE FACILITIES shall mean all facilities constructed within a subdivision related to stormwater drainage, including but not limited to swales, lawn areas, fences, structures, drainage facilities, drainage pipes, pumps, and detention and retention ponds.

DRIVEWAY shall mean a vehicular lane within a lot, often leading to a garage.

DUPLEX shall mean a building with two units within one structure on a lot. The configuration can be side by side, stacked, front to back, etc.

DWELLING shall mean any building or portion thereof, that is designed or used as living quarters for one or more families.

ECONOMIC HARDSHIP shall mean the inability of an owner to obtain a reasonable return or a reasonable beneficial use from a property with historic overlay zoning as required by the United States Supreme Court in Penn Central Transportation Company v. New York City, 438 U.S. 104 (1978) and subsequent decisions. A reasonable economic return does not have to be the most profitable return possible or allow the highest and best use of the property.

EDGEYARD BUILDING shall mean a building that occupies the center of its lot with setbacks on all sides. Edgeyard is a Building Disposition.

ELEVATION shall mean the exterior wall of a building that is set along a frontage line.

ENCROACHMENT shall mean any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public frontage, or above a height limit.

ENFORCEMENT OFFICER shall mean a public official or employee responsible for ensuring compliance with local zoning regulations and ordinances.

EXTERIOR ARCHITECTURAL FEATURE shall mean but not be limited to architectural style and general arrangement of such portion of the exterior of a structure as is designed to be open to the view from a public way.

EXTERNALLY ILLUMINATED shall mean articifial light located away from the sign which lights the sign. The source of which may or may not be visible to persons viewing the sign from any street, sidewalk, or adjacent property.

EXTRATERRITORIAL JURISDICTION (ETJ) shall mean the area adjacent to the city limits of the City as created and authorized under Chapter 42 of the Texas Local Government Code. The City is authorized to control, among other things, subdivision as prescribed or defined by law.

FACADE shall mean the portion of any exterior elevation on the building extending from the grade to parquet, wall, or eaves, and the entire width of the building elevation which are adjacent to the front on any right-of-way. Where separate faces are oriented in the same direction, or in directions within 45 degrees of one another, they are to be considered as part of a single facade.

FAUX NEON SIGNAGE shall mean signage created by using light emitting diodes (LEDs) which are strung closely together so that the light they emit overlaps and creates a steady source of light encased in plastic tubes.

FEATHER BANNER shall mean a vertical portable sign, made of lightweight material that is prone to move in the wind, and that contains a harpoon-style pole or staff driven into the ground for support or is supported by means of an individual stand. This definition includes such signs of any shape including flutter, bow, teardrop, rectangular, shark, feather, and U-shaped. For purposes of this Chapter, a feather banner is an advertising device and sign.

FENCE shall mean a barrier or enclosure made of stone, brick, pierced brick or block, wood, or other permanent material of equal character, density, and acceptable design, including but not limited to masonry walls, chain link fences, barbed wire fences, picket fences, and privacy fences.

FILED shall mean the date when a submission has been deemed an administratively complete application. A plan or permit application shall be reviewed for completeness and be deemed administratively complete to be considered filed.

FINAL PLAT shall mean a plat as defined in 212.014 or 212.015 of the Local Government Code and the procedure for such plats shall be the same as standard procedure as defined herein.

FLAG/PENNANT shall mean a piece of fabric of distinctive design that is used as a symbol (as of a nation), identification, signaling device, or as decoration.

FLOODPLAIN shall mean an area of land subject to inundation by a 100-year frequency flood as determined using standard engineering practices and generally as shown on the FIRM (Flood Insurance Rate Map) of the City of Taylor.

FREESTANDING COMMERCIAL SIGN shall mean a sign supported by one or more columns, poles, or bars extended from the ground or from an object on the ground, or that is erected on the ground; the term includes all signs which are not substantially supported by a building or part thereof, or which are substantially supported by a building or part thereof, when the sole significant purpose of the building or part thereof, is to support or constitute the sign.

FRONTAGE shall mean the area between a building facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into private frontage and public frontage.

FRONT PROPERTY LINE shall mean a lot line bordering a public frontage. Facades facing front property lines define the public realm and are therefore more regulated than the elevations facing other lot lines.

GALLERY shall mean an attached cantilevered shed or a lightweight colonnade extending from a building facade to overlapping the sidewalk.

GOVERNMENT shall mean a federal, state or local government entity and includes the City of Taylor and Williamson County.

GOVERNMENT SIGN shall mean a sign that is constructed, placed, or maintained by the federal, state, or local government or a sign that is required to be constructed, placed, or maintained by the federal, state, or local government either directly or to enforce a property owner's rights. Local government includes any political subdivision including the county, the City, the school district, or an emergency services district.

GRADE shall mean ground level.

GREEN shall mean a Civic Space Place Type (CS) for unstructured recreation, spatially defined by landscaping rather than building frontages.

HALO LIT SIGN shall mean aluminum faces and sides (returns) mounted onto standoffs away from the wall which project either LED's or neon Illumination to the wall surface, giving the sign a halo effect.

HANGING SIGN shall mean a sign attached to underneath the canopy or awning.

HISTORIC DESIGNATIONS shall mean an official recognition of the significance of a building, property, or district. Designation can occur on three different levels:

(1) Federal - The National Register of Historic Places (for both individual buildings and entire districts);

(2) State - Recorded Texas Historic landmarks (only for individual buildings) and State Archaeological Landmarks; or

(3) Local - designated under a municipal historic ordinance either individually as a landmark or as a locally designated district.

HISTORIC DISTRICT shall mean an area of the City containing a grouping of historic properties that are designated with historic overlay zoning and that may contain properties that are both contributing and non-contributing, but that is united historically or aesthetically. For the purpose of this section, the entirety of an historic district shall have historic overlay zoning.

HISTORIC LANDMARK shall mean any building, structure, object, site, or portion thereof with historic overlay zoning.

HISTORIC PRESERVATION shall mean the protection, reconstruction, rehabilitation, repair, and restoration of places and structures of historic, architectural, or archaeological significance.

HISTORIC PRESERVATION COMMISSION (HPC) shall mean the five-member Board established under this LDC and appointed by City Council.

HISTORIC PRESERVATION OFFICER (HPO) shall mean the planning director or their designee who shall serve as the historic preservation officer for the City and who shall oversee the historic preservation program for the City.

HISTORIC REHABILITATION shall mean the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

HISTORIC RESOURCE shall mean any building, structure, object, or site that is 50 years old or older or any resource that has been identified as a high or medium priority because of its unique history or architectural characteristics.

HISTORIC RESOURCES SURVEY shall mean a systematic, detailed examination of an area designed to gather information about historic properties sufficient to evaluate them against predetermined criteria of significance.

HOME OCCUPATION shall mean an occupation carried on only by a resident of the premises (and by no other person(s)), which occupation is clearly incidental and secondary to the residential purposes of the premises and does not change the external appearance of the residential property or be detrimental to the residential character of the neighborhood.

HOME OWNER'S ASSOCIATION (HOA) shall mean an organization authorized by the Texas Property Code Section 202 that is established in part to provide for the maintenance of required drainage improvements.

HOUSE shall mean a single dwelling unit edgeyard building on a lot.

IBC/ICC (INTERNATIONAL BUILDING CODE/INTERNATIONAL CODE COUNCIL) shall mean the Code or Codes adopted by the City of Taylor to ensure public health and safety of buildings, including all related Codes.

IMPROVEMENT shall mean any building, structure, or object constituting a physical betterment of real property, or any part of such betterment, including but not limited to streets, alleys, curbs, lighting fixtures, signs and the like.

INFLATABLE SIGN shall mean an inflatable device, with or without a message, figure, or design attached to its surface designed to attract attention.

INFILL/INFILL DEVELOPMENT shall mean new development on land that had been previously developed, including most greyfield and brownfield sites, or remainder lands surrounded by developed lands and cleared land within urbanized areas.

INTERNALLY ILLUMINATED shall mean a light source that is concealed or contained within the sign and becomes visible in darkness through a transparent surface.

INITIATED DESIGNATION shall mean the historic designation procedure is considered to be initiated immediately when the City Council, the Planning & Zoning Commission, or the Historic Preservation Commission votes to initiate it or, in the case of initiation by the property owner(s), when the designation report is filed with the planning director.

INTEGRITY shall mean the authenticity of a property's historic identity, evidenced by survival of physical characteristics that existed during the property's historic or prehistoric period.

INVENTORY shall mean a list of historic properties that have been identified and evaluated as meeting specified criteria of significance.

LANDSCAPE shall mean any improvement or vegetation including but not limited to shrubbery, trees, plantings, outbuildings, walls, courtyards, fences, swimming pools, planters, gates, street furniture, exterior lighting, and site improvements, including but not limited to subsurface alterations, site regarding, fill deposition, and paving.

LAYER shall mean a range of depth of a lot within those certain elements are permitted.

(1) First Layer shall mean the area of a lot from the frontage line to the facade of the principal building.

(2) Second Layer shall mean the area of a lot set behind the first layer to a depth of 20 feet in all Place Types

(3) Third Layer shall mean the area of a lot set behind the second layer and extending to the rear lot line.

LIGHTING shall mean any source of light that does not include natural light emitted from celestial objects or fire. The term includes any type of lighting, fixed or movable, designed or used for outdoor illumination of buildings or homes, including lighting for billboards, streetlights, canopies, gasoline station islands, searchlights used for advertising purposes, externally or internally illuminated on- or off-premises advertising signs, and area-type lighting. The term includes luminous elements or lighting attached to structures, poles, the earth, or any other location.

LIGHT TRESPASS shall mean light emitted from fixtures designed or installed in a manner that unreasonably causes light to fall on a property other than the one where the light is installed, in a motor vehicle drivers' eyes, or upwards toward the sky.

LOCAL HISTORIC DISTRICT shall mean a geographically and locally defined area that possesses a significant concentration, linkage, or continuity of buildings, objects, sites, structures, or landscapes united by past events, periods, or styles of architecture, and that, by reason of such factors, constitute a distinct section of the City. Historic sites within a local district need not be contiguous for an area to constitute a district. All sites, buildings, and structures within a local historic district, whether individually contributing or not are subject to the regulations of the district.

LOCAL HISTORIC LANDMARK shall mean any site, building, structure, or landscape of historic significance that receives designation by the City pursuant to this LDC.

LODGING shall mean a place for temporary sleeping accomodation.

LOT shall mean a divided tract or parcel of land having frontage on a public right-of-way or on an approved civic

space or open space having direct thoroughfare access and that is or may be offered for sale, conveyance, transfer or improvement that is designated as a distinct and separate tract, and that is identified by a tract, or lot number or symbol in a duly approved plat that has been properly filed of record.

(1) Lot, Corner shall mean a building lot situated at the intersection of two streets, the interior angle of such intersection not to exceed one hundred thirty-five (135) degrees.

(2) Lot, Double Frontage shall mean a building lot not a corner lot, both the front and rear lot lines which adjoin street lines. On a double frontage lot, both street lines shall be deemed front lot lines unless contrary to any restrictive covenant applicable to said property.

(3) Lot, Interior shall mean a building lot other than a corner lot.

(4) Lot, Reverse Corner shall mean a corner lot, the rear lot line of which abuts the side lot line of the lot to its rear.

LOT AREA OR LOT SIZE shall mean the amount of horizontal land area within lot lines. No building permit or development approval shall be issued for a lot that does not meet the minimum lot size requirements of this LDC.

LOT AREA PER DWELLING UNIT shall mean the lot area required for each dwelling unit located on a building lot.

LOT COVERAGE shall mean the percentage of the area of a lot covered by building, parking, or other impervious footprints.

LOT LINE shall mean the boundary that legally and geometrically demarcates a lot.

(1) Lot Line, Front shall mean the boundary of a building lot which is the line of an existing or dedicated street. Upon corner lots, either street line may be selected as the front lot line provided a front and rear IBC setback are provided adjacent and opposite, respectively to the front line, and provided further that same front line does not violate any restrictive covenant applicable to said property.

(2) Lot Line, Rear shall mean the boundary of a building lot which is most distant from and is, or is most nearly, parallel to the front lot line.

(3) Lot Line, Side shall mean any boundary of a building lot which is not a front lot line or a rear lot line.

LOT OF RECORD shall mean a lot that is part of a plat that has been recorded in the office of the County Clerk of Williamson County.

LOW-INCOME HOMEOWNER shall mean any homeowner that meets the U.S. Department of Housing and Urban Development (HUD) qualifications for low income.

LOT WIDTH shall mean the length of the principal frontage line of a lot.

LOW PROFILE SIGN shall mean a sign with a permanent foundation that is not attached to a building, but is a stand-alone sign which does not exceed 60 square feet in area and four feet in height.

LUMEN shall mean the unit of measurement used to quantify the amount of light produced by a bulb or emitted from a fixture (as distinct from “watt,” a measure of power consumption). The initial lumen rating associated with a given lamp is generally indicated on its packaging or may be obtained from the manufacturer. (Abbreviated lm)

LUMENS PER ACRE shall mean the total number of lumens produced by all lamps utilized in outdoor lighting on a property divided by the number of acres, or part of an acre, with outdoor illumination on the property.

LUMINOUS ELEMENTS (OF A LIGHT FIXTURE) shall mean the lamp (light bulb), any diffusing elements, and surfaces intended to reflect or refract light emitted from the lamp individually or collectively comprise the luminous elements of a light fixture (luminaire).

MAILBOX type structure shall mean a small frame structure that resembles a mailbox support to which a swinging sign is attached and is located on the applicant's property.

MAIN CIVIC SPACE shall mean the primary outdoor gathering place for a community. The main civic space is often, but not always, associated with an important civic building.

MAINTENANCE AGREEMENT shall mean an agreement between the City of Taylor, Texas and a Developer that will insure that installed appurtenances will be maintained in accordance with best management practices.

MANUFACTURED HOME shall mean a structure, transportable in one (1) or more sections, which is built on a permanent chassis and designed for use with a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a “recreational vehicle.”

MASTER SIGN PLAN shall mean a comprehensive document containing specific standards for an entire project or property’s signs.

MARQUEE shall mean permanent structure, other than a roof or canopy, attached to, supported by, and projecting from a building and prociding protection from the elements.

MARQUEE SIGN shall mean any sign attached to a marquee for the purposes of identifying a use or product. If attached to a theater, performing arts center, cinema, or other similar use, it may also advertise films or productions.

MESSAGE BOARD shall mean a sign with changeable text. Non-electronic Message Boards typically consist of letters attached to a surface within a transparent display case. Electronic Message Boards typically have a fixed or changing message composed of a series of lights.

MINOR ALTERATIONS shall mean the installation or alteration to awnings, fences, gutters, downspouts, and incandescent lighting fixtures; restoration of original architectural features that constitute a change from the existing condition; alterations to signs; and additions and changes not visible from any street to the rear of the main structure or to an accessory structure.

MINOR PLAT shall mean a plat as defined in 212.014 or 212.015 of the Local Government Code and the procedure for such plats shall be the same as standard procedure as defined herein.

MOBILE FOOD VENDORS shall mean any Business that operates or sells food for human consumption, hot or cold, from a Mobile Food Vending Unit.

MOBILE HOME shall mean a factory-assembled structure approved by the municipality with the necessary service connections made so as to be movable on site and designed to be used as a permanent dwelling.

MODULAR HOME shall mean a structure or building module as defined under the jurisdiction and control of the Texas Department of Labor and Standards, that is transportable in one or more sections on a temporary chassis or other conveyance device, and that is designed to be installed and used by a consumer as a fixed residence on a permanent foundation system. The term includes the plumbing, heating, air conditioning and electrical systems contained in the structure. The term does not include mobile homes or HUD-Code manufactured homes as defined in the Texas Manufactured Housing Standards Act (Article 5221f, V.A.C.S.). Modular homes must meet all applicable

local codes and zoning regulations that pertain to construction of traditional site constructed ("stick built") homes.

MONUMENT SIGN shall mean a ground Sign generally having a low profile with little or no open space between the ground and the sign and having a structure constructed of masonry, wood, or materials similar in appearance.

MURAL shall mean artwork applied to the wall of a building that covers all or substantially all of the wall and depicts a scene or event of natural, social, cultural, or historic significance. Excludes any commercial message.

NAMEPLATE shall mean a sign consisting of either a panel or individual letters applied to a building, listing the names of businesses or building tenants.

NATIONAL HISTORIC LANDMARK shall mean a district, site, building, structure, and/or object that has been formally designated as a National Historic Landmark by the U.S. Secretary of the Interior and possesses exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture and that possesses a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. National Historic Landmarks are automatically listed in the National Register.

NATIONAL REGISTER OF HISTORIC PLACES shall mean a federal list of cultural resources worthy of preservation, authorized under the National Historic Preservation Act of 1966 as part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect the nation's historic and archaeological resources. The National Register Program is administered by the local historic preservation commission, by the state historic preservation office, and by the National Park Service under the Department of the Interior. Significant federal benefits may accrue to owners of properties listed or determined eligible for listing in the National Register.

NEIGHBORHOOD PLAN shall mean a neighborhood design plan created through a series of maps defining the physical form, Place Type allocation, block types, and extent of a settlement as required the LDC. The three Development Patterns addressed in this LDC are CLD, TND, and VCD and allow for the creation of a variety of Neighborhood Plan patterns.

NEIGHBORHOOD STREET shall mean a street that continues through several residential districts and is intended as a connecting street between residential districts and arterial streets or thoroughfares or business districts. Such secondary or neighborhood streets are indicated in the Transportation Master Plan and will also be indicated in the Thoroughfare Plan when adopted, which will be placed on file with the City Engineer.

NEON signage shall mean electric signs illuminated by small gas-charged glass tubes containing neon or some other form of rarified gas.

NONCONFORMING SIGN shall mean a sign lawfully in existence on the date the provisions of this LDC are adopted that does not conform to the provisions of this LDC, but was in compliance with the applicable standards at the time they were constructed, erected, affixed, or maintained.

NONCONTRIBUTING shall mean a building, site, structure, or object that is located within a designated historic district, but does not add to the historic associations, historic architectural qualities, or archaeological values for which the district is significant because:

(1) It was not present during the period of significance;

(2) It does not relate to the documented significance of the property; and/or

(3) To alterations, disturbances, additions, or other changes, it no longer possesses historic integrity and/or is capable of yielding important information about the period.

NON-COMMERCIAL SIGN shall mean a work of art or message which is political, religious, or pertaining to a point

of view, expression, opinion, or idea that contains no reference to the endorsement, advertising of, or promotion of patronage, of a business, commodity, service, entertainment, or attraction that is sold, offered or existing.

NON-CONTRIBUTING STRUCTURE shall mean a structure within a designated local Historic District that is not considered to be of historical significance or which does not possess significant physical features, historical associations, or historical architectural qualities.

NONRESIDENTIAL shall mean a property used for purposes other than to residential.

OBJECT shall mean a physical item associated with a specific setting or environment that is movable by nature or design, such as statuary in a designed landscape. The term "object" is used to distinguish it from buildings or structures as objects are constructions that are primarily artistic in nature or are relatively small in scale or simply constructed.

OFF-PREMISES COMMERCIAL SIGN shall mean a sign which directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing elsewhere than upon the premises where such sign is displayed. This definition includes but is not limited to freestanding and billboard signs.

ON-PREMISE COMMERCIAL SIGN shall mean a sign which directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing upon the premises where such sign is displayed. This definition does not include non-commercial signs.

OFF-SITE IMPROVEMENTS shall mean improvements made to a parcel of property in accordance with local policies that are not contained within the boundaries of the property.

ON-SITE IMPROVEMENTS shall mean improvements made to benefit a parcel or parcels of property in accordance with local policies that are within the boundaries of property being improved.

OPEN SPACE shall mean land intended to remain undeveloped; it may be for civic space, left natural, or integrate trials or other activities.

ORDER OF DEMOLITION shall mean a directive issued by the local historic preservation commission indicating approval of plans for demolition of a designated landmark or property within a designated district.

ORDINARY MAINTENANCE shall mean activities relating to a property that would be considered ordinary or common for maintaining the property, such as a) repair using the same material and design as the original and does not require structural modifications; b) repainting; c) reroofing, using the same type; or d) repair of sidewalks and driveways.

OSSF shall mean on-site sewage facility, commonly referred to as septic systems, whether of a traditional or "engineered" design.

OUTDOOR DISPLAY CASE shall mean a sign consisting of a lockable metal or wood framed cabinet with a transparent window or windows, mounted onto a building wall or freestanding support. It allows the contents, such as menus or maps, to be maintained and kept current.

OVERLAY DISTRICT shall mean zoning applied over one or more other districts, creating a second, mapped zone that is superimposed over the conventional zoning districts. Overlay districts typically provide for a higher level of regulations in certain areas such as transit station areas, downtown areas, and historic districts, but may also be used to permit exceptions or less restrictive standards (such as more density in an economic development area).

OWNER shall mean the individual, corporation, partnership, or other legal entity in whom is vested the ownership, dominion, or title of property and who is responsible for payment of ad valorem taxes on that property; including a Lessor or Lessee if responsible for payment of ad valorem taxes.

PARCEL shall mean a contiguous tract of land owned by or controlled by the same person or entity.

PARK shall mean a civic space type that is a natural preserve available for unstructured recreation.

PARK AND RECREATION, PUBLIC shall mean an open recreation facility or park owned and operated by a public agency, such as the park department or school board and available to the general public.

PARK OR PLAYGROUND (PRIVATE) - Shall mean a structure or space on private land designated for recreation and play.

PARK OR PLAYGROUND (PUBLIC) - See "Public Recreation".

PATH OR PATHWAY shall mean a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

PEDESTRIAN shall mean any person afoot. A person who uses an electric personal assistive mobility device or a manual or motorized wheelchair is considered a pedestrian unless the manual wheelchair qualifies as a bicycle. For the purposes of this paragraph, “motorized wheelchair” means a self-propelled wheelchair that is used by a person for mobility.

PEDESTRIAN SHED shall mean the area covered by a 5-minute walk from the center of a neighborhood (about 0.25 miles or 1,320 feet). The acreage of the pedestrian shed is determined by the development pattern.

PERMANENT SIGN shall mean a sign constructed of durable materials which is affixed or attached to real property by poles, stakes, or other members which are placed into the ground, or upon some other type of permanent foundation and are intended for long-term use. A permanent sign excludes a sign attached to a building or other permanent structural members with rope, string, wire, twine, or similar material.

PID shall mean a Public Improvement District as authorized by section 372 of the Texas Local Government Code.

PLACE TYPES OR PLACE TYPE ZONES shall mean geographic boundaries that use standards to establish the Building Types density, height, and other elements of the intended habitat. Each Place Type has associated standards relating to the private and public frontages.

PLACE TYPE ZONING MAP shall mean the official map or maps that are part of this LDC and delineate the boundaries of individual districts.

PLANNING & ZONING COMMISSION shall mean a board, appointed by the City Council, authorized to recommend changes in the zoning and other planning functions as delegated by the City Council. Also referred to as the “Commission.”

PLAT shall mean a of a division of land creating building lots or tracts, showing all essential dimensions, and other information necessary to comply with the standards of the City of Taylor, approved by the City of Taylor, and recorded in the plat records of Williamson County. It shall include plan, plat or replat, both singular and plural.

PLAZA shall mean a civic space type designed for civic purposes and commercial activities in the more urban Place Types, generally paved and spatially defined by building frontages.

POLE SIGN shall mean a sign permanently affixed to the ground by poles that are enclosed by natural stone, stucco, brick, or wood and not mounted to a part of a Building.

POLITICAL SIGN shall mean any sign which promotes a candidate for any public office or which advocates a position on any social issue as its primary purpose. Political signs shall be considered in the category of non-commercial signs except where there are regulations pertaining to their removal after an election.

PORTABLE SIGN shall mean a sign which is not affixed or attached to real property by poles, stakes, or other members which are placed into the ground, or upon some other type of permanent foundation; trailer signs, any

sign with wheels or skids, and any sign which is constructed so as to sit upon the surface of the ground, without subsurface attachment or extension.

PRE-CONSTRUCTION shall mean a formal meeting with the City Engineer before a Subdivision Improvement Plan or Subdivision Improvement Plan Agreement may be approved.

PRE-DEVELOPMENT MEETING shall mean a meeting with City Staff required before a formal application submission for any plat, replat, or plat vacation may be submitted to the City.

PREMISES shall mean land together with any buildings or structures situated thereon.

PRESERVATION shall mean the stabilization of a historic building, its materials and features in their present condition to prevent future deterioration. Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

PRESERVATIONIST shall mean someone with experience, education or training in the field of preservation.

PRIMARY FRONTAGE shall mean the private frontage designed to bear the address and principal entrance(s) of a building.

PRIMARY SIGN shall mean the most dominant sign on the building. This may be a single sign or a combination of signs providing that the total square footage of the primary sign or signs does not exceed the total allowable square footage permitted for the building.

PRINCIPAL BUILDING shall mean the main building on a lot.

PRINCIPAL BUILDING FACADE shall mean the primary street side of the building facing the public realm.

PRINCIPAL ENTRANCE shall mean the main point(s) of access for pedestrians into a building or unit within a building.

PRINCIPAL FRONTAGE shall mean the private frontage designed to bear the address and principal entrance(s) of a building.

PRIVATE FRONTAGE shall mean the privately held first lot layer and the facade of the building.

PRIVATE REALM shall mean privately owned areas in large part developed with buildings and associated improvements. It is more limited in its accessibility to the public.

PROJECT shall have the same definition as "Development".

PROJECTING SIGN shall mean a two-sided sign projecting from a building and placed perpendicular to the building's front facade or placed at the building's exterior corner.

PUBLIC ENTITY shall mean a federal, state, or local government entity and includes the City of Taylor, Williamson County, and Taylor Independent School District.

PUBLIC FRONTAGE shall mean the area between the curb of the vehicular lanes and the front property line.

PUBLIC IMPROVEMENTS shall mean any water, wastewater, paving, and drainage facility that will be maintained by the City.

PUBLIC INFRASTRUCTURE shall mean any portion of a street, drainage, water, and wastewater improvement system, including but not limited to any and all appurtenances related to such system, whether on or off-site, which is intended to serve more than one parcel of property, connects to existing public infrastructure, or intended to provide for the public health, safety, and welfare of the community.

PUBLIC REALM shall mean the streets, parks, squares, green spaces, and other interconnected outdoor places that require no key to access them and are available without charge for everyone to use.

PUBLIC RECREATION shall mean publicly owned and operated parks, recreation areas, playgrounds, swimming pools and open spaces that are available for use by the general public without membership or affiliation. This land use shall include special event type uses such as rodeos, concerts, festivals and other special events.

REAL ESTATE, FINANCE, AND CONSTRUCTION SIGN shall mean an attached or freestanding sign erected upon a lot or parcel of land for the purpose of advertising same for sale or lease, or advertising the furnishing of interim or permanent financing for a project, or for the furnishing of labor, materials or the practice of crafts on the job site.

REARYARD BUILDING shall mean a building that occupies the full frontage line, leaving the rear of the lot as the sole yard.

RECONSTRUCTION shall mean the act or process of reassembling, reproducing or replacing by new construction the form, detail and appearance of property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work or by reuse of original materials.

RECORDED TEXAS HISTORICAL LANDMARK shall mean a state designation for buildings important for their historical associations and which have retained a high degree of their original historic fabric. They must be at least 50 years of age and retain their original exterior appearance. State historical landmarks receive greater legal protection than National Register of Historic Places designations.

RECREATIONAL VEHICLE shall mean a portable home designed as a temporary dwelling for travel and recreational and vacation uses. Such homes shall not exceed eight feet in width and 46 feet in length and shall be classified as a recreational vehicle whether or not its wheels, rollers, skids or other rolling equipment have been removed, and whether or not any addition thereto has been built on the ground; and shall also include pick-up campers, converted buses, self-powered motor homes, tent trailers, tents and analogous temporary portable housing and accessory buildings.

REHABILITATION shall mean the act or process of returning a property to a state of utility through repair or alteration that makes possible an efficient contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, and cultural values.

RELOCATION shall mean any change of the location of a structure in its present location to another location within the city limits.

REMOVAL shall mean permanently moving a structure or feature or tree from its current location.

REPLAT shall mean a plat as defined in Chapter 212.014 or 212.015 of the Local Government Code and the procedure for such plats shall be the same as standard procedure as defined herein.

RESIDENTIAL shall mean a structure designated and built for someone to live in.

RESPONSIBLE PARTY shall mean the owner/operator of the business being identified on the sign; the owner of the property where the sign or sign structure is located; the owner of the sign or sign structure; the person who installs a sign or sign structure, contracts with or directs a person to accomplish the installation; and/or the person who retrieves a sign from the impound.

RESTORATION shall mean the act or process of accurately recovering the form and details of a building, structure or object or lot, parcel or site and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacements of missing earlier work.

RE-SUBDIVISION shall mean the division of an existing subdivision, together with any change of lot size therein, or with relocation of any street lines.

RIGHT OF WAY shall mean the land located between the property line and the edge of the pavement of a public street or a utility easement in which a governmental entity has an interest.

ROOF SIGN shall mean an outdoor advertising display sign erected, constructed, or maintained on the roof of a building or which is wholly dependent upon a building for support, and which projects above the point of a building with a flat roof, six feet above the eave line of a building with a shed, gambrel, gable or hip roof, or the deck line of a building with a mansard roof.

SCREENED shall mean shielded, concealed, and effectively hidden from view by a person standing at ground level on an abutting site, or outside the area or feature so screened by a fence, wall, hedge, berm, or similar architectural or landscape feature.

SECONDARY FRONTAGE shall mean on corner lots, the private frontage that is not the principal frontage.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES shall mean a federal document providing standards and guidelines for the appropriate rehabilitation, preservation, restoration, and reconstruction of historic buildings.

SETBACK shall mean the area of a lot measured from the lot line to a building facade or elevation that is maintained clear of permanent structures, with the exception of encroachments listed in this LDC. The Build-to-Line replaces the front setback in the zoning and subdivision standards. See Build-to-Line.

SHALL OR MAY shall mean the word “shall” shall be deemed mandatory, the word “may” shall be deemed permissive.

SHED AWNING shall mean an awning with two short sides in addition to the main canopy.

SHIELDED shall mean the description of a luminaire from which no direct glare is visible at normal viewing angles by virtue of its being properly aimed, oriented, and located and properly fitted with such devices as shields, baffles, louvers, skirts, or visors.

SHINGLE SIGN shall mean a small blade sign usually mounted on the ground floor level, displaying a building's professional tenant directory.

SIDEWALK shall mean a type of walkway paved with concrete or pavers.

SIDEWALK SIGN shall mean a movable freestanding sign that is typically double-sided, placed at the entrance to a business to attract pedestrians. (Var: sandwich board, A-frame sign.)

SIDEYARD shall mean the placement of a building within the boundaries of its lot to create a private sideyard, with a setback to one side. Sideyard is a Building Type.

SIGHT TRIANGLE shall mean a triangular shaped area required on corner lots at the intersection of two streets including alleys that impact multi-modal traffic safety.

SIGN shall mean a structure, sign, display, light device, figure, painting, drawing, message, plaque, poster, billboard, or other object that is designed, intended, or used that includes text or images designed to communicate. Signs located completely within an enclosed building and not exposed to view from outside the building or structure shall not be considered a sign. Each display surface of a sign or sign face shall be a sign.

SIGN ADMINISTRATOR shall mean the officer appointed by the City Council with the authority to enforce this LDC. The Sign Administrator or designee shall review sign standards and applications. In the absence of designation by the City Council, the City Administrator shall serve as the sign manager. The term also includes any person designated to act on behalf of the Sign Administrator.

SIGN BAND shall mean the horizontal signage area on a valance or marquee.

SITE(S) shall mean the location of a significant event, a prehistoric or historic occupation or activity, building or structure, whether standing, ruined, or vanished, where the location itself possesses historical, cultural, architectural, or archaeological value regardless of the value of any existing structure.

SITE PLAN shall mean the engineered or surveyed drawings depicting proposed development of land.

SKETCH DRAWING shall mean a preliminary design of a subdivision and/or development that illustrates the layout of rights-of-way, blocks, lots, easements, civic/open spaces, drainage, and land uses. A sketch drawing is preliminary in nature but provides enough detail to define the physical form of a subdivision and/or development to allow staff to provide relative feedback to an applicant. Review of a sketch drawing is not considered the filing of an original application or plan for development for purposes of Chapter 245 of the Texas Local Government Code.

SOIL CELL shall mean structures designed to be filled between the voids with soil and covered with pavement. Tree roots grow in the soil between the structural supports.

SQUARE shall mean a civic space designed for unstructured recreation and civic purposes, circumscribed by thoroughfares, spatially defined by building frontages, and consisting of paths and/or sidewalks, lawn and trees, formally lining the space.

STANDARD PROCEDURE shall mean the procedure to be followed for the approval of a subdivision when the land proposed to be subdivided.

STANDARDS shall mean the mandatory requirements or rules of this LDC.

STATE ANTIQUITIES LANDMARK shall mean a designation made by the Texas Historical Commission and, in the case of privately owned property, with the landowner's permission. Although called state "antiquities" landmarks, this designation can include buildings as well as archaeological sites. For a building to be designated as a State Antiquities Landmark, it must first be listed on the National Register of Historic Places. Damage to a State Antiquities Landmark is subject to criminal, not civil, penalties.

STATE HISTORIC PRESERVATION OFFICE (SHPO) shall mean the State Office responsible for administering federal historic preservation programs as defined in the National Historic Preservation Act of 1966 as amended and subsequent legislation. The Executive Director of the Texas Historical Commission serves as SHPO for the State of Texas.

STORY shall mean a habitable level within a building, excluding an attic or raised basement.

STREET shall mean a local urban thoroughfare of low speed and low to moderate capacity.

STREET WIDTH shall mean the measurement from back-of-curb to back-of-curb.

STREET LINE shall mean the right-of-way line of a street.

STREET NETWORK PLAN shall mean the system of thoroughfares identifying the physical location of each thoroughfare and its Street Type.

STREET TREES shall mean any tree that is growing in the City right-of-way, whether in improved (between the sidewalk and the curb) or unimproved (no sidewalk and/or curb) right-of-way.

STREET TYPE shall mean a particular type of street and its characteristics, including right-of-way width, number and dimensions of elements, and the intended purpose of the street.

STRUCTURE shall mean anything constructed or erected, the use of that requires location on the ground, or that is attached to something having a location on the ground.

SUBDIVIDER shall mean the person, firm, partnership, association, corporation or other legal entity subdividing a piece of land to be sold or otherwise handled for their own personal gain or use.

SUBDIVISION shall mean the division of any lot, tract or parcel of land into 2 or more parts in order to lay out a subdivision of the tract, including an addition to the City, to lay out a neighborhood, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts.

SUBDIVISION IMPROVEMENT PLAN shall mean any project for the erection, construction, alteration, repair or improvement of any public structure, building, road, or other public improvement of any kind.

SWALE shall mean a low or slightly depressed area for drainage, usually vegetated.

TERMINATED VISTA shall mean a location at the axial conclusion of a Thoroughfare or Pedestrian way. A building located at a Terminated Vista, designated on a Neighborhood Plan, is required or recommended to be designed in response to the axis.

TEXAS DEPARTMENT OF TRANSPORTATION AND/OR TXDOT shall mean the state agency authorized by the State Legislature, or its successor agency, to regulate matters related to highway and road construction. (Note: When any TxDOT standard, "Item" regulation, definition, or other matter is referenced, utilized, or adopted herein, the City also specifically adopts by this note of reference, and shall automatically apply without further amendment to this LDC, the applicable successor TxDOT standard(s), "Item(s)", regulation(s), definition(s) or other matter(s), as amended by state law over time).

THOROUGHFARE shall mean a way for use by vehicular and pedestrian traffic and to provide access to lots and open spaces, consisting of vehicular lanes and the public frontage.

UPLIGHTING shall mean lighting that is directed in such a manner as to project light rays above the horizontal plane running through the lowest point on the fixture where light is emitted.

USE shall mean the purpose or activity for which the land, or building thereon, is designed, arranged, or intended, or for which it is occupied or maintained, and shall include any manner of such activity with respect to the standards of this LDC.

UTILITY, MAJOR shall mean public or quasi-public utility facilities less widely distributed than essential or limited utility facilities and of such a nature as to have an high degree of impact on adjoining properties. Typical uses include electrical generating plants, regional water and wastewater treatment plants, waste transfer stations, and sanitary landfills.

UTILITY, MINOR shall mean public or quasi-public utility facilities of such a nature as to have an intermediate impact on adjoining properties. Typical uses include electrical and natural gas substations, communication equipment exchanges, construction/demolition landfills, reservoirs and water tanks, and radio, television, and microwave transmission towers.

UTILITY, PRIVATE shall mean regulated enterprise, with or without a franchise, for providing needed service including but not limited to electric, natural gas, cable TV, and other communication systems, but not including cellular towers, that are not owned and operated by the city, county, state, federal government, or special utility district.

VALANCE shall mean the portion of an awning that hangs perpendicular to the sidewalk.

VILLAGE CENTER DEVELOPMENT OR VCD shall mean a development pattern structured by a pedestrian shed oriented toward a common destination such as a general store, meeting hall, schoolhouse, or church with dense P4 and P5 Place Types surrounded by Open Space. Vehicles are kept on the periphery and rear of the development.

WALKABILITY shall mean a measure of how easy it is to travel a place by walking. Walkable places are safe, comfortable, interesting, and have useful destinations.

WALKWAY shall mean the section of the public frontage dedicated exclusively to pedestrian activity.

WARRANT shall mean a ruling that would permit a practice that is not consistent with a specific provision of this LDC, but that is justified by its intent. Warrants are granted administratively by the Development Review Committee.

WINDOW SIGN shall mean a sign affixed to the interior or exterior of a window or placed within three feet of a window for the purpose of being visible from the exterior of the window. Merchandise displays shall not be considered window signs.

YARD SIGN shall mean a permanent freestanding sign in the private frontage, including a supporting post or posts.

City of Taylor
City Council

August 22, 2024

PZ-2024-2243

Land Development Code Amendments

Overview

- Adoption of Land Development Code in November 2023
- P&Z Workshop in April 2024 to cover proposed amendment categories and examples.
- Recommendation by P&Z at August meeting → City Council Public Hearing on August 22nd followed by City Council action September 12th.
- Proposed changes encompassed in all chapters of the document:
  - Chapter 1 – Intent &General Provisions,
  - Chapter 2 – Development Process,
  - Chapter 3 –Neighborhoods, Additions, Subdivisions,
  - Chapter 4 – Place Type Zoning,
  - Chapter 5 – Private Lot Development Standards,
  - Chapter 6 –Historic Preservation, and
  - Chapter 7 - Definitions.

Revisions range from:

- ❑ Text and Formatting errors consisting of simple errors found throughout the document such as typos, grammar and general formatting of pages;
- ❑ Clarifications to the document to provide clarity of the existing policies and added extra definitions;
- ❑ Clarification of how the temporary special event signage is applied to the historic district;
- ❑ Permitting all types of internally illuminated signs outside of the historic district

Planning & Zoning Commission Recommendation

Planning and Zoning Commission **recommended Approval** of the proposed amendments to the Land Development Code to provide general clean-up and clarification to existing policies to ensure the documents is clear and concise in interpretation.

City Council Meeting
August 22, 2024
Transmittal Letter

STRATEGIC PILLAR
Quality of Life Economic Vitality

Agenda Item Number: 14.

Agenda Title: **Receive the Taylor Economic Development Corporation (TEDC) Board update and FY 2024/2025 Budget.**

Council Action to be Taken: Approve the TEDC Board update and budget as presented.

Department Submitted: City Manager

Staff Contact: Ben White

1. PURPOSE / DESCRIPTION

This item is to provide Council with an update on the TEDC Board activities and satisfy the following requirement as stated in the TEDC Bylaws, approved as amended in February 2008.

ARTICLE I. Section 1.3. ANNUAL CORPORATE BUDGET
At least 30 days prior to the commencement of each fiscal year of the Corporation, the Board shall adopt a proposed budget of anticipated revenues and proposed expenditures for the next ensuing fiscal year. The budget shall contain such classifications and shall be in such form as may be prescribed from time to time by the City Council. The budget shall not be effective until same has been approved by the City Council.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Each year TEDC provides Council with an update on recent activities of the TEDC Board and presents their new upcoming budget for Council approval. Ben White will present the TEDC update and budget.

3. PROS and CONS

PROS	CONS
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4. RECOMMENDATION

Staff recommends Council approve the TEDC update and budget as presented.

5. FUNDING SOURCE

Money to be collected and diverted to the TEDC.

6. TIMELINE

Adoption of the budget needs to be made prior to the beginning of the new fiscal year.

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. Type A Proposed FY25 Budget-City
2. TEDC Council Presentation 0822.24

Type A Economic Development Fund Detail

	FY 2024 Budget	FY 2025 Budget	% Change
Revenues			
Sales Tax	2,400,799	2,551,433	6%
Samsung Construction	3,500,000	3,000,000	-14%
Interest Income	200,000	300,000	50%
Total Revenues	**6,100,799**	**5,851,433**	-4%
Expenses			
Staff Support	**557,504**	**701,759**	**21%**
Admin Costs	72,400	119,250	**39%**
Staff Support	485,104	582,509	**17%**
Type A Expenses	**892,835**	**1,414,581**	**37%**
Training	22,500	24,000	**6%**
Memberships	36,100	47,150	**23%**
Prospect/Expenses	84,150	95,200	**12%**
Dues, Subscriptions, and Licenses	28,670	51,620	**44%**
Printing and Publishing	92,495	61,245	**-51%**
Marketing	107,000	107,000	**0%**
Office Supplies and Equipment	13,920	14,616	**5%**
Legal Fees	30,000	40,000	**25%**
Audit and Accounting Fees	15,000	15,750	**5%**
BRE	5,000	715,000	**142%**
Engineering/Consultants/Contract Services	238,000	138,000	**-72%**
TEDC Industrial Park Maintenance	20,000	5,000	**-300%**
City of Taylor	200,000	100,000	**-100%**
Economic Development Agreements - Existing	**4,128,000**	**3,063,605**	**-35%**
Samsung Reimbursement	1,750,000	1,500,000	**-17%**
Hart Components	175,000	-	
US 79 Wastewater Project	878,000	513,605	**-71%**
Project Moss*	200,000	-	
Project Gaines*	125,000	50,000	**-150%**
Project iMarket	1,000,000	1,000,000	**0%**
Total Expenses	**5,578,339**	**5,179,945**	**-8%**
Revenue over Expenses	**522,460**	**671,488**	**29%**

Taylor Economic Development Corporation

August 22, 2024

TEDC Board of Directors



Betty Day, Chair



Kelly Cmerek, Treasurer



Joe Burgess, 2nd Vice Chair



Ben Willis, 1st Vice Chair



Rachael Westerman, Secretary

Mission of the Taylor Economic Development Corporation

The TEDC serves as a catalyst to build wealth for all Taylor citizens by assisting local and new industry to increase revenues generated in this area.

We measure success by job creation and retention, tax base increase and other important indices.

FY 24 Accomplishments

- Reorganized office and duties
- 15 BRE Visits
- Adopted a new budget
- Hosted Board Workshop/Retreat with tour of ED Sites
- 6 recruiting trips
- 7 projects approved by the EDC Board
- Approved pledge for and EDA workforce grant with Temple College, Chamber, and the City
- Hired Consultant for new comprehensive Economic Development Strategic Plan
- Located and signed lease for new office

Taylor Economic Development Corporation

FY 25 Budget

Type A Economic Development Fund Detail

	FY 2024 Budget	FY 2025 Budget	% Change
Revenues			
Sales Tax	2,400,799	2,551,433	6%
Samsung Construction	3,500,000	3,000,000	-14%
Interest Income	200,000	300,000	50%
Total Revenues	6,100,799	5,851,433	-4%
Expenses			
Staff Support	557,504	701,759	21%
Admin Costs	72,400	119,250	39%
Staff Support	485,104	582,509	17%
Type A Expenses	892,835	1,414,581	37%
Training	22,500	24,000	6%
Memberships	36,100	47,150	23%
Prospect/Expenses	84,150	95,200	12%
Dues, Subscriptions, and Licenses	28,670	51,620	44%
Printing and Publishing	92,495	61,245	-51%
Marketing	107,000	107,000	0%
Office Supplies and Equipment	13,920	14,616	5%
Legal Fees	30,000	40,000	25%
Audit and Accounting Fees	15,000	15,750	5%
BRE	5,000	715,000	142%
Engineering/Consultants/Contract Services	238,000	138,000	-72%
TEDC Industrial Park Maintenance	20,000	5,000	-300%
City of Taylor	200,000	100,000	-100%
Economic Development Agreements - Existing	4,128,000	3,063,605	-35%
Samsung Reimbursement	1,750,000	1,500,000	-17%
Hart Components	175,000	-	
US 79 Wastewater Project	878,000	513,605	-71%
Project Moss*	200,000	-	
Project Gaines*	125,000	50,000	-150%
Project iMarket	1,000,000	1,000,000	0%
Total Expenses	5,578,339	5,179,945	-8%
Revenue over Expenses	522,460	671,488	29%

FY25 Budget -Revenue

	FY Amended 2024 Budget	FY 2025 Budget	% Change
Sales Tax	2,400,799	2,551,433	106%
Samsung Construction	3,500,000	3,000,000	86%
Interest Income	200,000	300,000	150%
Total Revenues	**6,100,799**	**5,851,433**	96%

FY25 Budget – Staff Support

	FY Amended 2024 Budget	FY 2025 Budget	% Change
Expenses			
Staff Support	**557,504**	**701,759**	**126%**
Admin Costs	72,400	119,250	**165%**
Staff Support (Economic Development Department)	485,104	582,509	**120%**

FY25 Budget –Type A Expenses

		FY Amended 2024 Budget	FY 2025 Budget	% Change
Type A Expenses		**892,835**	**1,414,581**	**158%**
	Training	22,500	24,000	**107%**
	Memberships	36,100	47,150	**131%**
	Prospect/Expenses	84,150	95,200	**113%**
	Dues, Subscriptions, and Licenses	28,670	51,620	**180%**
	Printing and Publishing	92,495	61,245	**66%**
	Marketing	107,000	107,000	**100%**
	Office Supplies and Equipment	13,920	14,616	**105%**
	Legal Fees	30,000	40,000	**133%**
	Audit and Accounting Fees	15,000	15,750	**105%**
	BRE	5,000	715,000	**14300%**
	Engineering/Consultants/Contract Services	238,000	138,000	**58%**
	TEDC Industrial Park Maintenance	20,000	5,000	**25%**
	City of Taylor	200,000	100,000	**50%**

FY25 Budget -Revenue

	FY Amended 2024 Budget	FY 2025 Budget	% Change
Economic Development Agreements - Existing	**4,128,000**	**3,063,605**	**74%**
Samsung Reimbursement	1,750,000	1,500,000	**86%**
Hart Components	175,000	-	**0%**
US 79 Wastewater Project	878,000	513,605	**58%**
Project Moss	200,000	-	**0%**
Project Gaines	125,000	50,000	**40%**
Project iMarket	1,000,000	1,000,000	**100%**

FY25 Budget -Revenue

	FY Amended 2024 Budget	FY 2025 Budget	% Change
Total Revenues	**6,100,799**	**5,851,433**	96%
Total Expenses	**5,578,339**	**5,179,945**	**93%**
Revenue over Expenses	**522,460**	**671,488**	**129%**

Thank You!

Ben White
President/CEO
Taylor Economic Development Corporation
ben.white@tayloredc.org
512-352-4321

August 22, 2024