AGENDA

CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET, TAYLOR, TEXAS, 76574
NOVEMBER 12, 2024, 6:00 PM

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, November 12, 2024.

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

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

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

III. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on October 8, 2024
2. **PZ-2024-2172** Consider Conditional Approval of Spring Creek Phase 2 Final Plat, generally located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard, consisting of approximately 20.40 acres of land, legally described as land part of and out of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcels R018683 and R383650, Taylor, Williamson County, Texas. *Courtney Peres*
3. **PZ-2024-2216** Consider Conditional Approval of the Taylor Pointe Subdivision Preliminary Plat generally located at 715 Carlos G Parker Blvd. SW, consisting of approximately 39.015 acres of land part of the G.M. Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcel R331170, Taylor, Williamson County, Texas. *Parker McDowell*
4. **PZ-2024-2254** Consider Conditional Approval of the Taylor North Bull Branch Creek Townhomes, Subdivision Improvement Plan, generally located along the South right-of-way of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive, consisting of approximately 7.747 acres of land part of and out of the William J Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcel R018638, Taylor, Williamson County, Texas. *Courtney Peres*

IV. REGULAR AGENDA

5. **WITHDRAWN** **PZ-2024-2316** Hold a public hearing and consider making a recommendation regarding a request for a Place Type Amendment from P5 – Urban Center to P4 – Mix on property generally located at 807 Porter Street, legally described as Vance Addition, Block Two, North Half of Lot One and the South Seven and ½ feet of Lot Four, approximately 0.19 acres, more particularly described by the Williamson County Appraisal District Parcel R018339, Taylor, Williamson County, Texas. *Preston Gunn*

6. **PZ-2024-2319** Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to construct a 300-foot Cell Tower on property generally located at 118 Cratis Lane, legally described as the JM Caffey Subdivision, Block One, Lot One, approximately 2.031 acres, more particularly described by Williamson County Appraisal District Parcel R575270, Taylor, Williamson County, Texas. *Parker McDowell*

7. **PZ-2024-2322** Hold a public hearing and consider a request for a Subdivision Variance from the Engineering Manual Section 1.8, Easements and Right-of-Way, on property generally located northeast at the intersection of Carlos G. Parker Boulevard S.E. and FM 112, legally described as a 211.84-acre tract of land in the Parthinia Coursey Survey, Abstract No. 131, more particularly described by Williamson Central Appraisal District Parcels R357492, R318771, R006142, R620065, R624522, R620064, R318773, Taylor, Williamson County, Texas. *Shai Roos*

8. **WITHDRAWN** **PZ-2024-2334** Hold a public hearing and consider a request for a Subdivision Variance from the Engineering Manual Section 3.10, Storm Drains, on property generally located northeast at the intersection of Carlos G. Parker Boulevard S.E. and FM 112, legally described as a 211.84-acre tract of land in the Parthinia Coursey Survey, Abstract No. 131, more particularly described by Williamson Central Appraisal District Parcels R357492, R318771, R006142, R620065, R624522, R620064, R318773, Taylor, Williamson County, Texas *Shai Roos*

9. **PZ-2024-2101** Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as 427 Loop, generally located along the Western side of Carlos G. Parker Boulevard S.W. near the intersection of Carey Avenue, legally described as approximately 28.594 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019198, Taylor, Williamson County, Texas. *Shai Roos*

10. **PZ-2024-2337** Hold a public hearing and consider a request for a Subdivision Variance from the Engineering Manual, Section 2.10.10, Sidewalks, Shared Use Paths, and Trails, to consider sidewalk installation along public rights-of-way within the RCR-Taylor Logistics Park, generally located at 201 FM 3349, legally described as RCR-Taylor Logistics Park Final Plat, Phase Two, Blocks Three through Six, consisting of approximately 490.09 acres of land, Taylor, Williamson County, Texas. *Shai Roos*

11. **PZ-2024-2217** Hold a public hearing and consider making a recommendation regarding a request for a Neighborhood Plan referred to as The Foundry generally located at the intersection of Old Granger Road and North Main Street, legally described as a 10.69-acre tract of land in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcel R102540, Taylor, Williamson County, Texas. *Courtney Peres*

V. DISCUSSION ITEMS

12. Update regarding City Council Actions on items referred by the Planning and Zoning

Commission.

VI. ADJOURN

The Commission may vote and/or act upon each of the items listed in this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally Justified under the Open Meetings Act.

I certify that the notice of this meeting was posted in the City of Taylor Hall Lobby continuously for 72 continuous hours before November 12, 2024. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by:  Date: November 8, 2024

Victoria Winchester, Administrative Assistant

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

October 10, 2024, at 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

PRESENT	ABSENT	STAFF PRESENT
Amy Everhart		Victoria Winchester, Administrative Assistant II
Nora Roy	Mike Eaton	Justinh Saur, Permit Technician
Donna Frazier		Parker McDowell, Senior Planner Consultant
Kellie Billings-Ray		Scott Dunlop, Director of Development Services
Annette Maruska		Tom Yantis, Assistant City Manager
Jim Newman		Courtney Peres, Planning Manager
Alexander Allrich		
Barbara Aviles-Torsberg		

I. CALL TO ORDER AND DECLARE A QUORUM

Chair, Amy Everhart called to order and declared a quorum at 6:00 P.M.

II. CITIZENS COMMUNICATION

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

Chair, Amy Everhart opened the citizens' communication. There was no one present to speak. Chair, Amy Everhart closed the citizens' communication.

III. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on September 10, 2024.
2. **PZ-2024-2143** Consider Approval of The Retreat at Mallard Final Plat, generally located near the intersection of Mallard Lane and Jason Drive, legally described as a 19.617-acre tract of land part of and out of the William J. Baker Survey, Abstract No.

65, more particularly described by Williamson Central Appraisal District Parcel R018622, Taylor, Williamson County, Texas.

3. **PZ-2024-2216** Consider Disapproval of the Taylor Pointe Subdivision Preliminary Plat generally located at 715 Carlos G. Parker Blvd. SW, consisting of approximately 39.015 acres of land part of the G.M. Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcel R331170, Taylor, Williamson County, Texas.

4. **PZ-2024-2254** Consider Disapproval of the Taylor North Bull Branch Creek Townhomes, Subdivision Improvement Plan, generally located along the South right-of-way of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive, consisting of approximately 7.747 acres of land part of and out of the William J Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcel R018638, Taylor, Williamson County, Texas.

5. **PZ-2024-2291** Consider Disapproval of the Nyle Maxwell Minor Subdivision Plat, generally located at 14150 Hwy 79, legally described as 8.010 acres of land part of the William Kincaid Survey, Abstract No. 0373, more particularly described by Williamson Central Appraisal District Parcels R311124, R019359, R331352, Taylor, Williamson County, Texas.

6. **PZ-2024-2215** Consider Conditional Approval of the RCR- Taylor Logistics Park Replat of Phase Two, Block Two, Lots 1, 2, and 3A, generally located at 201 FM 3349, legally described as RCR-Taylor Logistics Park Phase Two Minor Plat, Block Two, Lots 1-2 and RCR-Taylor Logistics Park Phase Two Replat, Block Two, Lot 3A, more particularly described by the Williamson Central Appraisal District Parcels R637527, R648674, R648675, Taylor, Williamson County, Texas.

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

Chair, Amy Everhart presented the Consent Agenda items for consideration and a vote. A motion was made by Commissioner Annette Maruska to approve the Consent Agenda as presented and seconded by Commissioner Jim Newman. Motion passed unanimously (8-0).

IV. REGULAR AGENDA

8. **PZ-2024-2238** Hold a public hearing and consider action regarding a request for a Subdivision Variance related to the installation of sidewalks generally located at 14501 Hwy 79, legally described as a 69.015-acre tract of land part of and out of the

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

Chair, Amy Everhart opened the public hearing at 6:02 PM.
Planning Manager, Courtney Peres made a presentation regarding a request for a subdivision variance related to installations on sidewalks. Staff recommended approval of the variance request.
Chair, Amy Everhart closed the public hearing at 6:06 PM.

Vice Chair, Nora Roy made a motion to approve the variance as presented. The motion was seconded by commissioner Alexander Allrich. Motion passed unanimously (8-0).

9. **WITHDRAWN** **PZ-2024-2067** Hold a public hearing and consider action regarding a request for a Neighborhood Plan generally located at 602 Carlos G Parker Blvd, legally described as a 9.735 acres tract of land part of and out of George M. Reese Survey, Abstract No. 533, more particularly described by the Williamson Central Appraisal District Parcels R311755 and R019660, Taylor, Williamson County, Texas.

Chair, Amy Everhart stated that PZ-2024-2067 was withdrawn from the agenda for a public hearing and recommendation. No action was taken.

10. **PZ-2024-2212** Hold a public hearing and consider action to allow an Infill Neighborhood Plan generally located at 1120 W. Lake Drive, to modify permitted building types and heights within the P3 Place Type, legally described as approximately 1.24 acres of land situated in Hague Heights, Block One, Lots 8 through 13, more particularly described by the Williamson Central Appraisal District Parcel R017151, Taylor, Williamson County, Texas.

Chair, Amy Everhart, opened the Public Hearing at 6:08 P.M.
Parker McDowell, Consultant Planner, made a presentation regarding the infill neighborhood plan generally located at 1120 W. Lake Drive. Staff recommended approval of the Infill Neighborhood Plan to change the Place Type to P2.5 – Large Lot to P3 – Neighborhood with the removal of Cottage Courts and limit the building height to two stories.

1. ***Applicant, David Downs, 1717 CR 452 Taylor, Texas – Stated that he would like the support of the commissioners to pass the current P2.5 to P3 with the proposed modifications to the P3 Place Type.***
2. ***Jackie Kenyon, 1020 W. Lake Drive – Stated concerns related to vacant lots and taxes. Requested Denial.***
3. ***April Young, 1220 W. Lake Drive – Stated concerns with flooding. Requesting Denial.***

4. ***Shannon Quicksolve (Luedtke), 804 Howard St. – Requesting Denial.***
5. ***Ricky McDaniel – Requesting Denial.***
6. ***Jo Ann Jensen, 1102 W. Lake Drive – Stated that there was not a description or detail on the plans of the houses, room for parking, and concern about driveways on W. Lake Drive.***
7. ***Lonnie Zeeka, 3450 FM 112 – Requesting Denial.***
8. ***Eric Moehnke, 1201 W. Lake Drive – Requesting Denial.***

Commissioner, Donna Frazier, made a motion to recommend removing additional building types from the P3 – Place Type to exclude duplex and attached dwelling as well.

Commissioner Alexander Allrich seconded the motion with modifications made by Commissioner Frazier. Commissioners Everhart, Frazier, Aviles-Torsberg, Roy, and Allrich voted in favor of the motion.
Commissioners, Newman and Maruska voted to recommend denial of the motion.
Motion passed (6-2).

V. Discussion Items

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

- Discussion on current process for approval of short-term rentals.

VI. ADJOURN

Approved by Chair: _____

Date: _____

Attest by Administrative Assistant: _____

Date: _____

City of Taylor
PZ-2024-2172
Spring Creek Phase 2 Final Plat
Staff Report

Item Details

Agenda No.	2
Requested Action:	Consider Conditional Approval of Spring Creek Phase 2 Final Plat
Address/Location:	Generally located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard
Legal Description:	Approximately 20.40 acres of land, legally described as land part of and out of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcels R018683 and R383650, Taylor, Williamson County, Texas
Current Zoning:	P2.5 – Large Lot with a Planned Development Overlay Zoning
Current Use:	Vacant Acreage
Applicant:	Aimee Chavez, Pape-Dawson Engineers
Case History:	This is the second submission of the final plat.
Staff Recommendation:	The submitted Final Plat partially meets the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Conditional Approval of the proposed Final Plat pending compliance with all outstanding comments listed in the Comment Review Letter dated 11/04/2024.

Attachments

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

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

Aimee Chavez
Pape-Dawson Consulting Engineers LLC
10801 N Mopac Expy., Bldg. 3, Ste. 200
Austin TX 78759
achavez@pape-dawson.com

Date: Monday, November 4, 2024

Address: CR 367, Taylor 76574

Permit Number PZ-2024-2172

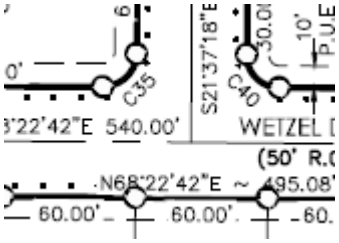
Dear Aimee Chavez,

Staff has completed its review of plans for the Spring Creek Phase 2 Final Plat that is to be generally located at CR 367, Taylor, TX 76574. Staff is recommending Conditional Approval of the Final Plat as there are some corrections that need to be made prior to acceptance of the Final Plat. Comments from this review follow.

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

Conditional Comments:

1. All lots should not have curves at intersections. Revise to match Preliminary Plat.



2.
3. Seek compliance with all other reviewing departments' outstanding comments.

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

Final Plat – Engineering Review 02

The plat resubmitted on 10/18/24 has been reviewed and approved with the following conditions:

Sheet 3 of 3

1. Unresolved: Engineer's Certification – Update "registered" to "licensed" on the first line of the certification.
2. Plat note 12 - Include the following for clarification of detention for Phase 2 "It is noted that detention for Phase 2 has been established as part of the Phase 1 improvements within a dedicated drainage easement."

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

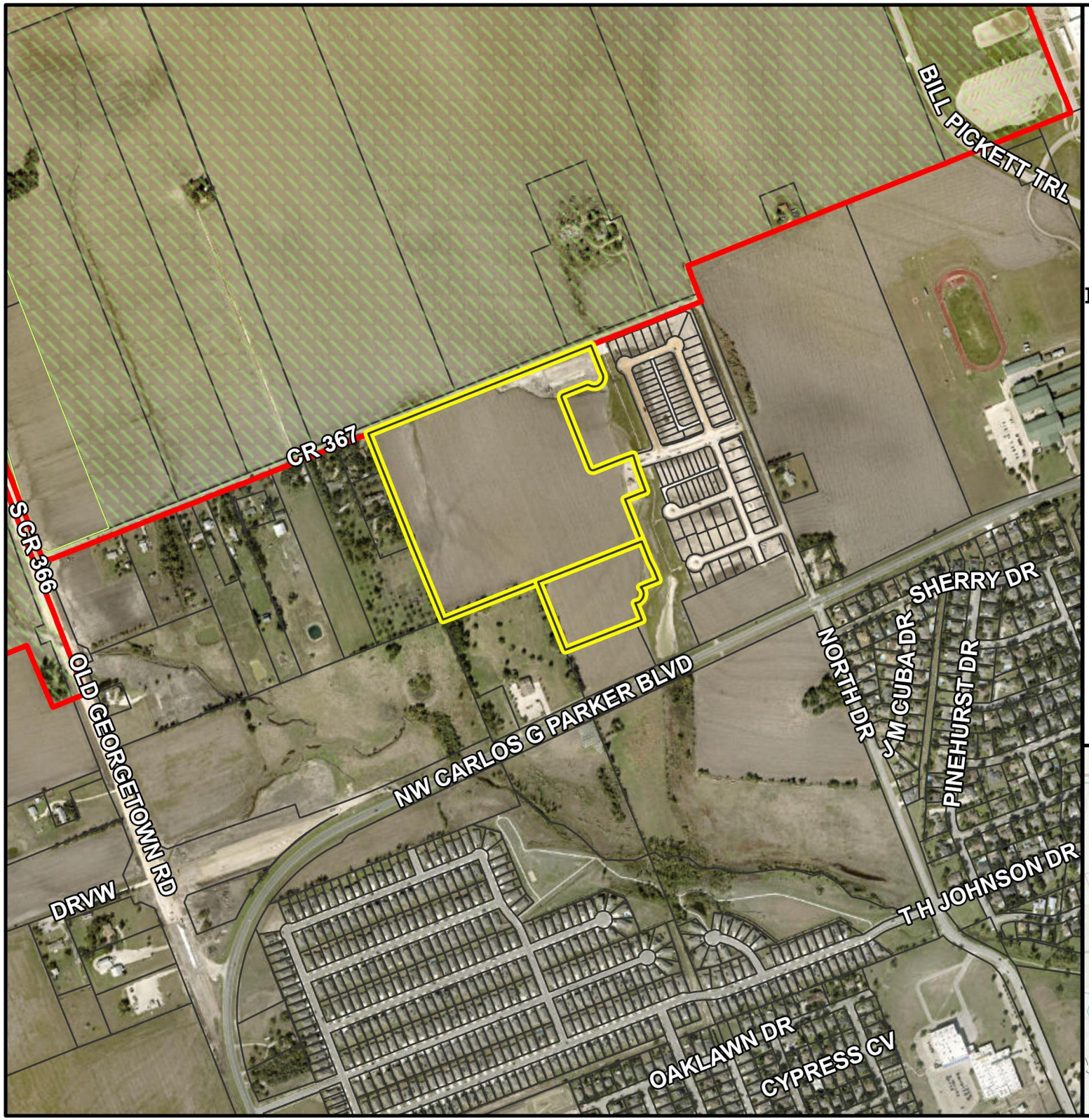
1. Previously noted with no comments.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs.

Thank you,

CPeres

Courtney Peres, CNU-A
Planning Manager
City of Taylor

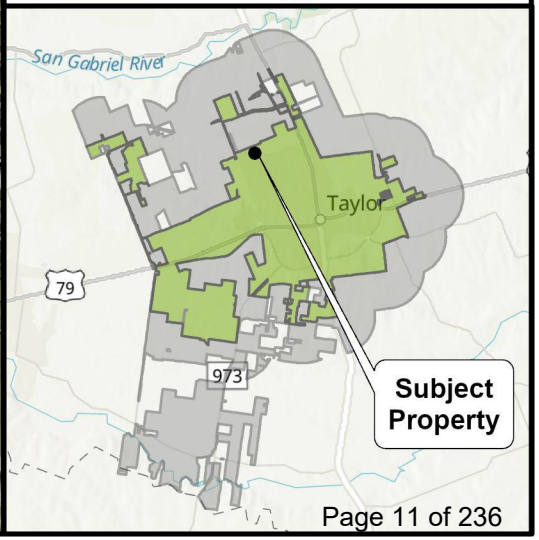


PZ-2024-2172

Intersection of North Dr and NW Carlos G. Parker Blvd
Neighborhood Plan
Final Plat
Approximately 35.9 acres

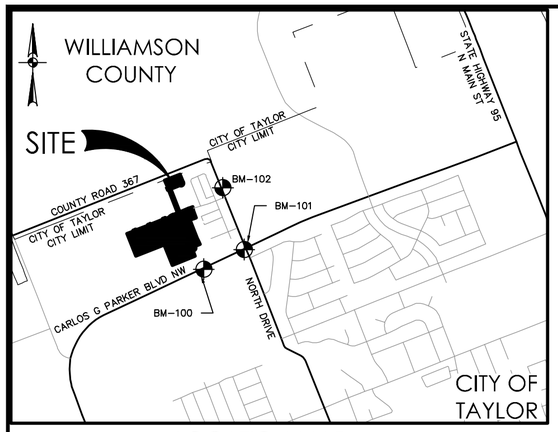
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 760 1,520
Feet



SPRING CREEK, PHASE 2 FINAL PLAT

FINAL PLAT CONSISTING OF A 20.399 ACRE TRACT OF LAND, BEING ALL OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND A PORTION OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.



LOCATION MAP

SCALE: 1" = 2000'

OWNER: BRIGHTLAND HOMES, LTD.
ADDRESS: BARTON CREEK PLAZA III
3815 SOUTH CAPITAL OF TEXAS HWY.
SUITE 275
AUSTIN, TX 78704
(512) 330-9366

ACREAGE: 20.399 ACRES
LOTS ACREAGE: 14.015 ACRES
ROW ACREAGE: 6.384 ACRES

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

PATENT SURVEY: WILLIAM J. BAKER SURVEY,
SECTION NO. 2,
ABSTRACT NO. 65

SUBMITTAL DATE: MAY 31, 2024

DATE OF PLANNING AND ZONING COMMISSION REVIEW:

LINEAR FEET OF NEW STREET	LENGTH	TYPE
HARWELL DRIVE:	344 LF	(RESIDENTIAL)
JONESY DRIVE:	315 LF	(RESIDENTIAL)
OUACHITA DRIVE:	275 LF	(RESIDENTIAL)
SANDERS DRIVE:	876 LF	(RESIDENTIAL)
SLIVENSKY DRIVE:	1327 LF	(RESIDENTIAL)
STEELE DRIVE:	329 LF	(RESIDENTIAL)
TRIBUTE BOULEVARD:	1320 LF	(COLLECTOR)
WETZEL DRIVE:	540 LF	(RESIDENTIAL)
TOTAL:	5324 LF	

LOT SUMMARY
TOTAL NUMBER OF BLOCKS : 6
SINGLE FAMILY LOTS: 98

BENCHMARK INFORMATION:

COMBINED SCALE FACTOR: 0.9998800143982722

BM-100
SET CHISELED SQUARE ON CONCRETE HEADWALL
ON THE NORTH SIDE OF CARLOS G. PARKER BLVD.
GRID NORTHING: 10192066.3'
GRID EASTING: 3208199.2'
ELEVATION = 598.81'
NAVD 88 (GEOID18)

BM-101
SET CHISELED SQUARE ON CONCRETE
PAD FOR TRAFFIC CONTROL BOX NEAR THE
NORTHWEST CORNER OF CARLOS G. PARKER BLVD.
AND NORTH DRIVE
GRID NORTHING: 10192433.2'
GRID EASTING: 3208951.5'
ELEVATION = 608.04'
NAVD 88 (GEOID18)

BM-102
SET 5/8" I.R. WITH RED CAP (TRAVERSE)
ON THE EAST SIDE OF NORTH DRIVE
GRID NORTHING: 10193583.7'
GRID EASTING: 3208554.8'
ELEVATION = 609.86'
NAVD 88 (GEOID18)

0' 100' 200' 300'

SCALE: 1"= 100'

LEGEND

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

A CALLED 152.29 ACRE TRACT
OWNER: VORWERK FARMS LLC
DOC. NO. 2022001678 (O.P.R.W.C.T.)

CITY OF TAYLOR CITY LIMIT — COUNTY ROAD 367 (50' R.O.W.)

0.517AC WATER EASEMENT
DOC. NO. _____ (O.P.R.W.C.T.)

R9 - LANDSCAPE/OPEN SPACE

P.O.B.

N68°22'42"E ~ 310.00'

N21°37'18"W 132.00'

S21°37'18"E 161.54'

OUACHITA DRIVE
(50' R.O.W.) N68°22'42"E 275.08'

S68°22'42"W 140.17'

10' P.U.E.
DOC. NO. 2023056217 (O.P.R.W.C.T.)

SLIVENSKY DRIVE (50' R.O.W.)

N21°37'18"W ~ 419.95'

S21°37'18"E ~ 419.95'

SPRING CREEK, PHASE 1
DOC. NO. 2023056217 (O.P.R.W.C.T.)

R4 - PARKLAND/DRAINAGE

A CALLED 0.914 ACRE TRACT
OWNER: ROSS L. FLINT
DOC. NO. 2000046693
(O.P.R.W.C.T.)

A CALLED 1.67 ACRE TRACT
OWNER: SHEILA N. FALCO
DOC. NO. 2010073584
(O.P.R.W.C.T.)

REMNANT PORTION OF
A CALLED 42.9213 ACRE TRACT
(TRACT 2)
OWNER: BRIGHTLAND HOMES, LTD.
DOC. NO. 2021089820 (O.P.R.W.C.T.)

WILLIAM J. BAKER SURVEY,
SECTION NO. 2,
ABSTRACT NO. 65

N68°22'42"E 115.05' — N68°22'42"E 210.00' — N68°22'42"E ~ 220.00' — N68°22'42"E 152.11'

TRIBUTE BOULEVARD (VARIABLE WIDTH R.O.W.)

S68°22'42"W 1242.03'

R11 - LANDSCAPE/OPEN SPACE

R12 - LANDSCAPE/OPEN SPACE

N21°55'17"W ~ 451.65'

A CALLED 6.98 ACRE TRACT
OWNER: D&L LAND DEVELOPMENT, LLC
DOC. NO. 2022051361
(O.P.R.W.C.T.)

HARWELL DRIVE (50' R.O.W.)

JONESY DRIVE (50' R.O.W.)

WETZEL DRIVE (50' R.O.W.)

SANDERS DRIVE (50' R.O.W.)

R10 - PARKLAND/ DRAINAGE

R15 - PRIVATE ALLEY

R14 - PRIVATE ALLEY

R13 - PRIVATE ALLEY

S68°25'24"W ~ 567.62'

FD. SQUARE BOLT

A CALLED 50.30 ACRE TRACT
SAVE AND EXCEPT 4.581 ACRE TRACT
OWNER: D&L LAND DEVELOPMENT, LLC
DOC. NO. 2019009739 (O.P.R.W.C.T.)

LOT ONE, BLOCK ONE
FIRST ASSEMBLY OF GOD CHURCH SUBDIVISION
DOC. NO. 2011001491 (O.P.R.W.C.T)
OWNER: CROSSROADS ASSEMBLY OF GOD
DOC. NO. 2000013778 (O.P.R.W.C.T.)

S02°28'E, 7182 FEET TO THE APPROXIMATE ORIGINAL SURVEY OF THE WILLIAM J. BAKER SURVEY

N21°49'11"W ~ 409.47'

S68°07'55"W ~ 420.26'

20' SANITARY SEWER EASEMENT
DOC. NO. 2021087377 (O.P.R.W.C.T.)

LOT 58, BLOCK 2
TAYLOR 70 FINAL PLAT, BLOCK 2, LOT 58
DOC. NO. 2021087377 (O.P.R.W.C.T.)

STEELE DRIVE (50' R.O.W.)

N68°08'09"E 250.18'

S20°08'10"E 133.18'

R5 - PARKLAND/ DRAINAGE

ANSLEY COURT (50' R.O.W.)

CARWAY DRIVE (50' R.O.W.)

S21°37'18"E ~ 365.00'

SPRING CREEK, PHASE 1
DOC. NO. 2023056217 (O.P.R.W.C.T.)

10' P.U.E.
DOC. NO. 2023056217 (O.P.R.W.C.T.)

SHEET 1 OF 3

SPRING CREEK, PHASE 2

Survey Job No. 51265-02

Date: May 20, 2024, 12:15pm User ID: DRodriguez
File: H:\Survey\Civil\51265-02\Plat\SPRING CREEK PHASE 2\PL-51265502_PH2.dwg

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

SPRING CREEK, PHASE 2 FINAL PLAT

FINAL PLAT CONSISTING OF A 20.399 ACRE TRACT OF LAND, BEING ALL OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND A PORTION OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

FINAL PLAT CONSISTING OF A 20.399 ACRE TRACT OF LAND, BEING ALL OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND BEING A PORTION OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS. SAID 20.399 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00;

BEGINNING at a ½" iron rod with yellow cap marked "Pape-Dawson" found on the south right-of-way line of County Road 367, a 50 foot right-of-way, said point being the northwest corner of Spring Creek, Phase 1, a subdivision according to the plat recorded in Document No. 2023056217 of the Official Public Records of Williamson County, Texas, same being the northeast corner of the Remnant Portion of said 42.9213-acre tract for the northeast corner and POINT OF BEGINNING hereof;

THENCE, departing the south right-of-way line of said County Road 367, with the west boundary line of said Spring Creek, Phase 1, same being the east boundary line of the Remnant Portion of said 42.9213-acre tract, the following thirteen (13) courses and distances:

1. S 21°37'18" E, a distance of 161.54 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature hereof,
2. along the arc of a curve to the right having a radius of 51.00 feet, a central angle of 152°30'16", a chord bearing and distance of S 42°47'41" W, 99.08 feet, an arc length of 135.75 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of reverse curvature hereof,
3. along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 50°40'08", a chord bearing and distance of N 86°17'15" W, 17.12 feet, an arc length of 17.69 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency hereof,
4. S 68°22'42" W, a distance of 140.17 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof,
5. along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 23°22'42" W, 21.21 feet an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency hereof,
6. S 21°37'18" E, a distance of 419.95 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof,
7. along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 66°37'18" E, 28.28 feet, an arc length of 31.42 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency hereof,
8. N 68°22'42" E, a distance of 152.11 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof,
9. along the arc of a curve to the right having a radius of 1040.00 feet, a central angle of 04°28'16", a chord bearing and distance of N 70°36'50" E, 81.14 feet an arc length of 81.16 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency hereof,
10. S 17°09'02" E, a distance of 80.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
11. S 20°08'10" E, a distance of 133.18 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
12. S 69°51'50" W, a distance of 40.00 feet a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof, and
13. S 68°22'42" W, a distance of 83.51 feet a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,

THENCE S 21°37'18" E, continuing with the east boundary line of the Remnant Portion of said 42.9213-acre tract, in part with the east boundary line of the Remnant Portion of said 20.9098 acre tract, same being the west boundary line of said Spring Creek, Phase 1, a distance of 365.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof;

THENCE, continuing with the east boundary line of the Remnant portion of said 20.9098 acre tract, same being the west boundary line of said Spring Creek, Phase 1, the following six (6) courses and distances:

1. S 26°36'25" E a distance of 60.23 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
2. S 21°37'18" E a distance of 61.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
3. S 68°22'42" W a distance of 104.73 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature hereof,
4. along the arc of a curve to the right having a radius of 51.00 feet, a central angle of 133°56'49", a chord bearing and distance of S 18°30'34" W, 93.87 feet, an arc length of 119.23 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof;
5. S 21°37'18" E a distance of 100.82 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the southernmost southeast corner hereof, and
6. S 67°26'21" W a distance of 38.40 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on the northeast corner of Lot 58, Block 2, Taylor 70 Final Plat, Block 2, Lot 58, a subdivision according to the plat recorded in Document No. 2021087377 of said Official Public Records, said point being a northwest corner of said Spring Creek, Phase 1, same being on the south boundary line of the Remnant Portion of said 20.9098-acre tract,

THENCE S 68°07'55" W, departing the west boundary line of said Spring Creek, Phase 1, with the north boundary line of said Lot 58, Block 2, same being the south boundary line of the Remnant Portion of said 20.9098-acre tract, a distance of 420.26 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the east boundary line of the Remnant portions of Lot One, Block One, First Assembly of God Church Subdivision, a subdivision according to the plat recorded in Document No. 2011001491 of said Official Public Records, said point being the northwest corner of said Lot 58, Block 2, same being the southwest corner of the Remnant Portion of said 20.9098-acre tract for the southernmost southwest corner hereof;

THENCE N 21°49'11" W, departing the north boundary line of said Lot 58, Block 2 with the east boundary line of said Lot One, Block One, same being the west boundary line of the Remnant Portion of said 20.9098-acre tract, a distance of 409.47 feet to a square bolt found on the south boundary line of the Remnant Portion of said 42.9213-acre tract, said point being the northeast corner of said Lot One, Block One, same being the northwest corner of the Remnant Portion of said 20.9098-acre tract for an interior point hereof;

THENCE S 68°25' 24" W, departing the west boundary line of the Remnant Portion of said 20.9098-acre tract, with the north boundary line of said Lot One, Block One, same being the south boundary line of the Remnant Portion of said 42.9213-acre tract, a distance of 567.62 feet to a square bolt found on the northeast corner of a called 50.30-acre tract, save and except a 4.581 acre tract, recorded in Document No. 2019009739 of said Official Public Records, said point being the southeast corner of a called 6.98-acre tract, recorded in Document No. 2022051361 of said Official Public Records, same being the northwest corner of said Lot One, Block One, and the southwest corner of the Remnant Portion of said 42.9213-acre tract for the westernmost southwest corner hereof;

THENCE N 21°55'17" W, departing the north boundary line of Lot One, Block One, and said 50.30-acre tract, with the east boundary line of said 6.98-acre tract, in part with the east boundary line of a called 1.67-acre tract, recorded in Document No. 2010073584 of said Official Public Records, same being the west boundary line of the Remnant Portion of said 42.9213-acre tract, a distance of 451.65 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the westernmost northwest corner hereof;

THENCE, departing the east boundary line of said 1.67-acre tract, through the interior of the Remnant Portion of said 42.9213-acre tract the following twenty-two (22) courses and distances:

1. N 68°22'42" E, a distance of 115.05 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
2. along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 23°22'42" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
3. N 68°22'42" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
4. along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 66°37'18" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
5. N 68°22'42" E, a distance of 210.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
6. along the arc of a curve to the left with a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 23°22'42" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
7. N 68°22'42" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
8. along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 66°37'18" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
9. N 68°22'42" E, a distance of 220.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof;
10. along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 23°22'42" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
11. N 68°22'42" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
12. along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 66°37'18" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
13. N 68°22'42" E, a distance of 6.46 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature,
14. along the arc of a curve to the left having a radius of 300.00 feet, a central angle of 12°50'19", a chord bearing and distance of N 61°57'32" E, 67.08 feet, an arc length of 67.22 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of reverse curvature hereof,
15. along the arc of a curve to the right having a radius of 300.00 feet, a central angle of 12°50'19", a chord bearing and distance of N 61°57'32" E, 67.08 feet, an arc length of 67.22 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
16. N 68°22'42" E, a distance of 75.22 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
17. along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 23°22'42" E, 28.28 feet, an arc length of 31.42 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
18. N 21°37'18" W, a distance of 419.95 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof;
19. along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 66°37'18" W, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
20. N 21°37'18" W a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
21. along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 23°22'42" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof, and
22. N 21°37'18" W, a distance of 132.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the south right-of-way line of said County Road 367, same being the north boundary line of the Remnant Portion of said 42.9213-acre tract for the northernmost northwest corner hereof,

THENCE N 68°22'42" E, with the south right-of-way line of said County Road 367, same being the north boundary line of the Remnant Portion of said 42.9213-acre tract, a distance of 310.00 feet to the POINT OF BEGINNING and containing 20.399 acres in Williamson County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc. under Job No. 50790-82.

NOTES:

1. UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR; GAS: ATMOS ENERGY.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO. 48491C0531F & 48491C0530F, EFFECTIVE DATE OF DEC. 20, 2019.
4. A 10' PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
5. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE (2020-14) AND TAYLOR MADE LAND DEVELOPMENT CODE (2023-55)
6. PARKLAND DEDICATION REQUIREMENTS ARE MET BY: THE DEDICATION OF RESERVE R10.
7. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
8. THIS SUBDIVISION IS SUBJECT ORDINANCE NO. 2020-14, WHICH CONTAINS THE DEVELOPMENT REQUIREMENTS/RESTRICTIONS.
9. MEDIANS ON TRIBUTE BOULEVARD ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE SUBJECT TO AN AGREEMENT WITH THE CITY.
10. ALL RESERVES ARE DEDICATED TO AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
11. A 5' SIDEWALK SHALL BE CONSTRUCTED BY THE HOME BUILDER AT THE TIME OF HOUSE CONSTRUCTION ADJACENT TO ALL RESIDENTIAL LOTS. THE DEVELOPER SHALL CONSTRUCT A 5' SIDEWALK AT THE TIME OF SUBDIVISION IMPROVEMENTS ADJACENT TO ALL NON-RESIDENTIAL LOTS.
12. A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITIES IN THE DEVELOPMENT. SAID AGREEMENT IS TO BE DONE BY SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT.

BLOCK 2	
LOT #	AREA (SQ. FT.)
39	5,358
40	4,508
41	3,681
42	3,681
43	3,681
44	3,681
45	7,800
46	7,200
47	7,200
48	7,200
49	7,200
50	7,200
51	7,357
52	7,423
53	5,786
54	6,249
55	6,249
56	6,249
57	7,451

BLOCK 4	
LOT #	AREA (SQ. FT.)
20	5,810
21	5,767
22	6,599
23	6,600
24	7,872

BLOCK 10	
LOT #	AREA (SQ. FT.)
1	8,798
2	7,447
3	7,456
4	7,465
5	7,473
6	7,482
7	7,491
8	7,499
9	7,325
10	7,877
11	7,625
12	7,622
13	7,619
14	7,616
15	7,614
16	7,611
17	8,894
18	7,511
20	6,569
21	6,020
22	6,033
23	7,329

BLOCK 13	
LOT #	AREA (SQ. FT.)
1	7,002
2	6,450
3	6,450
4	6,917
5	8,953
6	8,400
7	9,552

RESERVE PARCELS		
LOT #	AREA (SQ. FT.)	TYPE
R9	3,900	LANDSCAPE/OPEN SPACE
R10	20,167	PARKLAND/DRAINAGE
R11	4,806	LANDSCAPE/OPEN SPACE
R12	1,873	LANDSCAPE/OPEN SPACE
R13	6,517	PRIVATE ALLEY
R14	13,711	PRIVATE ALLEY
R15	7,113	PRIVATE ALLEY

BLOCK 11	
LOT #	AREA (SQ. FT.)
1	5,702
2	4,313
3	4,313
4	4,313
5	4,313
6	5,702
7	5,019
8	5,127
9	5,127
10	5,019

BLOCK 12	
LOT #	AREA (SQ. FT.)
1	5,414
2	3,970
3	3,680
4	3,680
5	3,680
6	3,680
7	3,680
8	3,680
9	3,680
10	3,680
11	3,680
12	3,680
13	3,680
14	3,680
15	3,680
16	5,019
17	4,945
18	5,804
19	3,795
20	3,680
21	3,680
22	3,680
23	3,680
24	3,680
25	3,680
26	3,680
27	3,680
28	3,680
29	3,680
30	3,680
31	3,680
32	3,680
33	3,680
34	3,904
35	5,330

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S17°09'02"E	80.00'
L2	S69°51'50"W	40.00'
L3	S68°22'42"W	83.51'
L4	S26°36'25"E	60.23'
L5	S21°37'18"E	61.50'
L6	S68°22'42"W	104.73'
L7	S21°37'18"E	100.82'
L8	S67°26'21"W	38.40'
L9	N68°22'42"E	50.00'
L10	N68°22'42"E	50.00'
L11	N68°22'42"E	50.00'
L12	N68°22'42"E	6.46'
L13	N68°22'42"E	75.22'
L14	N21°37'18"W	50.00'
L15	S68°22'42"W	6.73'
L16	S68°22'42"W	74.95'
L17	S21°37'18"E	114.80'
L18	S31°53'36"W	17.54'
L19	N68°22'42"E	88.00'
L20	N68°22'42"E	88.00'
L21	S21°37'18"E	63.00'
L22	N21°37'18"W	63.00'
L23	N68°22'47"E	88.00'
L24	S21°37'18"E	43.00'
L25	S20°08'10"E	128.69'
L26	S68°22'42"W	182.65'
L27	S21°37'18"E	540.74'
L28	N68°22'47"E	113.00'
L29	N21°37'18"W	125.00'
L30	N68°22'42"E	299.94'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	51.00'	152°30'16"	S42°47'41"W	99.08'	135.75'
C2	20.00'	050°40'08"	N86°17'15"W	17.12'	17.69'
C3	15.00'	090°00'00"	S23°22'42"W	21.21'	23.56'
C4	20.00'	090°00'00"	S66°37'18"E	28.28'	31.42'
C5	1040.00'	004°28'16"	N70°36'50"E	81.14'	81.16'
C6	51.00'	133°56'49"	S18°30'34"W	93.87'	119.23'
C7	15.00'	090°00'00"	N23°22'42"E	21.21'	23.56'
C8	15.00'	090°00'00"	S66°37'18"E	21.21'	23.56'
C9	15.00'	090°00'00"	N23°22'42"E	21.21'	23.56'
C10	15.00'	090°00'00"	S66°37'18"E	21.21'	23.56'
C11	15.00'	090°00'00"	N23°22'42"E	21.21'	23.56'
C12	15.00'	090°00'00"	S66°37'18"E	21.21'	23.56'
C13	300.00'	012°50'19"	N61°57'32"E	67.08'	67.22'
C14	300.00'	012°50'19"	N61°57'32"E	67.08'	67.22'
C15	20.00'	090°00'00"	N23°22'42"E	28.28'	31.42'
C16	15.00'	090°00'00"	N66°37'18"W	21.21'	23.56'
C17	15.00'	090°00'00"	N23°22'42"E	21.21'	23.56'
C18	15.00'	090°00'00"	S66°37'18"E	21.21'	23.56'
C19	20.00'	050°40'08"	N43°02'38"E	17.12'	17.69'
C20	51.00'	281°20'15"	S21°37'18"E	64.65'	250.42'
C21	20.00'	050°40'08"	N86°17'15"W	17.12'	17.69'
C22	960.00'	004°28'16"	N70°36'50"E	74.90'	74.92'
C23	20.00'	090°00'00"	N23°22'42"E	28.28'	31.42'
C24	20.00'	050°40'08"	N46°57'22"W	17.12'	17.69'
C25	51.00'	191°05'43"	N23°15'25"E	101.52'	170.10'
C26	20.00'	050°40'08"	S86°31'47"E	17.12'	17.69'
C27	15.00'	089°45'28"	N23°15'25"E	21.17'	23.50'
C28	15.00'	090°00'00"	S66°37'18"E	21.21'	23.56'
C29	20.00'	050°40'08"	N43°02'38"E	17.12'	17.69'
C30	51.00'	191°20'15"	S66°37'18"E	101.50'	170.31'
C31	20.00'	050°40'08"	S03°42'45"W	17.12'	17.69'
C32	15.00'	090°00'00"	S66°37'18"E	21.21'	23.56'
C33	15.00'	090°00'00"	N23°22'42"E	21.21'	23.56'
C34	15.00'	090°00'00"	S66°37'18"E	21.21'	23.56'
C35	15.00'	090°00'00"	S23°22'42"W	21.21'	23.56'
C36	25.00'	090°00'00"	N66°37'18"W	35.36'	39.27'
C37	15.00'	090°00'00"	N23°22'42"E	21.21'	23.56'
C38	15.00'	090°00'00"	S66°37'18"E	21.21'	23.56'
C39	15.00'	090°00'00"	S23°22'42"W	21.21'	23.56'
C40	15.00'	090°00'00"	N66°37'18"W	21.21'	23.56'
C41	15.00'	090°00'00"	S23°22'42"W	21.21'	23.56'
C42	300.00'	012°50'19"	S74°47'51"W	67.08'	67.22'
C43	300.00'	012°50'19"	S74°47'51"W	67.08'	67.22'
C44	20.00'	090°00'00"	N66°37'18"W	28.28'	31.42'
C45	25.00'	089°45'28"	N23°15'25"E	35.28'	39.16'
C46	15.00'	090°14'32"	S66°44'35"E	21.26'	23.63'
C47	960.00'	002°23'19"	N71°39'18"E	40.02'	40.02'
C48	960.00'	001°11'37"	N69°51'50"E	20.00'	20.00'
C49	960.00'	000°53'20"	N68°49'22"E	14.89'	14.89'
C50	20.00'	008°32'16"	N64°06'34"E	2.98'	2.98'
C51	20.00'	081°27'44"	N19°06'34"E	26.10'	28.44'
C52	51.00'	023°49'35"	N60°22'38"W	21.06'	21.21'
C53	27.00'	088°30'51"	S24°07'16"W	37.69'	41.71'
C54	51.00'	033°19'18"	S77°51'23"E	29.24'	29.66'
C55	51.00'	038°57'03"	N37°11'05"E	34.01'	34.67'
C56	51.00'	071°25'26"	S87°37'40"E	59.54'	63.58'
C57	51.00'	071°21'59"	S16°13'57"E	59.50'	63.52'
C58	51.00'	009°35'46"	S24°14'56"W	8.53'	8.54'
C59	27.00'	090°00'00"	S66°37'18"E	38.18'	42.41'
C60	27.00'	090°00'00"	N23°22'42"E	38.18'	42.41'
C61	20.00'	073°53'54"	N74°40'22"W	24.04'	25.80'
C62	20.00'	016°06'06"	N29°40'22"W	5.60'	5.62'
C63	27.00'	089°59'55"	S66°37'16"E	38.18'	42.41'
C64	20.00'	013°59'11"	N61°23'06"E	4.87'	4.88'
C65	20.00'	036°40'56"	N36°03'02"E	12.59'	12.80'
C66	51.00'	050°34'27"	N42°59'47"E	43.57'	45.02'
C67	51.00'	078°15'33"	S72°35'13"E	64.37'	69.66'
C68	1000.00'	004°28'16"	S70°36'50"W	78.02'	78.04'
C69	37.00'	088°30'51"	S24°07'16"W	51.64'	57.16'
C70	50.00'	089°45'28"	N23°15'25"E	70.56'	78.33'
C71	50.00'	090°00'00"	S66°37'18"E	70.71'	78.54'

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

SPRING CREEK, PHASE 2
Survey Job No. 51265-02
Date: May 20, 2024, 12:16pm User ID: DRodriguez
File: H:\Survey\Civil\51265-02\Plat\SPRING CREEK PHASE 2\PL-51265O2_PH2.dwg

SPRING CREEK, PHASE 2 FINAL PLAT

FINAL PLAT CONSISTING OF A 20.399 ACRE TRACT OF LAND, BEING ALL OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND A PORTION OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.

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

I, BRIGHTLAND HOMES, LTD., SOLE OWNER OF THE CERTAIN 20.399 TRACT OF LAND BEING ALL OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021089820 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, [AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND], AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS SPRING CREEK, PHASE 2.

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

BRIGHTLAND HOMES, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: _____
CHRIS LYNCH
VICE-PRESIDENT OF LAND OPERATIONS
BRIGHTLAND HOMES, LTD.
STATE OF TEXAS
COUNTY OF WILLIAMSON

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

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

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

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

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

I, PARKER J. GRAHAM, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

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

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

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

I, MICHAEL S. FISHER, 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 MAPS, COMMUNITY PANEL NUMBERS, 48491C0530F AND 48491C0531F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT. THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH ALL ORDINANCES ADOPTED BY THE CITY OF TAYLOR.

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

_____ _____
MICHAEL S. FISHER, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 87704
STATE OF TEXAS
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

THIS SUBDIVISION TO BE KNOWN AS SPRING CREEK, PHASE 2 HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20___, A.D.

_____
CHAIRMAN DATE

_____
SECRETARY DATE

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

_____
DIRECTOR DATE

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

_____
CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR DATE

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

I,_____, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK, ___.M., AND DULY RECORDED THIS THE ___ DAY OF _____ , 20____, A.D., AT ___ O'CLOCK, ___.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

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

_____, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY:_____, DEPUTY

PAPE-DAWSON ENGINEERS

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

SHEET 3 OF 3

SPRING CREEK, PHASE 2
Survey Job No. 51265-02

Date: May 20, 2024, 12:15pm User ID: DRodriguez
File: H:\Survey\CIVIL\51265-02\Plat\SPRING CREEK PHASE 2\PL-5126502_PH2.dwg

City of Taylor
PZ-2024-2216
Taylor Pointe Preliminary Plat
Staff Report

Item Details

Agenda No.	3
Requested Action:	Consider Conditional Approval of Taylor Pointe Preliminary Plat
Address/Location:	Generally located at 715 Carlos G. Parker Blvd. SW
Legal Description:	Approximately 39.015 acres of land part of the G.M. Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcel R331170, Taylor, Williamson County, Texas.
Current Zoning:	P4 – Mix, P5 – Urban Center, EC – Employment Center, CS – Civic Space
Current Use:	Vacant Acreage
Applicant:	Sandy Brantley, Kirkman Engineering
Case History:	This is the fourth submission of the Preliminary Plat.
Staff Recommendation:	The submitted Preliminary Plat partially meets the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Conditional Approval of the proposed Preliminary Plat pending compliance with all outstanding comments listed in the Comment Review Letter dated XXXXXX.

Attachments

1. Staff Comments
2. Location Map
3. Preliminary Plat Package

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

Sandy Brantley
Kirkman Engineering
1130 Cottonwood Creek Trail, Suite C3
Cedar Park TX 78613
sandy.brantley@trustke.com

Date: Wednesday, November 6, 2024

Address: 715 Carlos G Parker Blvd SW, Taylor 76574

Permit Number PZ-2024-2216

Dear Sandy Brantley,

Staff has completed its review of plans for the Taylor Pointe Subdivision Preliminary Plat that is to be located at 715 Carlos G Parker Blvd SW, Taylor 76574. Staff's recommendation is for conditional approval at the November 11, 2024, Planning and Zoning Commission Meeting There are some corrections that need to be made prior to final approval of the plat. Comments from this review follow.

Planning Department Comments
The following comments have been provided by Parker McDowell. Should you have any questions or require additional information regarding any of these comments, please contact Parker McDowell at (512) 309-6797 or by email at parker.mcdowell@hdrinc.com.

- All planning comments addressed

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

Plat submitted on 10/18/24 has been reviewed and conditionally approved with the following:

**Please see the Associated Documents section of the permit page to download a copy of the plat PDF containing the following engineering comments:*

Preliminary Plat - Engineering Review 04

Sheet 1 of 6

1. *Label All Sheets (e.g. Overall Preliminary Plat*
2. *Neighborhood*
3. *provided in Lot 3 Block C*
4. *Verify placement of parking area between lot 5/6 of Block D. Regulating Plan shows a space between these lots for a 20-ft fire apparatus access*
5. *Update text scaling and dimension text scaling to match other street names and shown on plat*

Sheet 2 of 6

1. *Callout civic spaces where noted.*

Sheet 3 of 6

1. *No fire lanes or alleys within ROW.*

Sheets 5 & 6 of 7

1. *Label with heading, all plat certificates.*

Report submitted on 10/18/24 has been reviewed and conditionally approved with the following:

**Please see the Associated Documents section of the permit page to download a copy of the study PDF containing the following engineering comments:*

Drainage Study - Engineering Review 04

1. *Sheet - 5 of 19 - 3.2 Stormwater Mitigation - Please provide a table showing Qcritical calculation and summarize the reduction in the 2yr peak flow across the entire site (4 POIs)*
2. *Sheet - 9 of 19 [1] Appendix C EXDAM - This table does not match Table 1.1 in the report or HEC-HMS results. Please update.*
3. *Sheet - 9 of 19 [1] Appendix C EXDAM - Report Section 2.4 states a value of 84 was used, please update.*
4. *Sheet - 9 of 19 [1] Appendix C EXDAM - HMS model has a lag time of 9.2 in for EX-2*
5. *Sheet - 9 of 19 [1] Appendix C EXDAM - Per EM 3.22.2.D please depict time of concentration flowpaths on this map*
6. *Sheet - 10 of 19 [1] Appendix D PDAM - Is this grading accurate? How will it affect drainage patterns to POI 2?*
7. *Sheet - 10 of 19 [1] Appendix D PDAM - Are the rock riprap callouts all accurate?*
8. *Sheet - 10 of 19 [1] Appendix D PDAM - Per EM 3.22.2.I please provide preliminary grading with sufficient detail to depict conveyance method across development and into detention facilities and outfalls (POI 4)*
9. *Sheet - 10 of 19 [1] Appendix D PDAM - Is this site grading correct at the building footprints?*
10. *Sheet - 11 of 19 [1] Pond Exhibit - Per EM 3.15.1.F, the emergency spillway should be placed at the 100yr WSE*
11. *Sheet - 11 of 19 [1] Pond Exhibit - Please update these tables to reflect latest calculations and model inputs.*
12. *Sheet - 11 of 19 [1] Pond Exhibit - Per email correspondence with HDR on 10/11, please add a note describing the variance from EM 3.1.4.D (Qcritical) across all POIs*
13. *Sheet - 11 of 19 [1] Pond Exhibit - Per 3.1.3, vertical walls for detention are discouraged unless earthen embankments are not feasible. Please provide a cross-section of the pond and include structural detail of the vertical walls*
14. *Sheet - 11 of 19 [1] Pond Exhibit - Per EM 3.15.3.D.ii orifice openings smaller than 12" will require a method of debris blockage. Please show details for debris blockage plan.*
15. *Sheet - 11 of 19 [1] Pond Exhibit - Per EM 3.15.6.A.ii please show more detail of the maintenance ramp grading and the means of access to the bottom of the pond*
16. *Sheet - 11 of 19 [1] Pond Exhibit - How is the pond outflow graded toward POA 4?*

Utility Schematics - Engineering Review 04 (Submittal 03)

The utility schematic has been reviewed and conditionally approved with the following:

1. *Sizing of the proposed water lines to be coordinated prior to first construction plan submittal.*
2. *The design and location of the utilities are not being approved with this permit. This shall be submitted for review and approval during the subdivision improvement plan phase of the project.*

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

Previously reviewed and the previous comment had been addressed.

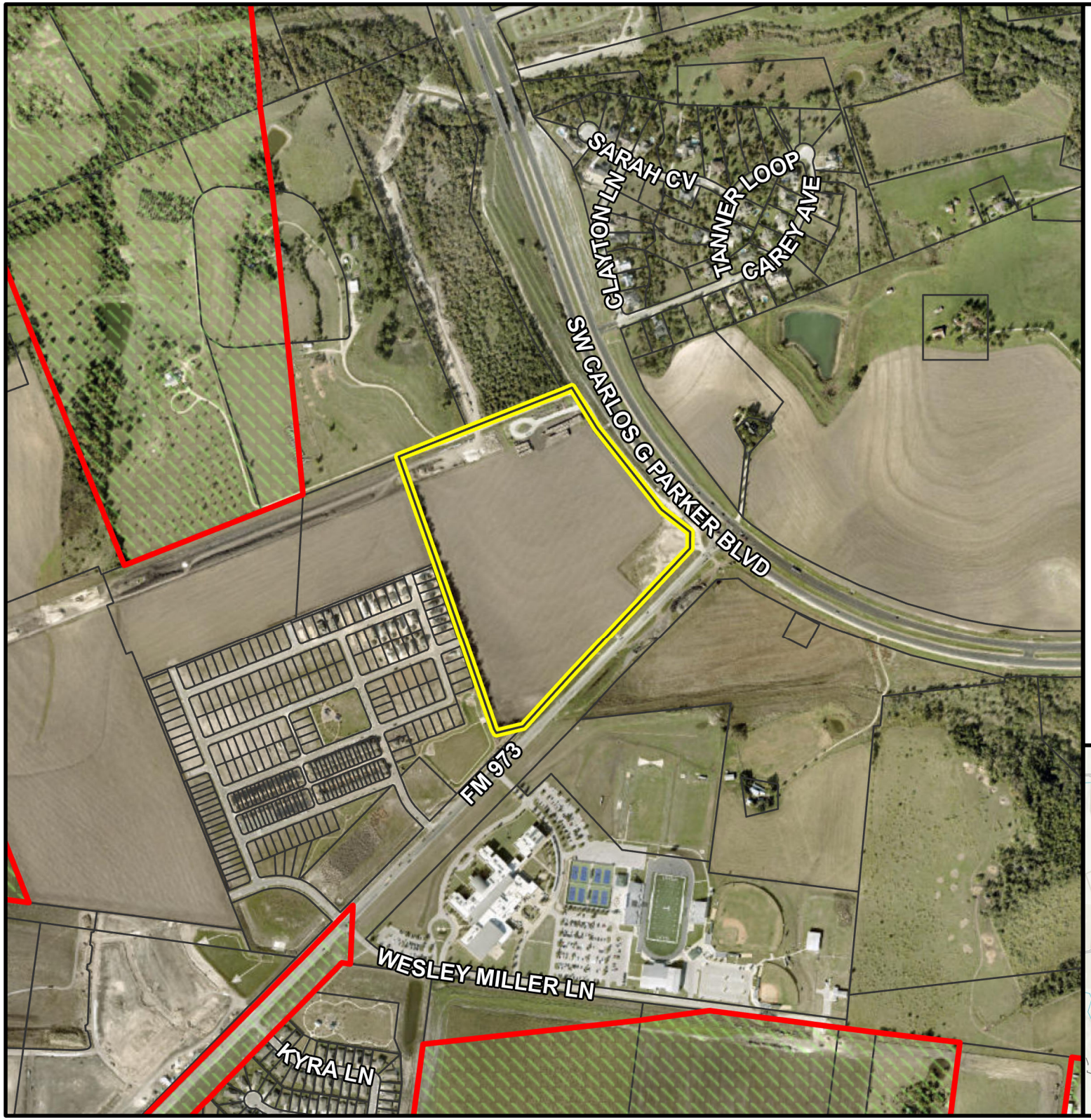
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6797, or by e-mail at parker.mcdowell@hdrinc.com.

Thank you,

Parker McDowell

Attachment



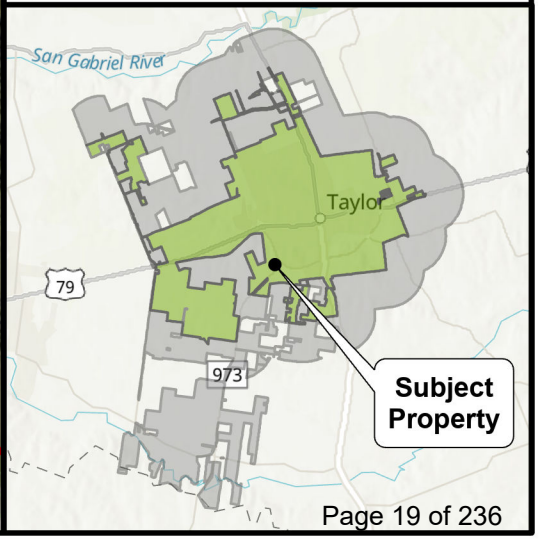
Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2216

715 Carlos G Parker Blvd.
Preliminary Subdivision Plat
Location Map
Approximately 39 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

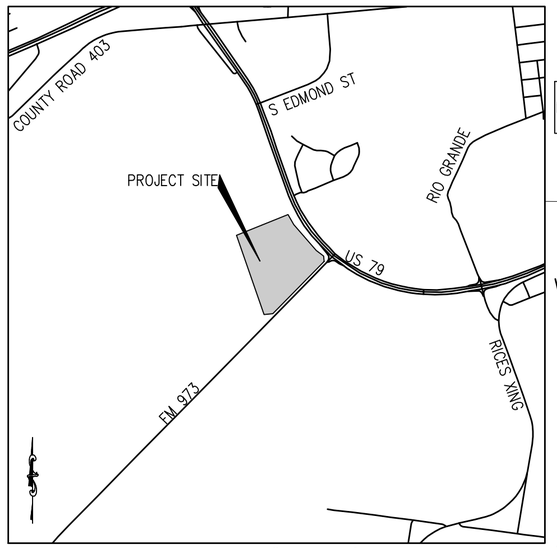
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Feet



TAYLOR POINTE SUBDIVISION PRELIMINARY PLAT

BEING A PRELIMINARY PLAT CONSISTING OF 39.015 ACRES, INCLUDING 6.05 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 67 LOTS, 7 BLOCKS, 0 RESERVES, PART OF LAND OUT OF THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, TAYLOR, WILLIAMSON COUNTY, TEXAS

VICINITY MAP



SCALE: 1" = 2000'



LEGEND

- ● IRON ROD FOUND
- ○ IRON ROD SET
- ■ BENCHMARK

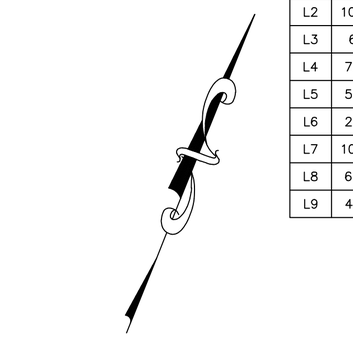
ABBREVIATIONS

FND. – FOUND
I.R. – IRON ROD
N.F. – NOT FOUND
P.O.B. – POINT OF BEGINNING
R.O.W. – RIGHT-OF-WAY
DRWC – DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC – OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC – OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D W/VL – DEED WITH VENDOR'S LIEN
WCR – WILLIAMSON COUNTY ROAD
{XX.XX'} – RECORD CALL

PLAT NOTES:

1. UTILITY PROVIDERS –WATER: CITY OF TAYLOR ; WASTEWATER: CITY OF TAYLOR ; ELECTRICITY: ONCOR.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0541F, EFFECTIVE DATE OF 12/20/2019
4. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
5. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
6. PARKLAND DEDICATION REQUIREMENTS ARE MET BY: PAYMENT OF FEES IN LIEU PER RESIDENTIAL LOT, PAYABLE AT THE TIME OF FINAL PLAT RECORDATION.
7. THE FIRE FLOW SHALL BE ACCORDING TO THE MINIMUM FIRE FLOW REQUIREMENTS PER THE ADOPTED 2018 INTERNATIONAL FIRE CODE.
8. DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH ORDINANCE 2024-12 – 715 CARLOS G PARKER BLVD. NEIGHBORHOOD PLAN.
9. SEE SHEET 3 FOR BEARING AND DISTANCES OF EASEMENTS DEDICATED BY THIS PLAT.
10. SEE SHEET 2 FOR LOT TABLE.
11. SEE SHEET 2 FOR INSET OF SMALL LOTS WITHIN BLOCKS D, E, F, AND G.

LINE TABLE		
LINE	LENGTH	BEARING
L1	80.00	S68°13'59"W
L2	100.02	S21°46'01"E
L3	6.29	S65°07'38"E
L4	75.68	N68°13'59"E
L5	50.00	N44°30'23"E
L6	28.35	S45°29'32"E
L7	104.00	N44°30'23"E
L8	66.00	N44°30'23"E
L9	49.99	S44°30'23"W



150 0 75 150 300

SCALE: 1"=150'

STREET TABLE			
STREET NAME	ROW WIDTH	LENGTH	DESIGNATION
CHERRY BLOSSOM LANE	60'–0"	841.0 LF	THOROUGHFARE
EXECUTIVE STREET	60'–0"	1,039.9 LF	THOROUGHFARE
TALON STREET	60'–0"	485.0 LF	THOROUGHFARE
LUKA STREET	40'–0"	579.2 LF	THOROUGHFARE
FEATHER STREET	60'–0"	1,309.9 LF	THOROUGHFARE
CROWN STREET	60'–0"	490.5 LF	THOROUGHFARE
WEB STREET	60'–0"	80.0 LF	THOROUGHFARE
CADEN WAY	24'–0"	502.2 LF	PEDESTRIAN PATHWAY

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	47.14	113.00	023°54'08"	23.92	S56°27'26"W	46.80
C2	59.66	143.00	023°54'08"	30.27	N56°27'26"E	59.22
C3	16.99	83.00	011°43'32"	8.52	N62°32'44"E	16.96
C4	21.94	518.00	002°25'38"	10.97	S20°22'41"E	21.94
C5	23.21	548.00	002°25'38"	11.61	S20°22'41"E	23.21
C6	20.67	488.00	002°25'38"	10.34	S20°22'41"E	20.67
C7	48.87	118.00	023°43'37"	24.79	N33°37'49"W	48.52
C8	36.44	88.00	023°43'37"	18.49	S33°37'49"E	36.18
C9	60.46	146.00	023°43'37"	30.67	N33°37'49"W	60.03
C10	17.90	118.00	008°41'37"	8.97	N63°53'11"E	17.89
C11	22.46	148.00	008°41'37"	11.25	S63°53'11"W	22.43
C12	13.35	88.00	008°41'37"	6.69	N63°53'11"E	13.34
C13	52.39	114.00	026°19'45"	26.66	N57°40'15"E	51.93
C14	29.04	134.00	012°25'00"	14.58	S50°42'52"W	28.98
C15	43.20	94.00	026°19'45"	21.99	N57°40'15"E	42.82

SHEET 1 OF 7

OWNERS:
FASH TAYLOR, LTD.
DOSS DEVELOPMENT, LLC
MILAN PROPERTY GROUP LLC
4637 STONE OAK DRIVE
CARROLLTON, TX 75010

SURVEYOR:
BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
BRUCE@BRYANTECHNICALSERVICES.COM

ENGINEER:
JONATHAN E. SCHINDLER
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034

TBPE FIRM NO.F-15874
SANDY.BRANTLEY@TRUSTKE.COM

PATENT SURVEY:
GEORGE M. REESE SURVEY
ABSTRACT NO. 533

TOTAL NUMBER OF BLOCKS: 7

TOTAL NUMBER OF LOTS: 67

LINEAR FEET OF NEW STREETS: 4746

TOTAL ACREAGE: 39.015 ACRES

SUBMITTAL DATE:
JULY 5, 2024

BENCHMARK DESCRIPTION:
COTTON SPIKE IN POWER POLE
N = 10177315.040'
E = 3210860.312'
ELEVATION = 607.42
(NAVD 88, GEOID MODEL 2012)

PRELIMINARY PLAT OF TAYLOR POINTE SUBDIVISION

39.015 ACRE TRACT OUT OF THE GEORGE M. REESE SURVEY ABSTRACT NO. 533 WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FAX: (512) 352-9091
FIRM No. 10128500
surveying@austin.rr.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

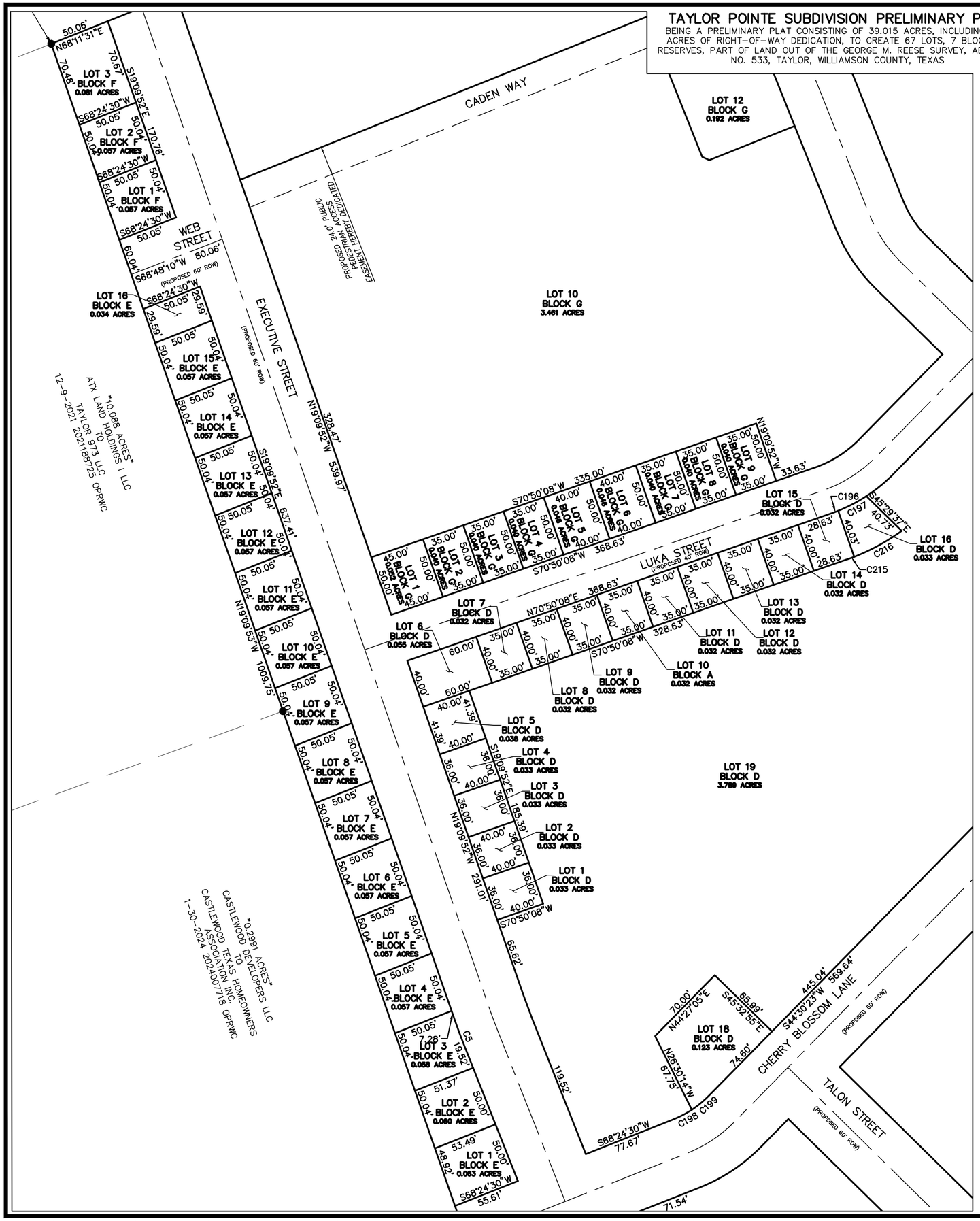
DRAWN BY: AMR	CHECKED BY: BLB
SCALE: 1" = 150'	APPROVED BY: BLB
PROJECT NO. 24-159	DATE: JUNE 5, 2024

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CITY PROJECT NO: PZ-2024-2216

TAYLOR POINTE SUBDIVISION PRELIMINARY PLAT

BEING A PRELIMINARY PLAT CONSISTING OF 39.015 ACRES, INCLUDING 6.05 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 67 LOTS, 7 BLOCKS, 0 RESERVES, PART OF LAND OUT OF THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, TAYLOR, WILLIAMSON COUNTY, TEXAS



LOT TABLE				
	BLOCK	LOT	AREA	USE
	A	1	83,729.64 SF	
	A	2	51,463.59 SF	
	A	3	70,150.94 SF	
	A	4	13,643.84 SF	CIVIC SPACE
	A	5	134,676.01 SF	
	A	6	41,648.93 SF	
	A	7	59,857.00 SF	
	B	1	50,367.53 SF	
	B	2	33,660.00 SF	
	B	3	40,349.09 SF	
	B	4	47,399.87 SF	
	B	5	45,253.02 SF	
	C	1	43,680.00 SF	
	C	2	29,282.84 SF	
	C	3	123,871.27 SF	DETENTION
	D	1	1,440.00 SF	
	D	2	1,440.00 SF	
	D	3	1,440.00 SF	
	D	4	1,440.00 SF	
	D	6	2,400.00 SF	
	D	7	1,400.00 SF	
	D	8	1,400.00 SF	
	D	9	1,400.00 SF	
	A	10	1,400.00 SF	
	D	11	1,400.00 SF	
	D	12	1,400.00 SF	
	D	13	1,400.00 SF	
	D	14	1,400.00 SF	
	D	15	1,400.07 SF	
	D	17	2,151.77 SF	CIVIC USE
	D	18	5,355.78 SF	CIVIC USE
	D	19	165,059.87 SF	
	E	1	2,727.32 SF	
	E	2	2,621.36 SF	
	E	3	2,523.90 SF	
	E	4	2,502.43 SF	
	E	5	2,502.44 SF	
	E	6	2,502.45 SF	
	E	7	2,502.47 SF	
	E	8	2,502.48 SF	
	E	9	2,502.49 SF	
	E	10	2,502.50 SF	
	E	11	2,502.52 SF	
	E	12	2,502.53 SF	
	E	13	2,502.54 SF	
	E	14	2,502.55 SF	
	E	15	2,502.57 SF	
	F	2	2,502.62 SF	
	G	1	2,250.00 SF	
	G	2	1,750.00 SF	
	G	3	1,750.00 SF	
	G	4	1,750.00 SF	
	G	5	2,000.00 SF	
	G	6	2,000.00 SF	
	G	7	1,750.00 SF	
	G	8	1,750.00 SF	
	G	9	1,750.00 SF	
	G	10	150,755.94 SF	
	G	11	70,299.54 SF	
	G	12	8,357.80 SF	CIVIC SPACE
	H	1	65,889.51 SF	
	H	2	7,438.23 SF	CIVIC SPACE

60 0 30 60 120

SCALE: 1"= 60'

LEGEND

- ● IRON ROD FOUND
- ○ IRON ROD SET
- ■ BENCHMARK

ABBREVIATIONS

FND. – FOUND
I.R. – IRON ROD
N.F. – NOT FOUND
P.O.B. – POINT OF BEGINNING
R.O.W. – RIGHT-OF-WAY
DRWC – DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC – OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC – OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D W/VL – DEED WITH VENDOR'S LIEN
WCR – WILLIAMSON COUNTY ROAD
{xx.xx'} – RECORD CALL

PRELIMINARY PLAT OF TAYLOR POINTE SUBDIVISION

39.015 ACRE TRACT OUT OF THE GEORGE M. REESE SURVEY ABSTRACT NO. 533 WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@austin.rr.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AMR	CHECKED BY: BLB
SCALE: 1" = 60'	APPROVED BY: BLB
PROJECT NO. 24-159	DATE: JUNE 5, 2024

SHEET 2 OF 7

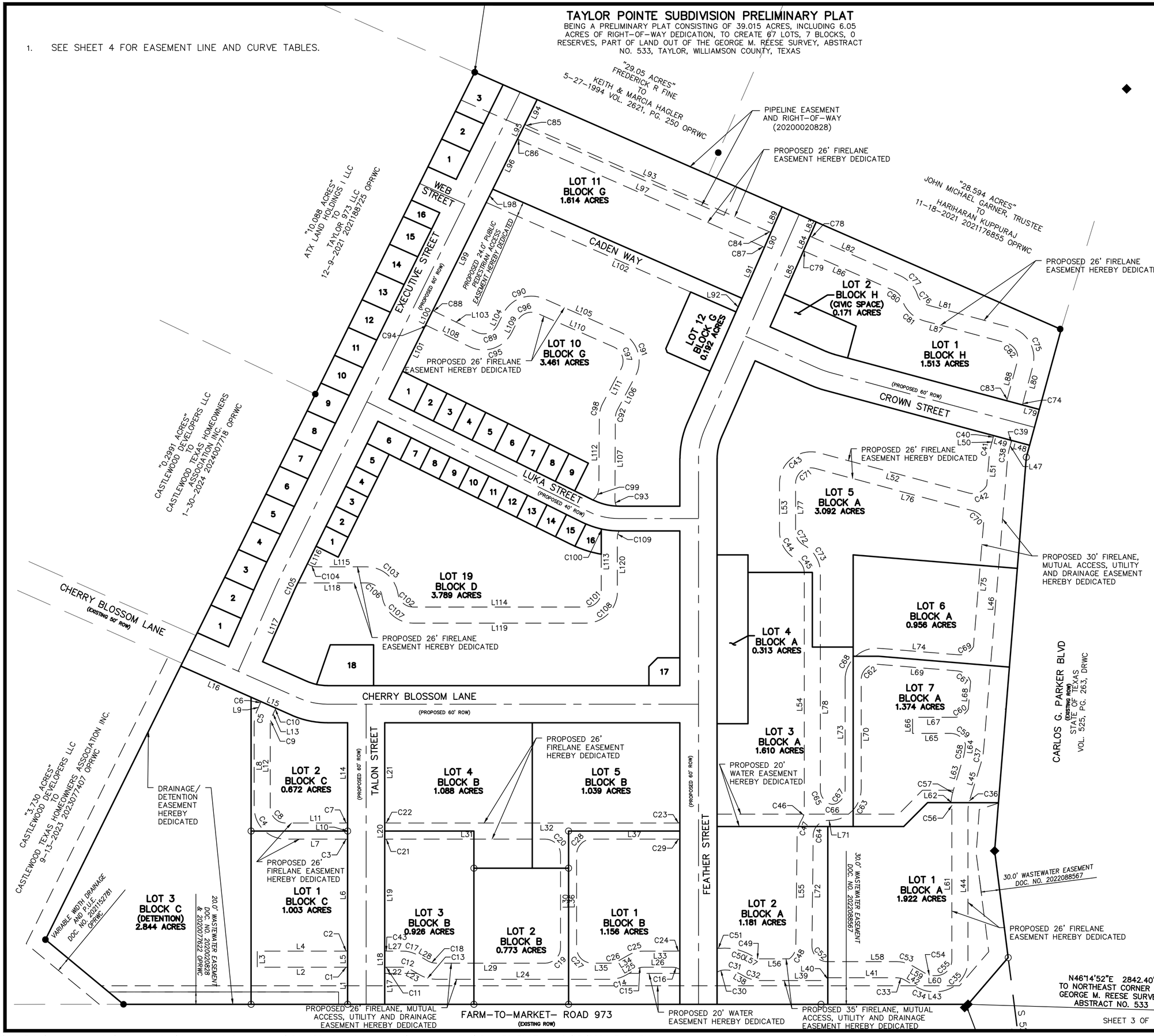
CITY PROJECT NO: PZ-2024-2216

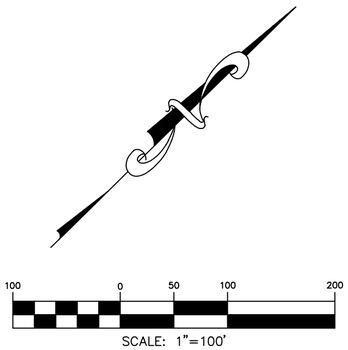
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TAYLOR POINTE SUBDIVISION PRELIMINARY PLAT

BEING A PRELIMINARY PLAT CONSISTING OF 39.015 ACRES, INCLUDING 6.05 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 67 LOTS, 7 BLOCKS, 0 RESERVES, PART OF LAND OUT OF THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, TAYLOR, WILLIAMSON COUNTY, TEXAS

1. SEE SHEET 4 FOR EASEMENT LINE AND CURVE TABLES.





LEGEND

- ● IRON ROD FOUND
- ○ IRON ROD SET
- ■ BENCHMARK

ABBREVIATIONS

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PRELIMINARY PLAT OF TAYLOR POINTE SUBDIVISION

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NO.	DATE	REVISIONS	BY

DRAWN BY: AMR	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 24-159	DATE: JUNE 5, 2024

CITY PROJECT NO: PZ-2024-2216

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TAYLOR POINTE SUBDIVISION PRELIMINARY PLAT

BEING A PRELIMINARY PLAT CONSISTING OF 39.015 ACRES, INCLUDING 6.05 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 67 LOTS, 7 BLOCKS, 0 RESERVES, PART OF LAND OUT OF THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, TAYLOR, WILLIAMSON COUNTY, TEXAS

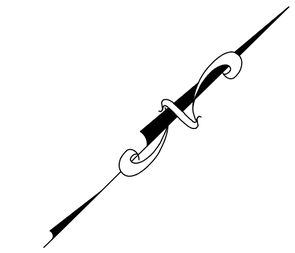
LINE TABLE		
LINE	LENGTH	BEARING
L1	59.51	N45°29'37"W
L2	141.00	S44°30'23"W
L3	26.00	N45°29'00"W
L4	141.00	N44°30'23"E
L5	27.01	N45°29'37"W
L6	179.97	N45°29'37"W
L7	95.00	S44°30'23"W
L8	135.30	N45°29'37"W
L9	12.71	N21°35'30"W
L10	27.01	N45°29'37"W
L11	95.00	N44°30'23"E
L12	135.30	S45°29'37"E
L13	12.71	S21°35'30"E
L14	161.49	N45°29'37"W
L15	71.54	N68°24'31"E
L16	124.28	N68°24'33"E
L17	59.49	N45°29'37"W
L18	27.01	N45°29'37"W
L19	179.99	N45°29'37"W
L20	27.01	N45°29'37"W
L21	161.49	N45°29'37"W
L22	23.40	N44°30'24"E
L23	18.64	N74°30'16"E
L24	282.12	N44°30'24"E
L25	18.64	N14°30'24"E
L26	45.19	N44°30'24"E
L27	23.40	S44°30'24"W
L28	18.37	S74°30'16"W
L29	176.29	S44°30'25"W
L30	150.50	S45°29'37"E
L31	254.10	N44°30'23"E
L32	466.99	S44°30'23"W
L33	52.62	S44°30'24"W
L34	18.64	S14°30'24"W
L35	29.56	S44°30'24"W
L36	150.50	N45°29'37"W
L37	136.88	N44°30'23"E
L38	7.11	N74°30'24"E
L39	109.48	N44°31'01"E
L40	4.50	N45°28'59"W
L41	111.44	N44°31'01"E
L42	23.95	N74°51'00"E
L43	5.00	N44°31'01"E
L44	241.34	N45°28'59"W
L45	58.09	N28°33'56"W
L46	473.30	N40°47'05"W
L47	8.00	N30°27'37"W
L48	29.57	S59°32'23"W
L49	31.01	S59°32'23"W
L50	11.34	S30°27'37"E

LINE TABLE		
LINE	LENGTH	BEARING
L51	47.00	S40°47'05"E
L52	250.69	S59°32'23"W
L53	77.66	S45°29'37"E
L54	384.96	S45°29'37"E
L55	179.19	S44°50'36"E
L56	47.14	S44°31'01"W
L57	7.11	S74°30'24"W
L58	111.44	N44°31'01"E
L59	23.95	N74°51'00"E
L60	5.00	N44°31'01"E
L61	245.21	N45°28'59"W
L62	2.01	S44°31'01"W
L63	55.38	N28°33'56"W
L64	6.64	N40°47'05"W
L65	61.69	S44°31'01"W
L66	26.00	N45°29'37"W
L67	68.03	N44°31'01"E
L68	44.85	N40°47'05"W
L69	128.55	S49°12'55"W
L70	176.35	S45°29'37"E
L71	1.49	S44°33'01"W
L72	178.32	S44°50'36"E
L73	176.35	N45°29'37"W
L74	128.55	N49°12'55"E
L75	203.87	N40°47'05"W
L76	264.53	S59°32'23"W
L77	77.66	S45°29'37"E
L78	350.56	S45°29'37"E
L79	27.86	S59°32'23"W
L80	59.94	S30°25'56"E
L81	137.69	N59°34'04"E
L82	154.33	N68°11'23"E
L83	24.51	N21°46'01"W
L84	27.01	N21°46'01"W
L85	76.47	S21°46'01"E
L86	154.38	S68°11'23"W
L87	137.69	S59°34'04"W
L88	59.97	N30°25'56"W
L89	71.46	N21°46'01"W
L90	116.65	N21°46'01"W
L91	116.65	N21°46'01"W
L92	24.00	N21°46'01"W
L93	423.32	N68°09'44"E
L94	44.46	N19°09'52"W
L95	27.09	N19°09'52"W
L96	89.95	N19°09'52"W
L97	426.77	N68°09'44"E
L98	24.02	S19°43'21"E
L99	194.33	S19°05'44"E
L100	27.01	S19°09'52"E

LINE TABLE		
LINE	LENGTH	BEARING
L101	83.11	S19°09'52"E
L102	440.59	S68°09'44"W
L103	74.28	S70°50'08"W
L104	21.28	S18°53'57"E
L105	134.39	S68°13'59"W
L106	62.99	N17°29'46"W
L107	132.18	N45°10'53"W
L108	74.28	N70°50'08"E
L109	21.28	N18°53'57"W
L110	134.39	N68°13'59"E
L111	62.99	S17°29'46"E
L112	113.65	S45°10'53"E
L113	97.34	S45°29'37"E
L114	278.83	S44°29'42"W
L115	80.57	S44°30'29"W
L116	31.40	S19°09'52"E
L117	119.52	N21°35'30"W
L118	111.37	N44°30'27"E
L119	278.83	N44°29'42"E
L120	86.98	N45°29'37"W
L149	80.06	S68°48'10"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	5.03	25.00	011°32'13"	2.53	S50°16'29"W	5.03
C2	5.03	25.00	011°32'13"	2.53	N38°44'16"E	5.03
C3	5.03	25.00	011°32'13"	2.53	S50°16'29"W	5.03
C4	80.11	51.00	090°00'00"	51.00	S89°30'23"W	72.12
C5	21.28	51.00	023°54'07"	10.79	N33°32'34"W	21.12
C6	3.89	25.00	008°54'47"	1.95	N26°02'53"W	3.89
C7	5.03	25.00	011°32'13"	2.53	N38°44'16"E	5.03
C8	39.27	25.00	090°00'00"	25.00	N89°30'23"E	35.36
C9	10.43	25.00	023°54'07"	5.29	S33°32'34"E	10.35
C10	3.89	25.00	008°54'47"	1.95	S17°08'07"E	3.89
C11	5.04	25.00	011°32'27"	2.53	N38°44'11"E	5.03
C12	13.09	25.00	029°59'51"	6.70	N59°30'20"E	12.94
C13	26.70	51.00	029°59'52"	13.66	N59°30'20"E	26.40
C14	26.70	51.00	030°00'00"	13.67	N29°30'24"E	26.40
C15	13.09	25.00	030°00'00"	6.70	N29°30'24"E	12.94
C16	13.67	25.00	031°19'54"	7.01	N60°10'22"E	13.50
C17	26.70	51.00	029°59'51"	13.66	S59°30'20"W	26.40
C18	13.61	26.00	029°59'51"	6.97	S59°30'20"W	13.46
C19	39.27	25.00	090°00'01"	25.00	S00°29'36"E	35.36
C20	39.27	25.00	090°00'01"	25.00	N89°30'23"E	35.36
C21	5.03	25.00	011°32'19"	2.53	N38°44'13"E	5.03
C22	5.03	25.00	011°32'17"	2.53	S50°16'31"W	5.03
C23	5.03	25.00	011°32'13"	2.53	S38°44'16"W	5.03
C24	5.62	25.00	012°52'13"	2.82	S38°04'18"W	5.60
C25	26.70	51.00	030°00'00"	13.67	S29°30'24"W	26.40
C26	13.09	25.00	030°00'00"	6.70	S29°30'24"W	12.94
C27	39.27	25.00	089°59'59"	25.00	S89°30'24"W	35.36
C28	39.27	25.00	089°59'59"	25.00	N00°29'37"W	35.36
C29	5.03	25.00	011°32'13"	2.53	N50°16'29"E	5.03
C30	13.56	25.00	031°05'05"	6.95	N28°53'40"E	13.40
C31	26.21	49.89	030°06'18"	13.42	N59°29'21"E	25.91
C32	26.69	51.00	029°59'23"	13.66	N59°30'43"E	26.39
C33	13.24	25.00	030°19'59"	6.78	N59°41'00"E	13.08
C34	27.00	51.00	030°19'59"	13.82	N59°41'00"E	26.69
C35	80.11	51.00	090°00'00"	51.00	N00°28'59"W	72.12
C36	22.78	59.24	022°02'08"	11.53	N34°27'55"W	22.64
C37	21.33	100.00	012°13'09"	10.70	N34°40'31"W	21.29
C38	15.95	73.22	012°29'08"	8.01	N34°32'31"W	15.92
C39	5.03	25.00	011°32'13"	2.53	N24°41'31"W	5.03
C40	5.03	25.00	011°32'13"	2.53	S36°13'44"E	5.03
C41	18.02	100.00	010°19'28"	9.03	S35°37'21"E	18.00
C42	33.71	25.00	077°15'02"	19.98	S20°54'52"W	31.21
C43	5.03	25.00	011°32'21"	2.53	S50°16'35"W	5.03
C43	93.49	51.00	105°02'00"	66.50	S07°01'23"W	80.94
C44	54.94	51.00	061°43'35"	30.48	S76°21'25"E	52.32
C45	26.93	25.00	061°43'35"	14.94	S76°21'25"E	25.65
C46	13.95	25.00	031°58'53"	7.16	S29°30'11"E	13.77
C47	27.87	51.07	031°16'08"	14.29	S29°08'48"E	27.53
C48	23.76	25.00	054°26'42"	12.86	S17°37'15"E	22.87
C49	8.37	16.00	029°59'23"	4.29	S59°30'43"W	8.28
C50	52.50	87.05	034°33'09"	27.07	S57°13'50"W	51.70
C51	5.05	14.02	020°38'24"	2.55	S50°16'28"W	5.02
C52	40.19	25.01	092°04'50"	25.93	N89°06'59"E	36.00
C53	27.00	51.00	030°19'59"	13.82	N59°41'00"E	26.69
C54	13.24	25.00	030°19'59"	6.78	N59°41'00"E	13.08

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C55	39.27	25.00	090°00'00"	25.00	N00°28'59"W	35.36
C56	9.35	100.00	005°21'30"	4.68	N42°48'14"W	9.35
C57	20.77	102.00	011°39'52"	10.42	N34°23'52"W	20.73
C58	14.93	70.00	012°13'09"	7.49	N34°40'31"W	14.90
C59	31.49	25.00	072°10'04"	18.22	S80°36'03"W	29.45
C60	27.15	25.00	062°13'40"	15.09	N13°24'11"E	25.84
C61	29.20	25.00	066°55'34"	16.52	S82°40'42"W	27.57
C62	41.32	25.00	094°42'32"	27.14	S01°51'39"W	36.78
C63	80.15	51.00	090°02'39"	51.04	S00°28'18"E	72.15
C64	39.01	25.00	089°23'38"	24.74	S00°08'47"E	35.17
C65	26.18	25.00	060°00'23"	14.44	S75°29'49"E	25.00
C66	15.71	15.00	060°00'01"	8.66	N44°29'59"E	15.00
C67	27.52	25.15	062°41'01"	15.32	N16°57'48"W	26.17
C68	84.30	51.00	094°42'35"	55.37	N01°51'37"E	75.03
C69	29.20	25.00	066°55'34"	16.52	N15°45'08"E	27.57
C70	24.70	25.00	056°36'06"	13.46	S87°50'26"W	23.71
C71	45.83	25.00	105°02'00"	32.60	S07°01'23"W	39.68
C72	26.93	25.00	061°43'35"	14.94	S76°21'25"E	25.65
C73	54.94	51.00	061°43'35"	30.48	S76°21'25"E	52.32
C74	5.05	25.00	011°33'54"	2.53	S36°12'53"E	5.04
C75	80.11	51.00	090°00'00"	51.00	S75°25'56"E	72.12
C76	24.98	25.00	057°14'37"	13.64	N88°11'22"E	23.95
C77	43.28	51.00	048°37'18"	23.04	S87°29'58"E	41.99
C78	5.05	25.00	011°34'50"	2.54	N73°58'48"E	5.04
C79	5.01	25.00	011°29'37"	2.52	S62°26'35"W	5.01
C80	21.22	25.00	048°37'18"	11.29	N87°29'58"W	20.58
C81	50.95	51.00	057°14'37"	27.83	S88°11'22"W	48.86
C82	39.27	25.00	090°00'00"	25.00	N75°25'56"W	35.36
C83	5.02	25.00	011°30'32"	2.52	N24°40'40"W	5.01
C84	5.00	25.00	011°27'57"	2.51	N62°25'45"E	4.99
C85	6.20	25.00	014°12'37"	3.12	N75°16'02"E	6.18
C86	3.87	25.00	008°51'49"	1.94	N63°43'49"E	3.86
C87	5.06	25.00	011°36'29"	2.54	N73°57'58"E	5.06
C88	5.03	25.00	011°32'13"	2.53	S76°36'15"W	5.03
C89	39.15	25.00	089°44'05"	24.88	S25°58'06"W	35.27
C90	77.56	51.00	087°07'56"	48.51	S24°40'01"W	70.30
C91	83.91	51.00	094°16'15"	54.95	N64°37'53"W	74.76
C92	12.08	25.00	027°41'08"	6.16	N31°20'19"W	11.96
C93	11.42	25.00	026°09'53"	5.81	N58°15'50"W	11.32
C94	5.03	25.00	011°32'13"	2.53	N65°04'01"E	5.03
C95	79.87	51.00	089°44'05"	50.76	N25°58'06"E	71.96
C96	38.02	25.00	087°07'56"	23.78	N24°40'01"E	34.46
C97	41.13	25.00	094°16'15"	26.94	S64°37'53"E	36.65
C98	24.64	51.00	027°41'08"	12.57	S31°20'19"E	24.40
C99	22.74	25.00	052°07'15"	12.23	S19°07'16"E	21.97
C100	3.86	25.00	008°50'49"	1.93	S49°55'02"E	3.86
C101	39.26	25.00	089°59'19"	25.00	S00°29'58"E	35.35
C102	35.65	25.00	081°42'03"	21.62	S85°20'43"W	32.70
C103	72.67	51.00	081°38'10"	44.05	S85°22'40"W	66.67
C104	16.52	25.00	037°51'58"	8.58	S63°26'22"W	16.22
C105	20.01	488.00	002°20'59"	10.01	N20°25'00"W	20.01
C106	35.62	25.00	081°38'10"	21.59	N85°22'45"E	32.68
C107	72.72	51.00	081°42'03"	44.10	N85°20'43"E	66.72
C108	80.10	51.00	089°59'19"	50.99	N00°29'58"W	72.12
C109	11.47	22.92	028°40'58"	5.86	N31°09'08"W	11.35



0 ## ###

SCALE: 1"=###'

LEGEND

- ● IRON ROD FOUND
- ○ IRON ROD SET
- ■ BENCHMARK

ABBREVIATIONS

FND. – FOUND
I.R. – IRON ROD
N.F. – NOT FOUND
P.O.B. – POINT OF BEGINNING
R.O.W. – RIGHT-OF-WAY
DRWC – DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC – OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC – OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D W/VL – DEED WITH VENDOR'S LIEN
WCR – WILLIAMSON COUNTY ROAD
{xx.xx'} – RECORD CALL

PRELIMINARY PLAT OF
TAYLOR POINTE SUBDIVISION

39.015 ACRE TRACT OUT OF
THE GEORGE M. REESE SURVEY
ABSTRACT NO. 533
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@austin.rr.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

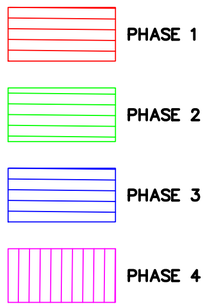
DRAWN BY: AMR	CHECKED BY: BLB
SCALE: 1" = ###'	APPROVED BY: BLB
PROJECT NO. 24-159	DATE: JUNE 5, 2024

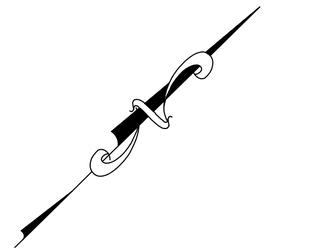
CITY PROJECT NO: PZ-2024-2216

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TAYLOR POINTE SUBDIVISION PRELIMINARY PLAT

BEING A PRELIMINARY PLAT CONSISTING OF 39.015 ACRES, INCLUDING 6.05 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 13 LOTS, 7 BLOCKS, 0 RESERVES, PART OF LAND OUT OF THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, TAYLOR, WILLIAMSON COUNTY, TEXAS





100 0 50 100 200

SCALE: 1"=100'

LEGEND

- ● IRON ROD FOUND
- ○ IRON ROD SET
- ■ BENCHMARK

ABBREVIATIONS

FND. – FOUND
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D W/VL – DEED WITH VENDOR'S LIEN
WCR – WILLIAMSON COUNTY ROAD
{xx.xx'} – RECORD CALL

PRELIMINARY PLAT OF
TAYLOR POINTE SUBDIVISION

39.015 ACRE TRACT OUT OF
THE GEORGE M. REESE SURVEY
ABSTRACT NO. 533
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
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NO.	DATE	REVISIONS	BY

DRAWN BY: AMR	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 24-159	DATE: JUNE 5, 2024

SHEET 5 OF 7

CITY PROJECT NO: PZ-2024-2216

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TAYLOR POINTE SUBDIVISION PRELIMINARY PLAT

BEING A PRELIMINARY PLAT CONSISTING OF 39.015 ACRES, INCLUDING 6.05 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 67 LOTS, 7 BLOCKS, 0 RESERVES, PART OF LAND OUT OF THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, TAYLOR, WILLIAMSON COUNTY, TEXAS

39.015 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE **GEORGE M. REESE SURVEY, ABSTRACT NO. 533** LOCATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF A CALLED "38.979 ACRES" AS CONVEYED IN A WARRANTY DEED (WITH VENDOR'S LIEN) FROM MARIO D. CRUZ TO FASH TAYLOR, LTD, DATED 06-29-2023 AS RECORDED IN DOCUMENT NO. 2023055749, 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; SUBJECT TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS {BEARINGS AND COORDINATES DESCRIBED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83, 93 {ADJ.};

BEGINNING AT THE NORTHWEST CORNER OF SAID "38.979", SAME BEING AN EXTERIOR CORNER OF A CALLED "85.047 ACRES" CONVEYED IN A WARRANTY DEED FROM FREDERICK R. FINE TO KEITH HAGLER DATED 5-27-1994 AND RECORDED IN VOLUME 2621, PAGE 250, OFFICIAL RECORDS OF WILLIAMSON COUNTY (ORWC), SAME BEING THE NORTHEAST CORNER OF A CALLED "10.088 ACRES" AS CONVEYED FROM ATX LAND HOLDINGS I, LLC TO TAYLOR 973, LLC DATED 12-09-2021 AND RECORDED IN DOCUMENT NO. 2021188725, OPRWC; FOUND A ½" IRON ROD (AT FENCE CORNER POST) AT SAME (NORTH = 10,177,425.45', EAST = 3,209,525.55); A ½" IRON ROD FOUND AT AN INTERIOR CORNER OF SAID "85.047 ACRES", IN OR NEAR THE COMMON SURVEY LINE OF THE **GEORGE M. REESE SURVEY, ABSTRACT NO. 533** AND THE **JAMES C. EAVES SURVEY, A-214**, BEARS NORTH 22° 21' 55" WEST, 40.00 FEET;

THENCE NORTH 68° 11' 31" EAST WITH THE COMMON LINE OF SAID "38.979" AND EASTERNMOST SOUTH LINE OF SAID "85.047 ACRES", GENERALLY ALONG A FENCE, A DISTANCE OF **1034.94 FEET** TO A CALCULATED POINT AT THE NORTHEAST CORNER OF SUBJECT TRACT IN THE SOUTHWESTERN RIGHT-OF-WAY LINE OF CARLOS PARKER BLVD, ALSO KNOWN AS LOOP NO. 427 AS RECORDED IN VOLUME 525, PAGE 263, DRWC; ½" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID "85.047 ACRES" BEARS SOUTH 68° 11' 31" WEST, 1.71 FEET; FOUND A TYPE I TXDOT CONCRETE MONUMENT (ENGINEER'S STATION 206+28.98) BEARING NORTH 30° 15' 15" WEST, 402.92 FEET;

THENCE SOUTH 30° 15' 15" EAST WITH SAID SOUTHWESTERN RIGHT-OF-WAY LINE OF CARLOS PARKER BLVD, A DISTANCE OF **213.97 FEET** TO A ½" IRON ROD SET (CAPPED "BRYAN TECHNICAL SERVICES") AT AN ANGLE POINT IN SAME;

THENCE SOUTH 40° 47' 05" EAST WITH SAID SOUTHWESTERN RIGHT-OF-WAY LINE OF CARLOS PARKER BLVD, A DISTANCE OF **638.55 FEET** TO A FOUND A TYPE I TXDOT CONCRETE MONUMENT (ENGINEER'S STATION 218+00) AT AN ANGLE POINT IN SAME;

THENCE SOUTH 52° 38' 45" EAST WITH SAID SOUTHWESTERN RIGHT-OF-WAY LINE OF CARLOS PARKER BLVD, A DISTANCE OF **176.08 FEET** TO A ½" IRON ROD SET (CAPPED "BRYAN TECHNICAL SERVICES") AT THE INTERSECTION WITH THE NORTHWESTERN RIGHT-OF-WAY OF FARM TO MARKET ROAD NO. 973, REFERRED TO AS A CALLED "6.242 ACRES" AS RECORDED IN VOLUME 1772, PAGE 757, ORWC;

THENCE SOUTH 04° 09' 48" EAST WITH SAID NORTHWESTERN RIGHT-OF-WAY OF FARM TO MARKET ROAD NO. 973, A DISTANCE OF **95.59 FEET** TO A ½" IRON ROD SET (CAPPED "BRYAN TECHNICAL SERVICES") AT AN ANGLE POINT IN SAME;

THENCE SOUTH 44° 27' 05" WEST WITH SAID NORTHWESTERN RIGHT-OF-WAY OF FARM TO MARKET ROAD NO. 973, A DISTANCE OF **1365.60 FEET** TO A ½" IRON ROD SET (CAPPED "BRYAN TECHNICAL SERVICES") AT AN EXTERIOR CORNER OF SUBJECT TRACT, SAME BEING THE EASTERNMOST SOUTHEAST CORNER OF CASTLEWOOD SUBDIVISION PHASE I FINAL PLAT, A DEDICATED PLAT AS RECORDED IN DOCUMENT NO. 2021152781, OPRWC;

THENCE SOUTH 84° 10' 07" WEST WITH THE COMMON LINE OF SUBJECT TRACT AND CASTLEWOOD SUBDIVISION PHASE I FINAL PLAT, A DISTANCE OF **163.72 FEET** TO A FOUND ½" IRON ROD AT A COMMON CORNER OF BOTH TRACTS;

THENCE NORTH 19° 09' 53" WEST WITH THE COMMON LINE OF SAID SUBJECT TRACT AND CASTLEWOOD SUBDIVISION PHASE I FINAL PLAT, ALONG AN OLD TREE LINE, PASSING A FOUND ½" IRON ROD AT THE NORTHEAST CORNER OF SAID CASTLEWOOD SUBDIVISION PHASE I FINAL PLAT, SAME BEING THE SOUTHEAST CORNER OF AFOREMENTIONED "10.088 ACRES" AT 983.69 FEET AND CONTINUING AN ADDITIONAL 580.47 FEET FOR A TOTAL DISTANCE OF **1564.16 FEET** TO THE PLACE OF BEGINNING CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED AN AREA OF **39.015 ACRES** OF LAND.

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT FASH TAYLOR, LTD, CO-OWNER OF THE CERTAIN 38.979 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2023055749 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TAYLOR POINTE SUBDIVISION.

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

_____

_____
FASH TAYLOR, LTD
812 W. MCDERMOTT DRIVE
PMB 1305
ALLEN, TEXAS 75013

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT DOSS DEVELOPMENT, LLC, CO-OWNER OF THE CERTAIN 0.773 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2024030082 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TAYLOR POINTE SUBDIVISION.

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

_____

_____
DOSS DEVELOPMENT, LLC
4637 STONE OAK DRIVE
CARROLLTON, TX 75010

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT MILAN PROPERTY GROUP LLC, CO-OWNER OF THE CERTAIN 3.085 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2024049722 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TAYLOR POINTE SUBDIVISION.

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

_____

_____
MILAN PROPERTY GROUP LLC
4125 E. BELKNAP STREET, SUITE 109
HALTOM CITY, TEXAS 76111

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, WATERMARK BANK, LIEN HOLDER OF THAT CERTAIN 38.979 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2023055749 OF THE OFFICIAL 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 TAYLOR POINTE SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE _____ DAY OF _____, 2024.

_____ _____ _____
SIGNATURE PRINT NAME

TRUSTEE
WATERMARK BANK
6501 N. CLASSEN BLVD., STE 300
OKLAHOMA CITY, OK 73116

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, GLOBAL ONE BANK, LIEN HOLDER OF THAT CERTAIN 0.773 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2024030082 OF THE OFFICIAL 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 TAYLOR POINTE SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE _____ DAY OF _____, 2024.

_____ _____ _____
SIGNATURE PRINT NAME

TRUSTEE
GLOBAL ONE BANK
5060 MAIN STREET
CHAPELL HILL, TEXAS 77426

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

PRELIMINARY PLAT OF
TAYLOR POINTE SUBDIVISION

39.015 ACRE TRACT OUT OF
THE GEORGE M. REESE SURVEY
ABSTRACT NO. 533
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
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NO.	DATE	REVISIONS	BY

DRAWN BY: AMR	CHECKED BY: BLB
SCALE: 1" = NTS	APPROVED BY: BLB
PROJECT NO. 24-159	DATE: JUNE 5, 2024

TAYLOR POINTE SUBDIVISION PRELIMINARY PLAT

BEING A PRELIMINARY PLAT CONSISTING OF 39.015 ACRES, INCLUDING 6.05 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 67 LOTS, 7 BLOCKS, 0 RESERVES, PART OF LAND OUT OF THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533, TAYLOR, WILLIAMSON COUNTY, TEXAS

COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, BRUCE LANE BYRAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

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

STATE OF TEXAS
REGISTERED
BRUCE LANE BRYAN
4249
PROFESSIONAL
LAND SURVEYOR

_____
REGISTERED PROFESSIONAL SURVEYOR
NO. 4249 STATE OF TEXAS

I, JONATHAN E. SCHINDLER, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0541F, EFFECTIVE DATE 12/20/2019, 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 _____, _____ COUNTY, TEXAS, THIS _____ DAY OF _____, 20_____.

FOR REVIEW.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JONATHAN E. SCHINDLER, P.E. NO. 108864. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

_____
REGISTERED PROFESSIONAL ENGINEER
NO. 108864 STATE OF TEXAS

THIS SUBDIVISION TO BE KNOWN AS TAYLOR POINTE SUBDIVISION HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____, A.D.

_____ _____
_____, CHAIRMAN DATE

_____ _____
_____, SECRETARY DATE

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20___ A.D., AT _____O'CLOCK, ___.M., AND DULY RECORDED THIS THE DAY OF _____, 20___ A.D., AT ___O'CLOCK, ___.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY:

_____
DEPUTY

PRELIMINARY PLAT OF
TAYLOR POINTE SUBDIVISION

39.015 ACRE TRACT OUT OF
THE GEORGE M. REESE SURVEY
ABSTRACT NO. 533
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.

BTS

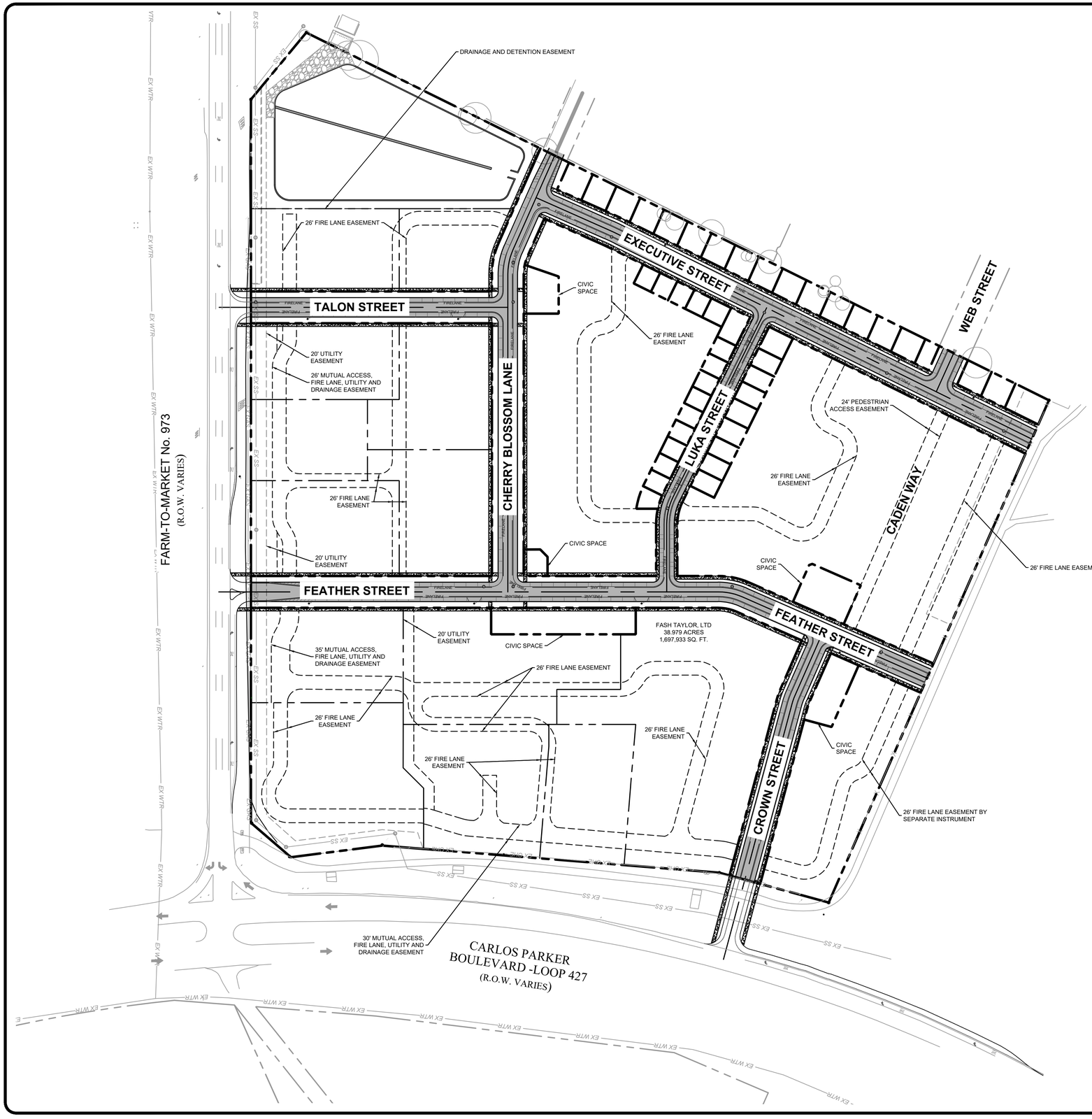
911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@austin.rr.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AMR	CHECKED BY: BLB
SCALE: 1" = N/A	APPROVED BY: BLB
PROJECT NO. 24-159	DATE: JUNE 5, 2024



Know what's **below.**
Call before you dig.

SITE BENCHMARKS

BM NO. 1 TEMPORARY BENCH MARK 1/2" IRON,
N=10177819.470' E=3210509.089'

ELEVATION = 610.34' (NAD '83)

BM NO. 2 TEMPORARY BENCH MARK COTTON SPIKE IN POWER POLE,
N=10177315.040' E=3210860.312'

ELEVATION = 607.42' (NAD '83)

LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- PROPERTY BOUNDARY
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK

NOTE: THESE PLANS ARE FOR CONCEPTUAL REVIEW ONLY

GRAPHIC SCALE
0 100 200 FEET
SCALE: 1" = 100'

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

JONATHAN E. SCHINDLER
P.E.# 108864
DATE: September 13, 2024

FASH TAYLOR, LTD
812 W. MCDERMOTT DRIVE
PMB 1305
ALLEN, TX 75013

DEVELOPER:
CONTACT: JOHN CHONG

TAYLOR POINTE
715 CARLOS G PARKER BLVD
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: FSH24001

ISSUE DATE:

PRELIMINARY ROADWAY CONCEPT PLAN

SHEET:
C3.0

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FILENAME: C3.0 SITE PLAN_FSH24001.dwg
PLOTTED BY: Hailey Hackett
PLOTTED DATE: 9/13/2024

CASTLEWOOD DETENTION OUTFALL
PROPOSED CONCRETE RIP-RAP FOR VELOCITY DISSIPATION

DETENTION OUTFALL FL 597.87

PROPOSED REGIONAL DETENTION POND
REQUIRED VOLUME 351,585 CF
PROVIDED VOLUME: 439,742 CF
TOP OF WALL ELEV: 604.40
OUTFALL ELEV: 597.87

FARM TO MARKET No. 973
(R.O.W. VARIES)

CARLOS PARKER
BOULEVARD -LOOP 427
(R.O.W. VARIES)

EX WTR

EX SS

LEGEND

PROPOSED CONTOUR	500
EXISTING CONTOUR	500
PROPOSED DRAINAGE FLOW ARROW	
EXISTING DRAINAGE FLOW ARROW	
PROPERTY BOUNDARY	

NOTE: THESE PLANS ARE FOR CONCEPTUAL REVIEW ONLY

GRAPHIC SCALE
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JOB NUMBER: FSH24001

ISSUE DATE:

PRELIMINARY OVERALL GRADING PLAN

SHEET:
C4.0

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PLOTTED BY: Haley Hawker
PLOTTED DATE: 9/13/2024

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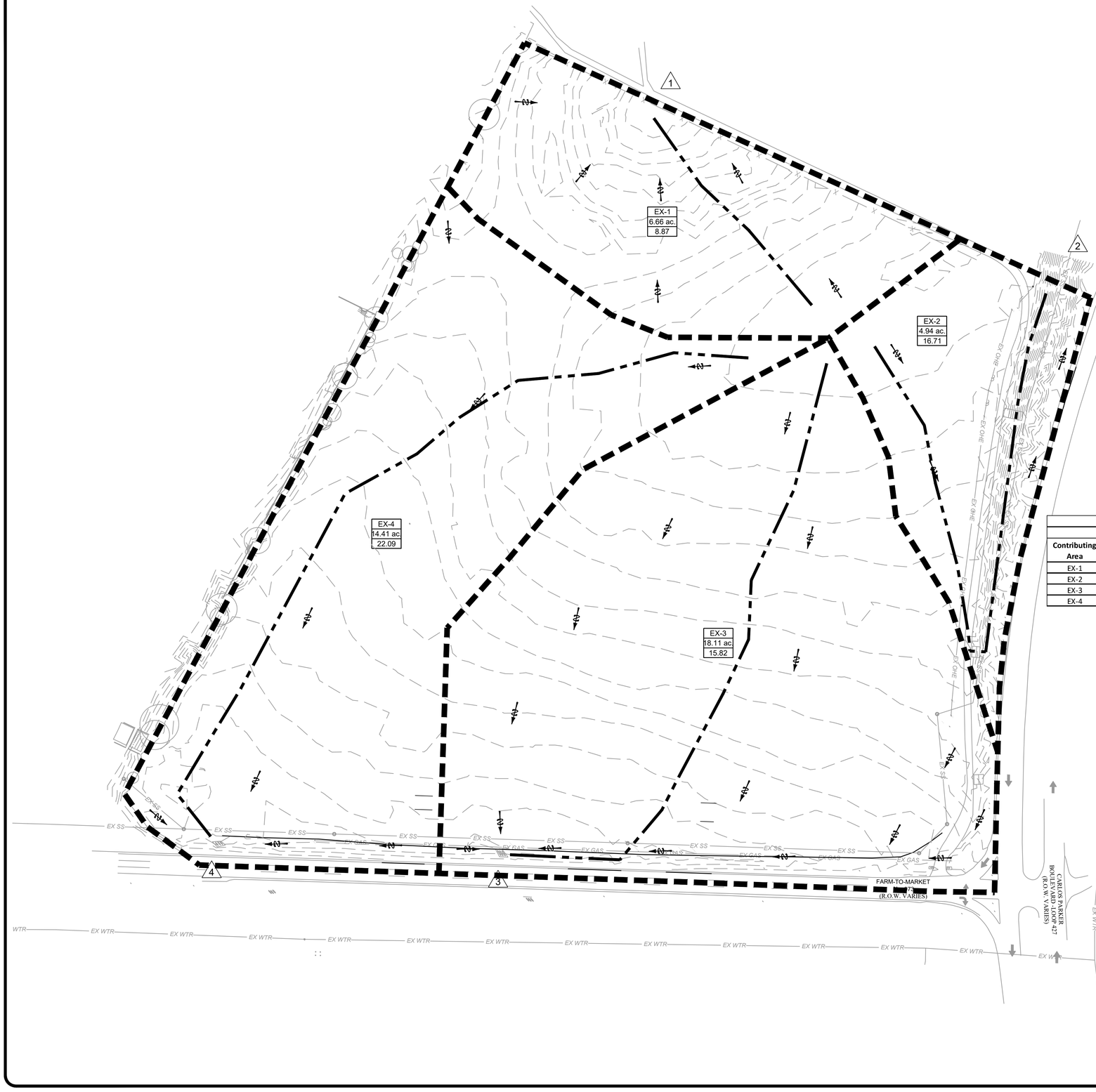
SITE BENCHMARKS

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N=10177819.470' E=3210509.089'

ELEVATION = 610.34' (NAD '83)

BM NO. 2 TEMPORARY BENCH MARK COTTON SPIKE IN POWER POLE,
N=10177315.040' E=3210860.312'

ELEVATION = 607.42' (NAD '83)



LEGEND

EXISTING DRAINAGE AREA LABEL	BASIN NAME: DA1; ACRES: 0.63 ac.; TIME OF CONCENTRATION: 5.57
EXISTING DRAINAGE AREA DIVIDE	
EXISTING DRAINAGE FLOW ARROW	
EXISTING CONTOUR	500
EXISTING STORM PIPE	
PROPERTY BOUNDARY	
POINT OF INTEREST	1
FLOW PATH	

Existing Hydrology Summary

Point of Interest	Peak Flow (cfs)			
	Q_2	Q_{10}	Q_{25}	Q_{100}
POI-1	14.2	26.1	34.0	46.9
POI-2	9.8	18.1	23.6	32.6
POI-3	33.9	62.5	81.6	112.9
POI-4	21.9	41.1	54.0	75.2

Existing Conditions - Routing Analysis Inputs

Drainage Areas			Land Use		TOC Calculation Table	HEC-HMS Inputs		
Contributing Area	Area (sf)	Area (ac)	Base Curve Number	Impervious Cover (sf)	TOC (min)	Area (sq. mi.)	Impervious Cover (%)	Lag Time
EX-1	290,110	6.66	80	0.00	8.87	0.0104063	0%	5.32
EX-2	215,186	4.94	80	0.00	15.33	0.0077188	0%	9.20
EX-3	788,872	18.11	80	0.00	15.82	0.0282969	0%	9.49
EX-4	627,700	14.41	80	0.00	22.09	0.0225156	0%	13.26

NOTE: THESE PLANS ARE FOR CONCEPTUAL REVIEW ONLY

NOTE: DRAINAGE CRITERIA TAKEN FROM CITY OF TAYLOR ENGINEERING DESIGN MANUAL DATED JANUARY 2024.

GRAPHIC SCALE

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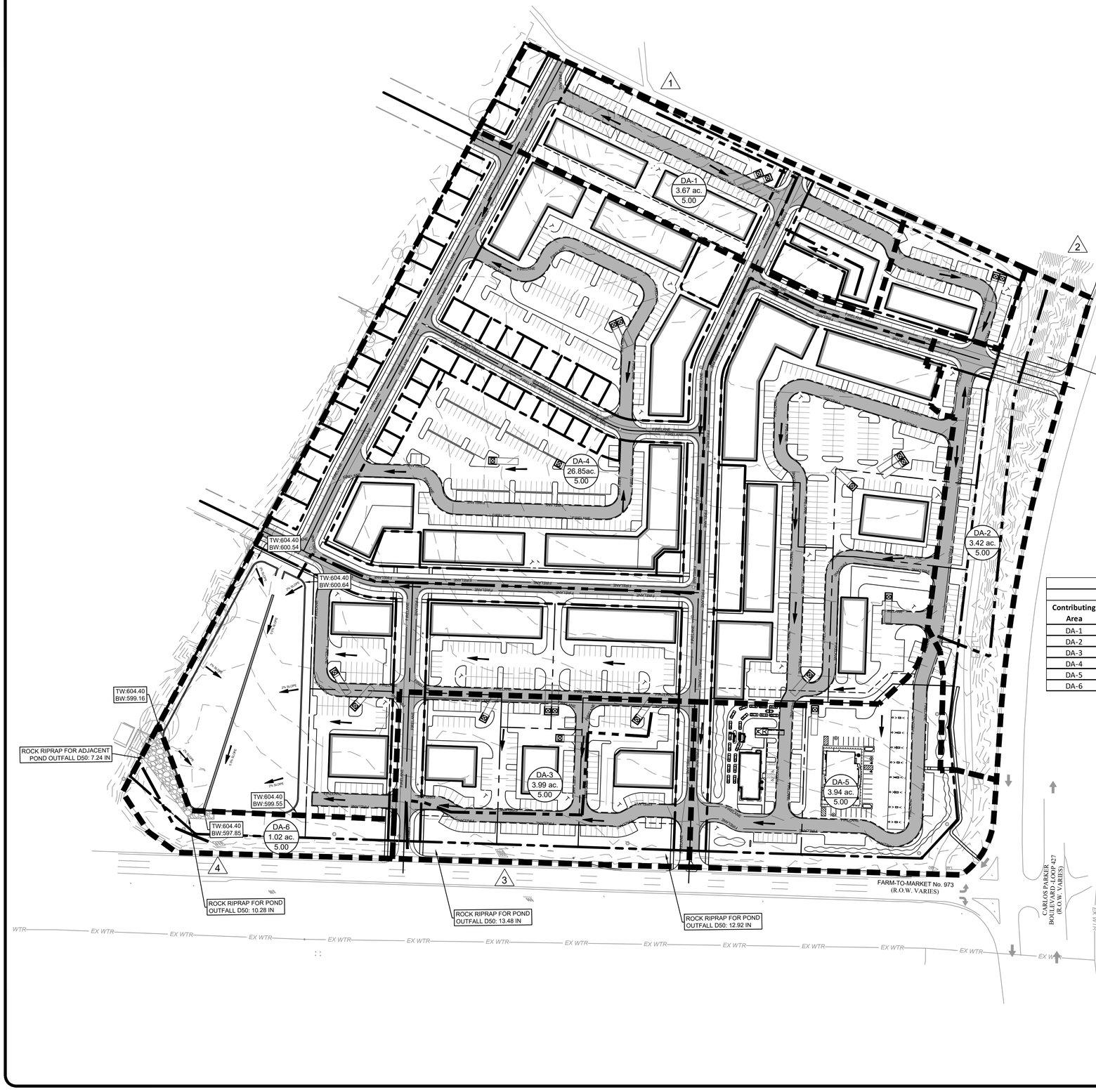
JOB NUMBER: FSH24001

ISSUE DATE:

PRELIMINARY EXISTING DRAINAGE AREA MAP

SHEET:

C6.0



Know what's **below.**
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N=10177315.040' E=3210860.312'

ELEVATION = 607.42' (NAD '83)

LEGEND

- PROPOSED DRAINAGE AREA LABEL — BASIN NAME: DA1; ACRES: 1.82 Ac.; TIME OF CONCENTRATION: 14.52
- PROPOSED DRAINAGE AREA DIVIDE
- EXISTING DRAINAGE FLOW ARROW
- PROPOSED DRAINAGE FLOW ARROW
- EXISTING CONTOUR — 500
- PROPOSED CONTOUR — 500
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPERTY BOUNDARY
- FLOW PATH
- POINT OF INTEREST — 1

Proposed Hydrology Summary

Analysis Point	Peak Flow (cfs) Q_2	Q_{10}	Q_{25}	Q_{100}
POI-1	12.7	18.6	22.5	28.9
POI-2	9.4	15.3	19.2	26.7
POI-3	25.4	38.8	47.4	61.5
POI-4	20.3	40.6	53.1	74.4

Existing Hydrology Summary

Analysis Point	Peak Flow (cfs) Q_2	Q_{10}	Q_{25}	Q_{100}
POI-1	14.2	26.1	34.0	46.9
POI-2	9.8	18.1	23.6	32.6
POI-3	33.9	62.5	81.6	112.9
POI-4	21.9	41.1	54.0	75.2

Proposed Conditions - Routing Analysis Inputs

Drainage Areas: Contributing Area	Area (sf)	Area (ac)	Land Use: Base Curve Number	Impervious Cover (sf)	TOC Calculation Table: TOC (min)	HEC-HMS Inputs: Area (sq. mi.)	Impervious Cover (%)	Lag Time
DA-1	159,865	3.67	93	127892.16	5.00	0.0057344	80%	3.00
DA-2	148,975	3.42	83	44692.56	8.33	0.0053438	30%	5.00
DA-3	173,804	3.99	93	147733.74	5.00	0.0062344	85%	3.00
DA-4	1,169,586	26.85	93	935668.80	7.44	0.0419531	80%	4.46
DA-5	171,626	3.94	83	8581.32	11.27	0.0061563	5%	6.76
DA-6	44,431	1.02	83	444.31	11.48	0.0015938	1%	6.89

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NOTE: DRAINAGE CRITERIA TAKEN FROM CITY OF TAYLOR ENGINEERING DESIGN MANUAL DATED JANUARY 2024.

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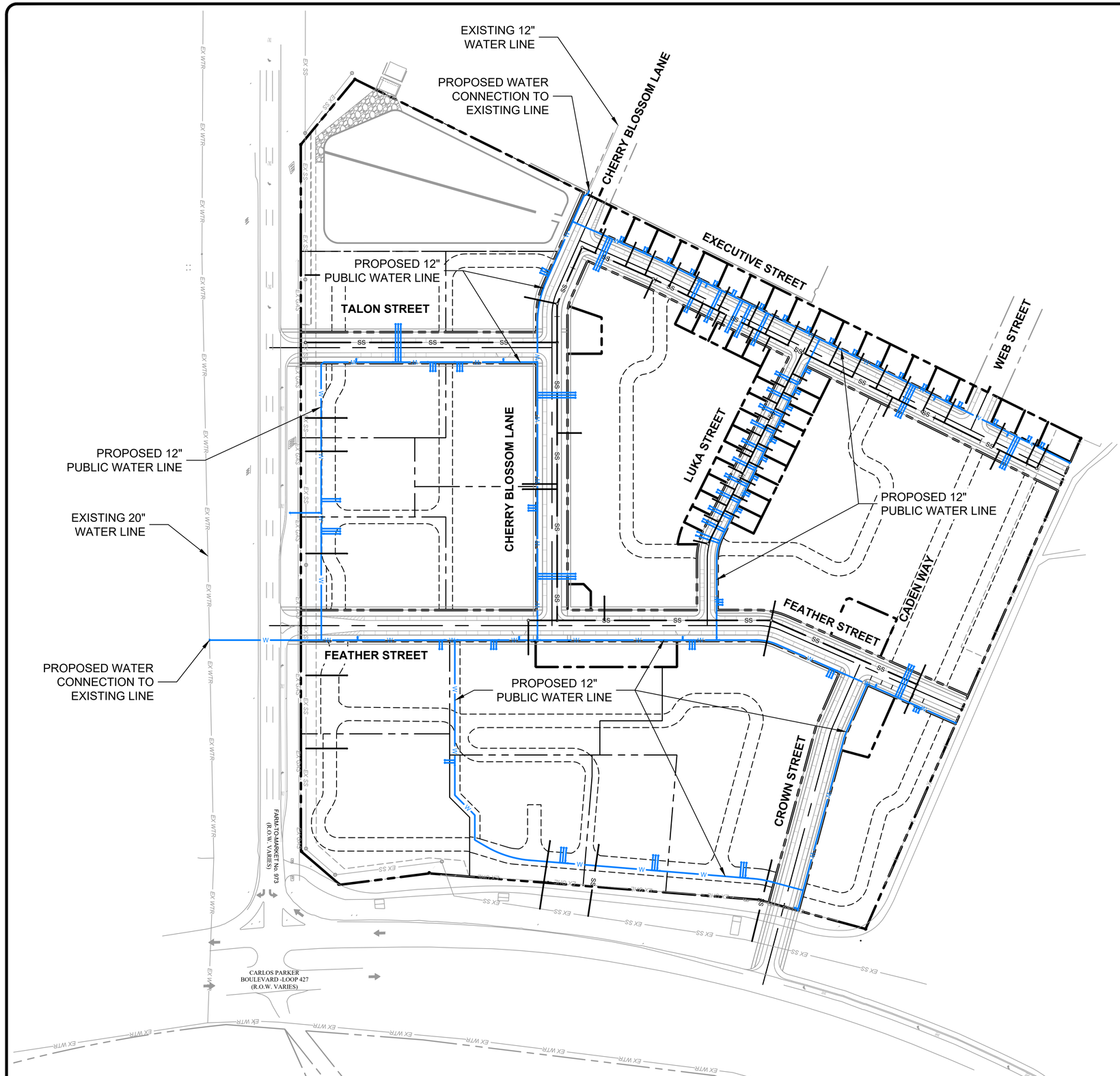
kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: FSH24001

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PRELIMINARY PROPOSED DRAINAGE AREA MAP

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LEGEND

EXISTING SANITARY SEWER	EX SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	EX WTR
PROPOSED WATER	W
EXISTING SANITARY SEWER MANHOLE	
PROPOSED SANITARY SEWER MANHOLE	SS
PROPOSED SANITARY SEWER CLEANOUT	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	FH
PROPOSED GAS	GAS
EXISTING GAS	EX GAS
PROPOSED UNDERGROUND ELECTRIC	UGE
EXISTING UNDERGROUND ELECTRIC	EX UGE
PROPOSED OVERHEAD ELECTRIC	OHE
EXISTING OVERHEAD ELECTRIC	EX OHE
PROPOSED TELEPHONE	TELE
EXISTING TELEPHONE	EX UGE
PROPERTY BOUNDARY	

WATER & SANITARY SEWER GENERAL NOTES

1. ALL WATER MAINS, UNLESS OTHERWISE NOTED, SHALL HAVE A MINIMUM COVER OF 48" BELOW FINISHED GRADE. PROVIDE VALVE EXTENSIONS TO ALL VALVES ON LINES DEEPER THAN 48".
2. WHEN WATER AND SANITARY SEWERS LINES ARE INSTALLED, THEY SHALL BE INSTALLED PER TCEQ SEPARATION REQUIREMENTS.
3. CONTRACTOR TO VERIFY ALL EXISTING SEWER FLOW LINES BEFORE BEGINNING CONSTRUCTION.
4. ALL SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
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9. FIRE SPRINKLER LINES AND FIRE DEPARTMENT CONNECTIONS SHALL BE SIZED, DESIGNED, AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
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DEVELOPER:
CONTACT: JOHN CHONG

TAYLOR POINTE
715 CARLOS G PARKER BLVD
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KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
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TEXAS FIRM NO. 15874

JOB NUMBER: FSH24001

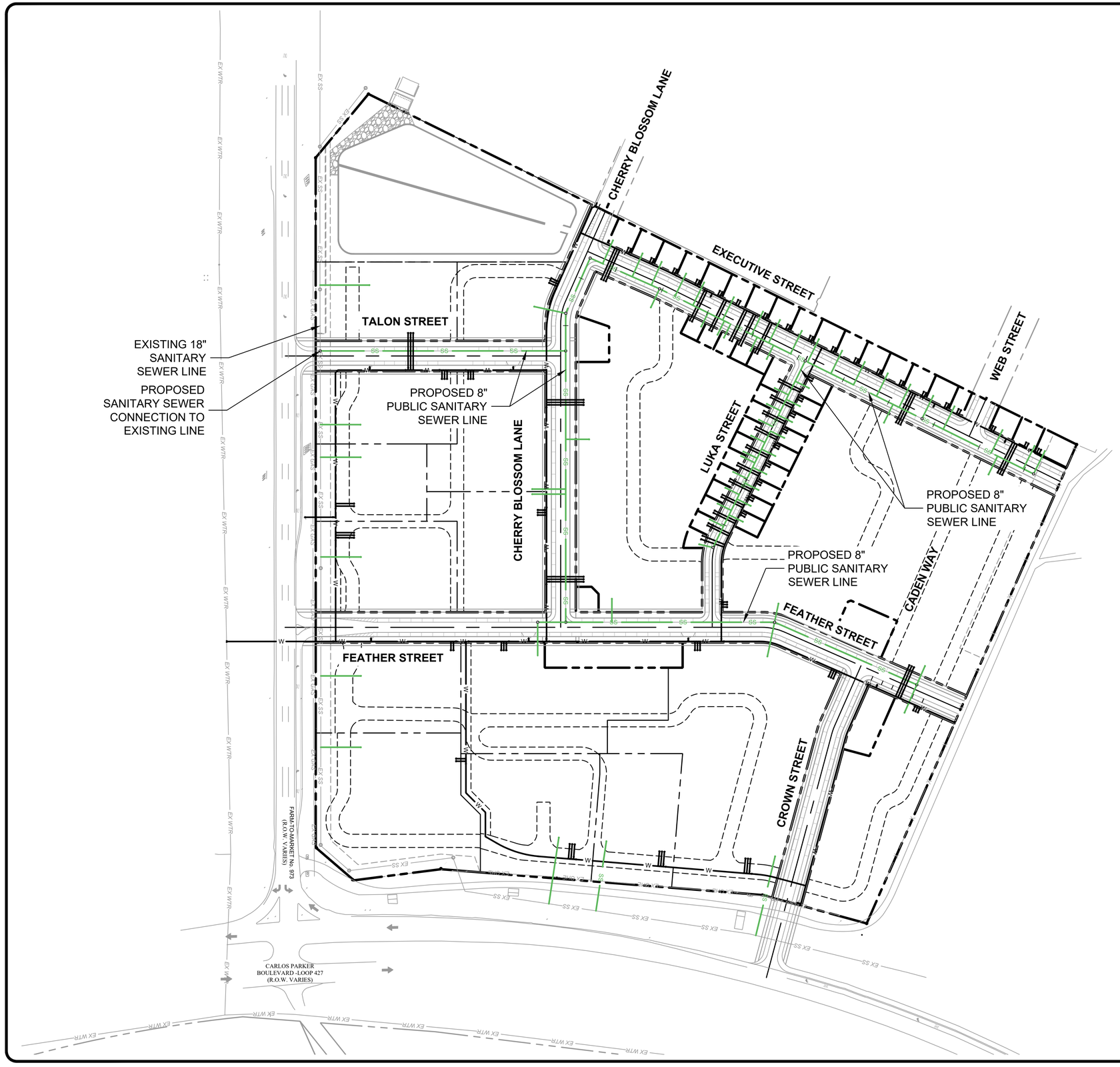
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PRELIMINARY OVERALL WATER PLAN

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PLOTTED DATE: 9/13/2024



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- PROPOSED WATER — W
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FILENAME: C7.0 UTILITY PLAN_FSH24001.dwg
PLOTTED BY: Hans Yadao
PLOTTED DATE: 9/13/2024

TAYLOR POINTE

CITY OF TAYLOR

WILLIAMSON COUNTY, TEXAS

PRELIMINARY DRAINAGE REPORT

JULY 2, 2024

Developer:

Fash Taylor, LTD

825 Watters Creek Boulevard, Suite 250

Allen, Texas 75013

John Chong

(469) 267-1520

DATE: 9/13/2024



Engineer:

Kirkman Engineering, LLC

Texas Firm No. 15874

Jonathan Schindler, P.E.

1130 Cottonwood Creek Trail, Suite C3

Cedar Park, TX 78613

(817) 488-4960

Date Prepared: July 5, 2024

TABLE OF CONTENTS

1.0 INTRODUCTION 2
2.0 PROJECT DESCRIPTION.....2
2.1 Survey Benchmark Information.....2
2.2 Proposed Land Use.....2
2.3 FEMA Map & Flood Zone.....2
2.4 Design & Methodology.....2
2.5 Existing Conditions.....2
2.6 Proposed Conditions.....3
3.0 PROPOSED DRAINAGE DESIGN.....3
3.1 Drainage Impacts.....3
3.2 Stormwater Mitigation.....3
4.0 APPENDICES.....5
4.1 Appendix A – Site Location Map.....6
4.2 Appendix B – FEMA Map.....7
4.3 Appendix C – Existing Drainage Area Map.....8
4.4 Appendix D – Proposed Drainage Area Map.....9
4.5 Appendix E – Detention Exhibit.....10
4.6 Appendix F – Soils Report.....11

1.0 INTRODUCTION

This preliminary drainage report was prepared in support of the preliminary plat application for the master development called Taylor Mixed Use located in Taylor, Texas. The project site is located at the Southwest corner of FM 973 and Loop 427 (Carlos G Parker Boulevard). This report has been prepared to address the site's hydrologic and hydraulic impacts, stormwater mitigation and conformance to the city's stormwater design requirements. This proposed development will consist of mixed land uses including multi-family, single-family residential, hotel, and general commercial. The total site area for this development is 38.979 acres. The existing zoning of the site is P5: Urban Center. A master plan has previously been approved for this mixed-use development.

2.0 PROJECT DESCRIPTION

2.1 SURVEY BENCHMARK INFORMATION

Two temporary benchmarks were set on the northern side of the property. Cotton spike in power pole with an elevation of 607.42' (Temporary benchmark #1) and a ½" iron rod with an elevation of 610.34' (Temporary benchmark #2).

2.2 PROPOSED LAND USE

The subject tract will be a mixed-use development consisting of, but not limited to, multi-family, single-family residential, retail, restaurant, office, and hotel uses.

2.3 FEMA MAP & FLOOD ZONE

The limits of this project site are not located within a floodplain per the latest FEMA FIRM Map Number 48491C0541F. See Appendix B – FEMA FIRM Map.

2.4 METHODOLOGY

Existing and proposed stormwater analysis was derived using approved methods as outlined in the City of Taylor Engineering Manual & Details, dated January 2024. Drainage area calculations used the standard SCS methodology. Rainfall data was taken from the City of Taylor Engineering Manual Table 3-1. HEC-HMS Version 4.12 was used for detention modeling and is attached with this report. The development is required to mitigate stormwater runoff from the 2-yr, 10-yr, 25-yr, and 100-yr storm events. The total drainage area for this site is +/- 39 acres. For the existing site, the runoff CN values of 80 has been used for each point of interest. CN values for the proposed site are a mixture of 93 for onsite and 89 for channelized flow. For all four (4) points of interest, runoff coefficients are shown for each basin on the Existing and Proposed Drainage Area Maps, Refer to Appendix C and D, respectively.

2.5 EXISTING CONDITIONS

The project site is located at the Southwest corner of FM 973 and Loop 427 (Carlos G Parker Boulevard) in Taylor, Texas. Refer to "Appendix A" for the project site location map. The existing condition of this site is currently vacant, consisting of cultivated farmland. There are no trees on site. The site is generally draining from the north corner of the property (approximate elevation of 611.2') and splits into three separate drainage basins sheet flowing to the western corner (approximate elevation of 598.65'), southern corner (approximate elevation of 596.63'), and the southeastern side of the property (approximate elevation of 596.92'). The slope of the existing site ranges from 0.5% to 5%. Point of interest 1 will consist of 6.64 acres and have a flow of 46.9 cfs at the 100-yr storm event. Point of interest 2 will consist of 4.97 acres and have a flow of 32.6 cfs at the 100-yr storm event. Point of interest 3 will consist of 17.43 acres and have a flow of 112.9 cfs at the 100-yr storm event. Point of interest 4 will consist of 14.28 acres and have a flow of 75.2 cfs at the 100-yr storm event. Refer to "Appendix C – Existing Drainage Area Map" for the existing topography and drainage patterns for this site and table 1.1 for existing drainage calculations.

Existing Hydrology Summary				
Analysis Point	Peak Flow (cfs)			
	Q_2	Q_{10}	Q_{25}	Q_{100}
POI-1	14.2	26.1	34.0	46.9
POI-2	9.8	18.1	23.6	32.6
POI-3	33.9	62.5	81.6	112.9
POI-4	21.9	41.1	54.0	75.2

Table 1.1

2.6 PROPOSED CONDITIONS

Point of interest 1 will consist of 4.11 acres of runoff flow and outflow to the western corner of the property. Point of interest 1 will have 28.9 cfs at the 100-yr storm event. Point of interest 2 will consist of 3.46 acres of runoff flow going to the northern corner of the site. Point of interest 2 will have 26.7 cfs at the 100-yr storm event. Point of interest 3 will consist of 7.94 acres and flow to the southeastern side of the property into an existing drainage culvert. Point of interest 3 will have 61.5 cfs at the 100-yr storm event. Point of interest 4 will consist of 27.61 acres and flow to an on-site detention pond at the southern corner of the property and will outfall into an existing drainage culvert crossing under FM 973. Point of interest 4 will have 74.4 cfs at the 100-yr storm event. Runoff coefficients were calculated based on the total of impervious and pervious areas. Refer to "Appendix D – Proposed Drainage Area Maps" and Table 1.2.

Proposed Hydrology Summary				
Analysis Point	Peak Flow (cfs)			
	Q_2	Q_{10}	Q_{25}	Q_{100}
POI-1	12.7	18.6	22.5	28.9
POI-2	9.4	15.3	19.2	26.7
POI-3	25.4	38.8	47.4	61.5
POI-4	29.3	33.6	46.0	74.4

Table 1.2

3.0 PROPOSED DRAINAGE DESIGN

3.1 DRAINAGE IMPACTS

The existing topography for this site generally slopes from the north to the south. The proposed site will be designed to collect stormwater runoff from 26.49 acres within catch basins and storm inlets. The stormwater discharge will be routed through an underground stormwater drainage system to a detention pond in the southern corner of the site. The remaining 12.49 acres will consist of three separate drainage basins which will bypass the proposed regional detention pond. There shall be no increase in stormwater discharge in the 2, 10, 25, and 100-yr storm events at Points of interest 2-4. Hydrologic calculations were performed using HEC-HMS Version 4.12. Storage volumes were calculated for the 2-yr, 10-yr, 25-yr, and 100-yr storm events. On-site analysis consists of four (4) existing sub-basins and four (4) proposed sub-basins. The site is located within the Blackland Prairie which requires that channel erosion protection will have the 2-year Q critical flow to be less than 2% of the pre-development 2-year frequency storm peak flow rate. (Section 3.1.4.D of the City of Taylore Engineering Manual) Riprap will be placed where channels are being used to reduce the 2-year peak flow rate to below the 2% Q critical flow.

3.2 STORMWATER MITIGATION

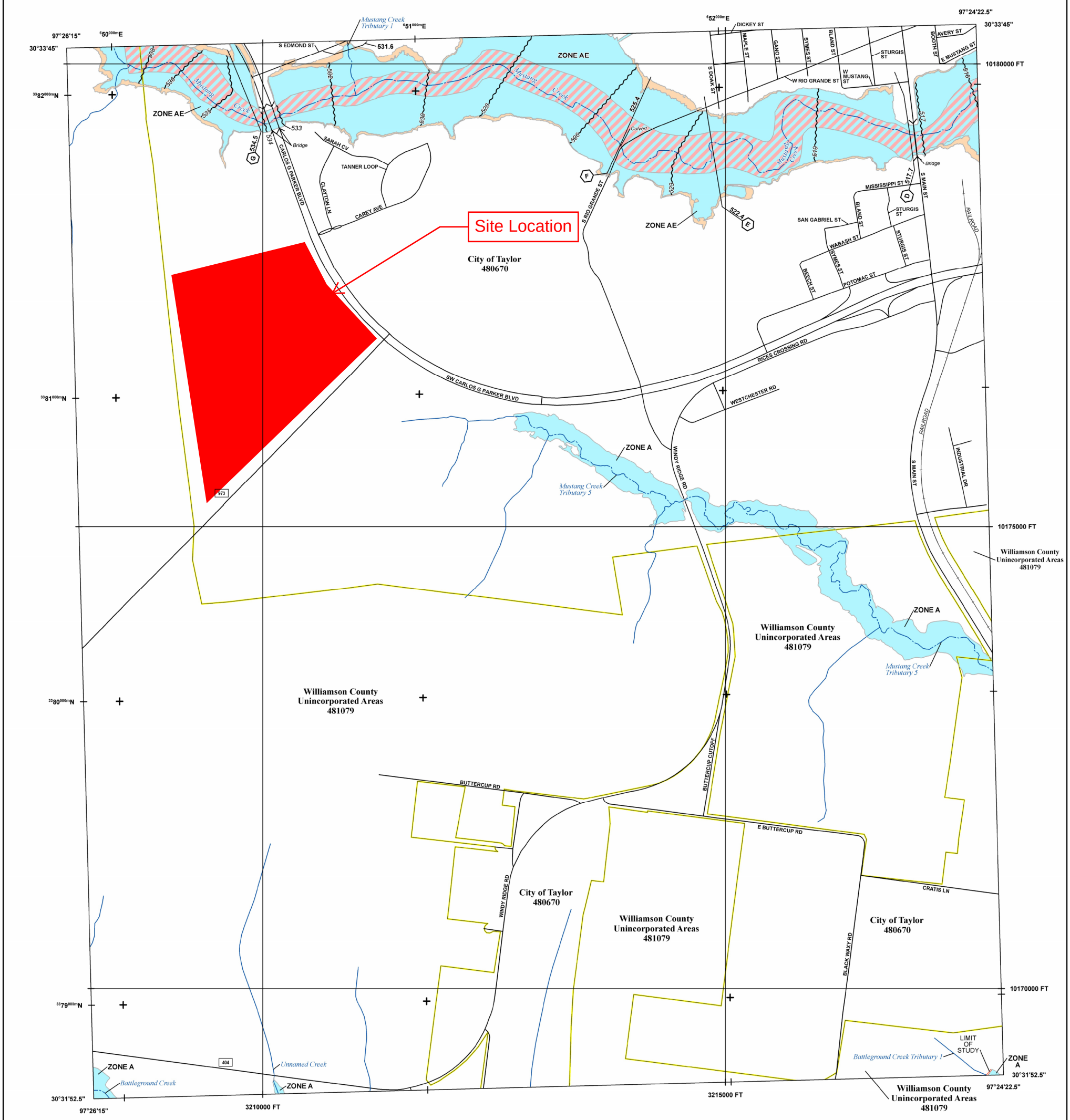
The proposed development is shown on the Proposed Drainage Area Map “Exhibit D”. Calculations were performed to calculate the required detention volume. An above ground stormwater detention pond was designed to mitigate the increased stormwater discharge developed by the proposed development. The required detention volume is 351,584.1 cubic feet of storage. The amount of detention volume provided is 439,741.1 cubic feet that includes 1-ft of freeboard. A weir outfall system was designed to reduce the stormwater discharge to maintain or be less than the existing conditions. All drainage calculations are shown in “Appendices C & D – Existing and Proposed Drainage Area Maps”.

Appendices

Appendix A: Site Map



Appendix B: FEMA Map



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A,V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- E 18.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was derived from digital data obtained from Texas Natural Resource Information Systems (TNRIS), dated 2000; United States Census Bureau, dated 2015; United States Geological Survey, dated 2005; and the Williamson County Geographic Information Systems (GIS) Department, dated 2014 and 2017.

SCALE

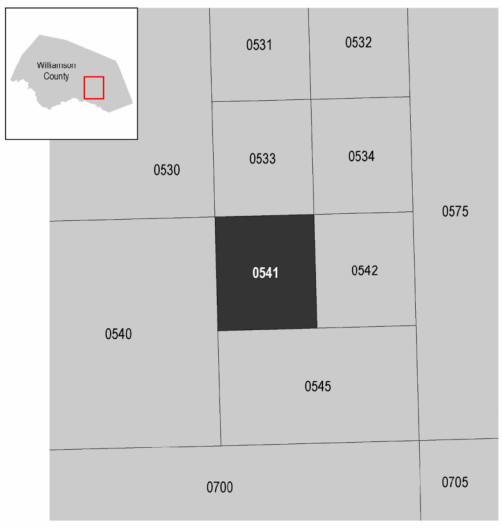
Map Projection:
Texas State Plane Central (FIPS ZONE 4203); North American Datum 1983; Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 250 500 750 1,000 2,000 feet

0 125 250 500 meters

PANEL LOCATOR



FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

WILLIAMSON COUNTY, TEXAS
and Incorporated Areas

PANEL 541 OF 750

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
TAYLOR, CITY OF	480670	0541	F
WILLIAMSON COUNTY	481079	0541	F

VERSION NUMBER
2.3.3.3

MAP NUMBER
48491C0541F

MAP REVISED
DECEMBER 20, 2019



Know what's **below.**
Call before you dig.

SITE BENCHMARKS

BM NO. 1 TEMPORARY BENCH MARK 1/2" IRON,
N=10177819.470' E=3210509.089'

ELEVATION = 610.34' (NAD '83)

BM NO. 2 TEMPORARY BENCH MARK COTTON SPIKE IN POWER POLE,
N=10177315.040' E=3210860.312'

ELEVATION = 607.42' (NAD '83)

LEGEND

EXISTING DRAINAGE AREA LABEL	BASIN NAME: DA1
	ACRES: 0.63 ac.
	Q100 (cfs): 5.57
EXISTING DRAINAGE AREA DIVIDE	
EXISTING DRAINAGE FLOW ARROW	
EXISTING CONTOUR	500
EXISTING STORM PIPE	
PROPERTY BOUNDARY	
POINT OF INTEREST	1

Existing Hydrology Summary

Analysis Point	Peak Flow (cfs) Q_2	Q_{10}	Q_{25}	Q_{100}
POI-1	14.2	26.1	34.0	46.9
POI-2	9.8	18.1	23.6	32.6
POI-3	33.9	62.5	81.6	112.9
POI-4	21.9	41.1	54.0	75.2

Existing Conditions - Routing Analysis Inputs

Drainage Areas			Land Use		TOC Calculation Table	HEC-HMS Inputs		
Contributing Area	Area (sf)	Area (ac)	Base Curve Number	Impervious Cover (sf)	TOC (min)	Area (sq. mi.)	Impervious Cover (%)	Lag Time
EX-1	289,238	6.64	80	0.00	8.87	0.0103750	0%	5.32
EX-2	216,493	4.97	80	0.00	16.71	0.0077656	0%	10.03
EX-3	759,251	17.43	80	0.00	15.82	0.0272344	0%	9.49
EX-4	622,037	14.28	80	0.00	22.09	0.0223125	0%	13.26

NOTE: DRAINAGE CRITERIA TAKEN FROM CITY OF TAYLOR ENGINEERING DESIGN MANUAL DATED JANUARY 2024.

GRAPHIC SCALE
0 100 200 FEET
SCALE: 1" = 100'

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JONATHAN E. SCHINDLER
P.E.# 108864
DATE: June 26, 2024

825 WATTERS CREEK
BLVD #STE 250
ALLEN, TX 75013

TAYLOR MIXED USE
715 CARLOS G PARKER BLVD
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: FSH24001

ISSUE DATE:

EXISTING DRAINAGE AREA MAP

SHEET:

APPENDIX C

811 Know what's **below.** **Call** before you dig.

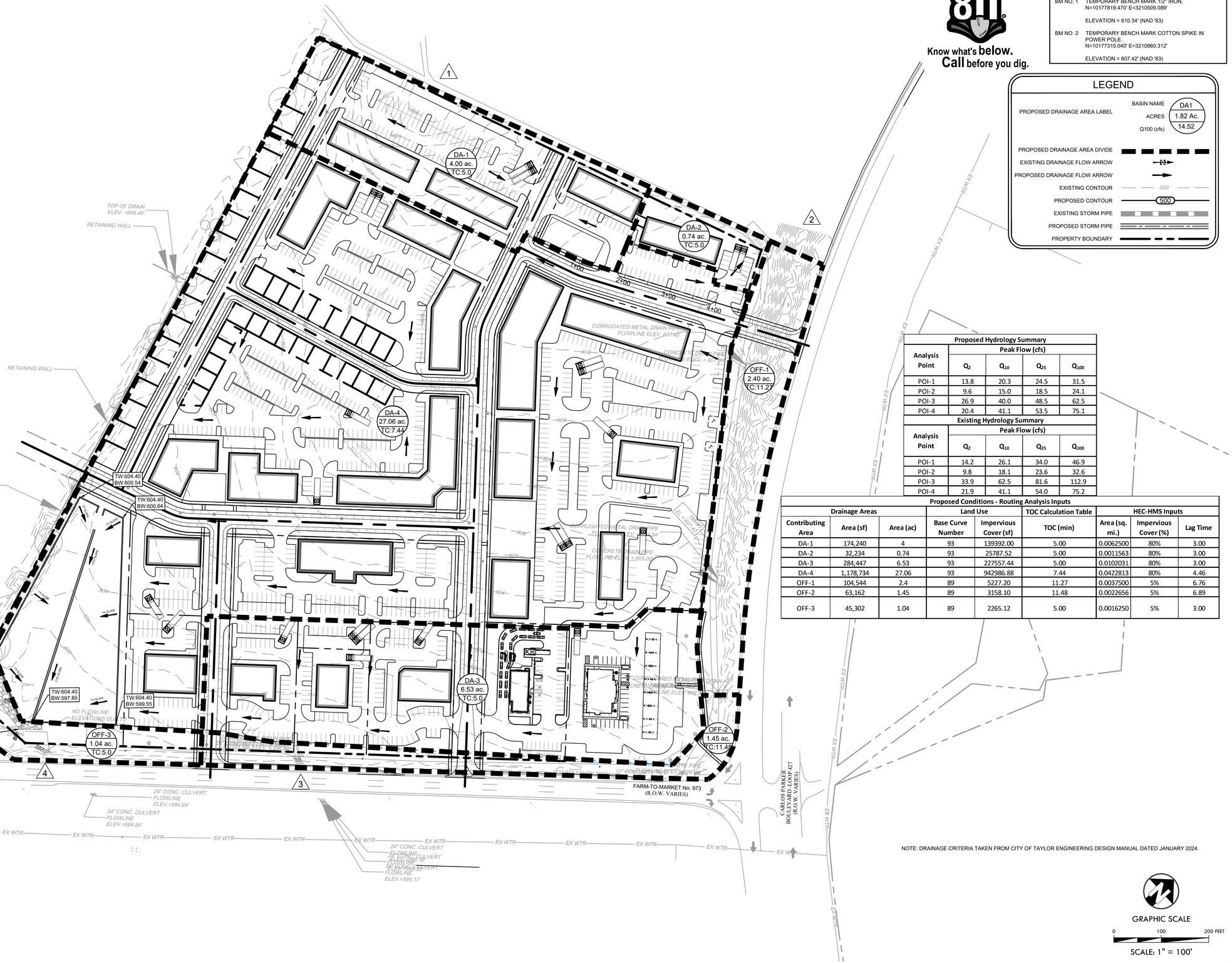
SITE BENCHMARKS

BM NO. 1 TEMPORARY BENCH MARK 1/2" IRON,
N=10177819.470' E=3210509.089'

ELEVATION = 610.34' (NAD '83)

BM NO. 2 TEMPORARY BENCH MARK COTTON SPIKE IN POWER POLE,
N=10177315.040' E=3210860.312'

ELEVATION = 607.42' (NAD '83)



LEGEND

PROPOSED DRAINAGE AREA LABEL	BASIN NAME DA1 / ACRES 1.82 Ac. / Q100 (cfs) 14.52
PROPOSED DRAINAGE AREA DIVIDE	
EXISTING DRAINAGE FLOW ARROW	
PROPOSED DRAINAGE FLOW ARROW	
EXISTING CONTOUR	500
PROPOSED CONTOUR	500
EXISTING STORM PIPE	
PROPOSED STORM PIPE	
PROPERTY BOUNDARY	

Proposed Hydrology Summary

Analysis Point	Peak Flow (cfs) Q_2	Q_{10}	Q_{25}	Q_{100}
POI-1	13.8	20.3	24.5	31.5
POI-2	9.6	15.0	18.5	24.1
POI-3	26.9	40.0	48.5	62.5
POI-4	20.4	41.1	53.5	75.1

Existing Hydrology Summary

Analysis Point	Peak Flow (cfs) Q_2	Q_{10}	Q_{25}	Q_{100}
POI-1	14.2	26.1	34.0	46.9
POI-2	9.8	18.1	23.6	32.6
POI-3	33.9	62.5	81.6	112.9
POI-4	21.9	41.1	54.0	75.2

Proposed Conditions - Routing Analysis Inputs

Drainage Areas: Contributing Area	Area (sf)	Area (ac)	Land Use: Base Curve Number	Impervious Cover (sf)	TOC Calculation Table: TOC (min)	HEC-HMS Inputs: Area (sq. mi.)	Impervious Cover (%)	Lag Time
DA-1	174,240	4	93	139392.00	5.00	0.0062500	80%	3.00
DA-2	32,234	0.74	93	25787.52	5.00	0.0011563	80%	3.00
DA-3	284,447	6.53	93	227557.44	5.00	0.0102031	80%	3.00
DA-4	1,178,734	27.06	93	942986.88	7.44	0.0422813	80%	4.46
OFF-1	104,544	2.4	89	5227.20	11.27	0.0037500	5%	6.76
OFF-2	63,162	1.45	89	3158.10	11.48	0.0022656	5%	6.89
OFF-3	45,302	1.04	89	2265.12	5.00	0.0016250	5%	3.00

NOTE: DRAINAGE CRITERIA TAKEN FROM CITY OF TAYLOR ENGINEERING DESIGN MANUAL DATED JANUARY 2024.

GRAPHIC SCALE
0 100 200 FEET
SCALE: 1" = 100'

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kirkman ENGINEERING
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5200 STATE HIGHWAY 121
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TEXAS FIRM NO. 15874

JOB NUMBER: FSH24001

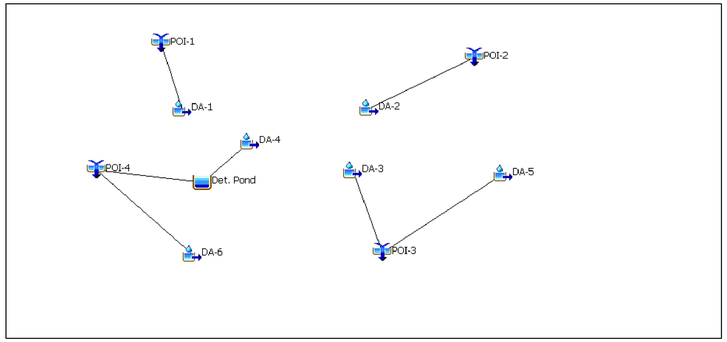
ISSUE DATE:

PROPOSED DRAINAGE AREA MAP

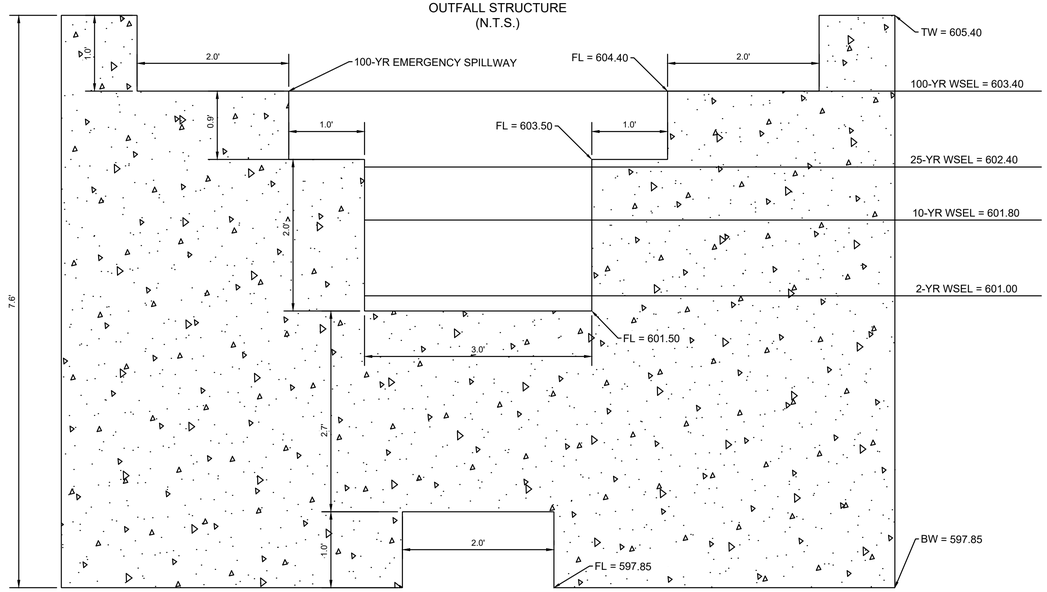
SHEET:

APPENDIX D

PROPOSED HEC-HMS DIAGRAM

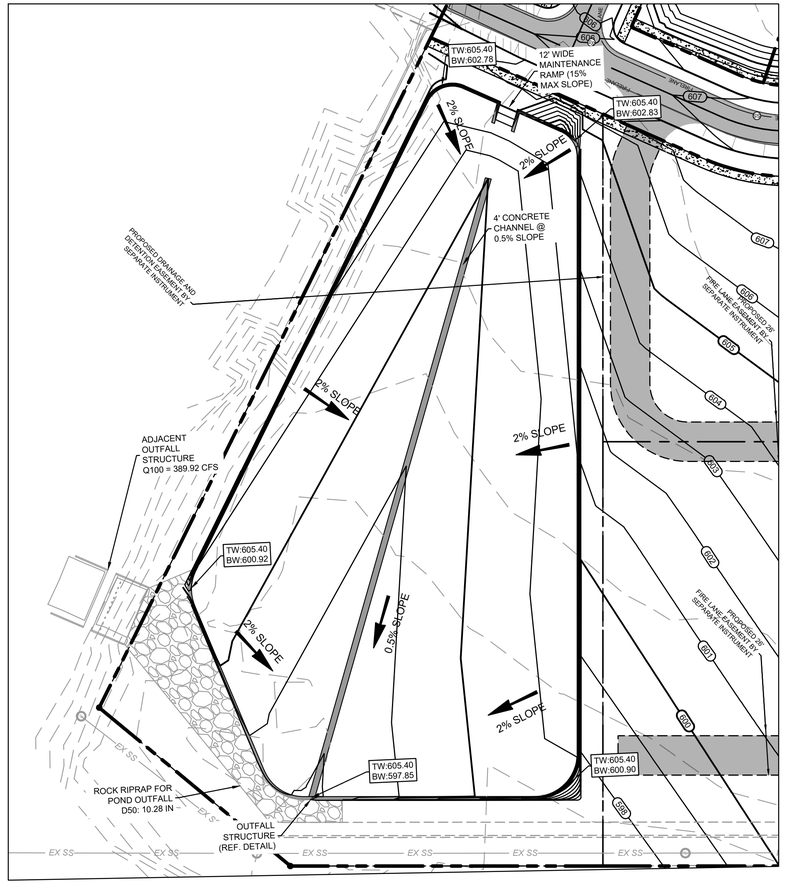


OUTFALL STRUCTURE
(N.T.S.)



Detention Pond Stage Storage						
Elevation *	Depth	Area	Avg. Area	Inc. Vol.	Total Vol.	Total Vol.
Ft. msl	Ft.	S. F.	S. F.	C. F.	C. F.	Ac. Ft.
597.85	0.00	0.0		-	-	0.00
598.00	0.15	222.0	111.0	16.6	16.6	0.00
599.00	1.15	11,382.0	5,802.0	5,802.0	5,818.7	0.13
600.00	2.15	38,233.0	24,807.5	24,807.5	30,626.2	0.70
601.00	3.15	67,378.0	52,805.5	52,805.5	83,431.7	1.92
602.00	4.15	83,047.0	75,212.5	75,212.5	158,644.2	3.64
603.00	5.15	88,157.0	85,602.0	85,602.0	244,246.2	5.61
604.00	6.15	88,157.0	88,157.0	88,157.0	332,403.2	7.63
605.00	7.15	88,157.0	88,157.0	88,157.0	420,560.2	9.65

Proposed Hydrology Summary				
Point of Interest	Peak Flow (cfs)			
	Q_2	Q_{10}	Q_{25}	Q_{100}
POI-1	12.7	18.6	22.5	28.9
POI-2	9.4	15.3	19.2	26.7
POI-3	25.4	38.8	47.4	61.5
POI-4	19.3	33.6	46.0	74.4
Existing Hydrology Summary				
Point of Interest	Peak Flow (cfs)			
	Q_2	Q_{10}	Q_{25}	Q_{100}
POI-1	14.2	26.1	34.0	46.9
POI-2	9.8	18.1	23.6	32.6
POI-3	33.9	62.5	81.6	112.9
POI-4	21.9	41.1	54.0	75.2



Water Surface Elev.	
Storm Event	Elevation
2-Year	601.7
10-Year	602.7
25-Year	603.4
100-Year	604.4

GRAPHIC SCALE

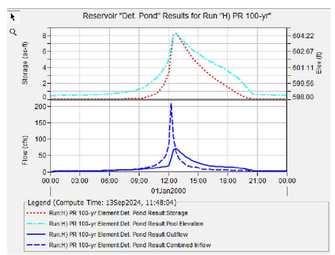
0 50 100 FEET

SCALE: 1" = 50'

Proposed Conditions - Routing Analysis Inputs								
Drainage Areas			Land Use		TOC Calculation Table	HEC-HMS Inputs		
Contributing Area	Area (sf)	Area (ac)	Base Curve Number	Impervious Cover (sf)	TOC (min)	Area (sq. mi.)	Impervious Cover (%)	Lag Time
DA-1	159,865	3.67	93	127892.16	5.00	0.0057344	80%	3.00
DA-2	148,975	3.42	83	44692.56	5.00	0.0053438	30%	3.00
DA-3	173,804	3.99	93	147733.74	5.00	0.0062344	85%	3.00
DA-4	1,169,586	26.85	93	935668.80	5.00	0.0419531	80%	3.00
DA-5	171,626	3.94	83	8581.32	5.00	0.0061563	5%	3.00
DA-6	44,431	1.02	83	444.31	5.00	0.0015938	1%	3.00
Existing Conditions - Routing Analysis Inputs								
Drainage Areas			Land Use		TOC Calculation Table	HEC-HMS Inputs		
Contributing Area	Area (sf)	Area (ac)	Base Curve Number	Impervious Cover (sf)	TOC (min)	Area (sq. mi.)	Impervious Cover (%)	Lag Time
EX-1	290,110	6.66	80	0.00	8.87	0.0104063	0%	5.32
EX-2	215,186	4.94	80	0.00	15.33	0.0077188	0%	9.20
EX-3	788,872	18.11	80	0.00	15.82	0.0282969	0%	9.49
EX-4	627,700	14.41	80	0.00	22.09	0.0225156	0%	13.26

Time of Concentration Calculations - Existing Conditions							
Contributing Area	Sheet Flow				Shallow Concentrated Flow (Unpaved)		
	Length	Slope (ft/ft)	Roughness Coefficient	T_{sheet}	Length (ft)	Slope (ft/ft)	$T_{unpaved}$
EX-1	100	0.01	0.06	5.99	440	0.025	2.87
EX-2	100	0.01	0.06	5.99	700	0.006	9.34
EX-3	100	0.02	0.06	4.54	1196	0.012	11.28
EX-4	100	0.01	0.06	5.99	1454	0.0087	16.10

DETENTION POND DRAWDOWN TIME



Rip Rap Calculator		
D50	8.71	in
Q	74.4	cfs
D	3.5	ft
WSEL	604.4	ft
INV	597.85	ft

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JONATHAN E. SCHINDLER
P.E.# 108864
DATE: September 13, 2024

FASH TAYLOR, LTD
812 W. MCDERMOTT DRIVE
PMB 1305
ALLEN, TX 75013

DEVELOPER:
CONTACT: JOHN CHONG

TAYLOR POINTE

715 CARLOS G PARKER BLVD
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: FSH24001

ISSUE DATE:

DETENTION EXHIBIT

SHEET:

V1.0

FILE PATH: K:\Shin\FSH24001_Taylor\4)Drawings\02_ENGR\04 - Exhibits\13shin\FSH24001_Taylor4)Drawings\02_ENGR\04 - Exhibits\24966_Pond Exhibit_FSH24001

FILENAME: 24966_Pond Exhibit_FSH24001.dwg
PLOTTED BY: Joshua Davis
PLOTTED DATE: 9/13/2024



Map Scale: 1:4,210 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Williamson County, Texas
Survey Area Data: Version 24, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 2, 2022—May 17, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrB	Branyon clay, 1 to 3 percent slopes	42.2	93.5%
HedC2	Heiden clay, 2 to 5 percent slopes, moderately eroded	2.9	6.5%
Totals for Area of Interest		**45.2**	**100.0%**

Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic soil group is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007(http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Percentage of rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an ovendry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Liquid limit and *plasticity index* (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties–Williamson County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
BrB—Branyon clay, 1 to 3 percent slopes														
Branyon	85	D	0-12	Clay	CH	A-7-6	0- 0- 0	0- 0- 0	94-96-100	78-92-100	73-90-100	64-79-92	59-63-69	35-39-43
			12-72	Clay, silty clay	CH	A-7-6	0- 0- 0	0- 0- 0	95-96-100	78-92-100	69-90-100	62-82-94	59-69-74	39-43-47
			72-80	Clay, silty clay, silty clay loam, clay loam	CH, CL	A-7-6, A-6	0- 0- 0	0- 0- 0	95-96-100	79-92-100	65-91-100	60-85-97	40-60-64	23-34-47
HedC2—Heiden clay, 2 to 5 percent slopes, moderately eroded														
Heiden, moderately eroded	85	D	0-6	Clay	CH	A-7-6	0- 0- 0	0- 0- 0	96-98-100	90-96-100	80-94-100	65-81-94	50-60-80	30-40-55
			6-18	Clay, silty clay	CH	A-7-6	0- 0- 0	0- 0- 0	96-98-100	90-96-100	80-94-100	65-81-98	50-60-80	30-40-55
			18-58	Clay, silty clay	CH	A-7-6	0- 0- 0	0- 0- 0	96-98-100	90-96-100	80-94-100	65-81-98	50-60-80	30-40-55
			58-80	Clay	CH	A-7-6	0- 0- 0	0- 0- 0	98-100-100	97-100-100	86-98-100	71-86-95	50-70-80	30-45-55

Data Source Information

Soil Survey Area: Williamson County, Texas
Survey Area Data: Version 24, Sep 5, 2023

City of Taylor
PZ-2024-2254
North Bull Branch Creek Townhomes Subdivision Improvement Plan
Staff Report

Item Details

Agenda No.	4
Requested Action:	Consider Conditional Approval of North Bull Branch Creek Townhomes Subdivision Improvement Plan
Address/Location:	Generally located along the South right-of-way of N.W. Carlos G. Parker Boulevard, approximately 1,400 feet west of the intersection of N.W. Carlos G. Parker Boulevard and North Drive
Legal Description:	Approximately 7.747 acres of land part of and out of the William J Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcel R018638, Taylor, Williamson County, Texas
Current Zoning:	P2.5 – Large Lot
Current Use:	Vacant Acreage
Applicant:	Sam Dehaybi, Paradise Engineers, LLC
Case History:	This is the third submission of the Subdivision Improvement Plans
Staff Recommendation:	The submitted Subdivision Improvement Plans partially meet the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Conditional Approval of the proposed Subdivision Improvement Plans pending compliance with all outstanding comments listed in the Comment Review Letter dated 11/04/2024.

Attachments

1. Staff Comments
2. Location Map

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

Sam Dehaybi
Paradise Engineers LLC
5900 Balcones Drive Suite 100
Austin TX 78731
sdehaybi@paradise-engineers.com

Date: Monday, November 4, 2024

Address: TBD CARLOS G PARKER, Taylor 76574

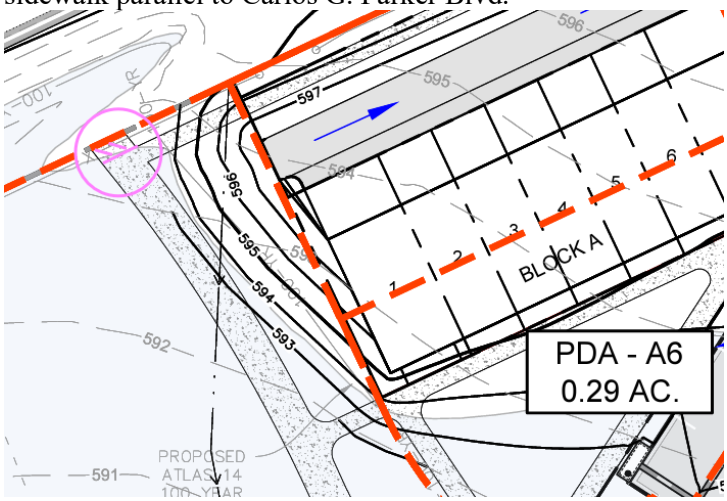
Permit Number PZ-2024-2254

Dear Sam Dehaybi,

Staff has completed its review of plans for the North BB Creek Townhouses - SIP that is to be generally located at TBD CARLOS G PARKER, Taylor, TX 76574. Staff is recommending Conditional Approval of the Subdivision Improvement Plans as there are minor corrections that need to be made before acceptance of the Subdivision Improvement Plans. Comments from this review follow.

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

Considered for Conditional Approval

1. Sheet 11 - revise the trail system nearest Carlos G. Parker Blvd. to create a 90-degree angle with the proposed sidewalk parallel to Carlos G. Parker Blvd.
2. 

3. Seek compliance with all other review departments.

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

*See Associated Documents section of the permit page to download a PDF containing the following engineering comments:

Subdivision Improvement Plans - Engineering Review 03

1. Sheet - [05] 5 SITE PLAN - Curb ramps/detectable pavers to be provided accordingly at entry street.
2. Sheet - [13] 13 STORM PLAN - This angle of intersection exceeds 45 degrees and per EM 3.10.1.D will require a manhole
3. Sheet - [14] 14 STORM PROFILES - pipe size does not match plan view, please rectify.
4. Sheet - [14] 14 STORM PROFILES - Per EM 3.10.2, minimum velocities shall be 2.5 fps for the 25-yr. Please label velocities and flows for the 25 and 100yr for each segment in the profiles and verify code compliance. Please provide 100yr HGL on profiles.
5. Sheet - [15] 15 WATER PLAN - Water service line is in conflict with manhole. consider adjusting service types from lots 6-10 to allow for sanitary to connect to manhole shown
6. Sheet - [15] 15 WATER PLAN - Two gate valves to be provided at intersection
7. Sheet - [15] 15 WATER PLAN - Recommend placing an isolation valve in this area so if water is to be cutoff, service can resume for a portion of the subdivision.
8. Sheet - [21] 21 SITE DETAILS (1 OF 3) - Thickness to be 5" per Taylor EM 2.10.10.C
9. Sheet - [22] 22 SITE DETAILS (2 OF 3) - Provide Pavement Section per revised geotechnical report
10. Sheet - [26] 26 SEWER DETAILS - Provide street section to include typical ROW assignments for water/wastewater/storm sewer (See Taylor Engineering Manual Chapter 2-2). Include a section for private alleys.

*See Associated Documents section of the permit page to download a PDF containing the following engineering comments:

Drainage Report - Engineering Review 03

1. Sheet 5 of 182 - (Paragraph 2 - HEC-HMS) It is our understanding that the HEC-HMS model flows were pulled at the 5.3 hr mark and inserted into the HEC-RAS model. Please provide the HEC-RAS model and corresponding flow change data/calculations for backcheck.
2. Sheet 64 of 182 -Please show the pond grading. Per EM 3.15.3.B the minimum slope in grass lined areas is 2% (reflect this in the construction planset)
3. Sheet 64 of 182 - The elevation of the overflow weir and the riser differ by 1 ft. Please verify this this design. (reflect this in the construction planset)

*See Associated Documents section of the permit page to download a PDF containing the following engineering comments:

Geotechnical Report - Engineering Review 03

1. Sheet 27 of 63 - Design Notes - Bullet Point #6 - Is there a contractual obligation to follow through with this recommendation? There is a grading plan, and plan and profile sheets in the plan set?

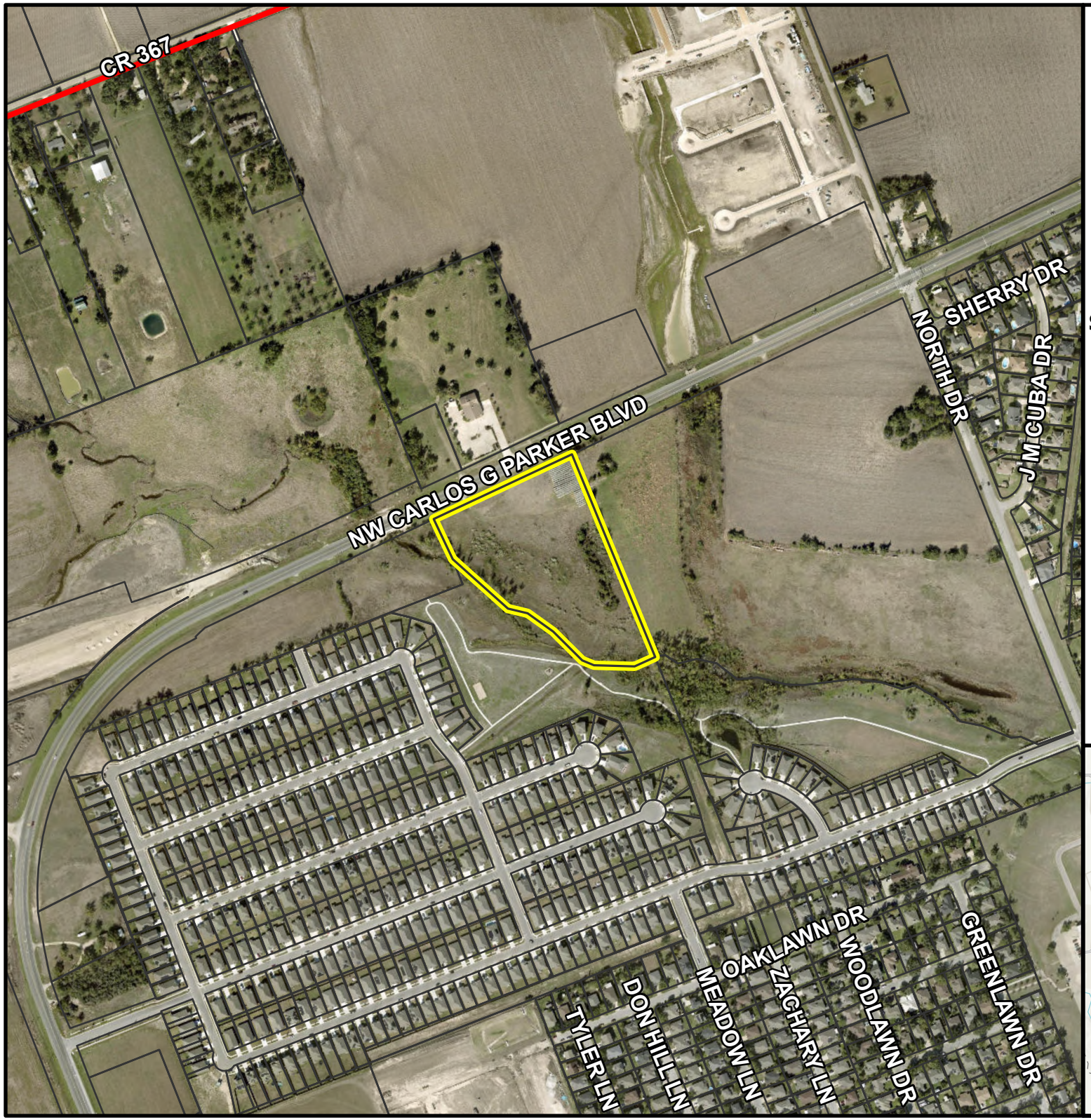
Fire Department Comments
The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylortx.gov.

1. Previous comments have been addressed and found on the comment letter and the water plan, sheet 15 of 26.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,

Courtney Peres, CNU-A
Planning Manager
City of Taylor

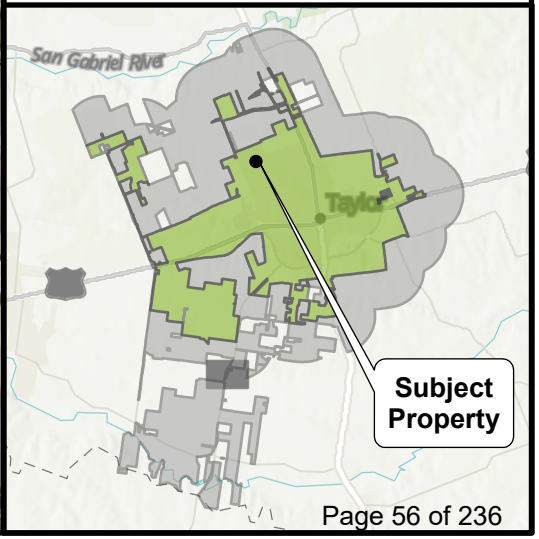


PZ-2024-2254

TBD Carlos G Parker Blvd.
Subdivision Improvement Plans
Location Map
Approximately 7 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 500 1,000
Feet



City of Taylor

PZ-2024-2319

Specific Use Permit

Staff Report

Item Details

Subject Property:	118 Cratis Lane
Total Acreage:	Approximately 2.031 acres
Legal Description:	Approximately 2.031 acres of land legally described as the JM Caffey Subdivision, Block One, Lot One, Taylor, Williamson County, Texas
Applicant:	Hope Carrico, Crafton Communications
Property Owner(s):	David Caffey
Request:	A request for a Special Use Permit to construct a 300-foot Cell Tower
Case History:	This is the First hearing of this request.

Overview of Applicant's Request & Background

The subject property is an undeveloped vacant lot zoned Place Type P2 – Rural with adjacent residential homes bordering the norther lot boundary. The subject property was platted in 2018 and consists of one block and two lots. Lot one is the proposed location of the lattice communication tower and lot two consists of a residential structure and several accessory structures. The applicant is requesting a Special Use Permit (SUP) to construct a 300-foot-tall lattice wireless communications facility (Cell Tower). Requirements for cell tower construction and permitting are found in the Telecommunications Ordinance 97-2, which requires an SUP for Towers that are proposed to exceed 120-feet in height.

Location:

The subject property is located at 118 Cratis Lane at the northwest corner of Cratis Lane and South Main Street.

Physical and Natural Features:

The subject property is vacant land that is relatively flat with sparce foliage.

Growth Sector Designations:

The subject property is located within the Future Growth Sector (G-1). The Future Growth Sector consists of areas that have value as open space or agricultural land and where there are significant barriers to development. This includes large-lot homesteads and farmland with limited infrastructure availability. Expansion into this area is not anticipated during the time frame of this plan.

Future Land Use and Zoning Designations:

The subject property is assigned to the Future Land Use designation of Area of Minimal Change. Areas of minimal change are characterized as areas lacking in street and utility infrastructure. These areas are not intended to accommodate future growth and redevelopment and should generally remain unchanged during the time frame of the Envision Taylor Comprehensive Plan.

The subject property is currently zoned P2 – Rural Place Type which consist of mainly large, sparsely settled land used for agricultural purposes and food production. Rural living (sparsely settled lands) is to be located in a manner that does not cause a nuisance to more intensely inhabited areas.

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P2 – Rural	Future Growth Sector (G-1)	Area of Minimal Change	Large Lot Residential
South	P2	Future Growth Sector (G-1)	Area of Minimal Change	Vacant Agricultural Land & Large Lot Residential
East	ETJ	Future Growth Sector (G-1)	Area of Minimal Change	Vacant Agricultural Land
West	P2	Future Growth Sector (G-1)	Area of Minimal Change	Vacant Agricultural Land & Large Lot Residential

Transportation

The subject property gains access off Cratis Lane.

Utilities

The subject property is partially located within the City of Taylor water and CCN and not located within a wastewater CCN.

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 specific user permit request. Seven (7) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, October 27, 2024.

Staff Analysis

The request for a Special Use Permit aims to permit the use of the subject property for a 300-foot-tall lattice construction wireless communication facility. The applicant is currently operating a tower at 213 Cratis Lane, just south of this proposed location. The existing tower off-site needs to be removed due to land lease expiration.

Section 6 - A.2.c of the telecommunications ordinance requires the following:

- **For lattice towers, the distance between the base of the structure and all Residential Structures must not be less than, four (4) times the Height of the cell tower if it is over one hundred twenty (120) feet.**

This would require the minimum separation from the tower base and the nearest residential structure to be 1,200 feet. Using the provided aerial overlayed site plan, the nearest residential structure is to the north (2904 S. Main Street), about 113-feet from the tower. The request to place a 300-foot lattice tower at the proposed location is in direct violation of the city's telecommunication ordinance and would likely negatively impact public health, safety, or general welfare of the residences in the area less than the required 1,200 feet.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends **denial** 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 is not consistent with the Comprehensive Plan.

Is the Special Use Permit compatible with the surrounding area?

- The use is not compatible with the surrounding existing residential. The height of the tower exceeds the allowed height limits for residential adjacency for wireless communication facilities.

Does the rezoning promote the public health, safety, or general welfare?

- Staff analysis determined that the subject property is **not** in accordance with the Planning Principles and Policy Guide in the Comprehensive Plan that 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?

- Public utilities are scarce in the immediate area, specifically wastewater. This request would not require any water or wastewater utilities.

Do current conditions indicate that a rezoning is necessary?

- Conditions do indicate that a Special Use Permit is necessary to allow the cell tower.

Attachments:

a) Letter of Intent from Applicant
b) Proposed Construction Package
c) Supporting Documents from Applicant
d) Location Map

e) Zoning Map
f) Growth Sectors Map
g) Future Land Use Map
h) Notification Map
i) Draft Ordinance
    1. Exhibit A – Deed
    2. Exhibit B – Proposed Zoning Map

City of Taylor TX
400 Porter St
Taylor, TX 76574

June 7, 2024

Re: Site Number: 211709 STRELO County Road
Address: 118 Cratis Lane, Taylor, TX 76574

To whom it may concern:

American Tower Corporation is applying for a Special Use Permit for the construction of a new 300' telecommunications tower in the City of Taylor TX.

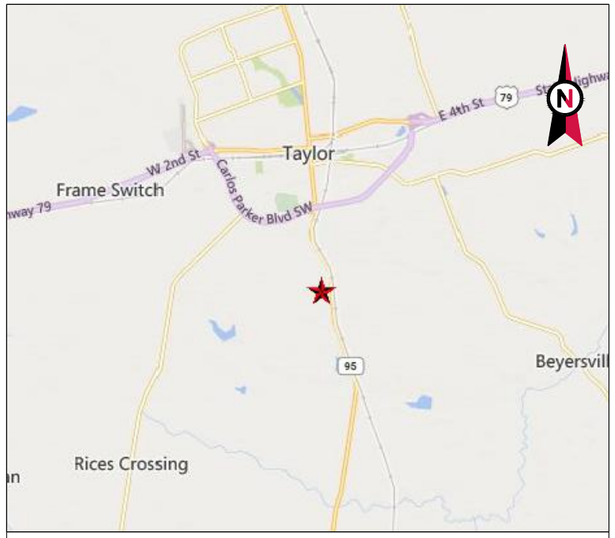
As requested by Mr. Colin Harrison on May 23rd, 2024 via electronic mail, please find the following responses in blue below to each question:

Why you cannot replace the mast at the existing site? The ground lease at the existing site is expiring and American Tower must dismantle the existing tower.
Why you cannot collocate at an existing mast (alternative site analysis)? Once the existing tower has been dismantled, the collocators must continue to provide service to their customers in the immediate vicinity of the existing site. There are no other existing towers which could replicate their design objectives and coverage areas.
Why you cannot find an alternative location with an employment center place type designation (alternative site analysis)? The nearest Employment Center designation is outside the viable area for relocation of the existing site.
What are the special circumstances that justify this site for a 300ft high mast? The existing tower, which will be dismantled, is 300 feet tall, and American Tower Corporation will need to replicate the antenna positions above ground level on the new tower.
Compliance with radio Frequency: The carriers will operate within their FCC licensed frequencies.

Please let me know if this adequately answers your questions or if you have any additional questions.

Thank you,

Hope Carrico
Office: (205) 443-3429
hcarrico@craftongroup.com



VICINITY MAP

AMERICAN TOWER®

SITE NAME: STRELO COUNTY ROAD
SITE NUMBER: 211709
SITE ADDRESS: 118 CRATIS LN
TAYLOR, TX 76574



LOCATION MAP

STRATEGIC RELOCATION ZONING DRAWINGS

COMPLIANCE CODE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2018 INTERNATIONAL BUILDING CODE (IBC)
2. 2020 NATIONAL ELECTRIC CODE (NEC)
3. LOCAL BUILDING CODE
4. CITY/COUNTY ORDINANCES

SURVEY INFORMATION

1. TOPOGRAPHY OBTAINED FROM SURVEY
2. BOUNDARY INFORMATION WAS OBTAINED FROM SURVEY PLAN DATED 05/10/24 BY SMW ENGINEERING GROUP, INC.

UTILITY COMPANIES

POWER COMPANY: NA

TELEPHONE COMPANY: NA

811 Know what's below. Call before you dig.

PROJECT SUMMARY

SITE ADDRESS:

118 CRATIS LN
TAYLOR, TX 76574
COUNTY: WILLIAMSON

GEOGRAPHIC COORDINATES:

LATITUDE: 30.53693056

LONGITUDE: -97.40418611

GROUND ELEVATION: 600' AMSL

ZONING INFORMATION:

JURISDICTION: WILLIAMSON COUNTY

PARCEL NUMBER: R575269

ZONING: B-2

PROJECT TEAM

TOWER OWNER:

AMERICAN TOWER CORPORATION
10 PRESIDENTIAL WAY
WOBURN, MA 01801

PROPERTY OWNER:

DAVID R. CAFFEY
118 CRATIS LANE
TAYLOR, TX 76574

ENGINEER:

ATC TOWER SERVICES
1 FENTON MAIN STREET SUITE 300
CARY, NC 27511

PROJECT DESCRIPTION

THIS SUBMITTAL IS FOR THE ZONING FOR THE CITY OF TAYLOR, TX. THESE PLANS REPRESENT PROPOSED SITE DEVELOPMENTS.

PROJECT NOTES

1. THE FACILITY IS UNMANNED.
2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.
3. FACILITY WILL MEET OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS.
4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.
5. HANDICAP ACCESS IS NOT REQUIRED.
6. THE FACILITY WILL NOT GENERATE NOISE IN EXCESS OF 50db AT THE PROPERTY LINES.

PROJECT LOCATION DIRECTIONS

FROM I-35 AND US-79 IN ROUND ROCK, TEXAS, HEAD EAST ON US-79 TO TAYLOR, TEXAS FOR 17.9 MILES TO TEXAS HIWAY 95 TURN RIGHT ONTO TX-95 HEAD SOUTH ON TX-95 FOR 1.5 MILES TO CR-400 TURN RIGHT GO 500 FT THEN IMMEDIATELY TURN RIGHT ONTO SITE RD.

SHEET INDEX

SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
G-001	TITLE SHEET	C	06/27/24	ST
G-002	GENERAL NOTES	A	05/10/24	PN
V-101	SURVEY			
V-102	SURVEY			
C-101	OVERALL SITE PLAN & BOM	A	05/10/24	PN
C-201	GRADING PLAN	B	06/04/24	PN
C-202	GRADING PROFILE	B	06/04/24	PN
C-203	GRADING PROFILE	B	06/04/24	PN
C-401	COMPOUND PLAN	A	05/10/24	PN
C-402	TOWER ELEVATION	A	05/10/24	PN
C-501	CONSTRUCTION DETAILS	A	05/10/24	PN
C-502	CONSTRUCTION DETAILS	A	05/10/24	PN
C-503	SIGNAGE	A	05/10/24	PN
E-401	GROUNDING LAYOUT	B	06/04/24	PN
E-501	ELECTRICAL DETAILS	A	05/10/24	PN
E-601	ELECTRICAL ONE LINE DIAGRAM	A	05/10/24	PN
R-601	SPECIAL INSPECTIONS WORKSHEET	A	05/10/24	PN

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24
B	COMMENT UPDATE	PN	06/04/24
C	UPDATE CODE REFERENCE	ST	06/27/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

TITLE SHEET

SHEET NUMBER: G-001

REVISION: C

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GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ANSI/EIA/TIA-222, AND COMPLY WITH ATC CONSTRUCTION SPECIFICATIONS FOR WIRELESS TOWER SITES.
2. CONTRACTOR SHALL CONTACT LOCAL 811 FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
4. ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
5. DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
6. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
7. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
9. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUNDS DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
10. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE ATC CM PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE ATC CM PRIOR TO PROCEEDING.
11. EACH CONTRACTOR SHALL COOPERATE WITH THE ATC CM, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
12. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE ATC CONSTRUCTION MANAGER.
13. ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
14. WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR WILL NOTIFY THE ATC CONSTRUCTION MANAGER IMMEDIATELY.
15. CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A COMPLETE AND CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL ROOF WORK SHALL BE DONE BY A QUALIFIED AND EXPERIENCED ROOFING CONTRACTOR IN COORDINATION WITH ANY CONTRACTOR WARRANTING THE ROOF TO ENSURE THAT THE WARRANTY IS MAINTAINED.
17. CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
18. CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH LANDLORD AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
19. CONTRACTOR SHALL FURNISH ATC WITH THREE AS-BUILT SETS OF DRAWINGS UPON COMPLETION OF WORK.
20. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH ATC CM TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED. ALL ITEMS NOT PROVIDED SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED.
21. PRIOR TO SUBMISSION OF BID, CONTRACTOR WILL COORDINATE WITH ATC CONSTRUCTION MANAGER TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY ATC. ALL REQUIRED PERMITS NOT OBTAINED BY ATC MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
22. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO ATC FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
23. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO ATC SPECIFICATIONS, AND AS SHOWN IN THESE PLANS.
24. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
25. CONTRACTOR SHALL NOTIFY ATC CM A MINIMUM OF 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING ANY UNDERGROUND UTILITIES, FOUNDATIONS OR SEALING ANY WALL, FLOOR OR ROOF PENETRATIONS FOR ENGINEERING REVIEW AND APPROVAL.

EROSION AND SEDIMENTATION CONTROL PLAN NOTES:

THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR CONTROLLING SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROPOSED FACILITY. THE EQUIPMENT ANTICIPATED TO BE USED FOR THE CONSTRUCTION INCLUDES THE FOLLOWING: BACKHOES, BULLDOZERS, LOADERS, TRUCKS, CRANES, COMPACTORS, AND GRADERS. THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO PROVIDE MAXIMUM PROTECTION TO THE SOIL, WATER, AND ABUTTING LANDS:

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM AMERICAN TOWER PRIOR TO IMPLEMENTATION.
2. THE LIMITS OF DISTURBANCE (LOD) SHOULD BE MARKED PRIOR TO DISTURBANCE ACTIVITIES (I.E. SURVEY STAKES, POSTS & ROPE, CONSTRUCTION FENCE, ETC.).
3. A COPY OF THE SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE DURING CONSTRUCTION UNTIL THE SITE IS STABILIZED. (AS APPLICABLE)
4. PRIOR TO GRUBBING OR ANY EARTHMOVING OPERATION, SILTATION FENCE WILL BE INSTALLED ACROSS THE SLOPE ON THE CONTOUR AT THE DOWNHILL LIMIT OF THE WORK AS PROTECTION AGAINST CONSTRUCTION RELATED EROSION. (CONSULT ATC CM AS REQUIRED)
5. STONE CHECK DAMS WILL BE INSTALLED IN THE DRAINAGE DITCHES TO PREVENT EROSION PRIOR TO THE STABILIZATION OF THE CHANNELS. EROSION CONTROL BLANKETS WILL ALSO BE INSTALLED IN ALL DITCHES TO BE REVEGETATED.
6. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY UNDISTURBED LAND AREA WILL BE COMPLETED WITHIN FIFTEEN CALENDAR DAYS AFTER FINAL GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE OR PRACTICAL TO PERMANENTLY STABILIZE DISTURBED LAND, TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THIRTY CALENDAR DAYS OF EXPOSURE OF SOIL. ALL DISTURBED AREAS WILL BE MULCHED FOR EROSION CONTROL UPON COMPLETION OF ROUGH GRADING. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED.
7. ANY EXPOSED SLOPES GREATER THAN 2:1 AND NEWLY CONSTRUCTED DRAINAGE DITCHES WILL BE STABILIZED WITH EROSION CONTROL BLANKET TO PREVENT EROSION DURING CONSTRUCTION AND TO FACILITATE REVEGETATION AFTER LOAMING AND SEEDING.
8. TO PROVIDE PROTECTION AGAINST EROSION, RIPRAP WILL BE PLACED AT ALL CULVERT INLETS AND OUTLETS AS SHOWN ON THE ATTACHED DRAWINGS.
9. IN AREAS OF CONSTRUCTION DEWATERING, ISOLATED SETTLEMENT TRAPS WILL BE CONSTRUCTED ADJACENT TO THE ACTIVITY. WATER WILL BE PUMPED FROM THE EXCAVATIONS TO THESE DEPRESSION AREAS FOR SEDIMENT REMOVAL. ADDITIONAL SEDIMENTATION PROTECTION WILL BE PROVIDED BY THE INSTALLATION OF HAYBALE BARRIERS BETWEEN THE BASINS AND THE RECEIVING DRAINAGE COARSE.
10. NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. SILTATION FENCE SHALL BE INSTALLED AT THE BASE OF STOCKPILES AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION. STOCKPILES WILL BE STABILIZED BY SEEDING AND MULCHING UPON FORMATION OF THE PILES. UPHILL OF THE STOCKPILES, STABILIZED DITCHES AND/OR BERMS WILL BE CONSTRUCTED TO DIVERT STORMWATER RUNOFF AWAY FROM THE PILES.
11. FINAL SEEDING WILL BE APPLIED IN ACCORDANCE WITH THE AMERICAN TOWER CORPORATION CONSTRUCTION SPECIFICATION.
12. SHOULD CONSTRUCTION OCCUR AFTER NOVEMBER 15, ADDITIONAL EROSION CONTROL METHODS WILL BE IMPLEMENTED. ALL DISTURBED AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE. PRIOR TO FREEZING, ADDITIONAL EROSION CONTROL DEVICES WILL BE INSTALLED AS APPROPRIATE INSPECTION OF THESE EROSION CONTROL ITEMS WILL BE CONSTANT, WITH PARTICULAR ATTENTION PAID TO WEATHER PREDICTIONS TO ENSURE THAT THESE MEASURES ARE PROPERLY IN PLACE TO HANDLE LARGE AMOUNTS OF RUNOFF FROM HEAVY RAINS OR THAWS.
13. FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED BY A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
14. THE CONTRACTOR WILL REGULARLY INSPECT THE PROJECT'S EROSION AND SEDIMENTATION CONTROLS DURING THE ENTIRE ACTIVE CONSTRUCTION STAGES. THE INSPECTIONS WILL BE PERFORMED WEEKLY AND AFTER ALL RUNOFF EVENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REMOVAL OF ALL EROSION AND SEDIMENTATION CONTROLS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. SEDIMENT THAT HAS BEEN TRAPPED BY THE SILT BARRIER WILL BE REMOVED AS REQUIRED, AND IN ALL CASES, BEFORE THE ACCUMULATION HAS REACHED HALF THE HEIGHT OF THE FENCE. THE SILT BARRIER WILL BE RE-ANCHORED, REPAIRED, OR REPLACED AS NECESSARY. ALL OTHER CONTROLS WILL BE INSPECTED ON THE SAME SCHEDULE. IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATION OF THOSE INSTALLED WILL BE REQUIRED.
15. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
16. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
17. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
18. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE AMERICAN TOWER CORPORATION CONSTRUCTION SPECIFICATION AND/OR THE CONTRACTOR SHALL NOTIFY THE ATC CONSTRUCTION MANAGER.
19. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

CONSTRUCTION SEQUENCE:

1. REMOVE EXISTING FENCE AS SHOWN ON SITE PLAN.
2. INSTALL GRAVEL.
3. INSTALL PROPOSED CHAIN-LINK FENCE AS SHOWN ON PLANS.
4. CONSTRUCT PROPOSED TOWER PER TOWER MANUFACTURER'S SPECIFICATIONS.
5. INSTALL ANY REQUIRED ICE BRIDGES PER ATC SPECIFICATIONS.
6. DECONSTRUCT EXISTING TOWER ONLY ONCE THE PROPOSED TOWER IS ERECTED AND IN FULL WORKING CONDITION.
7. IF CONSTRUCTION IS TERMINATED OR SUSPENDED PRIOR TO CONSTRUCTION COMPLETION, ALL EXPOSED SOIL AREAS SHALL BE SEEDED WITH TEMPORARY SEEDING AND MULCHED IMMEDIATELY.

CONCRETE AND REINFORCING STEEL NOTES:

1. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF ALL APPLICABLE CODES INCLUDING: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND SUBMITTED TO ENGINEER PRIOR TO PLACING CONCRETE.
3. CONCRETE SHALL BE NORMAL WEIGHT, 6 % AIR ENTRAINED (+/- 1.5%) WITH A MAXIMUM 4" SLUMP AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4500 PSI UNLESS OTHERWISE NOTED.
4. THE FOLLOWING MATERIALS SHALL BE USED:

PORTLAND CEMENT:	ASTM C-150, TYPE 1 OR 2
REINFORCEMENT:	ASTM A-185, PLAIN STEEL WELDED WIRE FABRIC
REINFORCEMENT BARS:	ASTM A615, GRADE 60, DEFORMED
NORMAL WEIGHT AGGREGATE:	ASTM C-33
WATER:	DRINKABLE
ADMIXTURES:	NON-CHLORIDE CONTAINING

5. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS (UNLESS OTHERWISE NOTED):
   A. CONCRETE CAST AGAINST EARTH: 3"
   B. ALL OTHER CONCRETE: 2"
6. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE IN ACCORDANCE WITH ACI 301 SECTION 4.2.4, UNLESS NOTED OTHERWISE.
7. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL, OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ATC CM APPROVAL WHEN DRILLING HOLES IN CONCRETE.
8. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI 301.
9. DO NOT WELD OR TACK WELD REINFORCING STEEL.
10. ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
11. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
12. DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
13. DO NOT ALLOW REINFORCEMENT, CONCRETE OR SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 3 DAYS AFTER PLACEMENT.
14. FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS, MINIMUM.
15. CONCRETE SHALL BE RUBBED TO A ROUGH GROUT FINISH. PADS SHALL BE SEALED BY STEEL TROWEL.
16. UNLESS OTHERWISE NOTED:
   A. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.
   B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
17. SPLICING OF REINFORCEMENT IS PERMITTED ONLY AT LOCATIONS SHOWN IN THE CONTRACT DRAWINGS OR AS ACCEPTED BY THE ENGINEER. UNLESS OTHERWISE SHOWN OR NOTED REINFORCING STEEL SHALL BE SPLICED TO DEVELOP ITS FULL TENSILE CAPACITY (CLASS A) IN ACCORDANCE WITH ACI 318.
18. REINFORCING BAR DEVELOPMENT LENGTHS, AS COMPUTED IN ACCORDANCE WITH ACI 318, FORM THE BASIS FOR BAR EMBEDMENT LENGTHS AND BAR SPLICED LENGTHS SHOWN IN THE DRAWINGS. APPLY APPROPRIATE MODIFICATION FACTORS FOR TOP STEEL, BAR SPACING, COVER AND THE LIKE.
19. DETAILING OF REINFORCING STEEL SHALL CONFORM TO "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315).
20. ALL SLAB CONSTRUCTION SHALL BE CAST MONOLITHICALLY WITHOUT HORIZONTAL CONSTRUCTION JOINTS, UNLESS SHOWN IN THE CONTRACT DRAWINGS.
21. LOCATION OF ALL CONSTRUCTION JOINTS ARE SUBJECT TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, CONFORMANCE WITH ACI 318, AND ACCEPTANCE OF THE ENGINEER. DRAWINGS SHOWING LOCATION OF DETAILS OF THE PROPOSED CONSTRUCTION JOINTS SHALL BE SUBMITTED WITH REINFORCING STEEL PLACEMENT DRAWINGS
22. SPLICES OF WWF, AT ALL SPLICED EDGES, SHALL BE SUCH THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET IS NOT LESS THAN THE SPACING OF THE CROSS WIRE PLUS 2 INCHES, NOR LESS THAN 8".
23. BAR SUPPORTS SHALL BE ALL-GALVINIZED METAL WITH PLASTIC TIPS.
24. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE TO PREVENT DISPLACEMENT BY CONSTRUCTION TRAFFIC OR CONCRETE. TIE WIRE SHALL BE 16 GAUGE CONFORMING TO ASTM A82
25. SLAB ON GROUND
   A. COMPACT STRUCTURAL FILL TO 95% DENSITY AND THEN PLACE 6" GRAVEL BENEATH SLAB.
   B. PROVIDE VAPOR BARRIER BENEATH SLAB ON GROUND.

GENERAL FOUNDATION NOTES:

(APPLICABLE FOR EQUIPMENT SHELTER ONLY)

1. THOROUGHLY COMPACT BOTTOM OF EXCAVATIONS PRIOR TO PLACING RIGID INSULATION BARRIER. BACKFILL AND COMPACTION PROCEDURES SHALL BE DONE PER INDUSTRY STANDARDS.
2. ALL REINFORCING STEEL SHALL BE ASTM A615 - GRADE 60. SECURE REINFORCING IN PLACE TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT.
3. VERIFY DETAILS AND DIMENSIONS WITH SHELTER DRAWINGS. NOTIFY ATC CM OF ANY DISCREPANCIES.
4. INSULATION BARRIER PROVIDED IS FOR FROST PROTECTION IN LIEU OF STANDARD FOUNDATIONS WITH BEARING AT CODE REQUIRED FROST DEPTH.
5. SHELTER MUST BE ANCHORED TO ITS FOUNDATION. ANCHOR IN ACCORDANCE WITH SHELTER MANUFACTURER SPECIFICATIONS.

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

GENERAL NOTES

SHEET NUMBER:	REVISION:
G-002	A

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PROJECT SUMMARY

FIELD SURVEY DATE: 03/25/2024

SITE ADDRESS: 118 CRATIS LANE, TAYLOR, TX 76574

PARCEL INFORMATION
OWNER: DAVID R. CAFFEY
OWNER ADDRESS:118 CRATIS LANE, TAYLOR, TX 76574
APN: R575270
INSTRUMENT NO. 2016028692

TOTAL AREAS:
PARENT PARCEL: 4.294 ACRES±
ATC LEASE AREA: 0.23 ACRES± (10000.0 SQ. FT.)
30' ACCESS & UTILITY EASEMENT: 0.08 ACRES± (3617.2 SQ. FT.)

GEOGRAPHIC COORDINATES OF TOWER:
LATITUDE: 30°32'12.94" N LONGITUDE: 97°24'15.07" W
VERTICAL. DATUM: NAVD 1988 HORIZONTAL DATUM: NAD83
GROUND ELEVATION: 588'

BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE.

FLOODPLAIN:
PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X.
COMMUNITY PANEL NO. : 48491C0542F DATED: 12/20/2019

BOUNDARY NOTE
THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT. ANY PARENT TRACT PROPERTY LINES SHOWN HEREON ARE FROM SUPPLIED INFORMATION AND MAY NOT BE FIELD VERIFIED.

ENCROACHMENT STATEMENT
AT THE TIME OF THIS SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE AREA, PARENT PARCEL, OR THE ACCESS AND UTILITY EASEMENT.

ZONING INFORMATION

ZONE: B-2 (GERNERAL BUSINESS)

SETBACKS:	REQUIRED:	EXISTING:
FRONT:	NONE	NONE
SIDE:	NONE	NONE
REAR:	NONE	NONE
HEIGHT:	300'	NONE
BULK:	N/A	N/A

*ALL SITE RESTRICTIONS WERE OBTAINED FROM THE LOCAL MUNICIPALITY.

SURVEYOR'S NOTES

1. THIS IS AN ALTA SURVEY, MADE ON THE GROUND UNDER THE SUPERVISION OF A TEXAS REGISTERED LAND SURVEYOR. DATE OF FIELD SURVEY IS MARCH 25, 2024.
2. THE FOLLOWING SURVEYING INSTRUMENTS WERE USED AT TIME OF FIELD VISIT: TOPCON GM-55 AND TOPCON HIPER SR G.P.S. RECEIVER, (R.T.K. NETWORK CAPABLE).
3. BEARINGS ARE BASED ON TEXAS CENTRAL STATE PLANE COORDINATES NAD 83 BY GPS OBSERVATION.
4. NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.
5. BENCHMARK USED IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION, PID BM0788. ONSITE BENCHMARK IS AS SHOWN HEREON. ELEVATIONS SHOWN ARE IN FEET AND REFER TO NAVD 88.
6. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN ALTA SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.
7. ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.
8. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF AN ABSTRACT TITLE SEARCH.
9. SURVEYOR HEREBY STATES THE GEODETIC COORDINATES AND THE ELEVATION SHOWN FOR THE CENTERLINE OF THE TOWER ARE ACCURATE TO WITHIN +/- 20 FEET HORIZONTALLY AND TO WITHIN +/- 3 FEET VERTICALLY (FAA ACCURACY CODE 1A).
10. SURVEY SHOWN HEREON CONFORMS TO THE MINIMUM REQUIREMENTS AS SET FORTH BY THE STATE BOARD FOR A CLASS "A" SURVEY.
11. FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF NOT LESS THAN ONE-FOOT IN 15,000 FEET (1':15,000') AND AN ANGULAR ERROR THAT DOES NOT EXCEED 10 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED. FIELD TRAVERSE WAS NOT ADJUSTED.
12. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A STATE LICENSED SURVEYOR AND MAPPER.
13. THERE IS ACCESS TO THE ATC LEASE AREA PER THE AS-SURVEYED ACCESS & UTILITY EASEMENT SHOWN HEREON FROM CRATIS LANE.
14. THE LOCATION OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY.
15. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
16. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
18. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
19. THIS SURVEY WAS PREPARED TO SHOW THE INTERESTS OF AMERICAN TOWER CORPORATION AND IMPROVEMENTS PROXIMAL TO SAID INTERESTS. IT DOES NOT CONSTITUTE AN ALTA SURVEY OF THE ENTIRE PARENT PARCEL.
20. ALL CALLS ARE AS SURVEYED, UNLESS OTHERWISE NOTED.
21. NO COMPANY NAME OR POLE NUMBER LABELED ON UTILITY POLES AT THE TIME OF THIS SURVEY.

LEGAL DESCRIPTION

PARENT PARCEL - AS PROVIDED: (FROM TITLE)
SITUATED IN THE COUNTY OF WILLIAMSON, STATE OF TEXAS:
LOT ONE (1) AND TWO (2), BLOCK 1, JMS ADDITION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NO. 2012012418, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.

PARCEL ID R575270 (ACCOUNT: R-13-1012-0001-0002)

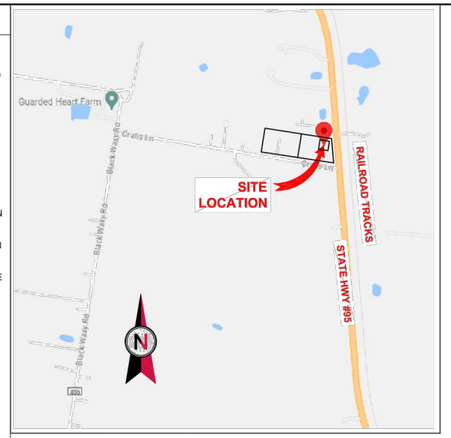
THIS BEING THE SAME PROPERTY CONVEYED TO DAVID R. CAFFEY FROM FEDERICO BUENTELLO, A MARRIED MAN, NOT JOINED HEREIN BY MY SPOUSE IN A DEED DATED APRIL 5, 2016 AND RECORDED APRIL 6, 2016 AS INSTRUMENT NO. 2016028692.

ATC LEASE AREA - AS SURVEYED:
A PORTION OF THE DAVID R. CAFFEY TRACT LYING AND BEING SITUATED IN LOT ONE (1) AND TWO (2), BLOCK 1, JMS ADDITION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NO. 2016028692, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

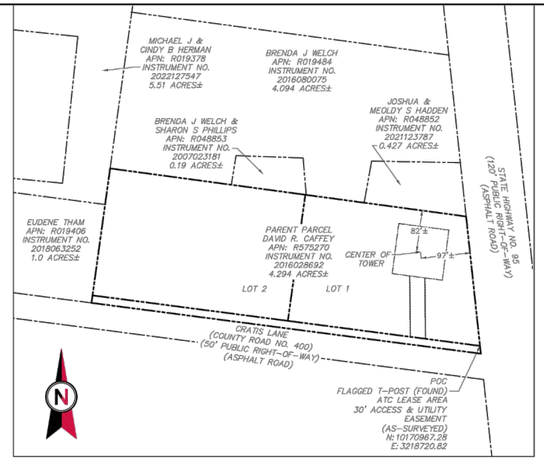
COMMENCING AT A FOUND FLAGGED T-POST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 95 AND MARKING THE SE CORNER OF LOT 1 OF SAID CAFFEY TRACT; SAID FLAGGED T-POST HAVING TEXAS CENTRAL STATE PLANE COORDINATES OF N:10170967.28, E:3218720.82; THENCE N 29°49'20" W A DISTANCE OF 149.97 FEET TO THE POINT OF BEGINNING; THENCE N 82°33'29" W A DISTANCE OF 100.00 FEET TO A SET 5/8" REBAR; THENCE N 07°26'31" E A DISTANCE OF 100.00 FEET TO A SET 5/8" REBAR; THENCE S 82°33'29" E A DISTANCE OF 100.00 FEET TO A SET 5/8" REBAR; THENCE S 07°26'31" W A DISTANCE OF 100.00 FEET TO A SET 5/8" REBAR AND THE POINT OF BEGINNING. CONTAINING 0.23 ACRES (10000.0 SQ. FT.) MORE OR LESS.

30' ACCESS & UTILITY EASEMENT - AS SURVEYED:
A PORTION OF THE DAVID R. CAFFEY TRACT LYING AND BEING SITUATED IN LOT ONE (1) AND TWO (2), BLOCK 1, JMS ADDITION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NO. 2016028692, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

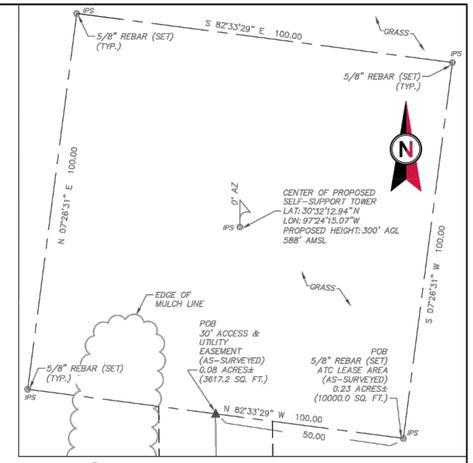
COMMENCING AT A FOUND FLAGGED T-POST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 95 AND MARKING THE SE CORNER OF LOT 1 OF SAID CAFFEY TRACT; SAID FLAGGED T-POST HAVING TEXAS CENTRAL STATE PLANE COORDINATES OF N:10170967.28, E:3218720.82; THENCE N 29°49'20" W A DISTANCE OF 149.97 FEET TO A SET 5/8" REBAR; THENCE N 82°33'29" W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF AN EASEMENT 30.00 FEET IN WIDTH AND LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE S 00°35'43" E A DISTANCE OF 120.57 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CRATIS LANE (COUNTY ROAD NO. 400) AND THE POINT OF ENDING. CONTAINING 0.08 ACRES± (3617.2 SQ. FT.) MORE OR LESS.



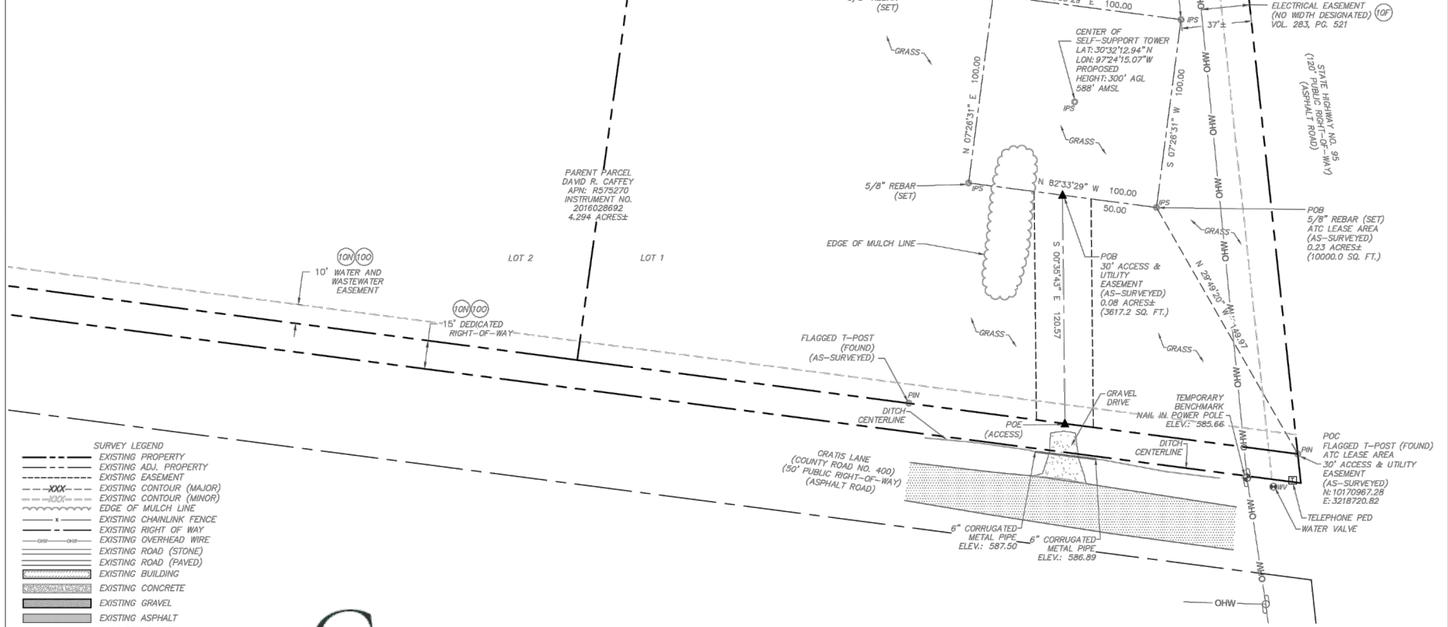
2 VICINITY MAP
NTS



3 PARENT PARCEL
0 300' 600'
SCALE: 1"=300' (11X17)
1"=150' (22X34)



4 COMPOUND DETAIL
0 40' 80'
SCALE: 1"=40' (11X17)
1"=20' (22X34)



SURVEY LEGEND

	EXISTING PROPERTY
	EXISTING ADJ. PROPERTY
	EXISTING EASEMENT
XXX	EXISTING CONTOUR (MAJOR)
XXX	EXISTING CONTOUR (MINOR)
	EDGE OF MULCH LINE
	EXISTING CHAINLINK FENCE
	EXISTING RIGHT OF WAY
OHW OHW	EXISTING OVERHEAD WIRE
	EXISTING ROAD (STONE)
	EXISTING ROAD (PAVED)
	EXISTING BUILDING
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING ASPHALT
IPS	5/8" REBAR (SET)
PIN	SURVEY PINS/PROPERTY CORNER
	SURVEY BENCHMARK
	EXISTING UTILITY POLE
	EXISTING TELEPHONE PED
	CALCULATED POINT
WV	EXISTING WATER VALVE
(M)	AS SURVEYED
(R)	AS PROVIDED
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
POE	POINT OF ENDING

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— CONSULTING GROUP —
INFO@COXLEVIN.COM

1 SURVEY PLAN
0 80' 160'
SCALE: 1"=80' (11X17)
1"=40' (22X34)

TEXAS CENTRAL
GRID TO TRUE NORTH CONVERGENCE 1°30'30.8191"
TRUE NORTH TO MAGNETIC DECLINATION 3°0' E
COMBINED SCALE FACTOR 0.99991435

811 Know what's below. Call before you dig.

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CARY, NC 27518
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FAX: (919) 466-5415

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REV.	DESCRIPTION	BY	DATE
0	PRELIM	MGC	04/03/24
0	FINAL	MGC	05/10/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LANE
TAYLOR, TX 76574

SURVEY CERTIFICATE:
TO AMERICAN TOWER CORPORATION AND WESTCOR LAND TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B) (TO THE EXTENT, GRAPHICALLY DEPICT ON SURVEY DRAWING THE ZONING SETBACK LINES), 7(A), 7(B)(1), 7(C), 8, 9, 13, AND 14 TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/25/24.

DATE OF PLAT OR MAP: 04/03/24

WILLIAM H. SOMMERVILLE, III
TEXAS LICENSE NO. 6094

STATE OF TEXAS REGISTERED WILLIAM H. SOMMERVILLE, III 6094 PROFESSIONAL LAND SURVEYOR

SMW ENGINEERING GROUP, INC.
SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

PROJECT NO. 24-10205

DRAWN BY:	MGC
APPROVED BY:	WHS
DATE DRAWN:	04/03/24
ATC JOB NO:	211706

ALTA/TITLE AND BOUNDARY PLAN

SHEET NUMBER:	REVISION:
V-101 SHEET 1 OF 2	0

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PROJECT SUMMARY

FIELD SURVEY DATE: 03/25/2024

SITE ADDRESS: 118 CRATIS LANE, TAYLOR, TX 76574

PARCEL INFORMATION
OWNER: DAVID R. CAFFEY
OWNER ADDRESS:118 CRATIS LANE, TAYLOR, TX 76574
APN: R575270
INSTRUMENT NO. 2016028692

TOTAL AREAS:
PARENT PARCEL: 4.294 ACRES±
ATC LEASE AREA: 0.23 ACRES± (10000.0 SQ. FT.)
30' ACCESS & UTILITY EASEMENT: 0.08 ACRES± (3617.2 SQ. FT.)

GEOGRAPHIC COORDINATES OF TOWER:
LATITUDE: 30°32'12.93" N LONGITUDE: 97°24'14.93" W
VERTICAL. DATUM: NAVD 1988 HORIZONTAL DATUM: NAD83
GROUND ELEVATION: 588'

BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE.

FLOODPLAIN:
PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X.
COMMUNITY PANEL NO. : 48491C0542F DATED: 12/20/2019

BOUNDARY NOTE
THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT. ANY PARENT TRACT PROPERTY LINES SHOWN HEREON ARE FROM SUPPLIED INFORMATION AND MAY NOT BE FIELD VERIFIED.

ENCROACHMENT STATEMENT
AT THE TIME OF THIS SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE AREA, PARENT PARCEL, OR THE ACCESS AND UTILITY EASEMENT.

ZONING INFORMATION

ZONE: B-2 (GERNERAL BUSINESS)

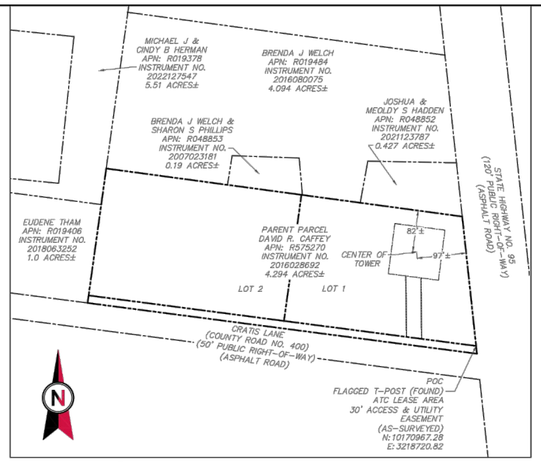
SETBACKS:	REQUIRED:	EXISTING:
FRONT:	NONE	NONE
SIDE:	NONE	NONE
REAR:	NONE	NONE
HEIGHT:	300'	NONE
BULK:	N/A	N/A

*ALL SITE RESTRICTIONS WERE OBTAINED FROM THE LOCAL MUNICIPALITY.

NOTES CORRESPONDING TO SCHEDULE B

THE COMMITMENT FOR TITLE INSURANCE ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY COMMITMENT NO. ATC-169554-C WITH AN EFFECTIVE DATE OF FEBRUARY 29, 2024 CONTAINS THE FOLLOWING ITEMS.

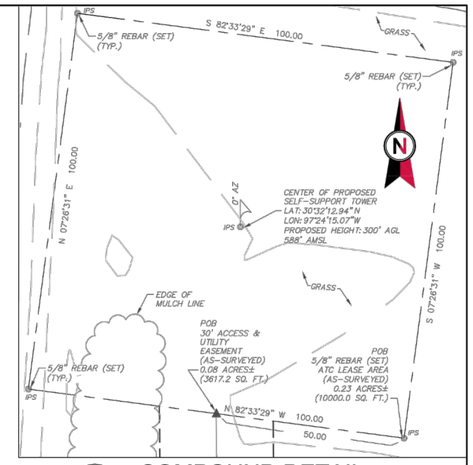
1-9 STANDARD EXCEPTIONS, CONTAINS NO SURVEY MATTERS
10A-E STANDARD EXCEPTIONS, CONTAINS NO SURVEY MATTERS
10F) EASEMENT BETWEEN J E MATTECK, BY ERNEST MATTECK AS ATTORNEY IN FACT; AND TEXAS POWER & LIGHT COMPANY, DATED MARCH 17, 1937 AND RECORDED APRIL 17, 1937 IN (BOOK) 283 (PAGE) 521, IN WILLIAMSON COUNTY, TEXAS. DOES AFFECT PARENT TRACT, AS SHOWN HEREON
10G) RIGHT OF WAY EASEMENT BETWEEN FRED MERKLE & OTTIE MERKLE; AND MANVILLE WATER SUPPLY CORP., DATED FEBRUARY 12, 1993 AND RECORDED APRIL 1, 1993 IN (BOOK) 2278 (PAGE) 880 (INSTRUMENT) 11905, IN WILLIAMSON COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT ATC LEASE AREA AND EASEMENT AS SHOWN HEREON
10H) NOTICE TO PURCHASER BETWEEN PAULINE KRUSE MERKLE AND HANS EVERETT ROBERSON, DATED JANUARY 7, 2002 AND RECORDED JANUARY 8, 2002 IN (INSTRUMENT) 2002002445, IN WILLIAMSON COUNTY, TEXAS. STANDARD EXCEPTION, CONTAINS NO SURVEY MATTERS
10I) ORDINANCE NO. 2010-39 DATED OCTOBER 14, 2010 AND RECORDED OCTOBER 25, 2010 IN (INSTRUMENT) 2010077735, IN WILLIAMSON COUNTY, TEXAS. DOES AFFECT PARENT TRACT, THEREFORE IS BLANKET IN NATURE OVER THE SUBJECT ATC LEASE AREA AND EASEMENT
10J) METER RIGHT OF WAY EASEMENT BETWEEN DAVID R CAFFEY; AND MANVILLE WATER SUPPLY CORPORATION, A TEXAS NON-PROFIT CORPORATION, DATED APRIL 13, 2016 AND RECORDED MAY 4, 2016 IN (INSTRUMENT) 2016037481, IN WILLIAMSON COUNTY, TEXAS. DOES AFFECT PARENT TRACT, THEREFORE IS BLANKET IN NATURE OVER THE SUBJECT ATC LEASE AREA AND EASEMENT
10K) UTILITY DISTRICT NOTICE FOR LOWER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT DATED APRIL 5, 2016 AND RECORDED APRIL 6, 2016 IN (INSTRUMENT) 2016028693, IN WILLIAMSON COUNTY, TEXAS. STANDARD EXCEPTION, CONTAINS NO SURVEY MATTERS
10L) TERMS AND CONDITIONS OF AN UNRECORDED AGREEMENT, AS EVIDENCED BY A(N) COMPROMISE SETTLEMENT AGREEMENT AND RELEASE BETWEEN CITY OF TAYLOR, TEXAS, A HOME RULE CITY AND DAVID CAFFEY, DATED JULY 8, 2019 AND RECORDED AUGUST 6, 2019 IN (INSTRUMENT) 2019072511, IN WILLIAMSON COUNTY, TEXAS. STANDARD EXCEPTION, CONTAINS NO SURVEY MATTERS
10M) OSSF ROUTINE MAINTENANCE AFFIDAVIT TO THE PUBLIC DATED MARCH 20, 2020 AND RECORDED MARCH 20, 2020 IN (INSTRUMENT) 2020028804, IN WILLIAMSON COUNTY, TEXAS. DOES AFFECT PARENT TRACT, THEREFORE IS BLANKET IN NATURE OVER THE SUBJECT ATC LEASE AREA AND EASEMENT
10N) ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "FINAL PLAT JMS ADDITION CITY OF TAYLOR, TEXAS" DATED MAY 1, 2011 AND RECORDED FEBRUARY 22, 2012 IN , (INSTRUMENT) 2012012418 IN WILLIAMSON COUNTY, TEXAS. DOES AFFECT PARENT TRACT, THEREFORE IS BLANKET IN NATURE OVER THE SUBJECT ATC LEASE AREA AND EASEMENT
10O) ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "FINAL PLAT OF THE JM CAFFEY SUBDIVISION" DATED OCTOBER 4, 2018 AND RECORDED OCTOBER 17, 2018 IN , (INSTRUMENT) 2018092789 IN WILLIAMSON COUNTY, TEXAS. DOES AFFECT PARENT TRACT, THEREFORE IS BLANKET IN NATURE OVER THE SUBJECT ATC LEASE AREA AND EASEMENT



1 PARENT PARCEL

0 300' 600'

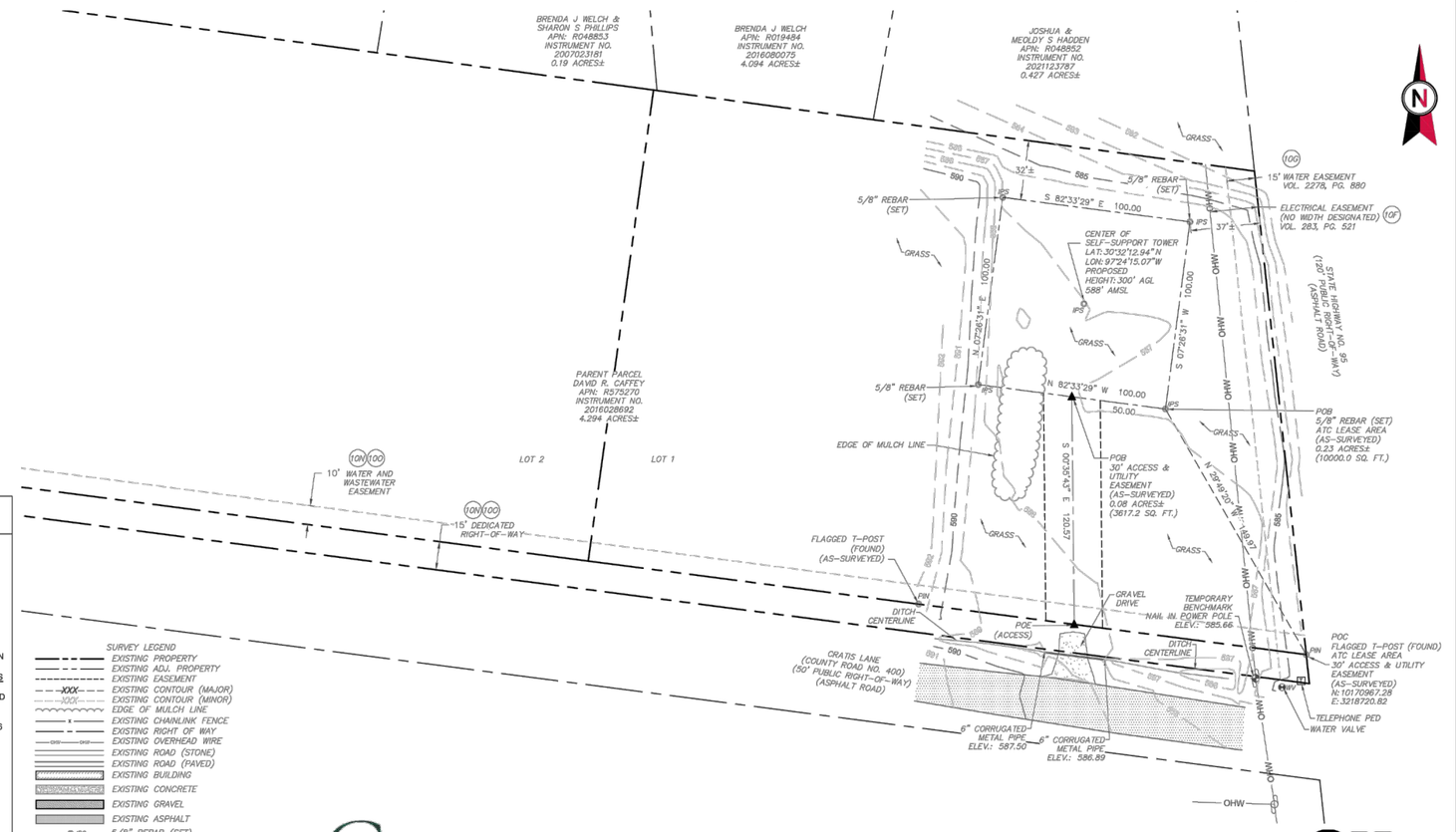
SCALE: 1"=300' (11X17)
1"=150' (22X34)



2 COMPOUND DETAIL

0 40' 80'

SCALE: 1"=40' (11X17)
1"=20' (22X34)



SURVEY LEGEND

	EXISTING PROPERTY
	EXISTING ADJ. PROPERTY
	EXISTING EASEMENT
XXX	EXISTING CONTOUR (MAJOR)
XXX	EXISTING CONTOUR (MINOR)
	EDGE OF MULCH LINE
	EXISTING CHAINLINK FENCE
	EXISTING RIGHT OF WAY
OHW	EXISTING OVERHEAD WIRE
	EXISTING ROAD (STONE)
	EXISTING ROAD (PAVED)
	EXISTING BUILDING
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING ASPHALT
IPS	5/8" REBAR (SET)
PIN	SURVEY PINS/PROPERTY CORNER
	SURVEY BENCHMARK
	EXISTING UTILITY POLE
	EXISTING TELEPHONE PED
	CALCULATED POINT
WV	EXISTING WATER VALVE
(M)	AS SURVEYED
(R)	AS PROVIDED
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
POE	POINT OF ENDING

COXLEVIN
CONSULTING GROUP
INFO@COXLEVIN.COM

3 EXISTING CONDITIONS PLAN

0 80' 160'

SCALE: 1"=80' (11X17)
1"=40' (22X34)

TEXAS CENTRAL
GRID TO TRUE NORTH CONVERGENCE 1°30'30.8191"
TRUE NORTH TO MAGNETIC DECLINATION 3°0' E
COMBINED SCALE FACTOR 0.99991435

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FAX: (919) 466-5415

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REV.	DESCRIPTION	BY	DATE
0	PRELIM	MGC	04/03/24
0	FINAL	MGC	05/10/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LANE
TAYLOR, TX 76574

SURVEY CERTIFICATE:
TO AMERICAN TOWER CORPORATION AND WESTCOR LAND TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B) (TO THE EXTENT, GRAPHICALLY DEPICT ON SURVEY DRAWING THE ZONING SETBACK LINES), 7(A), 7(B)(1), 7(C), 8, 9, 13, AND 14 TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/25/24 .

DATE OF PLAT OR MAP: 04/03/24

WILLIAM H. SOMMERVILLE, III
TEXAS LICENSE NO. 6094

STATE OF TEXAS REGISTERED WILLIAM H. SOMMERVILLE, III 6094 PROFESSIONAL LAND SURVEYOR

SMW ENGINEERING GROUP, INC.
SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
PROJECT NO. 24-10205

DRAWN BY:	MGC
APPROVED BY:	WHS
DATE DRAWN:	04/03/24
ATC JOB NO:	211706

EXISTING CONDITIONS AND TOPOGRAPHY PLAN

SHEET NUMBER:	REVISION:
V-102	0
SHEET 2 OF 2	

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BOM NOTES:

1. ENGINEERS ESTIMATED GRAVEL QUANTITY IS BASED ON THE LENGTH AND WIDTH OF THE ROAD AND DOES NOT CONSIDER COMPACTION. CONTRACTOR SHALL DETERMINE REQUIRED COMPACTED QUANTITY OF GRAVEL PER QUARRY RECOMMENDATION.
2. QUANTITY OF MATERIALS SHOWN IN THE PROVIDED TABLE ARE ESTIMATED BASED ON THE PROPOSED ENGINEERING DESIGN. ANY CHANGES TO QUANTITIES SHALL BE DISCUSSED AND CONFIRMED WITH THE ATC CONSTRUCTION MANAGER.

BID DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITY
MATERIAL - CIVIL (CONTRACTOR PROVIDED)		
GROUNDING	EACH	0
CONDUIT	LF ±	0
LANDSCAPING	LF ±	145
FENCE AND GATE(S)	LF ±	250
BOLLARD(S)	EACH	0
FILL	CY ±	0

MATERIAL - ACCESS ROAD (CONTRACTOR PROVIDED)			
RETENTION WALL	LF ±	0	
CONCRETE, ASPHALT AND/OR RECYCLED CONCRETE AND ASPHALT	CY ±	0	
ROAD STONE	CY ± & TON ±	31	43
COMPOUND STONE	CY ± & TON ±	72	101
RIP RAP	CY ±	0	
CULVERT	EACH	0	
WATER / EROSION CONTROL MATERIAL	SQ. FT. ±	0	
GEOTEXTILE FABRIC	SQ. FT. ±	0	

LABOR - CIVIL		
COMPOUND REPAIR / INSTALLATION	SQ. FT. ±	3900
BOLLARD INSTALLATION / REPAIR	EACH	0

LEGEND

- EXISTING PROPERTY
- EXISTING ADJ. PROPERTY
- EXISTING EASEMENT
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING TREELINE
- EXISTING CHAINLINK FENCE
- EXISTING BUILDING
- EXISTING STORM DRAIN
- EXISTING ROAD (DIRT)
- EXISTING ROAD (STONE)
- EXISTING ROAD (PAVED)
- EXISTING CONCRETE
- EXISTING LEASE AREA
- EXISTING OVERHEAD WIRE
- EXISTING UTILITY POLE



1 OVERALL SITE PLAN

0 100' 200'

SCALE: 1"=100' (11X17)
1"=50' (22X34)

N

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

OVERALL SITE PLAN & BOM

SHEET NUMBER:	REVISION:
C-101	A

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CUT/FILL VOLUMES	CUT (YD^3)	FILL (YD^3)	NET (YD^3)	
ACCESS ROAD	0.00	31.56	31.56	FILL
COMPOUND	0.00	72.22	72.22	FILL
		TOTAL	103.78	FILL

STONE REQUIRED FOR ROAD	AVG STONE DEPTH (IN.)	WIDTH (FT.)	LENGTH (FT.)	STONE IMPORT (YD^3)	STONE IMPORT (TONS)
COMPOUND	6	60	65	72.22	98.29
ROAD COARSE	6	12.00	142	31.56	42.95
			TOTAL	103.78	141.24

* CUT / FILL CALCULATIONS ARE APPROXIMATE. THE AMOUNT OF TOPSOIL THAT WILL NEED TO BE REMOVED AND THE COMPACTION AND SHRINKAGE FACTORS WILL VARY BASED ON SITE CONDITIONS.

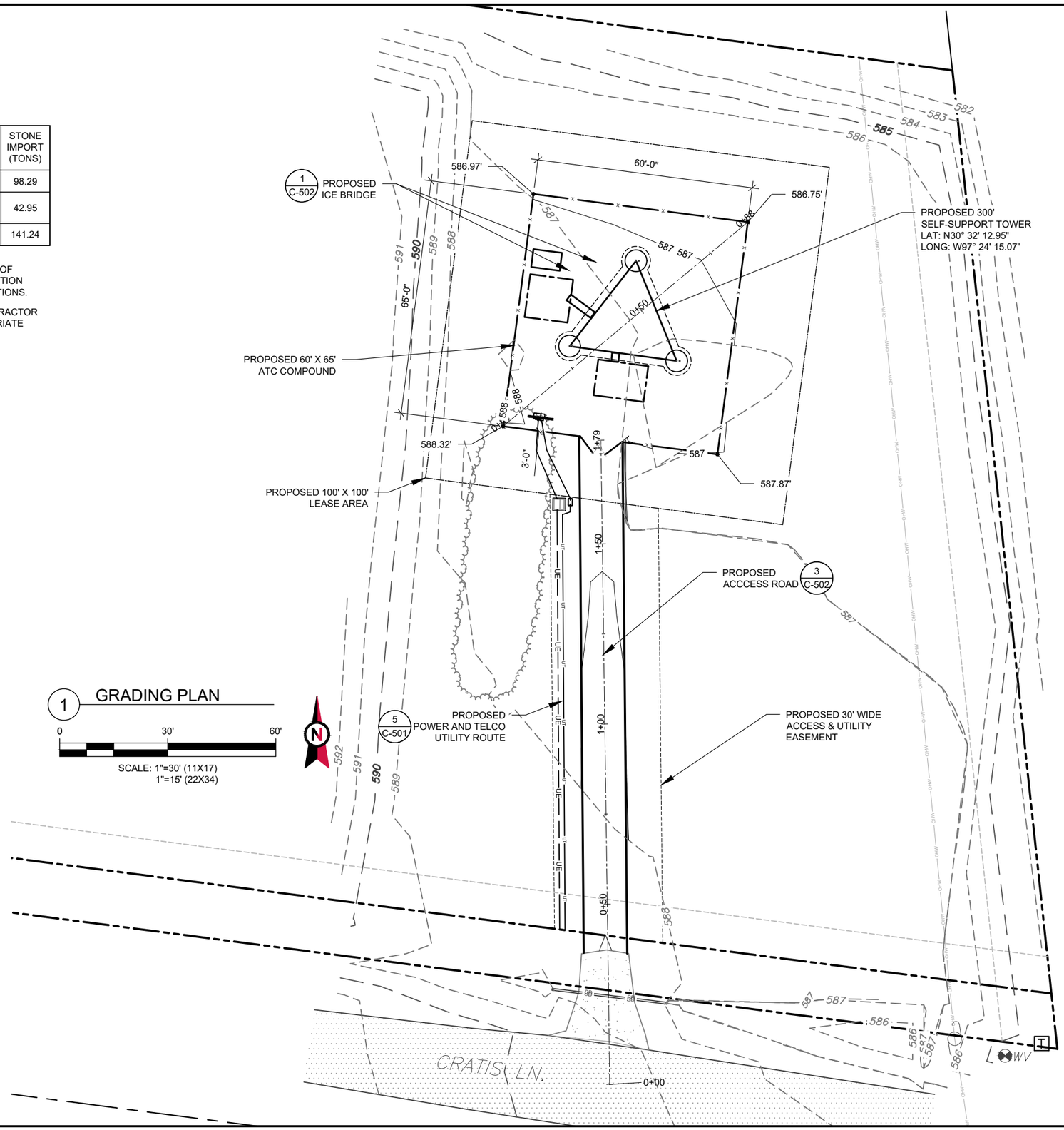
* AMOUNT OF STONE TO IMPORT IS APPROXIMATE. THE CONTRACTOR SHALL FOLLOW THE DETAILS ON THE PLANS TO THE APPROPRIATE STONE DEPTHS.

LEGEND

- EXISTING PROPERTY
- EXISTING ADJ. PROPERTY
- EXISTING EASEMENT
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING TREELINE
- EXISTING CHAINLINK FENCE
- EXISTING BUILDING
- EXISTING STORM DRAIN
- EXISTING ROAD (DIRT)
- EXISTING ROAD (STONE)
- EXISTING ROAD (PAVED)
- EXISTING CONCRETE
- EXISTING LEASE AREA
- EXISTING OVERHEAD WIRE
- EXISTING UTILITY POLE

CIVIL LEGEND

- PROPOSED DITCH
- PROPOSED CULVERT
- PROPOSED WATERBAR
- PROPOSED OUTLET PROTECTION
- PROPOSED STONE CHECK DAM
- PROPOSED LEASE AREA
- PROPOSED EASEMENT
- PROPOSED ACCESS ROAD
- PROPOSED EDGE OF CLEARING
- PROPOSED CONTOUR (MINOR)
- PROPOSED CONTOUR (MAJOR)
- PROPOSED FENCE



1 GRADING PLAN

0 30' 60'

SCALE: 1"=30' (11X17)
1"=15' (22X34)

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PHONE: (919) 468-0112
COA: F-6274

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24
B	COMMENT UPDATE	PN	06/04/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

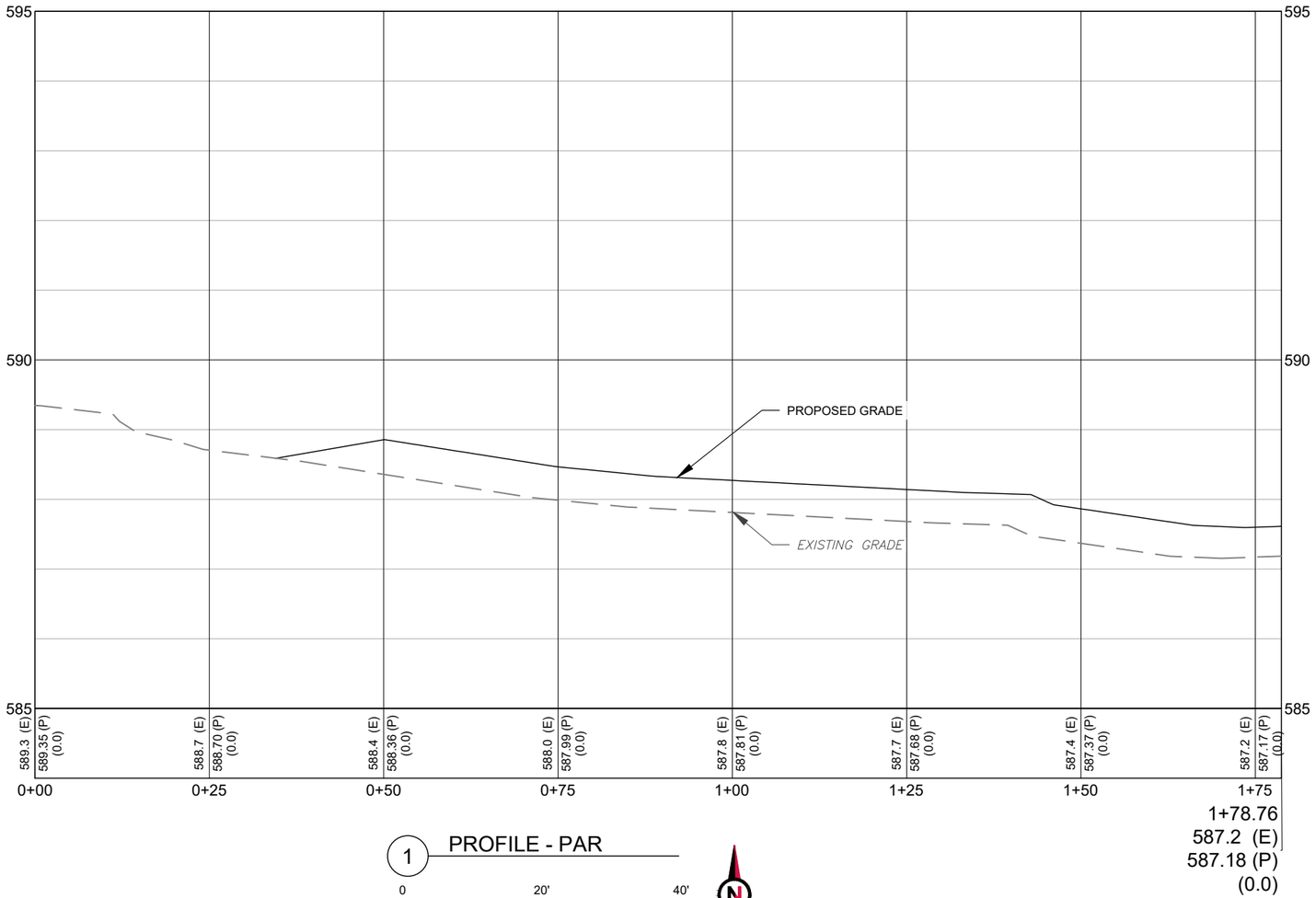
SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

GRADING PLAN

SHEET NUMBER:	REVISION:
C-201	B



1 PROFILE - PAR

0 20' 40'

SCALE: 1"=20' (11X17)
1"=10' (22X34)

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

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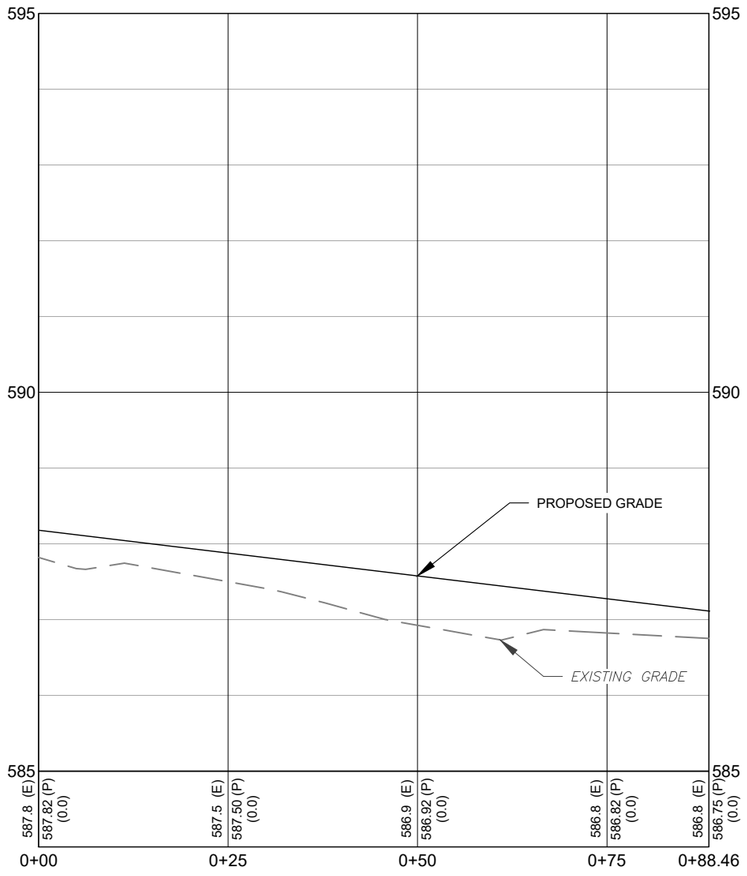
PRELIMINARY: NOT FOR CONSTRUCTION

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ATC LEGACY #:	410545

GRADING PROFILE

SHEET NUMBER:	REVISION:
C-202	B

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2 PROFILE - COMPOUND

0 20' 40'

SCALE: 1"=20' (11X17)
1"=10' (22X34)

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211709

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TAYLOR, TX 76574

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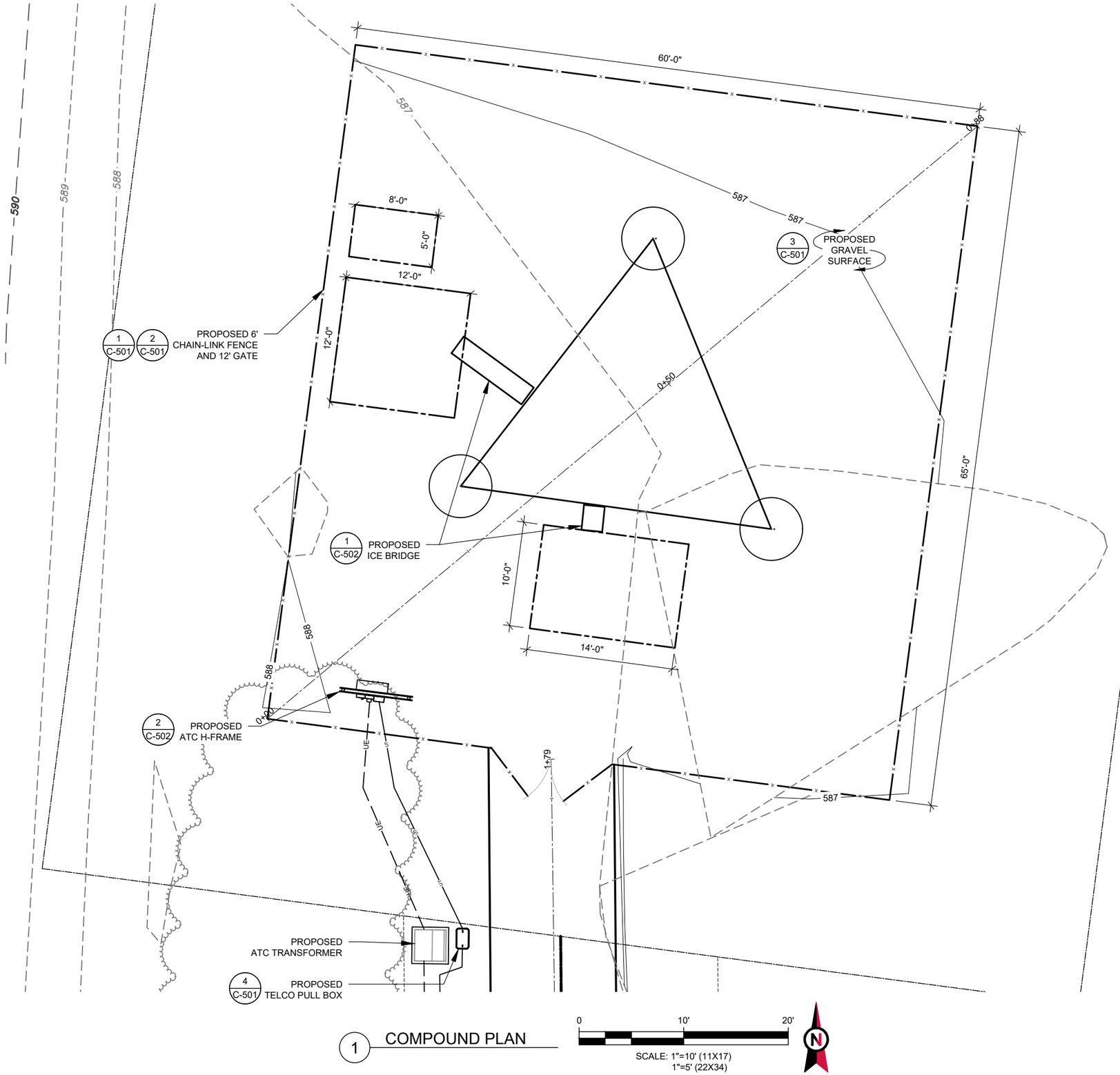
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OPS JOB NO:	14115314
ATC LEGACY #:	410545

GRADING PROFILE

SHEET NUMBER:	REVISION:
C-203	B

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1 COMPOUND PLAN

0 10' 20'

SCALE: 1"=10' (11X17)
1"=5' (22X34)

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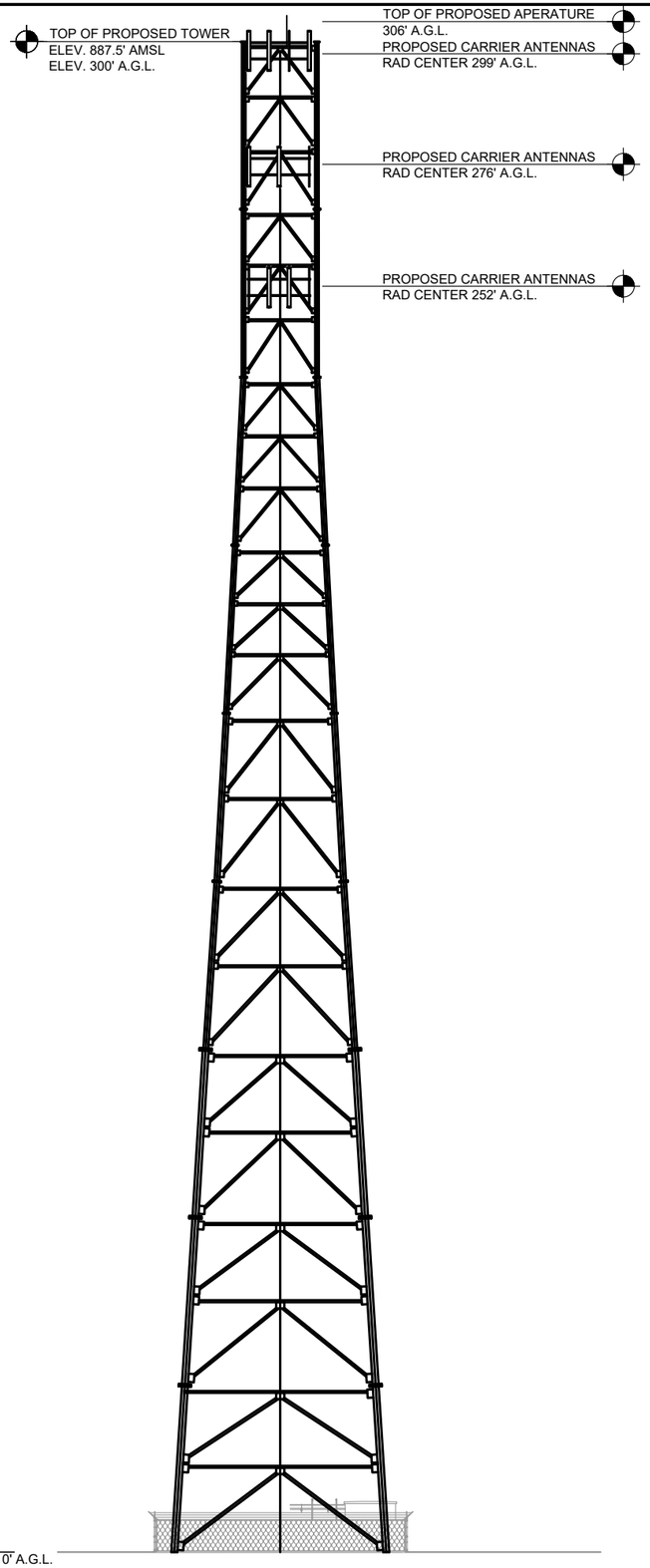
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OPS JOB NO:	14115314
ATC LEGACY #:	410545

COMPOUND PLAN

SHEET NUMBER:	REVISION:
C-401	A

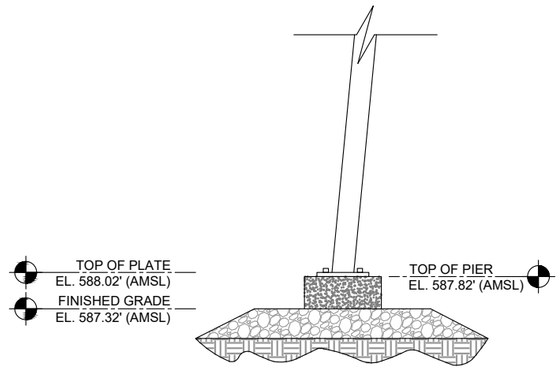
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1 PROPOSED TOWER ELEVATION
SCALE: NOT TO SCALE

TOWER NOTE:

1. CARRIER LOADING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT ACTUAL FINAL LOADING. PLEASE REFER TO THE LATEST RFDS OR APPLICATION FOR CONFIRMATION.



TOWER BASE TABLE			
LEG	FINISHED GRADE (FT)	TOP OF PIER (FT)	EXPOSED CONCRETE (FT)
A	587.1	587.8	0.7
B	587.3	587.8	0.5
C	587.3	587.8	0.5

2 TOWER BASE ELEVATION
SCALE: NOT TO SCALE

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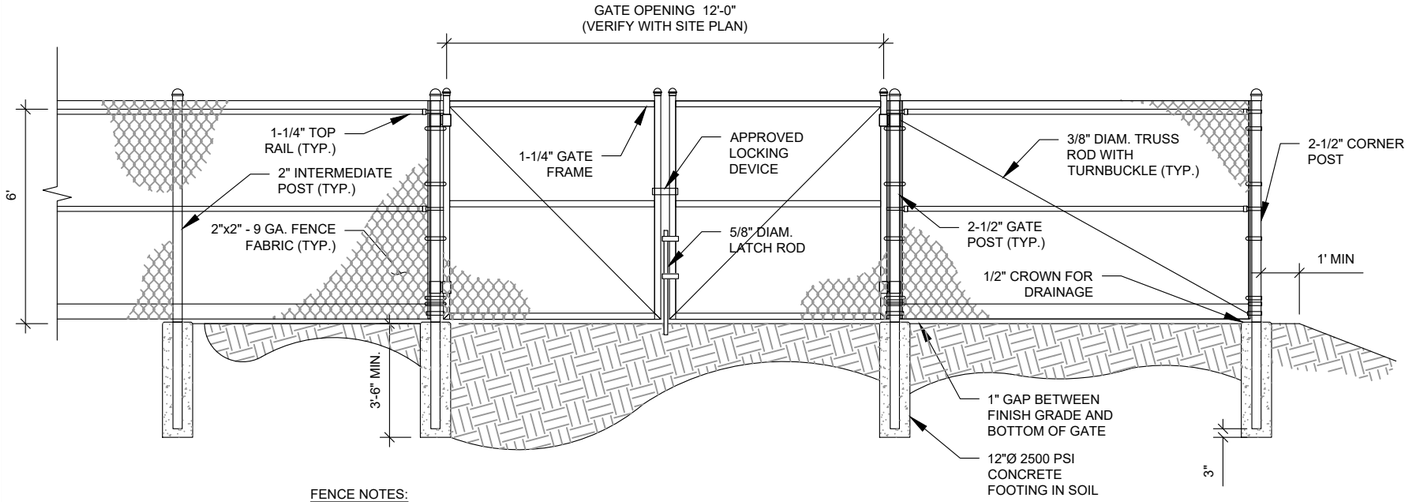
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DATE DRAWN:	05/10/24
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OPS JOB NO:	14115314
ATC LEGACY #:	410545

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-402	A

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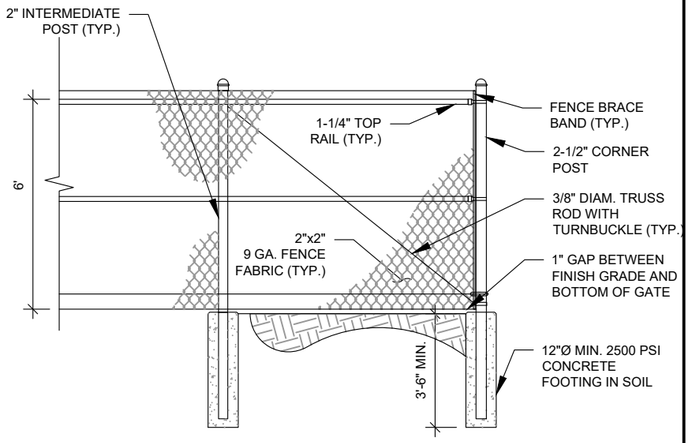


FENCE NOTES:

1. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL. TACK WELD GATE HINGE TO POST FOR SECURITY.
2. POSTS NOT TO EXCEED A MAXIMUM SEPARATION OF 10 FEET.

AMERICAN TOWER CONSTRUCTION SPECIFICATION:
1. DIVISION 32 EXTERIOR IMPROVEMENTS SECTION 0323113 FOR CHAIN LINK FENCE AND GATES

1 GATE AND FENCE DETAIL
SCALE: NOT TO SCALE

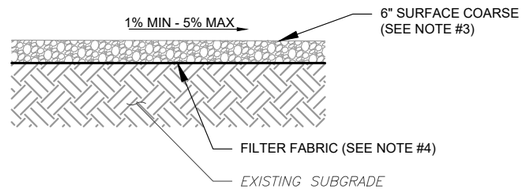


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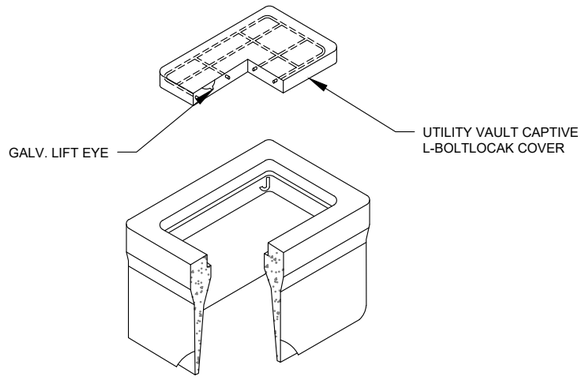
2 FENCE DETAIL
SCALE: N.T.S.



NOTES:

1. CONTRACTOR TO CONTACT ALL UTILITIES FOR LOCATION OF UNDERGROUND SERVICES. SERVICE LOCATIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
2. REMOVE ALL UNSUITABLE OR DELETERIOUS MATERIAL AS REQUIRED. COMPACT UNDERLYING SOIL TO 90% OF MAXIMUM DENSITY. REPLACE REMOVED SOIL WITH 8" LIFTS OF GRANULAR "B" MATERIAL TO A DEPTH OF 4" BELOW PROPOSED GRADE. COMPACT TO MINIMUM 95% OF MAXIMUM DRY DENSITY ALL COMPACTION SHALL BE IN ACCORDANCE WITH THE MOST RECENT IBC. REVIEW WITH PROJECT MANAGER AND GEOTECT PRIOR TO CONSTRUCTION.
3. SURFACE COARSE OF GRANULAR "A" MATERIAL SHALL CONSIST OF EVENLY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL, WITH 100% PASSING THROUGH 3/4" SIEVE AND NOT MORE THAN 5% PASSING THROUGH #4 SIEVE.
4. PROVIDE GEOTEXTILE FABRIC UNDER WASHED CHIPPED STONE COMPOUND UNLESS NOTED OTHERWISE. WOVEN GEOTEXTILE:US FABRICS: US 230 OR APPROVED EQUIVALENT. CONTRACTOR MAY SUBMIT DESIGN ALTERNATIVE AS OUTLINED IN THE AMERICAN TOWER MASTER SPECIFICATIONS.

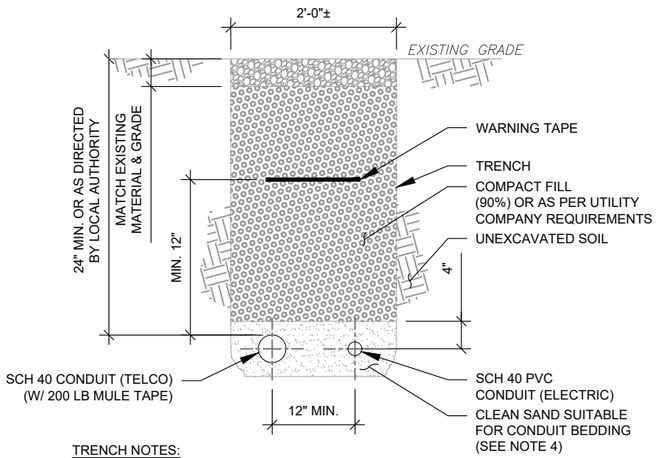
3 COMPOUND CROSS SECTION
SCALE: NOT TO SCALE



NOTES:

1. INSTALL ON 3/4" AGGREGATE WHICH SHALL EXTEND A MINIMUM OF 6" BEYOND ALL SIDES OF THE BOX AND BE A MINIMUM OF 4" DEEP, BELOW THE BOX.
2. SIZED APPROPRIATELY FOR THE APPLICATION PER NEC.
3. CAP TO HAVE POWER/ELEC OR TELCO SHOWN.

4 TYPICAL PULL BOX
SCALE: NOT TO SCALE



TRENCH NOTES:

1. IF FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL. IF NOT, PROVIDE CLEAN, COMPACTIBLE MATERIAL. COMPACT IN 8" LIFTS. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING. CONTRACTOR TO VERIFY LOCATION OF EXISTING U/G UTILITIES PRIOR TO DIGGING.
2. IF CURRENT AS-BUILT DRAWINGS ARE NOT AVAILABLE CONTRACTOR SHALL HAND DIG U/G TRENCHING.
3. CONCRETE ENCASE CONDUIT IN MINIMUM 2" THICK ENVELOPE WHEN INSTALLING UNDER SITE ACCESS ROAD AND EXTEND 6" BEYOND ROAD.
4. CONFIRM SPACING AND DEPTH WITH NEC OR LOCAL CODE REQUIREMENTS

5 TELCO AND POWER JOINT TRENCH CONDUIT
SCALE: NOT TO SCALE

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ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
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118 CRATIS LN
TAYLOR, TX 76574

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

CONSTRUCTION DETAILS

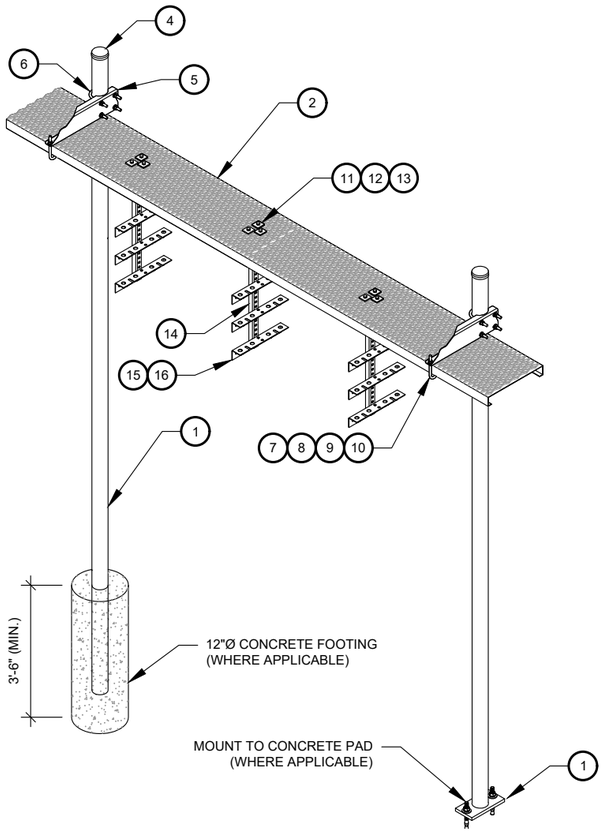
SHEET NUMBER: C-501

REVISION: A

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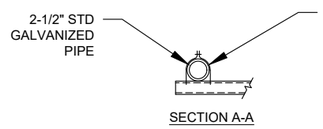
CONSTRUCTION NOTE:

1. WHERE POSSIBLE AND AS APPLICABLE, THE CONTRACTOR SHALL UTILIZE EXISTING ICE BRIDGE, CABLE LADDER, COAX SUPPORTS, AND COAX PORTS. BEFORE UTILIZING, CONTRACTOR SHALL VERIFY THAT ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW ICE BRIDGE, CABLE LADDER, COAX SUPPORT, AND COAX PORT, AS REQUIRED, WITH THE ATC CONSTRUCTION MANAGER.
2. INSTALL ICE BRIDGE TO ALLOW 7 FEET CLEARANCE ABOVE GRADE TO LOWEST APPURTENANCE.



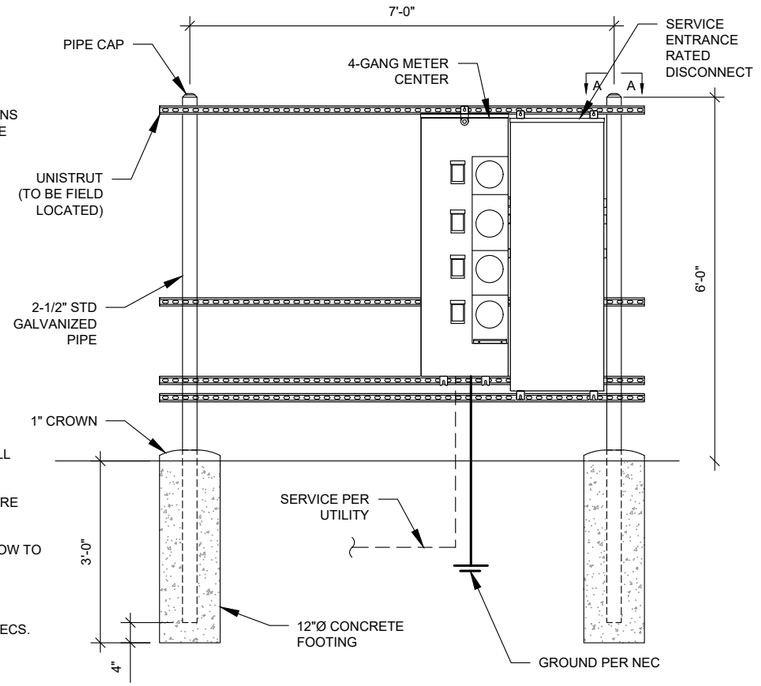
WB-K210-B WAVEGUIDE BRIDGE KIT - BILL OF MATERIALS (INCLUDED WITH KIT UNLESS NOTED OTHERWISE)					
ITEM	PART NUMBER	DESCRIPTION	ITEM	PART NUMBER	DESCRIPTION
1	MF126.01 MF-130	10'-4" COLUMN & BASE SHOE* 13'-4" PIPE COLUMN	9	GWL-04	1/2" GALV LOCK WASHER
2	WB-CY210	SAFETY GRATING 24" X 10'	10	GN-04	1/2" GALV HEX NUT
3	WBK110BHK	HARDWARE KIT (ITEMS 4-16)	11	GB-03205	3/8" X 2" GALV BOLT KIT
4	PC-034	PIPE CAP 3-1/2"	12	MT-387	SQUARE WASHER, 1-1/2" X 1-1/2" W/ 7/16" HOLE
5	WBLB243.08	24" WAVEGUIDE BRIDGE SUPPORT BRACKET	13	GWF-03	3/8" GALV FLAT WASHER
6	GUB-4356	1/2" X 3-5/8" X 6" GALV U-BOLT	14	WBT243.01	VERTICAL TRAPEZE SECTION
7	WB-JB-6	1/2" J-BOLT	15	GB-03105	3/8" X 1" GALV BOLT KIT
8	GWF-04	1/2" GALV FLAT WASHER	16	WBT243.02	HORIZONTAL TRAPEZE SECTION
CONTRACTOR SHALL USE PARTS MANUFACTURED BY COMMSCOPE OR APPROVED EQUIVALENT. *BASE SHOE NOT INCLUDED IN WB-K210-B KIT, ORDER COLUMN SEPARATELY OR KIT WB-K210-S.					

1 24" WAVEGUIDE BRIDGE KIT
SCALE: NOT TO SCALE

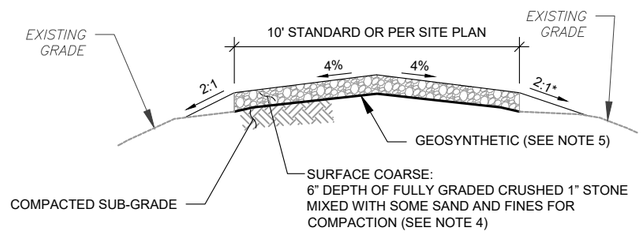


H-FRAME NOTES:

1. IF IT IS NECESSARY TO EXTEND THE H-FRAME, AN ADDITIONAL POST WILL ALWAYS BE REQUIRED.
2. PROPOSED UNISTRUTS TO BE FIELD CUT AND SHOULD NOT EXTEND MORE THAN 6 INCHES BEYOND THE LAST POST.
3. SPRAY ENDS OF UNISTRUT WITH COLD GALVANIZING SPRAY PAINT, ALLOW TO DRY, THEN COVER WITH RUBBER PROTECTIVE CAPS FOR SAFETY.
4. UNISTRUT TO BE CUT FLUSH WITH NO SHARP OR JAGGED EDGES.
5. ALL PROPOSED HARDWARE TO BE MOUNTED PER MANUFACTURERS SPECS.
6. METER CENTER TO FOLLOW HEIGHT REQUIREMENTS PER UTILITY.



2 UTILITY H-FRAME
SCALE: N.T.S.



NOTES:
1. SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED. REMOVE ALL TOP SOIL AND ORGANICS BEFORE COMMENCING ACCESS ROAD OR A MIN. DEPTH OF 6".
2. TYPICAL ACCESS ROAD COMPACTION SHALL BE WITH SHEEPSFOOT ROLLER OR RUBBER TIRED ROLLERS WEIGHING AT LEAST EIGHT TONS FOR BASE COURSE AND SMOOTH DRUM VIBRATOR ROLLERS FOR SURFACE COURSE/FINISH GRADE.
3. THE PREFERRED CUT AND FILL SLOPE IS 2:1, HOWEVER THE ENGINEER OF RECORD MAY REVISE THE CUT SLOPE TO 1:1 OR 1.5:1 IF CUT SLOPE IS ROCK OR WELL CEMENTED SOIL AND THE FILL SLOPE TO 3:1 OR GREATER IF THE FILL SLOPE IS POOR SOILS AND PRONE TO LANDSLIDES OR SEVERE EROSION.
4. REFER TO SIEVE ANALYSIS IN ATC SPECIFICATIONS SECTION 312000 PART 2.1 SOIL MATERIALS FOR APPROVED GRADATION. COMMON REFERENCED NAMES ARE CRUSHER RUN, ABC, 2A, 2RC.
5. GEOSYNTHETIC: APPROVED PRODUCTS ARE US FABRICS: US 2600 AND SOLMAX: MIRAFI RS 380I. CONTRACTOR MAY SUBMIT DESIGN ALTERNATIVE AS OUTLINED IN THE AMERICAN TOWER CONSTRUCTION SPECS.
6. MARGINAL SOIL CONDITIONS ARE FOR ROADS OVER LOOSE SANDY SILTS, SANDY AND FIRM CLAYS. MEDIUM TO STIFF SOIL FEEL CONDITIONS. CBR BETWEEN 1.0 TO 4.0.

AMERICAN TOWER CONSTRUCTION SPECIFICATION:
1. DIVISION 31 EARTHWORK SECTION 0312000 FOR ACCESS ROADS AND EARTH WORK
2. DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS

3 STA 0+00 - STA 1+47
CROWNED ROAD ON RIDGELINE
SCALE: NOT TO SCALE

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TAYLOR, TX 76574

SEAL:

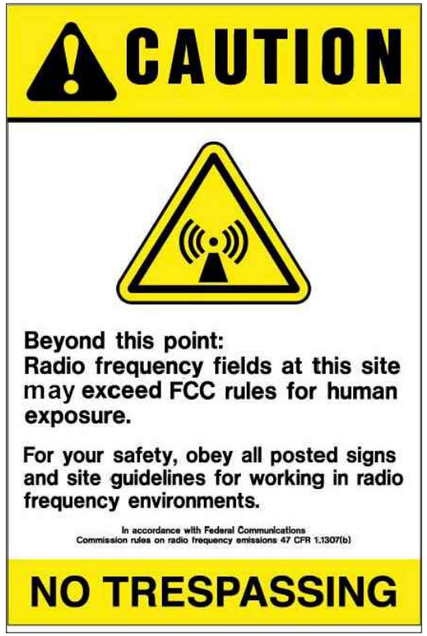
PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

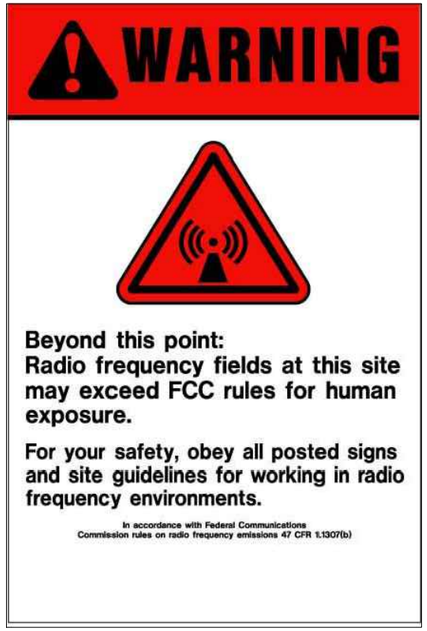
CONSTRUCTION DETAILS

SHEET NUMBER:	REVISION:
C-502	A

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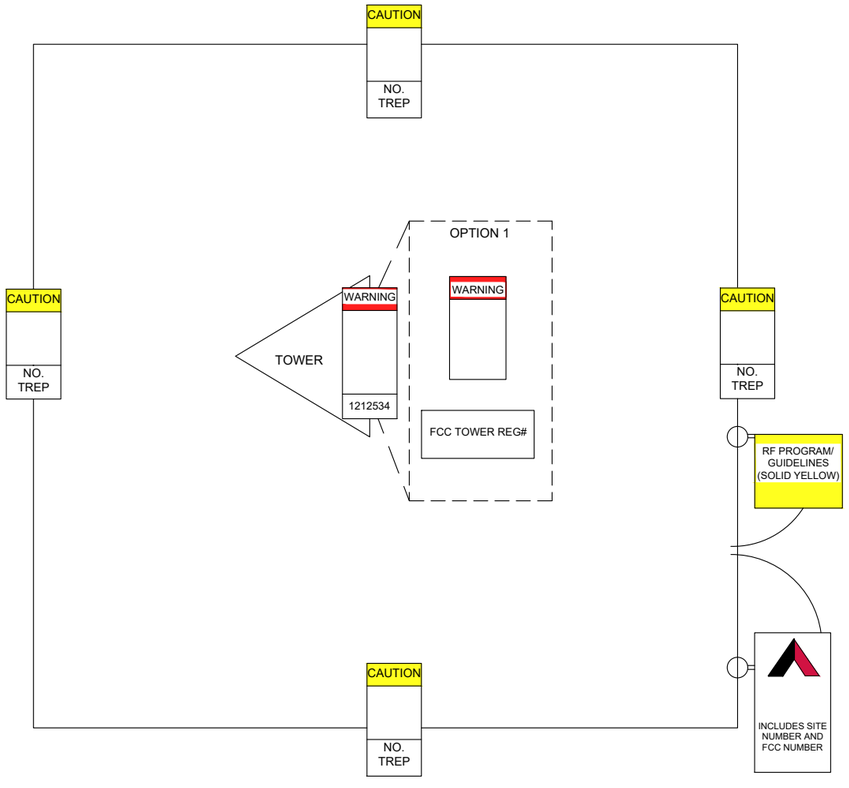


ATC CAUTION AND NO TRESPASSING SIGN



ATC RF WARNING AND FCC NUMBER SIGN

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



FCC TOWER REGISTRATION #

TO BE DETERMINED

Posting of sign required by law

ATC STAND-ALONE FCC TOWER REGISTRATION SIGN

THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.

NOTICE

GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 3 feet clearance from all antennas.
- Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN

18"

12"

AMERICAN TOWER

SITE NAME :	STRELO COUNTY ROAD
SITE NUMBER :	211709
FCC REGISTRATION # :	TO BE DETERMINED

FOR LEASING INFORMATION: 877-282-7483 877-ATC-SITE

FOR EMERGENCIES CALL: 877-518-6937 877-51-TOWER

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

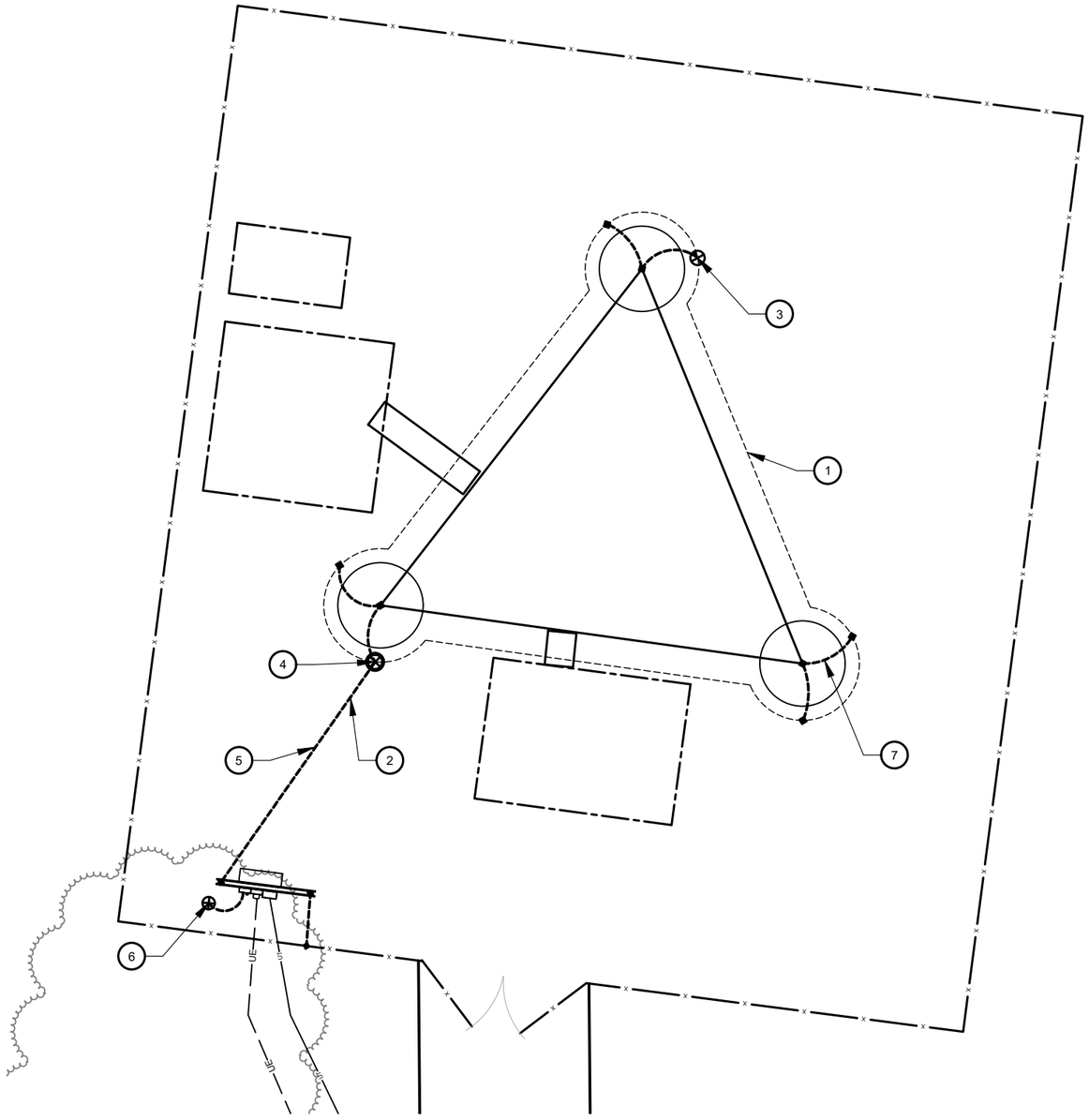
PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

SIGNAGE

SHEET NUMBER:	REVISION:
C-503	A

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1 GROUNDING PLAN

0 10' 20'

SCALE: 1"=10' (11X17)
1"=5' (22X34)

GROUNDING PLAN NOTES:

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
2. ALL GROUND CONNECTIONS SHALL BE EXOTHERMIC WELDED. ALL WIRES SHALL BE COPPER.
3. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE. GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY OWNER REPRESENTATIVE.
4. REFER TO ATC CONSTRUCTION SPEC AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING STANDARDS.
5. ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM, AND RECEIVE APPROVAL OF DESIGN BY OWNER REPRESENTATIVE, PRIOR TO INSTALLATION OF GROUNDING SYSTEM. PHOTO DOCUMENT ALL CONNECTIONS AND GROUND RING
6. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
7. TO AVOID TOWER FOUNDATION, GROUND RODS MAY BE INSTALLED AT AN ANGLE OR TOWER GROUND RING MAY BE EXTENDED AS NEEDED.

KEYED NOTES:

1. #2 AWG SBTC TOWER GROUND RING. (MIN 2 FT FROM FOUNDATION)
2. #2 AWG SBTC TOWER RING RADIALS. GROUNDING RADIAL (TYP.) SEE TRENCH DETAIL 4 ON SHEET E-501. MAINTAIN DEPTH AND MINIMUM 15 FT. SEPARATION FROM OTHER RADIALS AT ENDS AND MINIMUM 5 FT. SEPARATION AT GROUNDING SYSTEMS AND BUILDING FOUNDATIONS.
3. 3/4Ø" X 10 FT GROUND ROD (TYP). SEE DETAIL 2 ON SHEET E-501
4. 3/4Ø" X 10 FT GROUND ROD WITH TEST WELL (MIN. ONE PER SITE ON TOWER GROUND RING). SEE DETAIL 5 ON SHEET E-501.
5. BOND TO ELECTRICAL SERVICE AT MAIN BONDING JUMPER WITH #2 AWG SBTC. PARALLEL CONNECTION AWAY FROM TOWER. SEE DETAIL 1 ON SHEET E-501.
6. SERVICE GROUND ROD SIZE MINIMUM PER NEC OR AS OTHERWISE INDICATED. PLACE MINIMUM OF 10' FROM ALL OTHER GROUND RODS.
7. TOWER TO GROUND RING BONDS. SEE DETAIL 3 ON SHEET E-501.

INSTALLATION NOTES:

1. INSTALL STANDARD LEVEL I DESIGN (BASE BID) WHICH INCLUDES:
   1.1. TOWER RING, 1 GROUND ROD PER LEG, SERVICE GROUND ROD AT H-FRAME, RADIALS TO H-FRAME. ADDITIONAL WORK NECESSARY BELOW SHALL BE CONSIDERED AN ALLOWANCE.
2. MEASURE GROUNDING SYSTEM RESISTANCE WITH A 3-PROBE TEST PRIOR TO BACKFILL/DEMOBILIZATION AND PRIOR TO CONNECTION OF UTILITY POWER NEUTRAL TO THE SYSTEM.
3. IF GROUNDING SYSTEM RESISTANCE IS GREATER THAN 10 OHMS COORDINATE WITH ATC ENGINEER OF RECORD.

GROUNDING PLAN LEGEND:

- GROUND WIRE
- EXOTHERMIC WELD
- MECHANICAL WELD
- COPPER GROUND ROD
- TEST WELL

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24
B	COMMENT UPDATE	PN	06/04/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

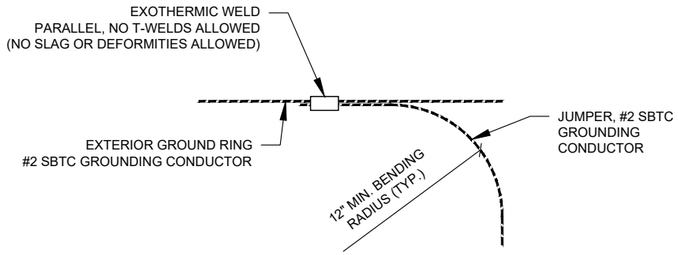
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DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

GROUNDING LAYOUT

SHEET NUMBER:	REVISION:
E-401	B

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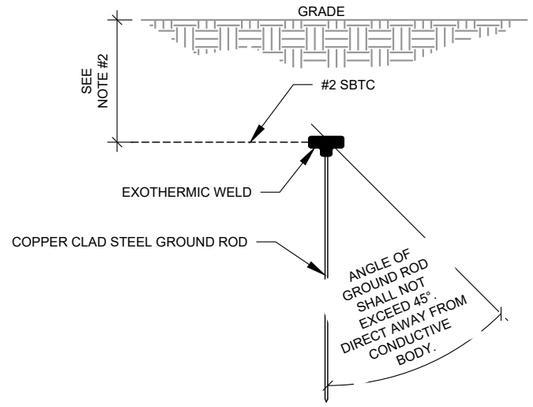


1 TIE CONNECTION DETAIL

SCALE: N.T.S.

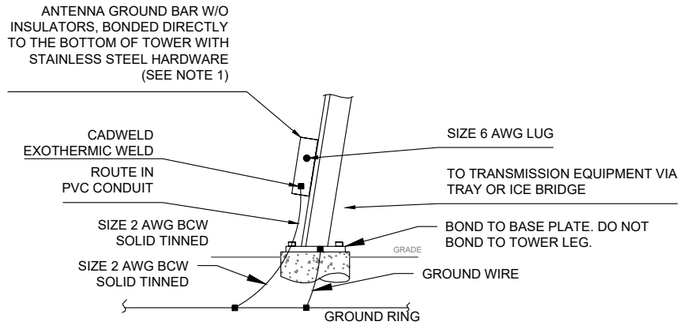
NOTES:

1. LOCATE BEFORE DIGGING.
2. ALL RING AND RADIAL DEPTHS AT 30" OR 6" BELOW FROST LINE, WHICHEVER IS GREATER.
3. WELD GROUND TO FENCE AS LOW AS POSSIBLE TO DETER COPPER THEFT



2 GROUND ROD DETAIL

SCALE: N.T.S.

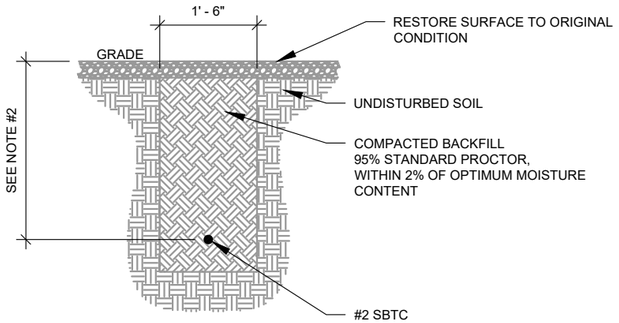


NOTE:

1. NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATIONS AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED. GROUND BAR IS NOT REQUIRED FOR SITES WITH ONE COAX CABLE.

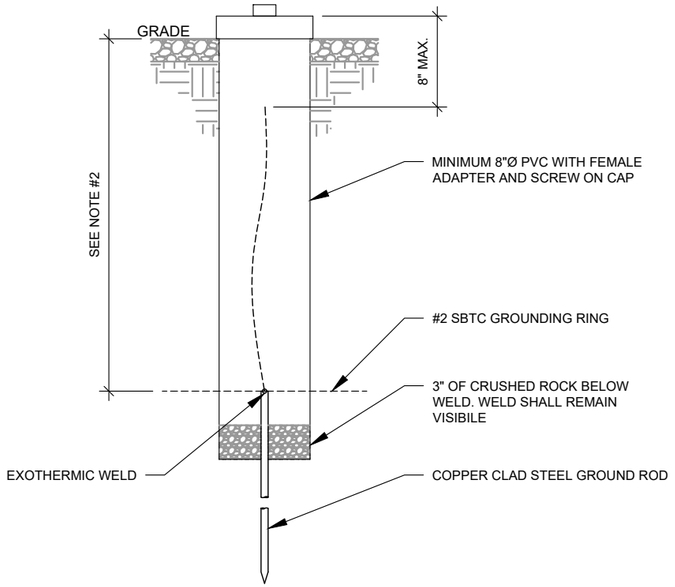
3 TOWER GROUNDING

SCALE: NOT TO SCALE



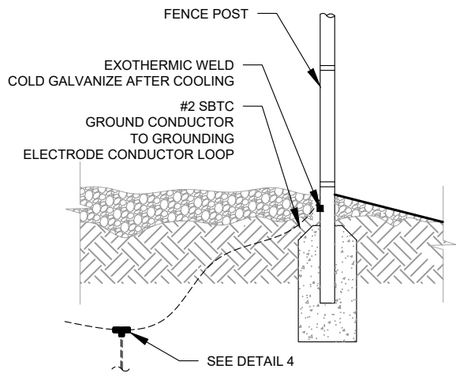
4 GROUND CONNECTION TRENCH DETAIL (STD.)

SCALE: N.T.S.



5 TEST WELL DETAIL

SCALE: N.T.S.



6 FENCE GROUNDING DETAIL

SCALE: N.T.S.

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A	PRELIM	PN	05/10/24

ATC SITE NUMBER:

211709

ATC SITE NAME:

STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

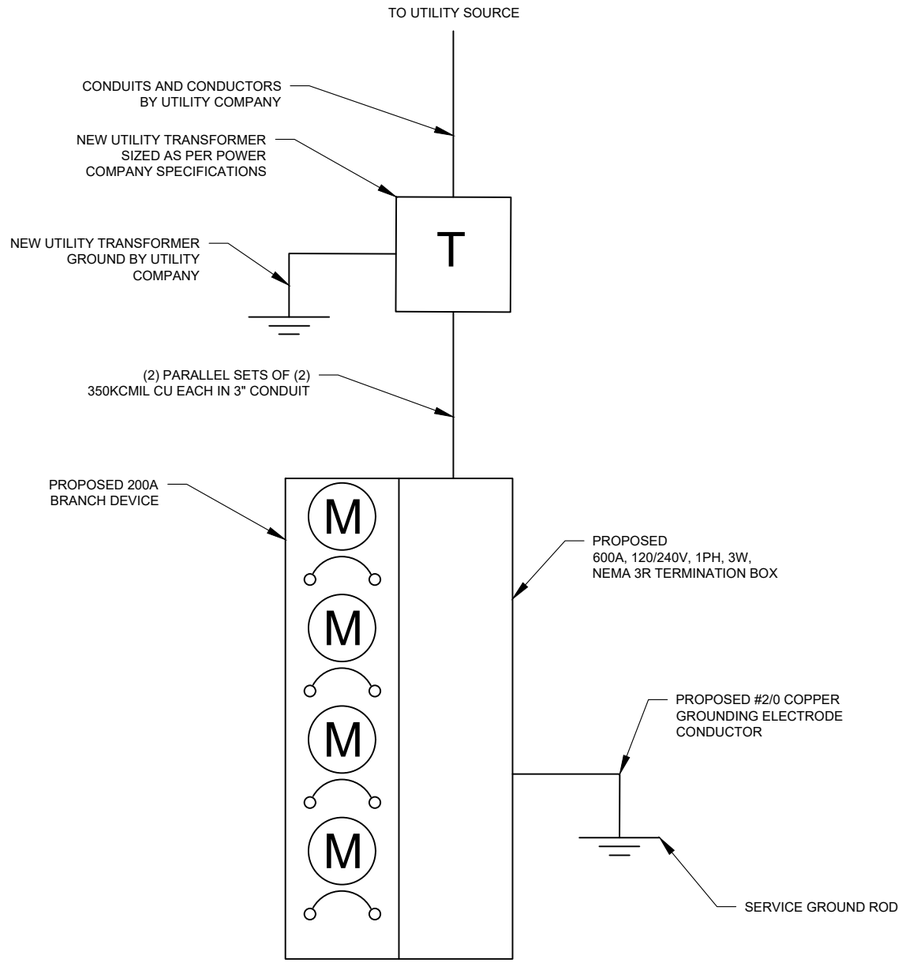
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ELECTRICAL DETAILS

SHEET NUMBER:	REVISION:
E-501	A

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1 ELECTRICAL ONE-LINE DIAGRAM

SCALE: N.T.S.

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ATC TOWER SERVICES, LLC
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SUITE 300
CARY, NC 27511
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ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
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TAYLOR, TX 76574

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ATC LEGACY #:	410545

ELECTRICAL ONE LINE DIAGRAM

SHEET NUMBER:	REVISION:
E-601	A

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CAP EX INSPECTION NOTES

THE SPECIAL INSPECTION (SI) PROCEDURE IS INTENDED TO CONFIRM THAT CONSTRUCTION AND INSTALLATION MEETS ENGINEERING DESIGN, ATC PROCEDURES AND ATC STANDARD SPECIFICATIONS FOR WIRELESS TOWER SITES.

TO ENSURE THAT THE REQUIREMENTS OF THE SI ARE MET, IT IS VITAL THAT THE GENERAL CONTRACTOR AND THE INSPECTOR BEGIN COMMUNICATING AND COORDINATING AS SOON AS A PO IS RECEIVED FROM AMERICAN TOWER CORPORATION (ATC). IT IS EXPECTED THAT EACH PARTY WILL PROACTIVELY REACH OUT TO THE OTHER PARTY. IF CONTACT INFORMATION IS NOT KNOWN, CONTACT YOUR AMERICAN TOWER POINT OF CONTACT.

SPECIAL INSPECTOR

THE SPECIAL INSPECTOR IS REQUIRED TO CONTACT THE GENERAL CONTRACTOR AS SOON AS RECEIVING A PO FROM ATC. UPON RECEIVING A PO FROM ATC THE SPECIAL INSPECTOR AT A MINIMUM MUST:

- REVIEW THE REQUIREMENTS OF THE SI CHECKLIST.
- WORK WITH THE GENERAL CONTRACTOR TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS.
- ANY CONCERNS WITH THE SCOPE OF WORK OR PROJECT COMMITMENT MUST BE RELAYED TO THE ATC POINT OF CONTACT IMMEDIATELY.

THE SPECIAL INSPECTOR IS RESPONSIBLE FOR COLLECTING ALL GENERAL CONTRACTOR INSPECTION AND TEST REPORTS, REVIEWING THESE DOCUMENTS FOR ADHERENCE TO CONTRACT DOCUMENTS, CONDUCTING THE IN-FIELD INSPECTIONS, AND SUBMITTING THE SI REPORT TO AMERICAN TOWER CORPORATION.

GENERAL CONTRACTOR

THE GENERAL CONTRACTOR IS REQUIRED TO CONTACT THE SI INSPECTOR AS SOON AS RECEIVING A PO FOR THE MODIFICATION INSTALLATION OR TURNKEY PROJECT TO, AT A MINIMUM:

- REVIEW THE REQUIREMENTS OF THE SI CHECKLIST.
- WORK WITH THE SI TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS.
- BETTER UNDERSTAND ALL INSPECTION AND TESTING REQUIREMENTS.

THE GENERAL CONTRACTOR SHALL PERFORM AND RECORD THE TEST AND INSPECTION RESULTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SI CHECKLIST.

CAP EX SPECIAL INSPECTION CHECKLIST

INSPECTION ITEM	DESCRIPTION	INSPECTION TESTING REQUIRED	RESPONSIBILITY	SI REVIEW REQUIRED			INSPECTION FREQUENCY	
				PRE CX	DURING CX	POST CX	PERIODIC	CONTINUOUS
SPECIAL INSPECTION FIELD WORK & REPORT	DOCUMENTATION AND SITE VISIT CONDUCTED BY AN ATC APPROVED SPECIAL INSPECTOR AS REQUIRED BY ATC AND OTHER AUTHORITIES HAVING JURISDICTION. INSPECTION PARAMETERS TO FOLLOW ATC'S STANDARD SPECIFICATION FOR WIRELESS TOWER SITES.	N	SI					
ENGINEERING ASSEMBLY DRAWINGS	GC SHALL SUBMIT DRAWINGS TO SI FOR INCLUSION IN SI REPORT	N	GC					
FABRICATED MATERIAL VERIFICATION & INSPECTION	MTR AND OR MILL CERTIFICATIONS FOR SUPPLIED MATERIALS GC SHALL SUPPLY SI WITH REPORTS TO BE INCLUDED IN SI REPORT WHEN REQUIRED BY ATC	N	SI					
ROAD INSPECTION	STONE SHOULD HAVE A MINIMUM DEPTH OF 6". ENTRANCE SHALL HAVE A MINIMUM WIDTH OF 20' FOR A MINIMUM LENGTH OF 30' AND A 30' RADIUS, IF POSSIBLE. TRAVEL LANE SHALL HAVE A MIN. WIDTH OF 12' IN THE TANGENTS AND 15' AT THE CURVES. ROAD HAS NO SIGNS OF RILLS AND EROSION. ROAD IS PROPERLY CROWNED OR SUPER-ELEVATED. ALL DIMENSIONS AND DEPTHS SHALL BE PER THE PLANS OR ABOVE UNLESS UNLESS OTHERWISE SPECIFIED.	Y	GC / SI			✔		
DITCH INSPECTION	A DITCH SHOULD BE INSTALLED PER THE APPROVED PLANS. INSPECT EROSION PROBLEMS, DAMAGE TO VEGETATION, SEDIMENT AND DEBRIS ACCUMULATION (ADDRESS WHEN >3 INCHES AT ANY SPOT OR COVERING VEGETATION). INSPECT FOR POOLS OF STANDING WATER. IF REQUIRED, DEWATER AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE GRADE TO PROVIDE POSITIVE DRAINAGE. VEGETATION ALONG THE SURFACE OF THE DITCH SHOULD BE KEPT IN GOOD CONDITION, AND ANY BARE SPOTS IMMEDIATELY RE-VEGETATED. IF THE DITCH IS RIP-RAP VERIFY IF ADDITIONAL RIP-RAP NEEDS TO BE INSTALLED. THE CHANNEL SHOULD BE CLEANED WHENEVER THE TOTAL DEPTH IS REDUCED BY 25% AT ANY LOCATION OR A MINIMUM 9" DEPTH IS NOT ACHIEVED.	N	SI					
CHECK DAM INSPECTION	INSPECT AND CORRECT CHECK DAMS WHEN SIGNS OF ALTERED WATER FLOW (CHANNELIZATION, OBSTRUCTIONS, EROSION ETC.) ARE IDENTIFIED.CHECK DAMS SHOULD BE HALF OF THE DITCH HEIGHT. A CHECK DAM SHALL BE INSTALLED AT THE CULVERT TO PREVENT BYPASS FLOW.	N	SI					
WATER BAR INSPECTION	IS THE WATER BAR FUNCTIONING PROPERLY AND PREVENT WATER FROM TRAVELING DOWN THE ROADWAY IN STEEP SLOPES OR AT CURVES. SHOULD BE CONSTRUCTED AND MAINTAINED AT A CROSS SLOPE OF 2% AND DISCHARGE TO A DITCH OR WELL VEGETATED AREA.	N	SI					
TURN-OUT INSPECTION	IS THE TURNOUT LOCATED TO TAKE ADVANTAGE OF NATURAL DRAINAGE COURSES OR BUFFER AREAS WHERE POSSIBLE? INSPECT AND VERIFY IF THE TURNOUTS ARE FUNCTIONING PROPERLY AND IF EARTHEN BERMS OR RIP-RAP IS NECESSARY TO MAINTAIN THE DRAINAGE PATTERN.	N	SI					
CULVERT INSPECTION	INSTALLED THE CORRECT SIZE AND MATERIAL TYPE AND AT THE PROPER LOCATIONS WITH A MINIMUM OF 1' COVER. CULVERTS SHOULD BE KEPT CLEAN AND ENSURE WATER FLOW. UNLESS AT A LOW POINT ALL A DOWNSTREAM EARTHEN OR STONE BERM SHALL BE INSTALLED AT THE CULVERT TO PREVENT BYPASS FLOW.	N	SI					
OUTLET PROTECTION INSPECTION	SHALL BE INSTALLED ON LEVEL GRADE TO PREVENT SCOUR AND EROSION AT PIPE OR CHANNEL OUTFALL.DISPLACED RIP-RAP SHALL BE REPLACED. DEPTH SHALL BE 1.5 TIMES THE STONE SIZE OR MIN OF 9". A MINIMUM LENGTH OF 8' IS REQUIRED. MIN STONE SIZE: AASHTO R-3 RIP RAP (3"-6" CLEAN STONE).	N	SI					
BASIN INSPECTION	UP GRADIENT CULVERTS, CATCH BASINS AND INLETS OF BASIN SHOULD BE INSPECTED AND CLEANED. VEGETATION ALONG THE SURFACE OF THE BASIN SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE. INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS AND PONDING OF WATER GREATER THAN 72 HOURS SINCE THE LAST RUNOFF EVENT.	N	SI					
SILT FENCE INSPECTION	ALL SILT FENCE AND STAKES SHOULD BE REMOVED BY THE CONTRACTOR AFTER THE SITES HAS ACHIEVED STABILIZATION. NO LONG TERM MAINTENANCE IS REQUIRED.	N	SI					
SEEDING INSPECTION	SITES SHOULD OBTAIN AND MAINTAIN AT LEAST 70% STABILIZATION. STONE IS CONSIDERED STABILIZED.	N	SI					
COMPACTION VERIFICATION	CONTRACTOR SHALL PROVIDE AN INDEPENDENT THIRD PARTY CERTIFIED INSPECTION WHICH PROVIDES TEST RESULTS FOR COMPACTION TEST OF SOILS IN PLACE TO ASTM STANDARDS.	N	GC / TA					
COMPOUND INSPECTION	THE COMPOUND SHALL HAVE A MAXIMUM GRADE OF 5% AND A MINIMUM OF 1% IN ANY DIRECTION. A 1' MINIMUM GRAVEL APRON AROUND THE COMPOUND WITH A DITCH INSTALLED PER THE PLANS SURROUNDING THE UP GRADIENT PERIMETER OF THE COMPOUND. THE DITCH SHALL FREELY GRAVITY DRAIN TO AN APPROPRIATE LOCATION WITH NO IMPACT TO DOWN GRADIENT FEATURES SUCH AS THE ACCESS ROAD OR OTHER STRUCTURES.	Y	GC / TA			✔		
SLOPE STABILITY INSPECTION	EROSION CONTROL BLANKETS SHALL BE USED ON ALL SLOPES GREATER THAN 2H:1V OR STEEPER OR AS DIRECTED BY LOCAL REGULATING AGENCIES, AND WHERE POTENTIAL EXISTS FOR SEDIMENT POLLUTION TO RECEIVING SURFACE WATERS. SINCE ROCK SLOPES POSE LITTLE, IF ANY, POTENTIAL FOR EROSION, CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILL SLOPES DO NOT NEED TO BE BLANKETED.	N	SI					
POWER AND GROUNDING	POWER PANELS, DISCONNECTS, ATS, TROUGH, H-FRAME, CONDUIT AND GROUNDING SYSTEMS ARE IN CONFORMANCE WITH THE DESIGN DRAWINGS	Y	SI			✔		
GC AS-BUILT DRAWINGS WITH CONSTRUCTION RED-LINES	GC SHALL SUBMIT "AS-BUILT" DRAWINGS INDICATING ANY APPROVED CHANGES TO ENGINEERED PLANS TO SI FOR APPROVAL/REVIEW AND INCLUSION IN SI REPORT	Y	GC			✔		
SI AS-BUILT DRAWINGS WITH INSPECTION RED-LINES (AS REQUIRED)	SI SHALL SUBMIT "AS-BUILT" DRAWINGS INDICATING ANY APPROVED CHANGES TO ENGINEERED PLANS WITHIN SI REPORT	N	SI					
PHOTOGRAPHS	PHOTOGRAPHIC EVIDENCE OF SPECIAL INSPECTION, ON SITE REMEDIATION, AND ITEMS FAILING INSPECTION & REQUIRING FOLLOW UP TO BE INCLUDED WITHIN THE SI REPORT. COMPLETE PHOTO LOG IS TO BE SUBMITTED WITHIN SI REPORT.	Y	GC / SI			✔		

NOTE:
1. SPECIAL INSPECTIONS ARE INTENDED TO BE A COLLABORATIVE EFFORT BETWEEN GC AND SI. WHENEVER POSSIBLE GC IS TO PROVIDE SI WITH PHOTOGRAPHIC OR OTHER ACCEPTABLE EVIDENCE OF PROPER INSTALLATION IF PERIODIC INSPECTION FREQUENCY IS ACCEPTABLE. THE GC AND SI SHALL WORK TO COMPILE EVIDENCE OF PROPER CONSTRUCTION AND LIMIT THE NUMBER OF SI SITE VISITS REQUIRED.
2. GC TO REFERENCE TOWER AND FOUNDATION DRAWINGS FOR SPECIAL INSPECTION REQUIREMENTS.

TABLE KEY:
SI - ATC APPROVED SPECIAL INSPECTOR
GC - GENERAL CONTRACTOR
CX - CONSTRUCTION
CM - CONSTRUCTION MANAGER
TA - 3RD PARTY TESTING AGENCY
ATC - AMERICAN TOWER CORPORATION

COMMENTS:
NO CIVIL SPECIAL INSPECTION REQUIRED. ONLY GC REDLINES AND PHOTOS REQUIRED.

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

SPECIAL INSPECTIONS WORKSHEET

SHEET NUMBER:	REVISION:
R-601	A

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August 6, 2024

Aurore Dresser
American Tower Corporation
3500 Regency Parkway, Suite 100
Cary, NC 27518

RE: Proposed 300' Sabre Self-Supporting Tower for Strelo County Road, TX

Dear Ms. Dresser,

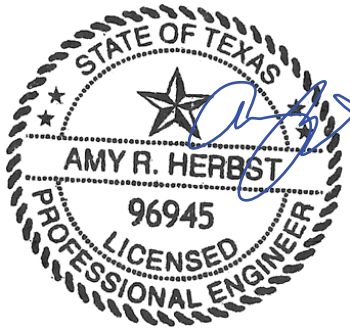
Upon receipt of order, we propose to design a tower for the above referenced project for a Basic Wind Speed of 108 mph and 30 mph + 1" ice, Risk Category II, Exposure C, Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. *Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles*. In the unlikely event of total separation, this would result in a fall radius within 50% of the lease area.

Sincerely,

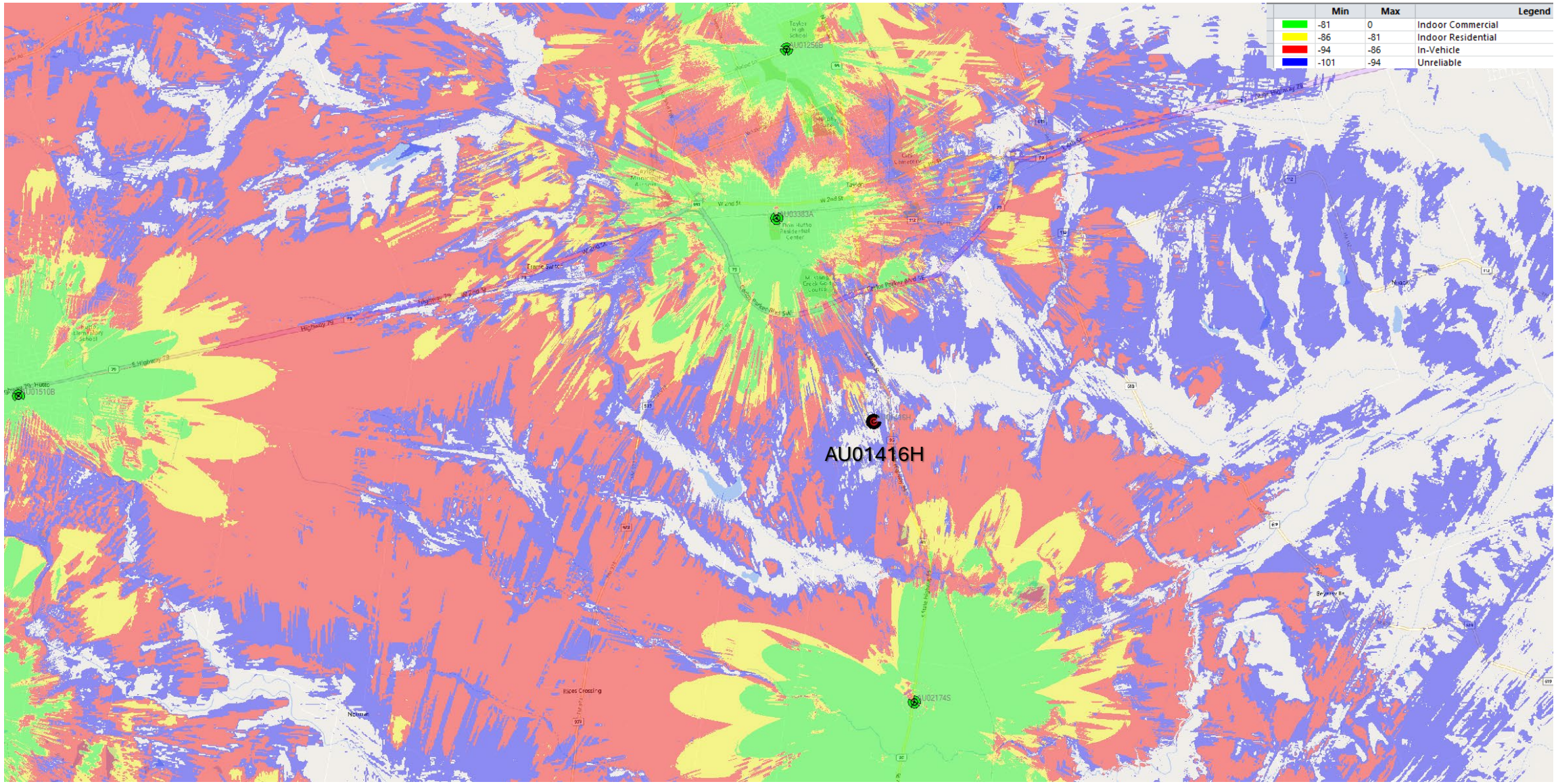


8/6/24

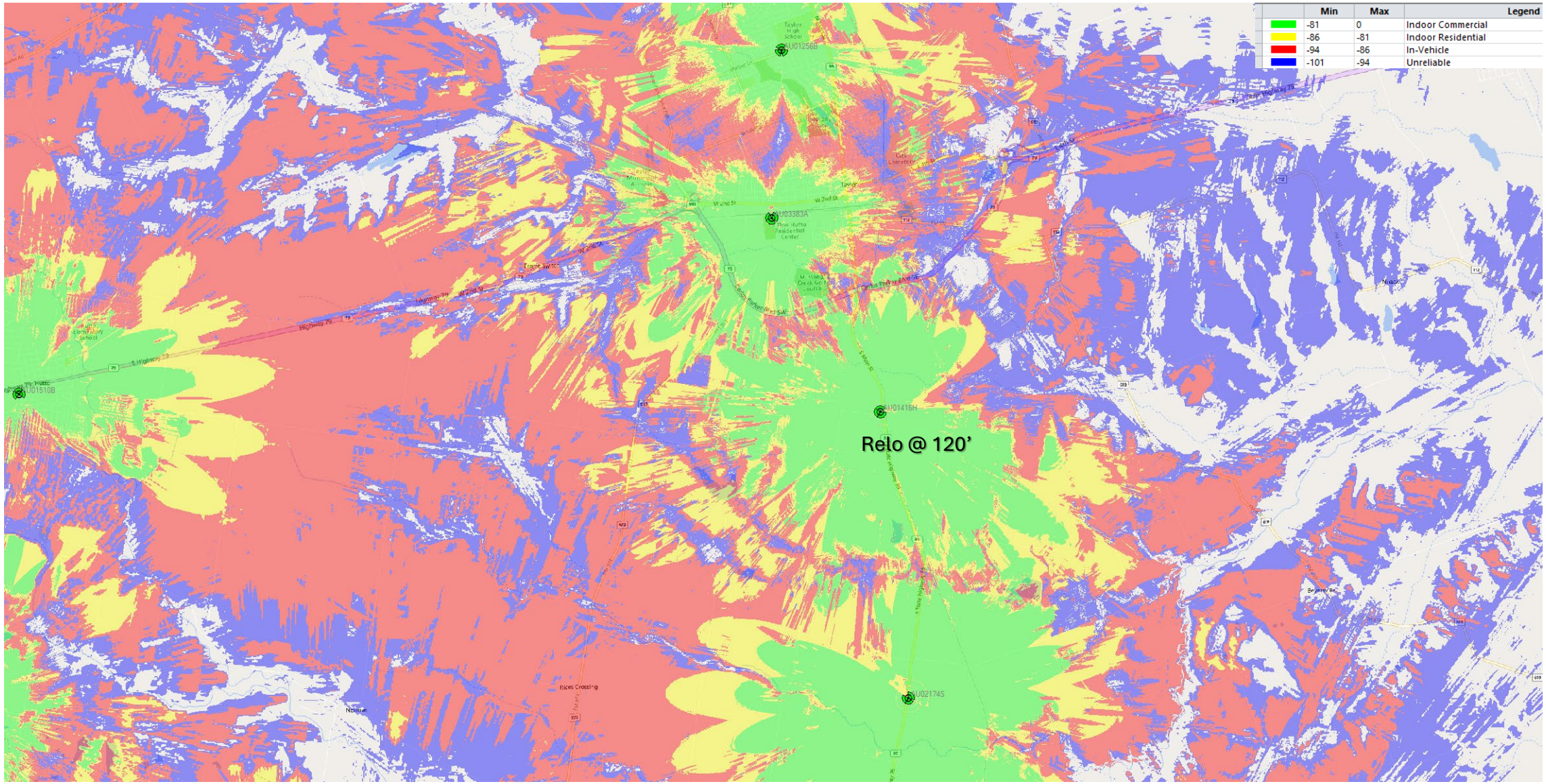
Amy R. Herbst, P.E.
Senior Design Engineer

Sabre Communications Corporation
Texas Registration Number F-4365

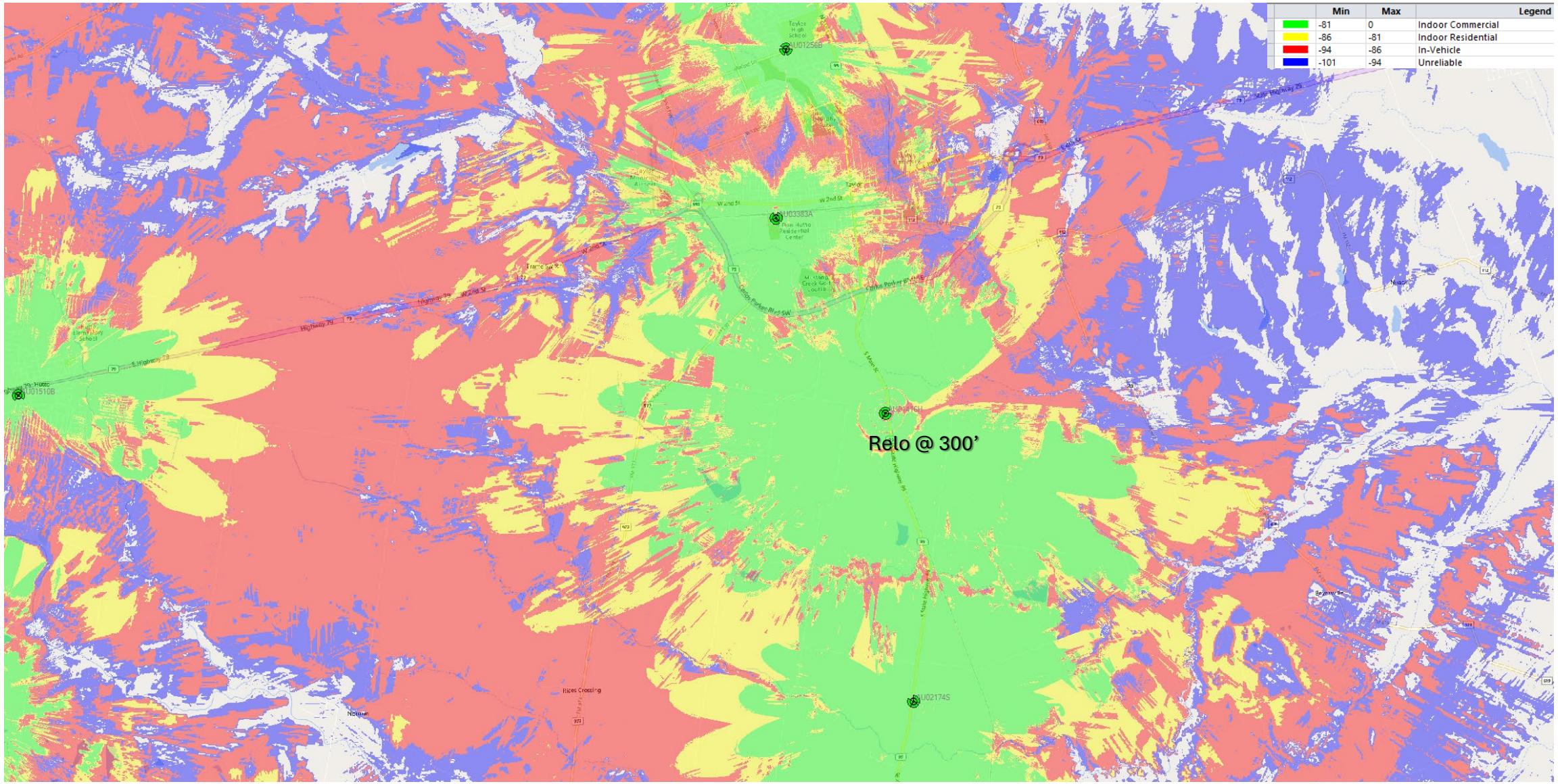
AU01416H – NR2500 No Coverage



AU01416H NR2500 RSRP– Relocation @ 120 ft. Rad Center



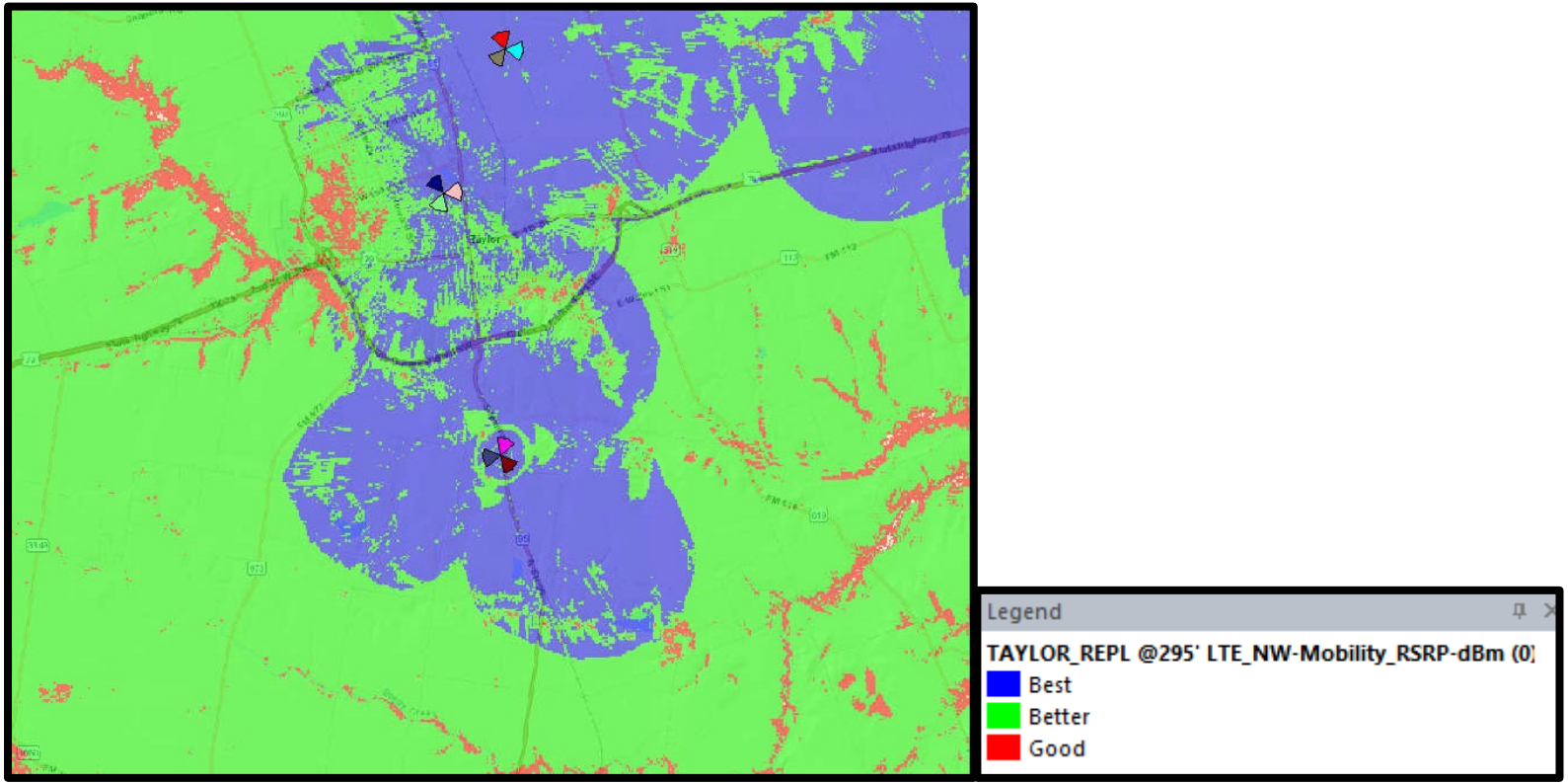
AU01416H NR2500 RSRP– Relocation @ 3000 ft. Rad Center



Taylor Replacement Coverage Plots

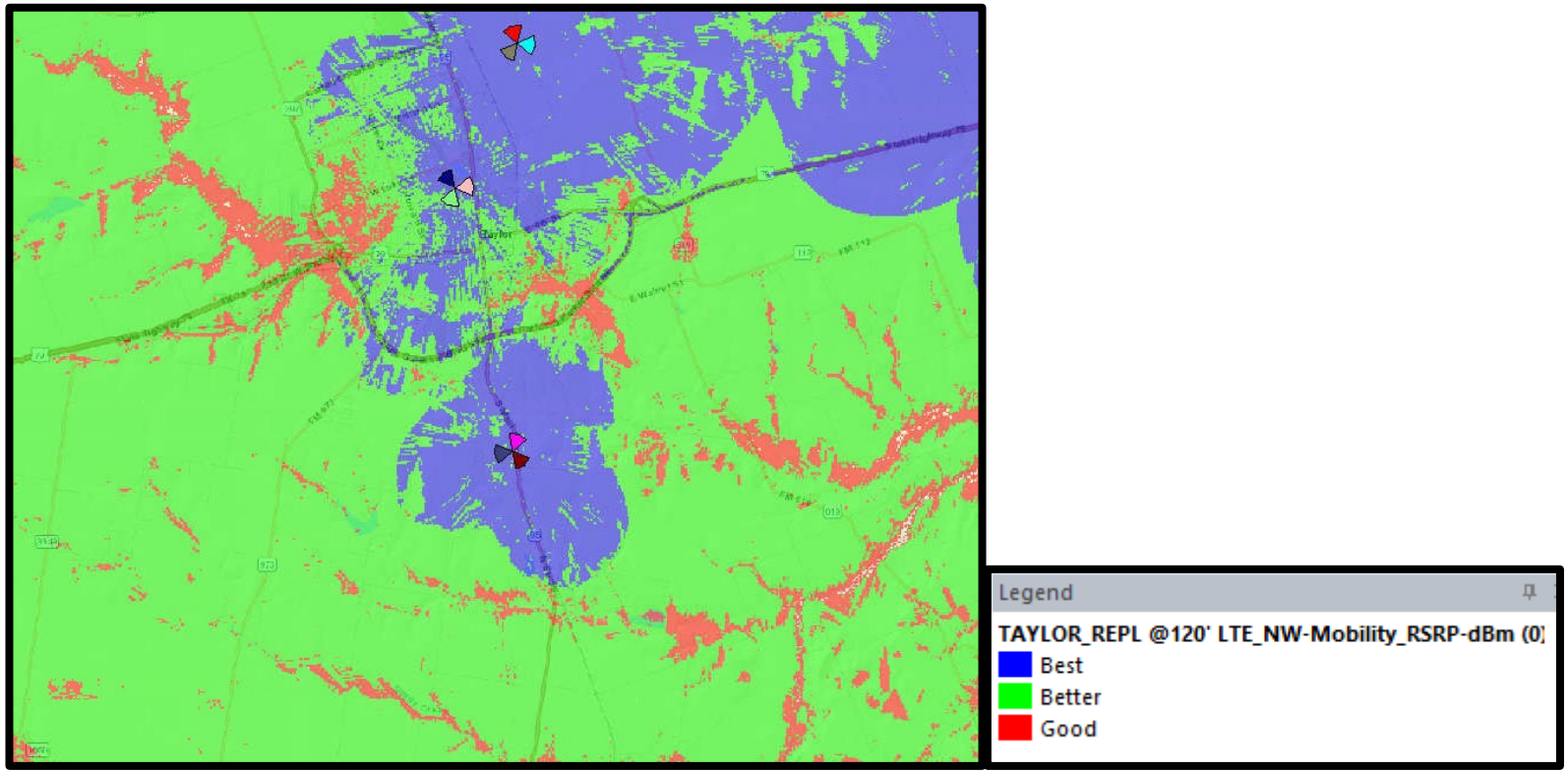
July 2024

Taylor Area Coverage with Proposed TAYLOR_REPL Site at 300’



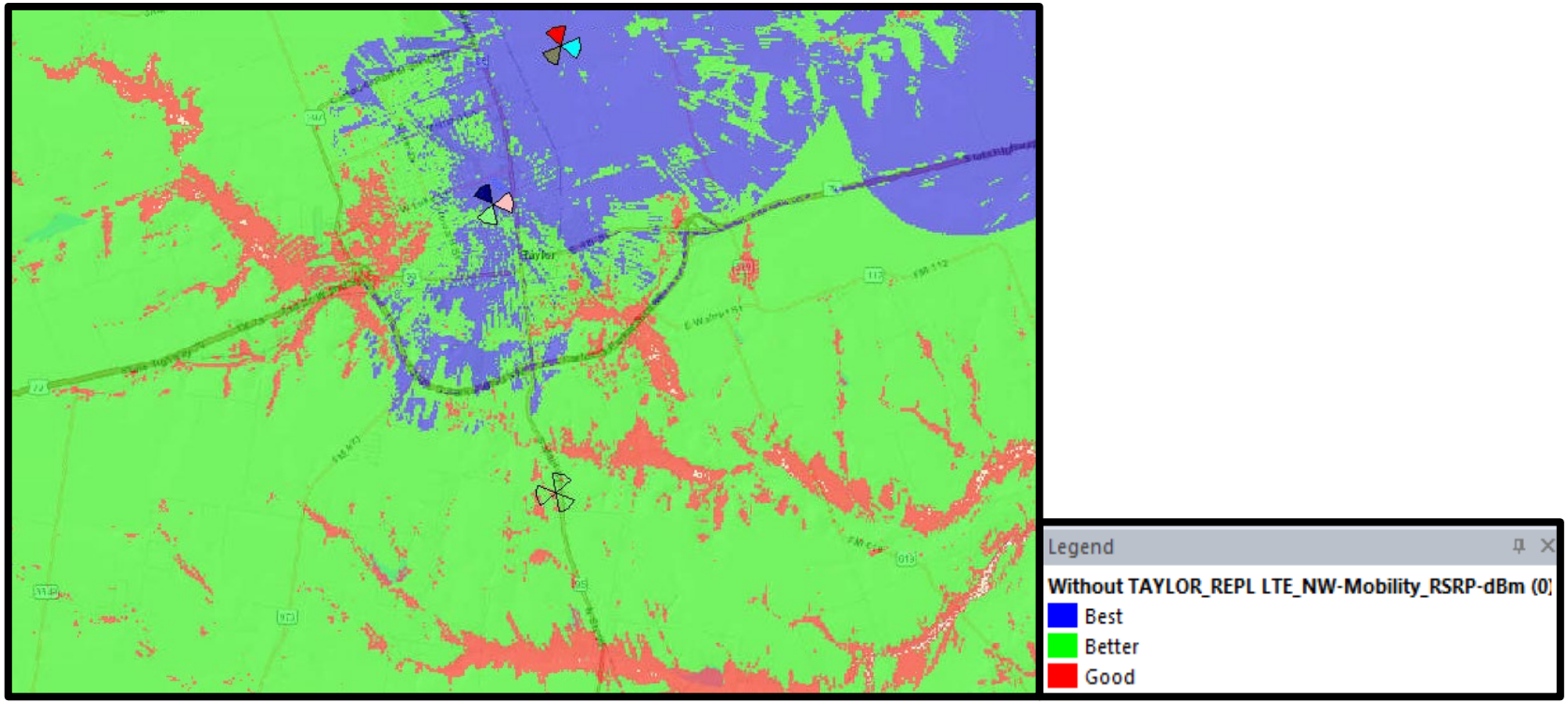
Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

Taylor Area Coverage with Proposed TAYLOR_REPL Site at 120’



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

Taylor Area Coverage without Proposed TAYLOR_REPL Site



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.



Hope Carrico

From: Colin Harrison <colin.harrison@taylortx.gov>
Sent: Friday, June 21, 2024 11:07 AM
To: Hope Carrico
Cc: Beverley Ashton
Subject: RE: Telecommunications mast at 118 Cratis Lane

No traffic impact analysis is required for a telecommunication mast. You can use this email as a waiver.

Regards
Colin

Colin Harrison
Director Development Services

From: Hope Carrico <hcarrico@craftongroup.com>
Sent: Friday, June 21, 2024 11:03 AM
To: Colin Harrison <colin.harrison@taylortx.gov>
Cc: Beverley Ashton <beverley.ashton@taylortx.gov>
Subject: RE: Telecommunications mast at 118 Cratis Lane

Caution! This message was sent from outside your organization.

Good Morning Mr. Harrison,

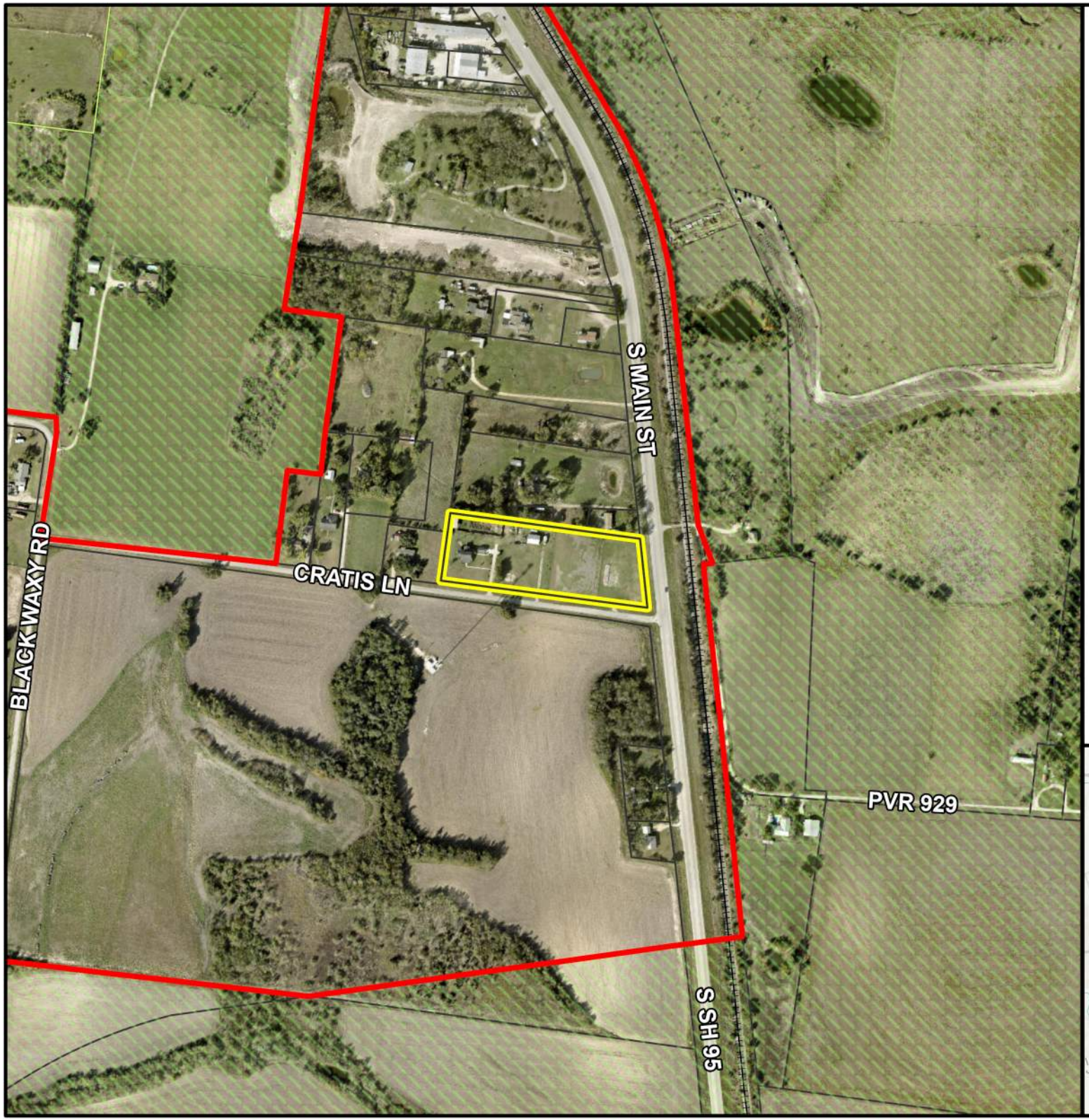
Thank you for providing the information required for a complete submittal for this project. We are in the process of securing all the requirements, and are aiming to make the 8/2 submittal.

One of the items on the checklist is a waiver from the City Engineer for a traffic impact analysis. Would you be able to provide a contact I can discuss this requirement with?

Thank you,

Hope Carrico
Project Manager
Crafton Communications, Inc.
2918 Clairmont Avenue South
Birmingham, Alabama 35205
Office: (205) 443-3429
hcarrico@craftongroup.com



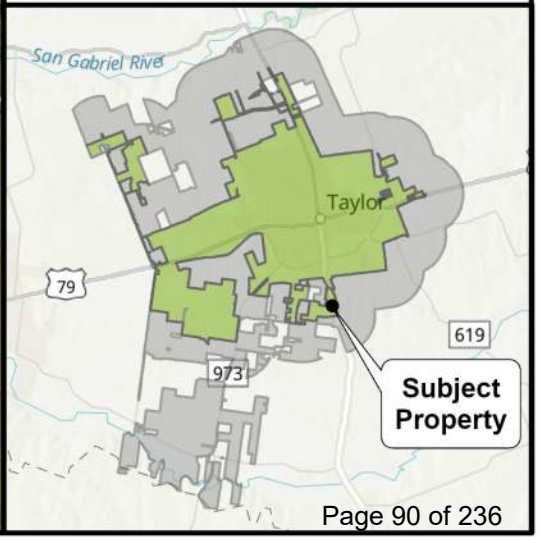


PZ-2024-2319

118 Cratis Lane
Special Use Permit
Location Map
Approximately 4.3 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 500 1,000
Feet





PZ-2024-2319

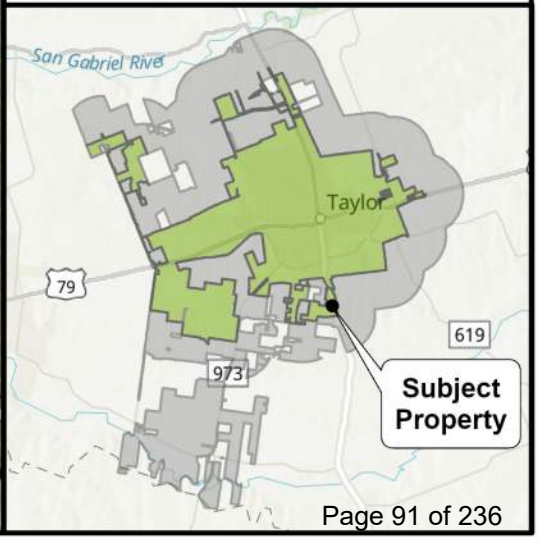
118 Cratis Lane
Special Use Permit
Current Zoning Map
Approximately 4.3 acres

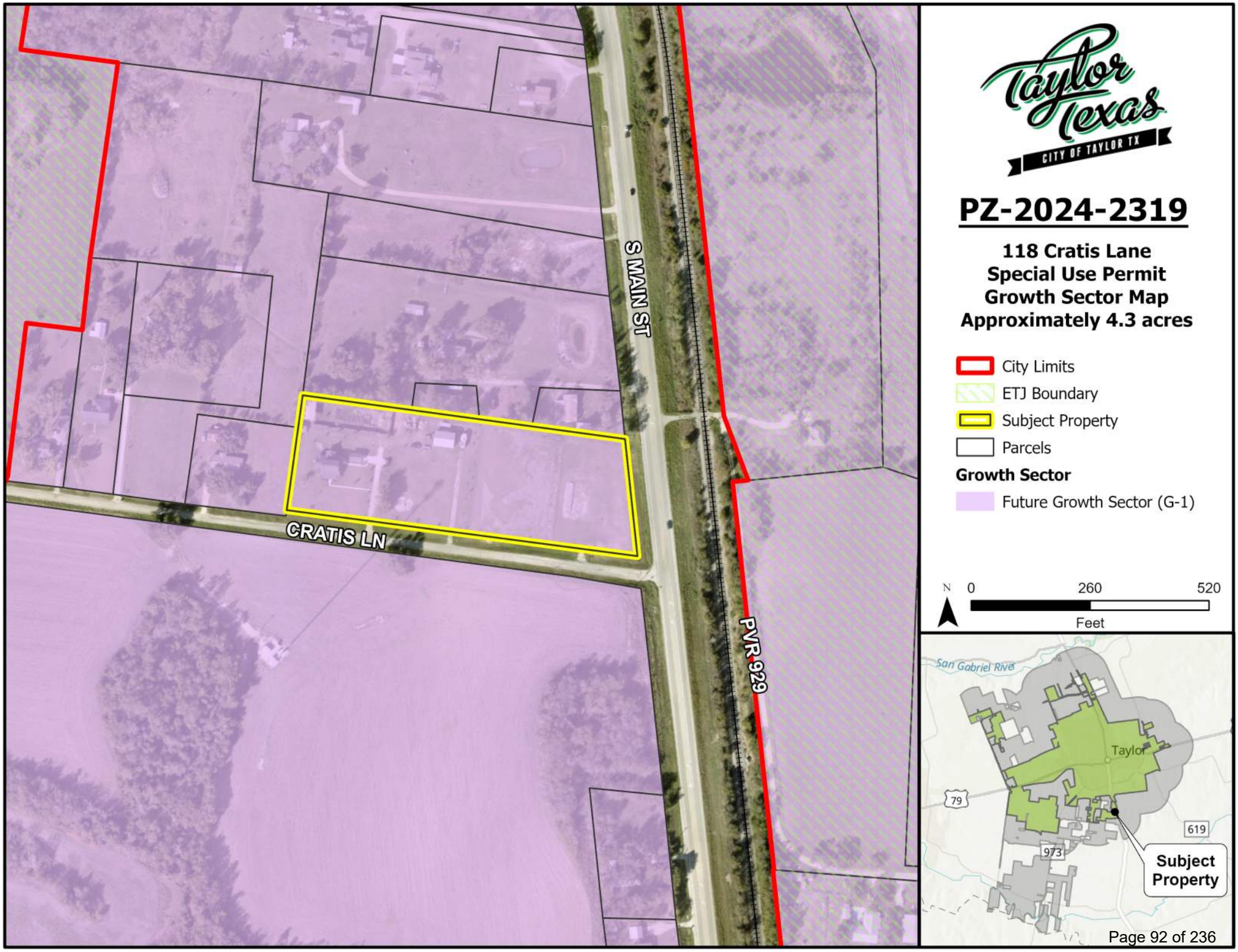
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Place Type Zoning

- P2: Rural

N 0 260 520
Feet





PZ-2024-2319

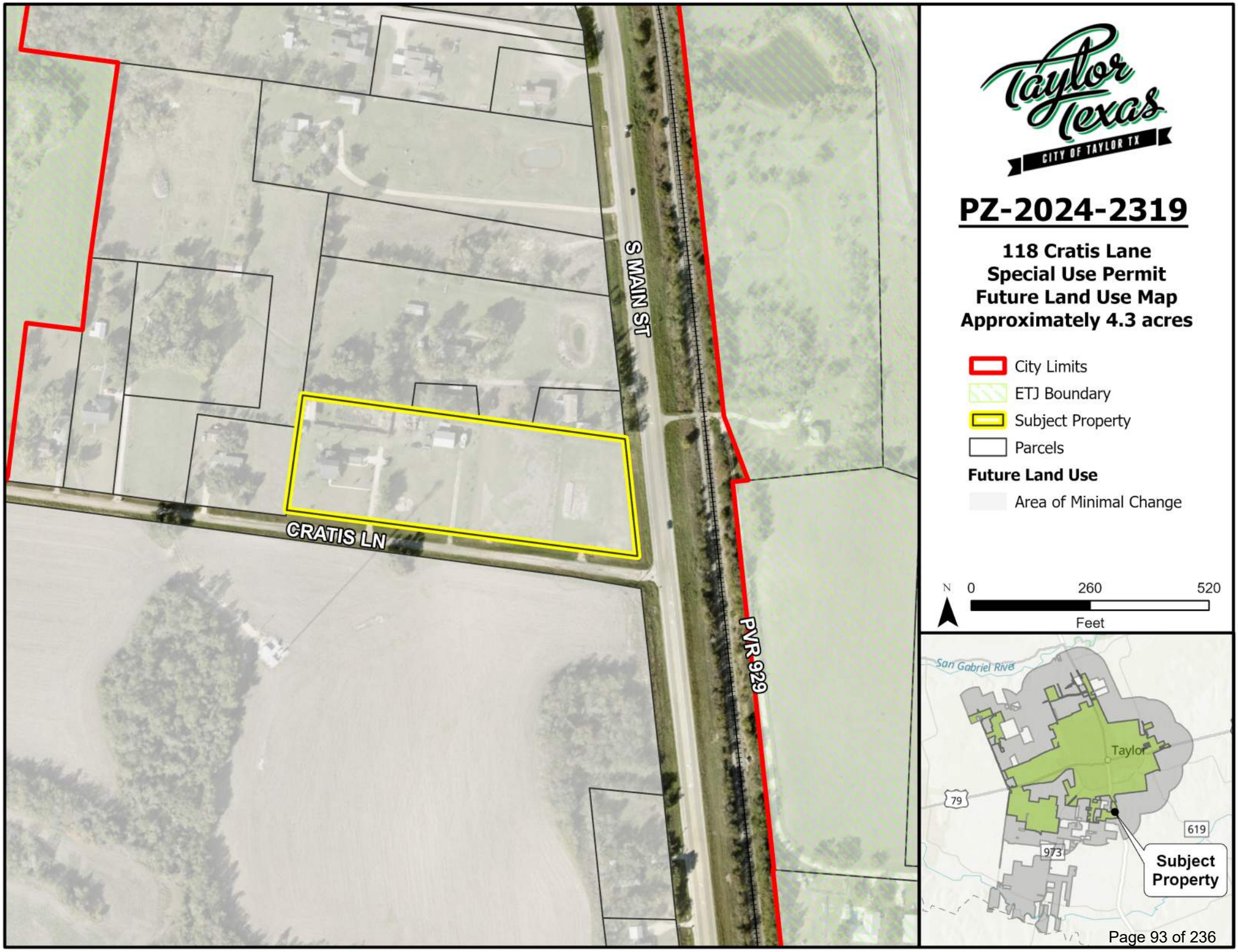
118 Cratis Lane
Special Use Permit
Growth Sector Map
Approximately 4.3 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Growth Sector

- Future Growth Sector (G-1)

N 0 260 520
Feet


S MAIN ST
CRATIS LN
PVR 929
Taylor Texas
CITY OF TAYLOR TX
PZ-2024-2319
118 Cratis Lane
Special Use Permit
Future Land Use Map
Approximately 4.3 acres
City Limits
ETJ Boundary
Subject Property
Parcels
Future Land Use
Area of Minimal Change
N
0
260
520
Feet
San Gabriel River
Taylor
79
619
973
Subject Property

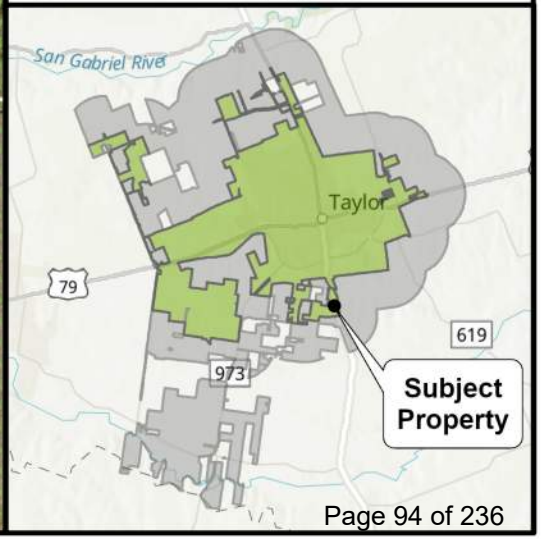


PZ-2024-2319

118 Cratis Lane
Special Use Permit
Notification Map
Approximately 4.3 acres

- City Limits
- ETJ Boundary
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 500 1,000
Feet



ORDINANCE NO. 2024-XX

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A WIRELESS TELECOMMUNICATION TOWER GENERALLY LOCATED AT 118 CRATIS LANE, LEGALLY DESCRIBED AS APPROXIMATELY 2.031 ACRES OF LAND IN THE JM CAFFEY SUBDIVISION, BLOCK ONE, LOT ONE, TAYLOR, WILLIAMSON COUNTY, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on December 12, 2024, to consider the request made by Hope Carrico, Crafton Communications, Applicant of the property, respectively, which property is shown in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to request a Specific Use Permit for a a wireless communication facility, which is required if wireless communication facility towers exceed a height of 120-feet within an Industrial zoned district in accordance with Ordinance 97-2.

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on November 12, 2024, to consider the request for a Specific Use Permit, and recommended approval of the request to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property Specific 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 Specific Use Permit for a Wireless Telecommunication Tower greater than 120-feet in height.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Specific Use Permit for the Property as shown in Exhibit "B" attached hereto and incorporated herein for all purposes.

SECTION 4. 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 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

DRAFT

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2024-XX was introduced before the Taylor City Council on the 12th day of December, 2024.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2024.

_____
Dwanye Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder, City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, 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-XX, 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.

_____
Lucy Aldrich,
City Clerk

EXHIBIT A

(Survey/Legal Description)

16053207

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

THE STATE OF TEXAS §
§ **KNOW ALL BY THESE PRESENTS: THAT**
COUNTY OF WILLIAMSON §

FEDERICO BUENTELLO, A MARRIED MAN, NOT JOINED HEREIN BY MY SPOUSE AS THE PROPERTY HEREIN CONVEYED CONSTITUTES NO PART OF OUR HOMESTEAD ("Grantor"), whose mailing address is **2901 DAVIS STREET, TAYLOR, TEXAS 76574**, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash and other good and valuable consideration to Grantor in hand paid by **DAVID R. CAFFEY** ("Grantee"), whose mailing address is 2300 Willow Lane Taylor, TX 76574, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, Grantor's entire undivided ownership interest in the real property, together with all improvements thereon, described as follows (the "Property"):

> **LOT ONE (1) AND TWO (2), BLOCK 1, JMS ADDITION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NO.2012012418, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging to have and to hold unto Grantee, and Grantee's heirs, successors and assigns, forever; and Grantor does hereby bind itself and its heirs and successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, provided, however, that this conveyance is made by Grantor and accepted by Grantee subject to (i) all Schedule B items on the owner title policy issued to Grantee on the date hereof; (ii) the liens securing payment of ad valorem taxes for the current and all subsequent years and (iii) easements, liens, reservations, covenants, conditions, and restrictions of record in Williamson County, Texas, or visible or apparent on the ground to the extent the foregoing affect the Property. By acceptance of this deed, Grantee assumes and agrees to perform all of the obligations of Grantor under said easements, reservations, covenants, conditions and restrictions, and agrees to pay and indemnifies and agrees to hold Grantor harmless from and against all ad valorem taxes relating to the Property, for the current and all subsequent years.

Unofficial Document

When the context requires, singular nouns and pronouns include the plural.

EXECUTED AS OF AND EFFECTIVE the 5th day of April, 2016.

GRANTOR:

FEDERICO BUENTELLO

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF Williamson §

Before me, a Notary Public, on the 5th day of April, 2016, personally appeared **FEDERICO BUENTELLO**, who acknowledged that he did sign the foregoing instrument, and acknowledged to me that he executed the same for the uses and purposes and consideration therein expressed.

CHASATY RENAE HUCKABAY
Notary Public, State of Texas
Expires MAY 11, 2016
I.D.# 01196748-2

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Return to
Longhorn Title Co., Inc.
309 N. Main
Taylor, TX 76574

2016028692
Electronically Recorded
OFFICIAL PUBLIC RECORDS

Nancy E. Rister, County Clerk
4/6/2016 11:42 AM
Pages: 2 Fee: $ 25.00
Williamson County Texas

Unofficial Document



PZ-2024-2319

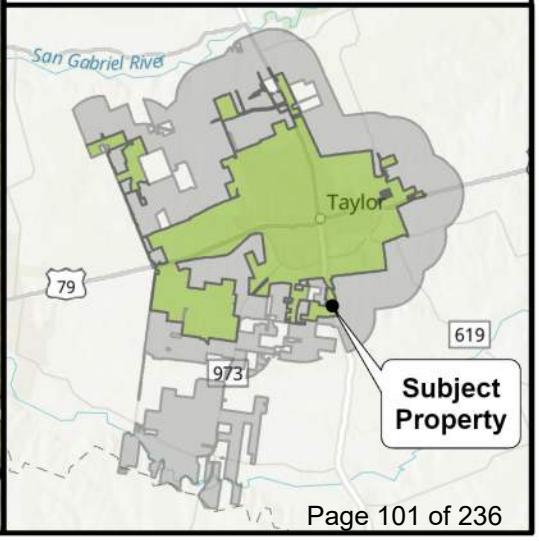
118 Cratis Lane
Special Use Permit
Proposed Zoning Map
Approximately 4.3 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels
- Special Use Permit

Place Type Zoning

- P2: Rural

N 0 260 520
Feet



City of Taylor

PZ-2024-2322

Subdivision Variance

Staff Report

Item Details

Subject Property:	Generally located northeast at the intersection of Carlos G. Parker Boulevard S.E. and FM 112
Total Acreage:	Approximately 212.84 acres
Legal Description:	Approximately 212.84 -acre tract of land described as a tract of land in the Parthinia Coursey Survey, Abstract No. 131, more particularly described by Williamson Central Appraisal District Parcels R357492, R318771, R006142, R620065, R624522, R620064, R318773, Taylor, Williamson County, Texas
Applicant:	Joe Farias, Kimley-Horn
Property Owner(s):	Incheol Kim, iMarket America
Request:	A variance from the Engineering Manual Section 1.8, related to Easements and Right-of-Way.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant has requested a variance to the Engineering Manual Section 1.8.1, B, related to Easements and Right-of-Way (ROW) which requires, "All ROW lines shall intersect at 90 degrees at intersections. Do not use angled or curved ROW cut-backs at intersections."

The request is to allow for three (3) intersections to not meet this requirement. The applicant maintains that given the amount of truck traffic that will be accessing this site, non-typical geometry will be required to accommodate the truck movements (turning radius) necessary to safely and efficiently move truck traffic onto the site from State ROW and through the development.

For the two (2) driveways accessing US 79 and FM 112, a right-of-way taper will be required to provide wider access to get trucks off as quickly as possible to prevent rear-end collisions and/or congestion along those roads. The applicant introduced and was approved to provide a roundabout at the center of the development through the Employment Center Plan. The roundabout will enhance safety, air quality, and aesthetics with landscape at the center of the roundabout. Many rights-of-way adjacent roundabouts typically follow the outer radius of the roundabout. It will be difficult to provide right-of-way lines intersecting at 90-degrees without having to introduce a taper which would impact the adjacent developable land.

Location:

The subject request is located northeast at the intersection of Carlos G. Parker Boulevard S.E. and FM 112.

Physical and Natural Features:

The subject property is primarily vacant land that is relatively flat.

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 subdivision variance request. Twelve (12) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, October 27, 2024.

Staff Analysis

The request for the subject property is a variance from the Engineering Manual Sections 1.8.1, B, related to Easements and Right-of-Way (ROW) Requirements. Below identifies the pertinent sections of the Engineering Manual requirements requesting to be waived by the applicant.

Section 1.8 Easements and Right-of-Way (ROW) Requirements

- 1.8.1 B: All ROW lines shall intersect at 90 degrees at intersections. Do not use angled or curved ROW cut-backs at intersections.

City of Taylor Engineering Response:

The City of Taylor Engineering Department has provided the following analysis and determination:

Roundabout Location - Response: Approve

- For the location identified directly adjacent to the proposed roundabout, the proposed right of way configuration has been provided in order to accommodate the roundabout geometry. The roundabout design is expected to meet and follow the criteria under Engineering Manual Sec. 2.9 where implementation is favorable in order to generally promote safety within these intersection points.

Street Driveway #1 at Carlos G. Parker/SH 79/Loop 427 - Response: Approve with Conditions

- For the location identified at the connection to SH 79, the proposed right of way configuration is made to accommodate the driveway geometry to allow for safer turning movements especially for trailer trucks. This atypical geometry is set at TxDOT ROW and should not pose as an impact to the adjacent lots. It is recommended that as a condition of approval, the proposed geometry be evenly tapered at this location.

Street Driveway #2 at FM 112 - Response: Approve with Conditions

- For the location identified at the connection to FM 112, the proposed right of way configuration is made to accommodate the driveway geometry to allow for safer turning movements especially for trailer trucks. This atypical geometry is set at TxDOT ROW and should not pose as an impact to the adjacent lots. It is recommended that as a condition of approval, the proposed geometry be evenly tapered at this location.

Staff Recommendation

For the reasons stated in the staff analysis, staff proposes:

1. Approval of the Roundabout variance request related to Right-of-Way.
2. Conditional Approval of the Street Driveway #1 - Carlos G. Parker/SH 79/Loop 427 variance request related to Right-of-Way. It is recommended that as a condition of approval, the proposed geometry be evenly tapered at this location.
3. Conditional Approval Street Driveway #2 – FM 112 variance request related to Right-of-Way. It is recommended that as a condition of approval, the proposed geometry be evenly tapered at this location.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing certain subdivision standards of the Engineering Manual. In determining a recommendation on a variance request, the Planning and Zoning Commission members consider the following factors:

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 the Land Development Code (LDC) or Engineering Manual.**
    - The request would likely not be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City.
2. **That the granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of this LDC and Engineering Manual.**
    - The granting of the sidewalk variance does not conflict with the purposes and requirements of the Engineering Manual.
3. **That the conditions that create the need for the variance do not generally apply to other property in the vicinity.**
    - The request for a right-of-way variance is unique to this property due to the roundabout design and intensity of large vehicular movements to and through the subject property.
4. **That application of a provision of the LDC/Engineering Manual will render subdivision of the land impossible.**
    - The request will not render the subdivision of the land impossible.

5. **Where the literal enforcement of these regulations would result in an unnecessary hardship.**
    - Literal enforcement of the regulations within the Engineering Manual pertaining to right-of-way will result in an unnecessary hardship.

Attachments:

a) Letter of Intent from Applicant
b) Intersection Exhibit from Applicant
c) Location Map
d) Notification Map

Kimley»Horn

October 4, 2024

City of Taylor
Development Services
400 Porter Street
Taylor, Texas 76574

Re: ROW Variance Letter
Gradiant Technology Park Preliminary Plat
PZ-2024-2258_Preliminary Plat

To Whom It May Concern,

The proposed Gradiant Technology Park located at the corner of the US 79 and FM 112 intersection in the City of Taylor, Williamson County, Texas will consist of 2M square feet of industrial/warehouse buildings. This ultimate development will result in 12,334 daily trips.

The City of Taylor Engineering Manual, Section 1.8 Easements and Right-of-Way (ROW) Requirements, requires all ROW lines to intersect at 90 degrees at intersections (1.8.1.B). We are formally requesting a variance to this section of the code to allow for three (3) intersections to not meet this requirement. Please reference attached exhibit for location of intersections related to the Grading Phase 1 Development subject of this variance request.

Given the amount of truck traffic that will be accessing this site, non-typical geometry will be required to accommodate the truck movements (turning radius) necessary to safely and efficiently move truck traffic onto the site from State ROW and through the development.

For the two (2) driveways accessing US 79 and FM 112, ROW taper will be required to provide wider access to get trucks off State Roads as quickly as possible to prevent rear-end collisions and/or congestion along those roads.

We introduced and were approved, with the approval of the Employment Center Application, to provide a roundabout at the center of the development. Not only will the roundabout enhance safety, air quality, but will enhance aesthetics with landscape at the center of the roundabout. The majority of ROW adjacent to roundabouts typically follows the outer radius of the roundabout. It will be difficult to provide ROW lines intersecting at 90 degrees without having to introduce a taper which would impact the adjacent developable land.

For the reasons listed above, please consider the approval of this variance related to Section 1.8. Easement and Right-of-Way (ROW) requirements, specifically 1.8.1.B. The approval of this variance will positively improve public health, safety, and welfare of the customers, employees, and community.

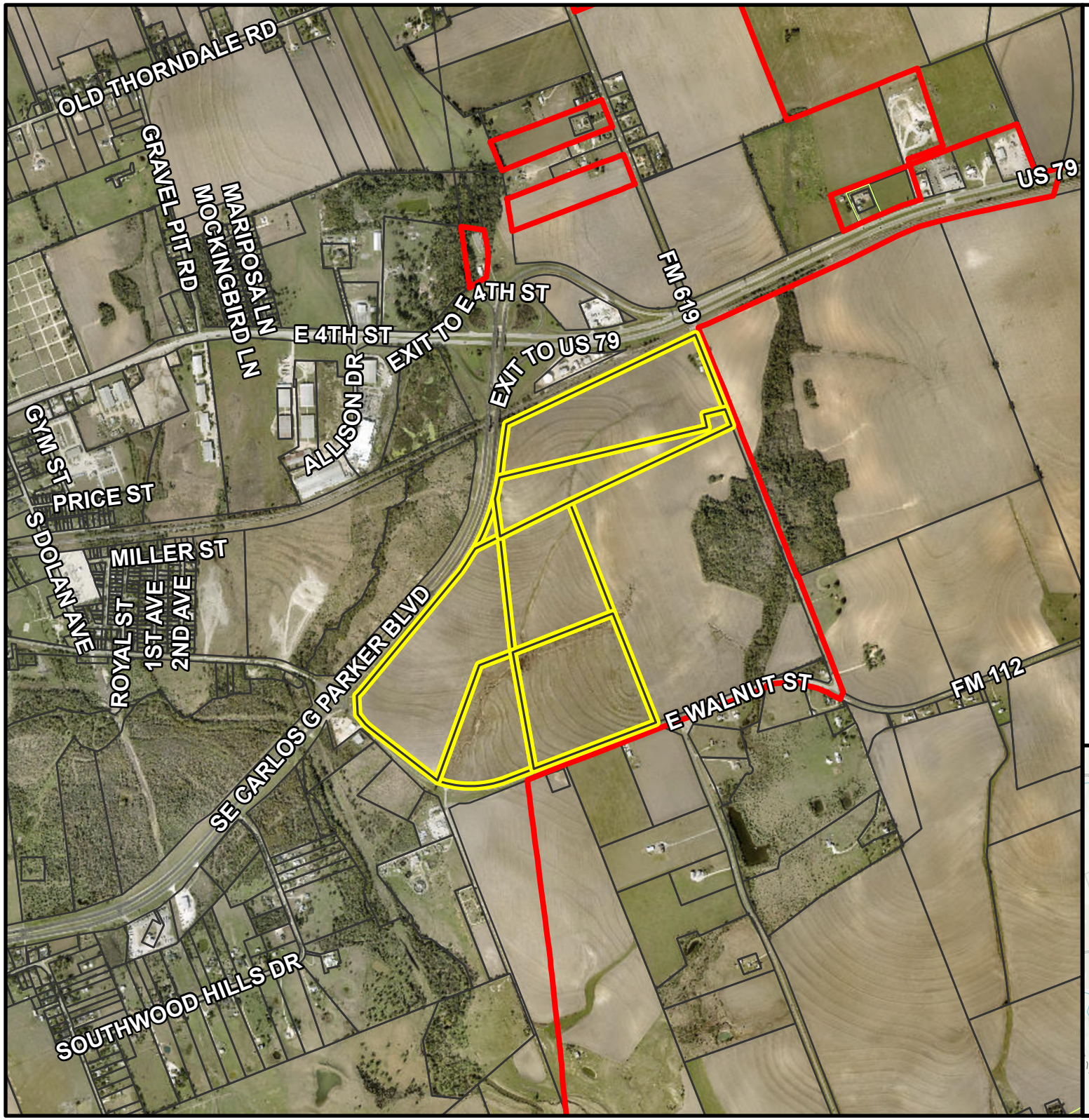
If you have any questions or comments regarding this request, please contact me at 737-249-0434.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Joe Farias, P.E.
Project Manager



Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2322

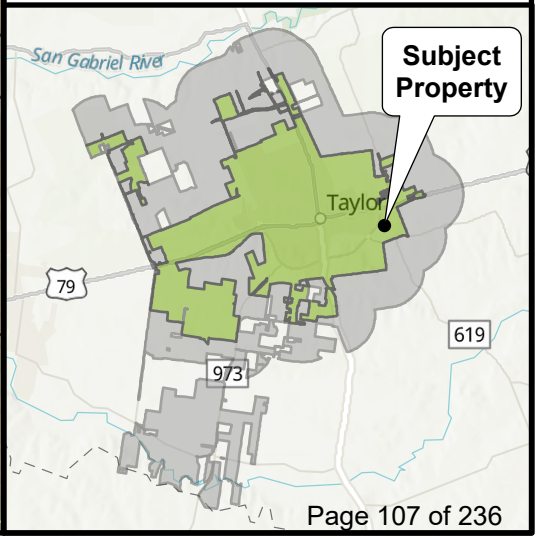
Generally located NE at the intersection of SE Carlos G. Parker Blvd. and FM 112
Variance
Location Map
Approximately 171 acres

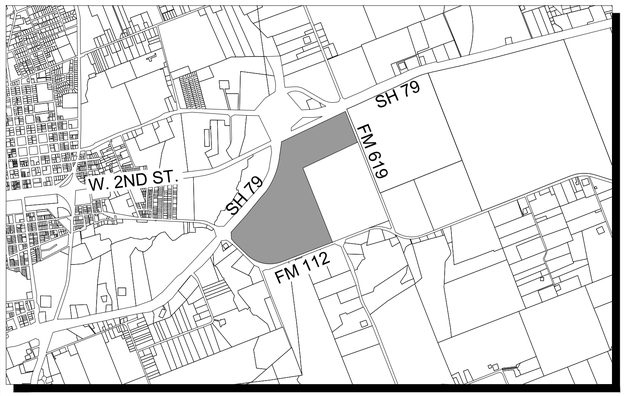
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

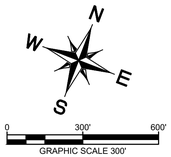
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0 1,000 2,000

Feet







STREET CROSS - SECTION

STREET NAME	LENGTH	ROW	NO. OF LANES	SIDEWALK	PAVING F-F	PARKING	BIKE LANES	THOROUGHFARE DESIGNATIONS
Street "A"	2318.9'	54'-65'	2	Yes	25'-39'	No	No	Industrial Street
Street "B"	3951.8'	65'-80'	3	Yes	36'	No	No	Industrial Boulevard
Street "C"	2575'	80'	3	Yes	25'	No	No	Industrial Boulevard
Street "D"	993.7'	54'	2	Yes	28'	No	No	Industrial Street
Street "E"	418.8'	54'	2	Yes	28'	No	No	Industrial Street

Lot	Block	Area (Acres)
1	A	29.48
1	B	20.57
1	C	35.74
1	D	7.19
1	E	24.39
1	F	35.64
1	G	31.7
2	B	11.06

NOTE:
TREES SHOWN TO BE REMOVED ARE NOT A PROTECTED TREE SPECIES PER CITY CODE; THEREFORE, NO TREE MITIGATION WILL BE REQUIRED

LEGEND

- PROPERTY LINE
- APPROXIMATE CITY LIMIT LINE
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- XXX PROPOSED MAJOR CONTOUR
- XXX PROPOSED MINOR CONTOUR
- W EXISTING WATER LINE
- WW EXISTING WASTEWATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE
- PHASE LINE
- SIDEWALK
- ATLAS 14 100 YR FLOODPLAIN
- 100 YEAR FEMA FLOODPLAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C5	4°13'40"	2427.01'	179.08'	N06°44'59"E	179.04'
C6	41°08'12"	1106.00'	794.08'	S88°59'32"W	777.13'
C7	24°39'30"	1106.00'	475.99'	N58°06'37"W	472.32'
C8	26°16'52"	2427.01'	1113.25'	N22°00'03"E	1103.52'

REV	DATE	DESCRIPTION	BY

GRADIANT TECHNOLOGY PARK
PRELIMINARY PLAN
CITY OF TAYLOR PROJECT NUMBER (PZ-2024-2258)

SUBMITTAL DATE: 8/2/2024

Kimley»Horn

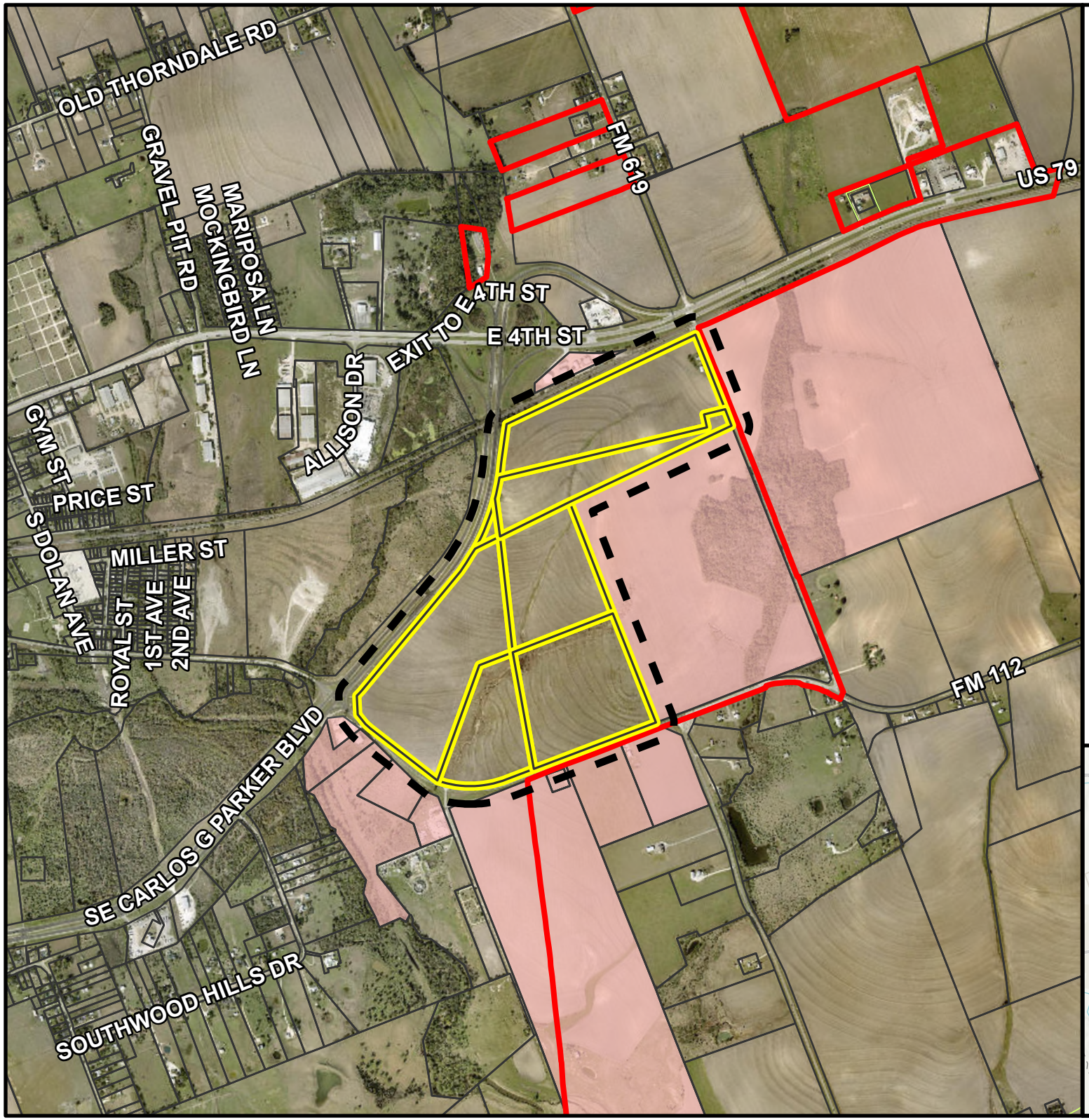
TEXAS REGISTERED ENGINEERING FIRM F-928

Scale	Drawn by	Checked by	Date	KHA Project No.	Sheet No.
1" = 300'	GA	JF	AUG 2024	065001200	2OF 10

STATE OF TEXAS
JOSE M. FARIAS
111389
LICENSED
PROFESSIONAL ENGINEER
10/07/2024

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Kimley-Horn and Associates, Inc.
All rights reserved

DWG NAME: K:\AUS_CIVIL\065001200-TAYLOR INDUSTRIAL\CAD\PRELIMINARY PLANS\SHEETS\C - OVERALL PRELIMINARY PLAN.DWG PLOTTED BY: FARIAS, JOSE 10/4/2024 12:19 PM LAST SAVED: 10/4/2024 11:15 AM



PZ-2024-2322

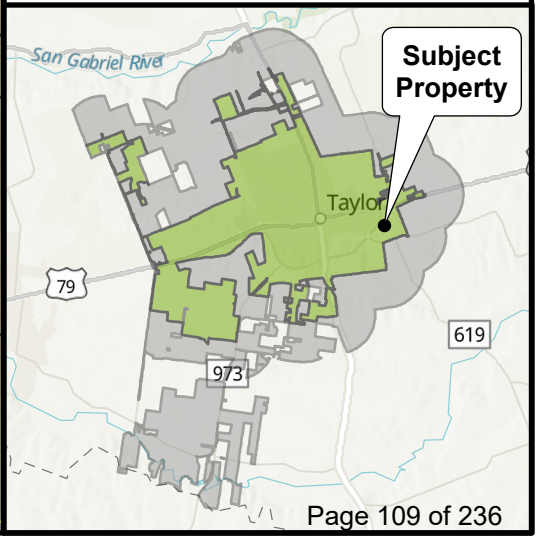
Generally located NE at the intersection of SE Carlos G. Parker Blvd. and FM 112
Variance
Notification Map
Approximately 171 acres

- City Limits
- ETJ Boundary
- Subject Property
- Notified Properties
- 200-ft. Buffer
- Parcels

N

0 1,000 2,000

Feet



City of Taylor

PZ-2024-2101

Employment Center Plan

Staff Report

Item Details

Subject Property:	Generally located along the western side of Carlos G. Parker Boulevard S.W. near the intersection of Carey Avenue.
Total Acreage:	Approximately 28.594 acres
Legal Description:	Approximately 28.594 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019198, Taylor, Williamson County, Texas
Applicant:	Sam Dehaybi, Paradise Engineers LLC
Property Owner(s):	Hari Kuppuraj
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 proposing P5 – Urban Center, CS – Civic Space, and Civic Space within P1 – Nature Overlay Place Types. Specific uses proposed and aligning with the proposed Place Types are Commercial, Hotel, Large Multi-Family, and Thin Buildings with amenities, and civic spaces to support the proposed uses.

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 higher density residential and commercial structures and scale, civic spaces, and frontage types to address the development area.

The applicant, city staff, Michael Watkins and his team of urban designers met to collaboratively conduct a virtual design charette the week of August 12, 2024. During that week an Employment Center layout was developed and after the charette Plan Standards were drafted and reviewed by staff and the applicant before finalizing the proposed Employment Center Plan attached with this report.

Location:

The subject property is located along the western side of Carlos G. Parker Boulevard S.W. near the intersection of Carey Avenue.

Physical and Natural Features:

The subject property is vacant land with varied topography that slopes about 100-feet from southeast to northwest side of the property towards the FEMA Effective 100-year floodplain and Mustang Creek.

Growth Sector Designations:

The subject property is located within the Controlled Growth Sector Tier II (G-2.2)

Controlled Growth Sector Tier II consists of areas where infrastructure is planned but not yet installed or areas where existing infrastructure lacks capacity and needs to be upgraded prior to expansion. (Envision Taylor Comprehensive Plan page 50).

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Employment: Special Zone.

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 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. It also allows land uses such as commercial and retail services and high-density residential that support office and industrial uses.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P4: Mix	Infill Growth Sector (G-5)	Neighborhood Greenfield	Vacant
South	P5: Urban Center	Intended Growth Sector (G-3)	Market: Community	Vacant
East	P2.5: Large Lot and P3: Neighborhood	Infill Neighborhood (G-4)	Neighborhood Infill	Vacant and Residential
West	EC: Employment Center	Controlled Growth Sector Tier II (G-2.2)	Employment: Special Zone	Vacant

Transportation

The subject property gains access from US 79 to the east. Various public rights-of-way are proposed within the Employment Center Plan to further connect to adjacent properties.

Utilities

The subject property is located within the City of Taylor water CCN and City of Taylor Sewer CCN. The property has a 24-inch waterline and an 18-inch sewer line along US 79 to the east of the property. Utility extension will be required throughout 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 zoning map amendment request. Seven (7) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, October 27, 2024.

Staff Analysis

Upon analyzing the request for an Employment Center Plan for residential, commercial and retail uses in EC – Employment Center Place Type, the proposed plan is consistent with the surrounding Place Types of the properties along all sides, immediately adjacent to the subject property. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- **LU8** – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
  - The addition of a residential mixed-use development would support the jobs available within proximity.
- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
  - The addition of higher density residential in conjunction with commercial and retail uses would likely provide an increase in housing available within proximity to jobs in Taylor.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends Approval of the requested Employment Center Plan with the following warrants and variances:

- A Warrant is recommended to allow a lower ratio of P3 and P4 than is specified for a TND to allow for the high-density residential and mixed-use functions specified in the description of the Special Employment District.
- A Warrant is recommended to allow for Blocks C and D to exceed the maximum Block length due to the limitations of connections to US 79.
- A Warrant is recommended to allow for Blocks A, B, and E to exceed the maximum Block length to accommodate the applicant's proposed multi-family and mixed-use buildings and their associated parking.
- A Warrant is recommended for the parking area for the Hotel building to exceed 1.5 times the building footprint to accommodate the applicant's proposed building type and associated parking and since the proposed uses are adjacent to US 79.

- A Warrant is recommended to allow this Civic Space to include storm and drainage facilities if they are designed and landscaped in a naturalistic way that is consistent with the character of a Park.
- A Warrant is recommended to allow for a tighter minimum inside turning radius on Neighborhood Avenues than specified in the City of Taylor Engineering Manual & Details as a traffic-calming measure. It is recommended that the posted speed be reduced to accommodate this geometry.
- A Variance is recommended to allow for parking to be placed in the locations shown if walls or hedges of a height sufficient to visually screen the parking from a frontage are provided.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for rezonings and Plans and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

Is the Employment Center Plan consistent with the Comprehensive Plan?

- The Plan is consistent with the Comprehensive Plan. The applicant would like to use the property to develop the site with a mix of residential, commercial, and retail uses.

Is the Plan compatible with the surrounding area?

- The Plan is compatible with other zoning to the north, east, west, and to the south of the subject property.

Does the Plan promote the public health, safety, or general welfare?

- Staff analysis determined that the proposed Plan for the subject property will promote public health, safety, and the general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

Is adequate infrastructure available or planned to meet the needs of the proposed land use?

- The property has a 24-inch waterline and an 18-inch sewer line along US 79 to the east of the property.

Do current conditions indicate that an Employment Center Plan is necessary?

- The Employment Center Plan allows the subject property to consist of higher density residential closer to jobs on the west side of the City, closer to US 79 and Samsung and RCR industrial developments allowing for housing in proximity to job growth along US 79.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Existing Zoning Map
4. Proposed Zoning Map
5. Growth Sectors Map

6. Future Land Use Map
7. Notification Map
8. Draft Ordinance
    a. Exhibit A – Survey
    b. Exhibit B – Employment Center Plan

March 19th, 2024

City of Taylor, TX

Re: City View Plaza
Williamson County Property ID No's: R019198
Letter of Intent

To Whom it May Concern:

The development proposal outlined herein seeks approval for an Employment Center Plan within the City of Taylor, situated along Carlos G. Parker Blvd. The property in question bears the identification R019198, with a legal description of AW0214 AW0214 - Eaves, J.C. Sur., spanning 28.594 acres.

Our vision entails the creation of a mixed-use development. The proposed development encompasses garden-style apartments, retail spaces, and a hotel.

Answers to Required Questions:

What is the proposed employment land use? The proposed employment land use aligns with the development's mixed-use nature.

Does this proposed plan comply with the intent of the Comprehensive Plan and LDC? The proposed plan adheres to the intent of the Comprehensive Plan and the Land Development Code (LDC).

Do the special needs of the proposed employment land use fit the context of the Employment Center's location? The proposed plan adheres to the intent of the proposed employment land use in the context of the employment center location.

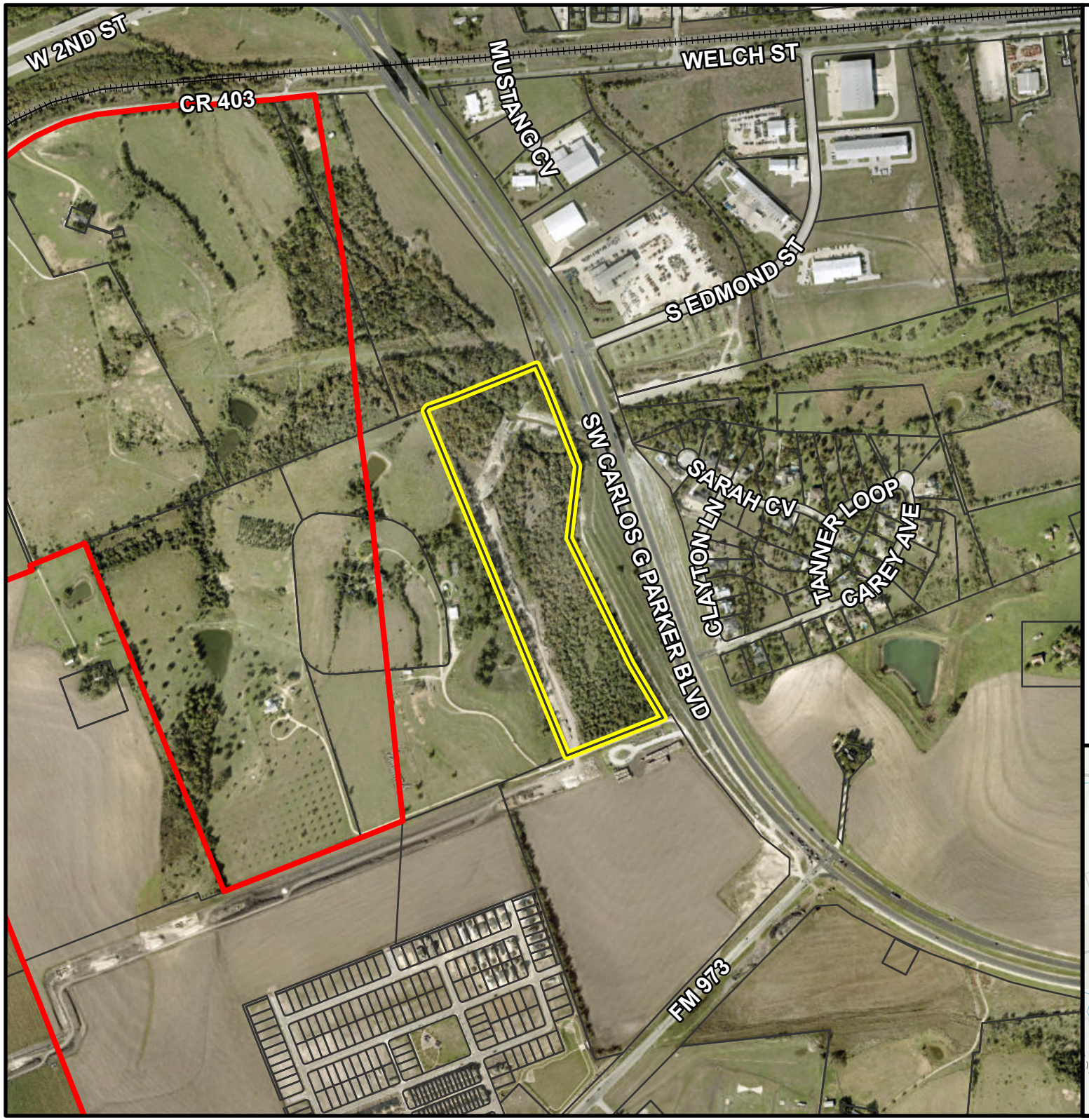
Proposed Square Footage of the Development: The proposed square footage of the development comprises 352 units for apartments, totaling approximately (116,500-SF), 50,000 square feet for retail establishments, and a 120-room hotel (21,300-SF).

Proposed Number of Jobs to be Created: The anticipated job creation from the development is to created an estimated 300 to 400 new jobs.

Should you require any further information or clarification, please do not hesitate to contact us.

Sincerely,

Hari Kuppuraj (Property Owner)

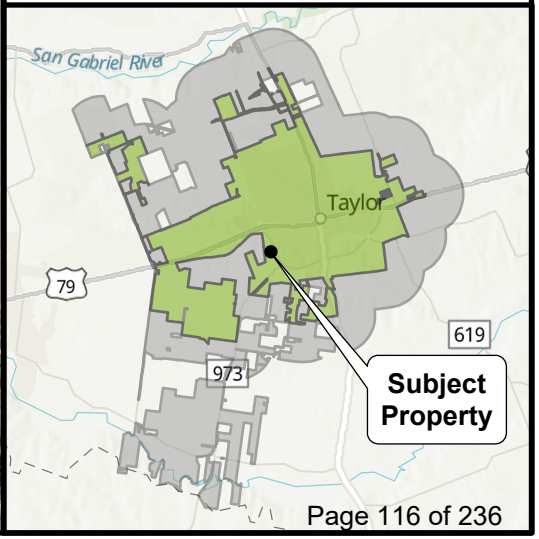


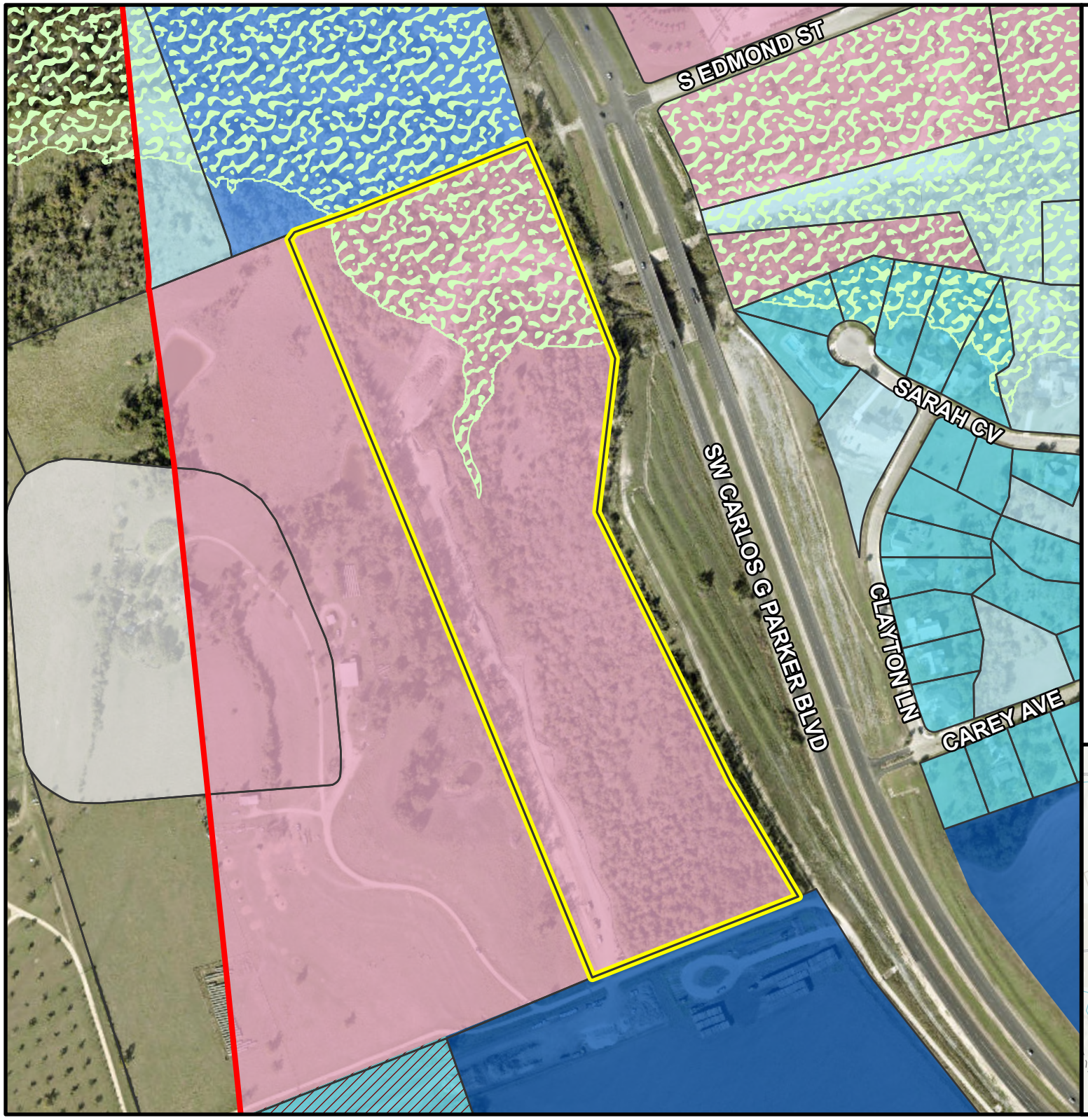
PZ-2024-2101

427 Loop
Employment Center Plan
Location Map
Approximately 29 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 760 1,520
Feet





PZ-2024-2101

427 Loop
Employment Center Plan
Current Zoning Map
Approximately 29 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

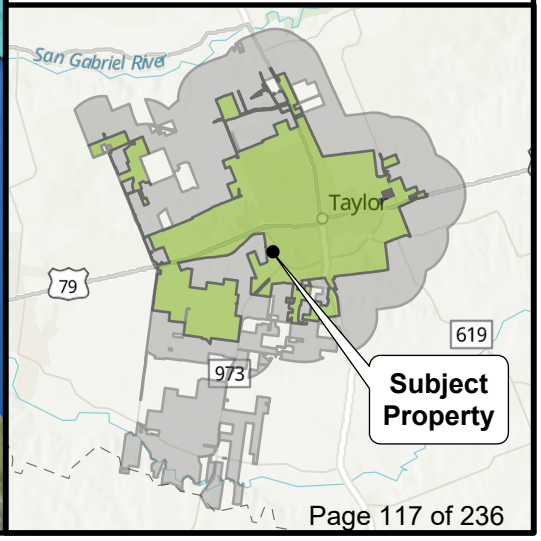
Overlay Zoning

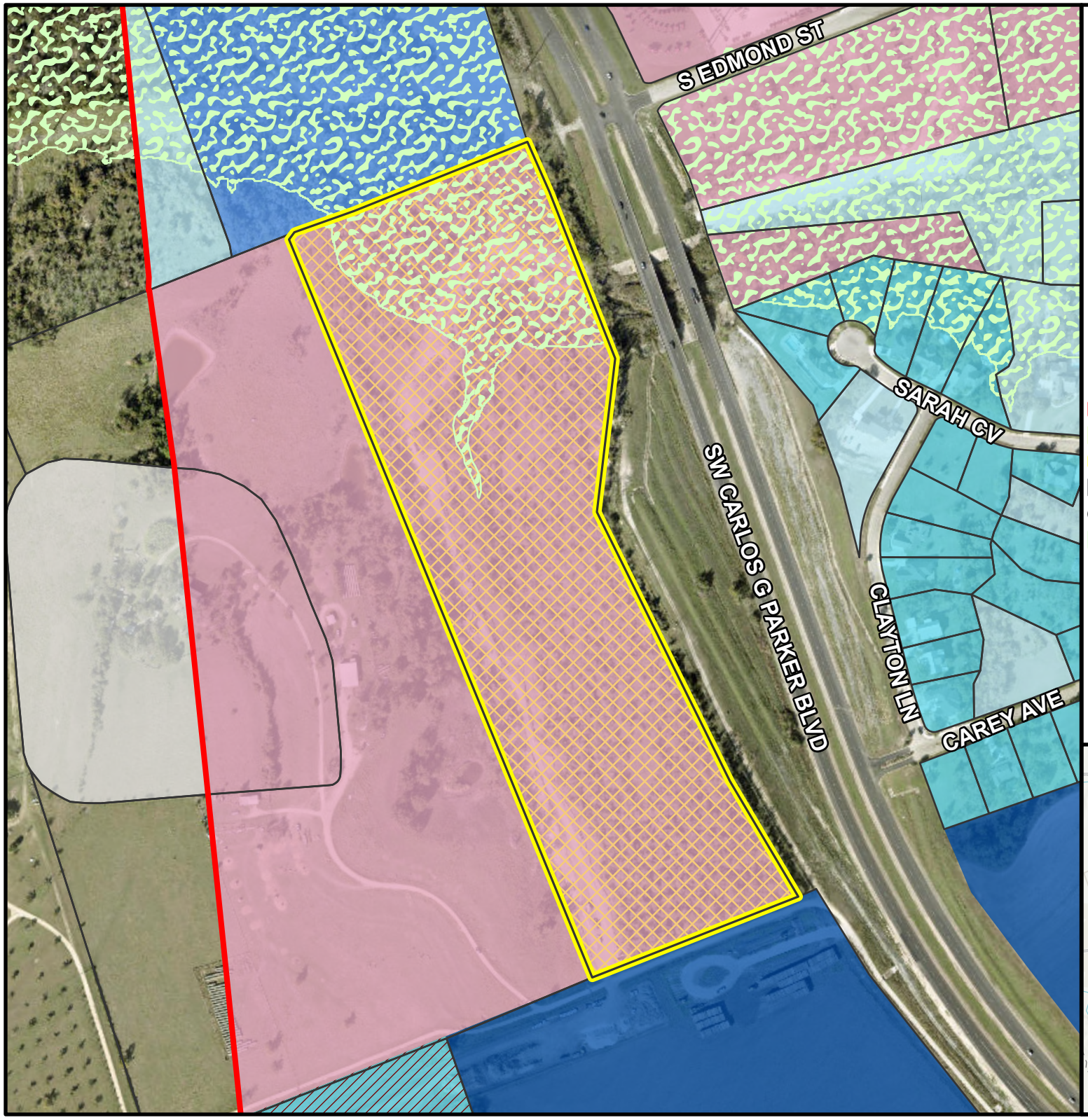
- Planned Development Overlay
- P1: Nature

Place Type Zoning

- P2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- P5: Urban Center
- EC: Employment Center
- Unknown

N 0 360 720
Feet





PZ-2024-2101

427 Loop
Employment Center Plan
Proposed Zoning Map
Approximately 29 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

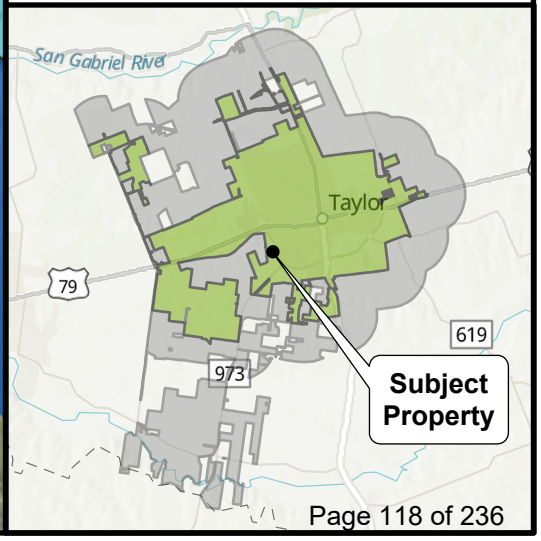
Overlay Zoning

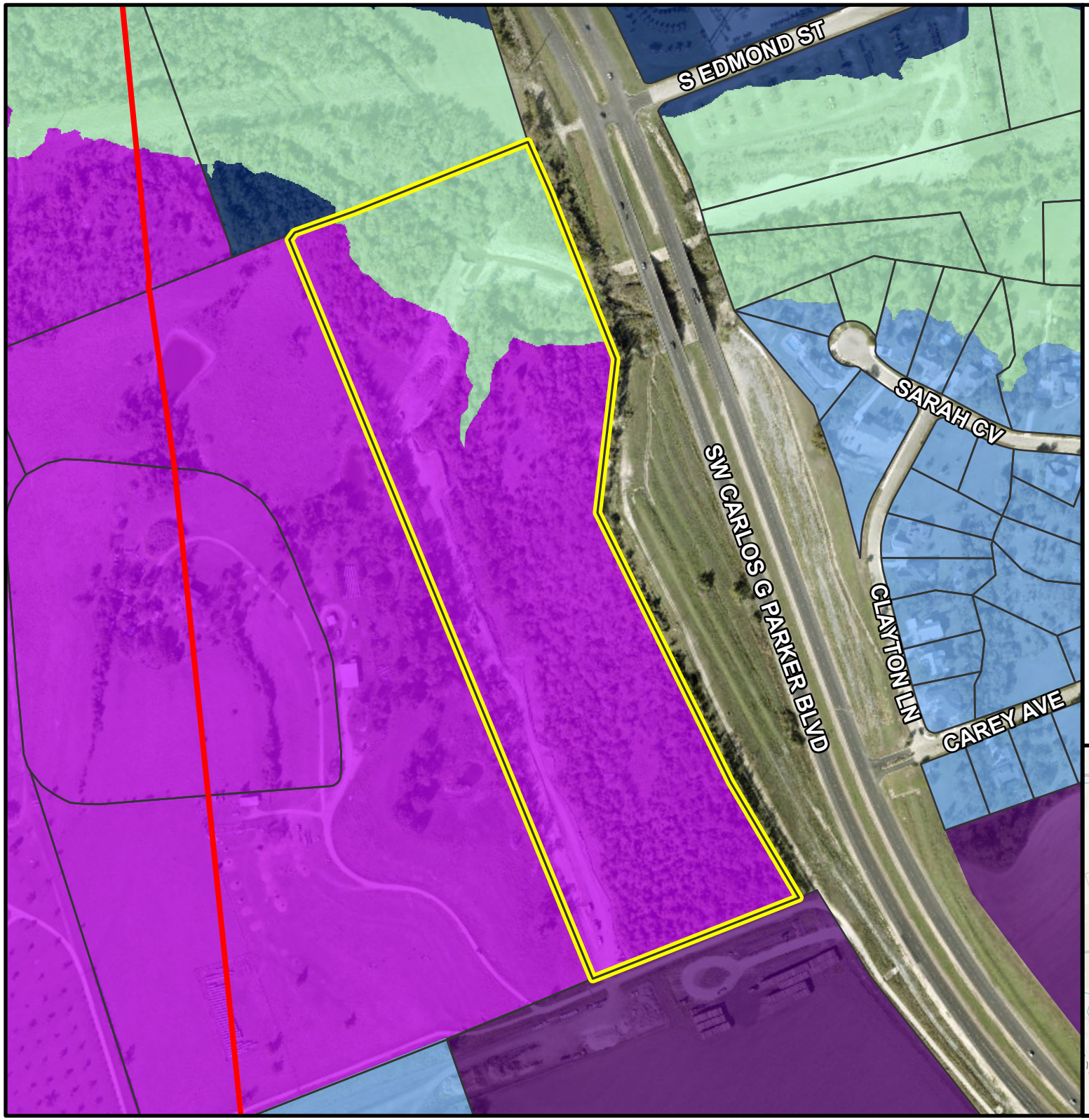
- P1: Nature
- Planned Development Overlay
- Employment Center Plan Overlay

Place Type Zoning

- P2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- P5: Urban Center
- EC: Employment Center
- Unknown

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Feet





PZ-2024-2101

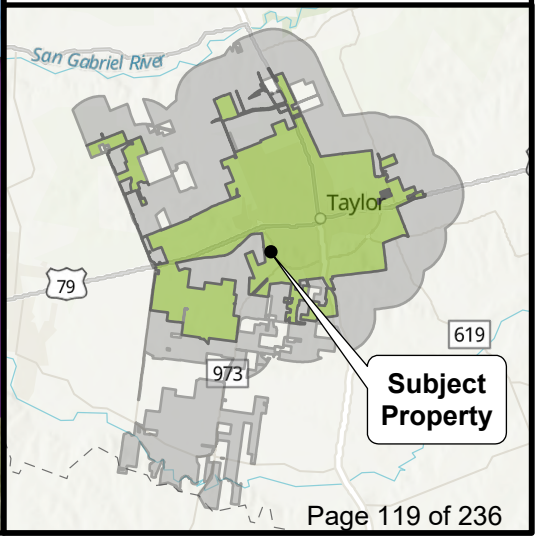
427 Loop
Employment Center Plan
Growth Sector Map
Approximately 29 acres

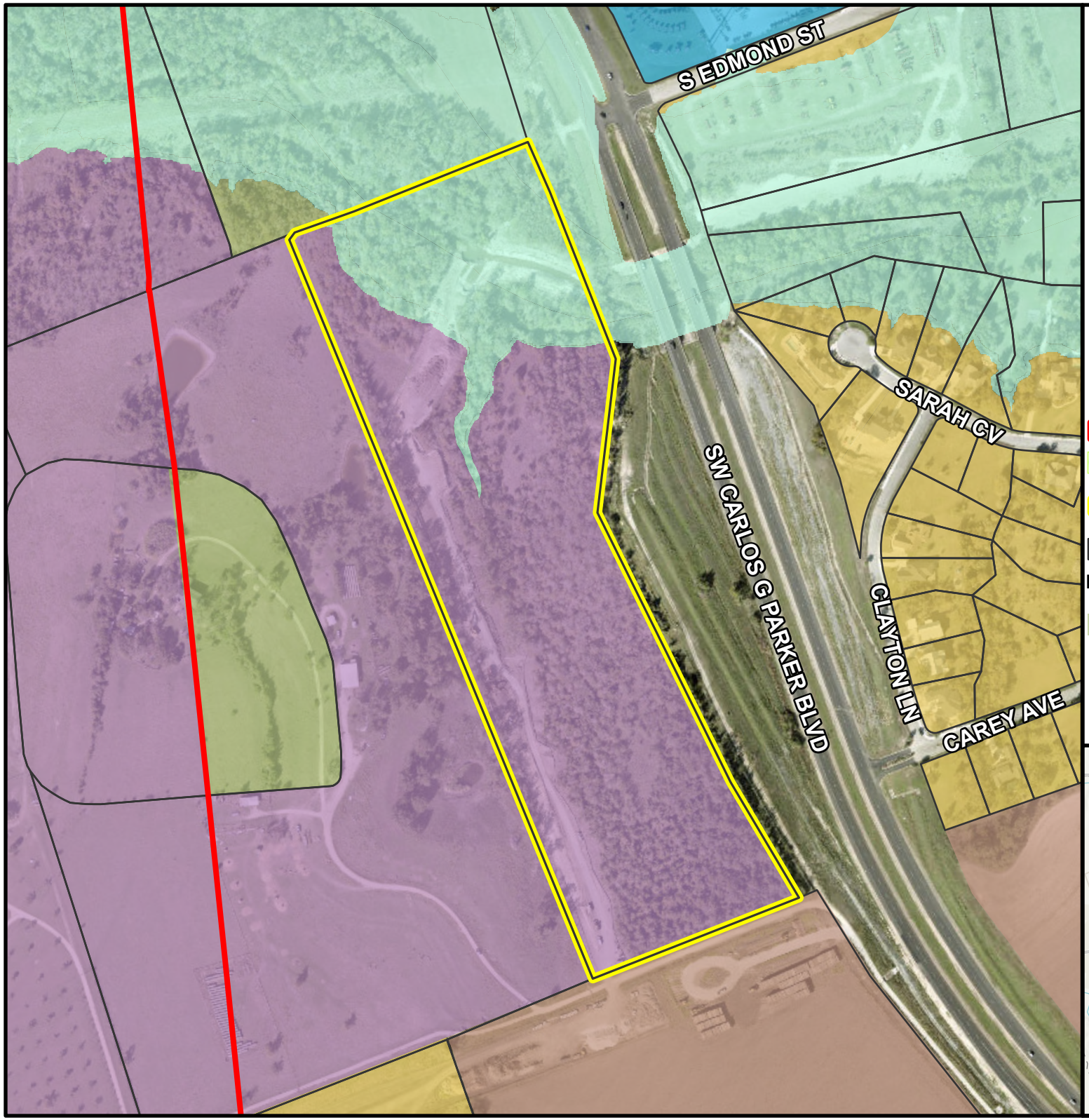
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Growth Sector

- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Controlled Growth Sector Tier II (G-2.2)
- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)
- Infill Growth Sector (G-5)

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PZ-2024-2101

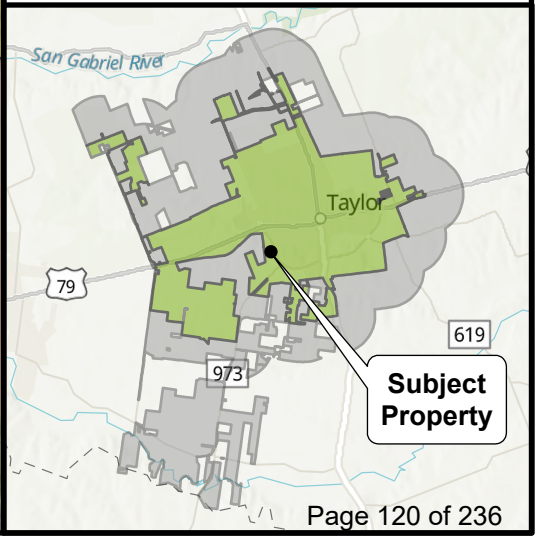
427 Loop
Employment Center Plan
Future Land Use Map
Approximately 29 acres

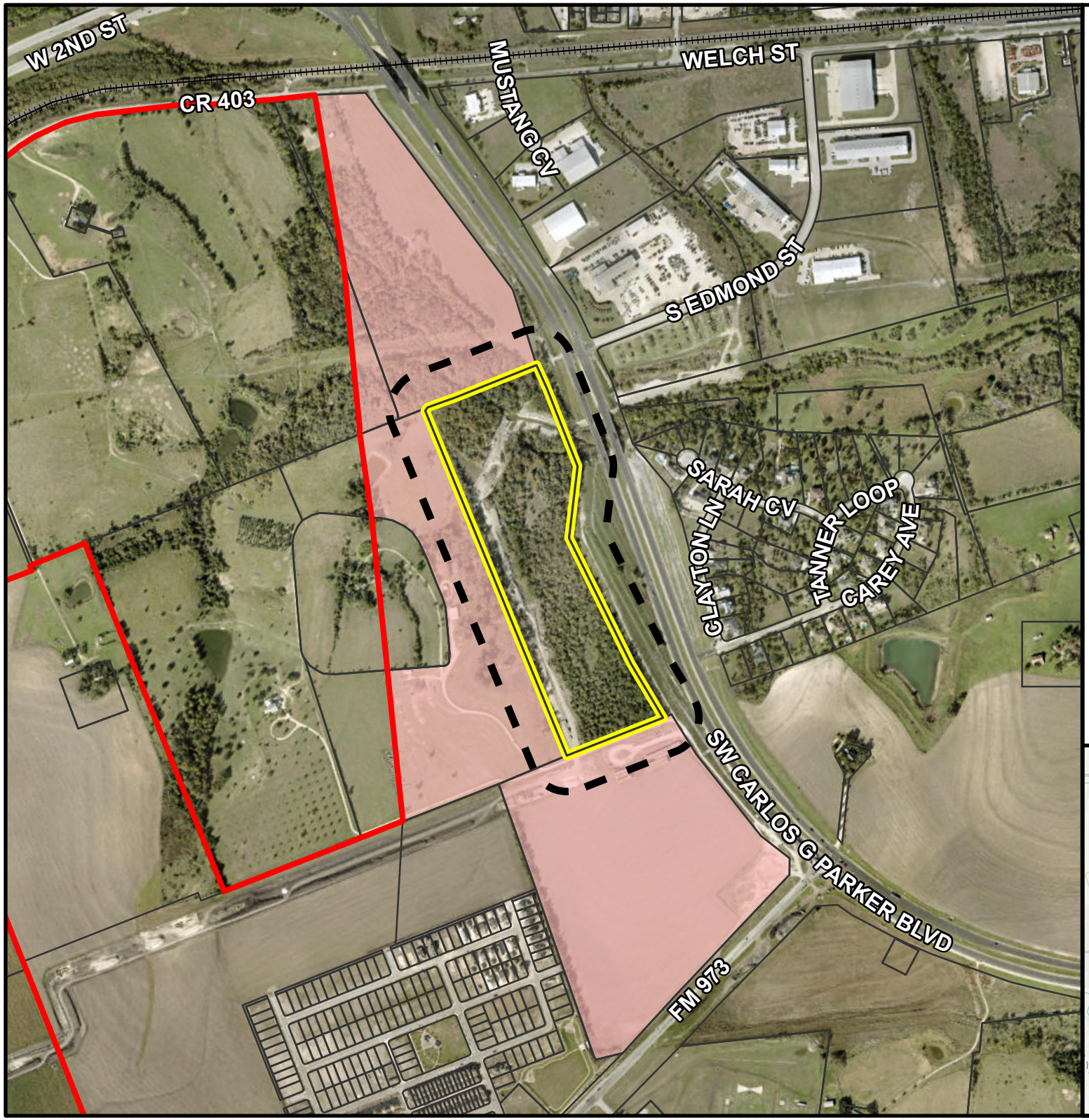
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Future Land Use

- Neighborhood Greenfield
- Neighborhood Infill
- Employment: Community
- Employment: Special Zone
- Market: Community
- Open Space

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Feet





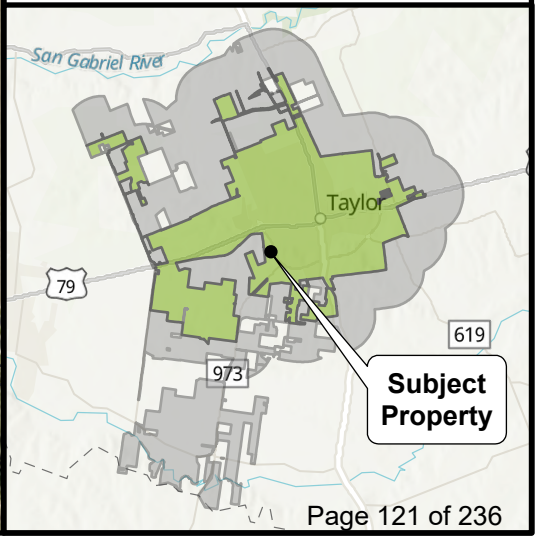
Taylor Texas
CITY OF TAYLOR TX

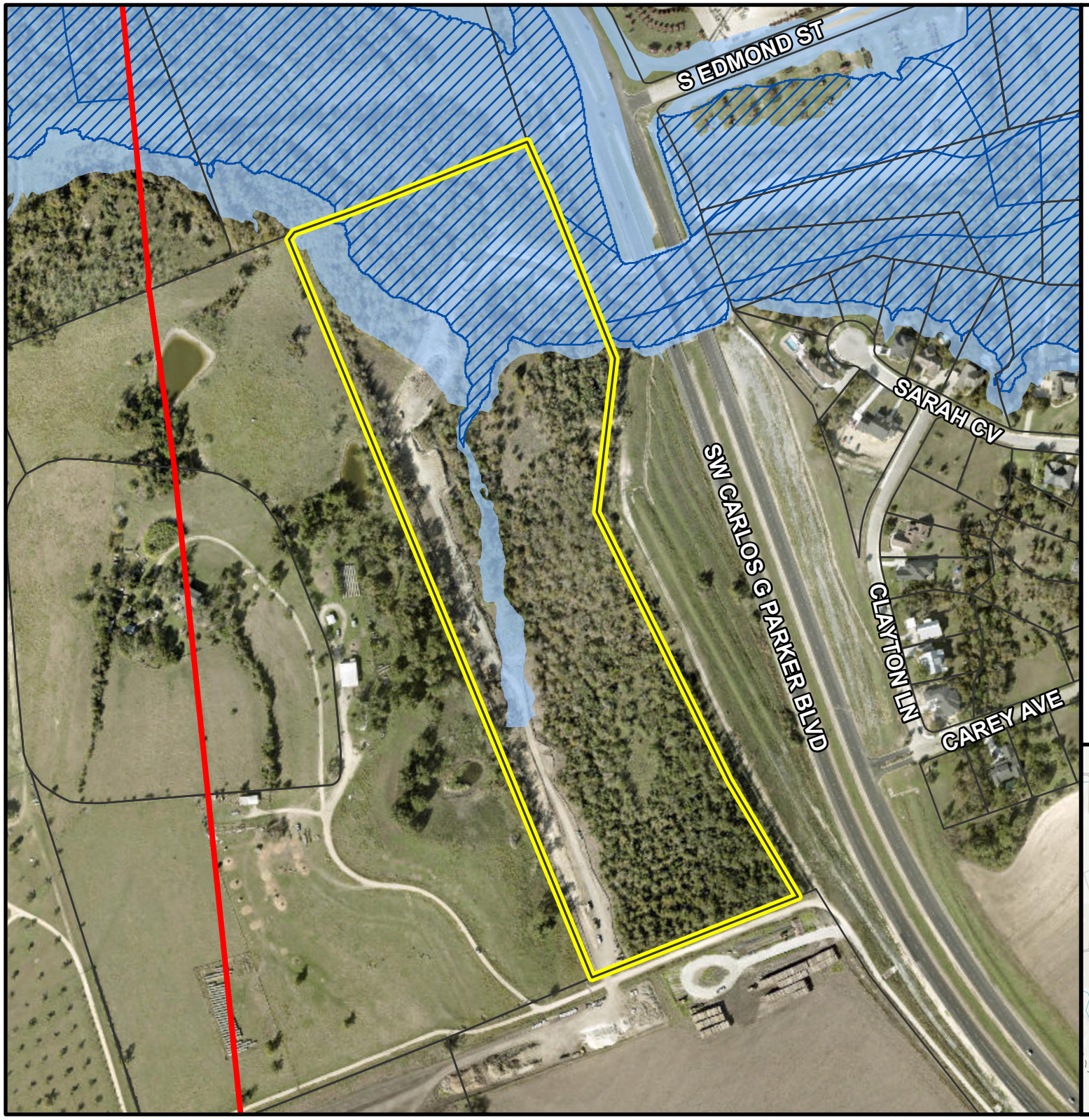
PZ-2024-2101

427 Loop
Employment Center Plan
Notification Map
Approximately 29 acres

- City Limits
- ETJ Boundary
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 760 1,520
Feet



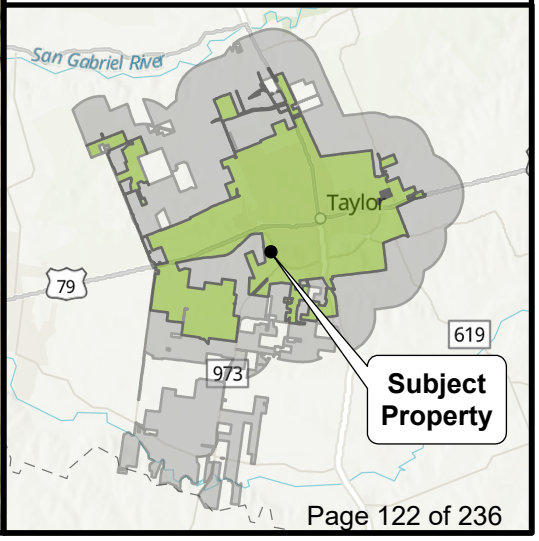


PZ-2024-2101

427 Loop
Employment Center Plan
Floodplain Map
Approximately 29 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels
- Taylor 100-year Floodplain
- FEMA 100-year Floodplain

N 0 360 720
Feet



ORDINANCE NO. 2024-XX

AN ORDINANCE REQUESTING AN EMPLOYMENT CENTER FOR PROPERTY GENERALLY LOCATED AT GENERALLY LOCATED ALONG THE WESTERN SIDE OF CARLOS G. PARKER BOULEVARD S.W. NEAR THE INTERSECTION OF CAREY AVENUE, LEGALLY DESCRIBED AS APPROXIMATELY 28.594 ACRES OF LAND SITUATED IN THE J.C. EAVES SURVEY, ABSTRACT NO. 214, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019198, 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 December 12, 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 427 Loop; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on November 12, 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.

DRAFT

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2024-XX was introduced before the Taylor City Council on the 12th day of December 2024.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2024.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, 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-XX, 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.

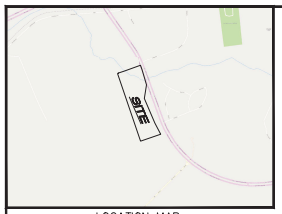
_____
Lucy Aldrich
City Clerk

DRAFT

EXHIBIT A

(Metes & Bounds/Legal Description/Survey)

DRAFT



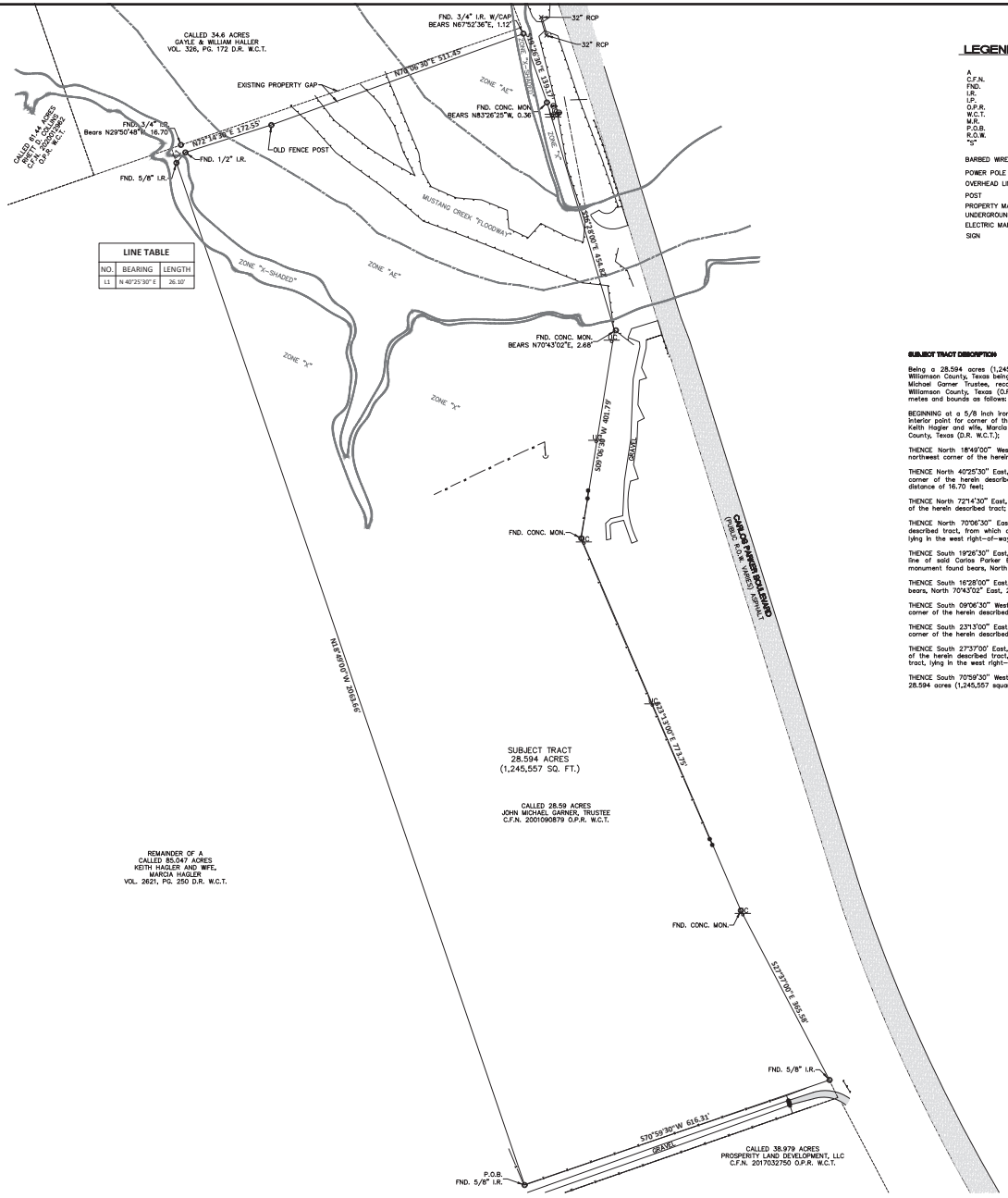
LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE

100 0 100 200

(IN FEET)
1 inch = 100 ft.



LINE TABLE

NO.	BEARING	LENGTH
L1	N 40°25'30" E	26.10'

LEGEND / ABBREVIATIONS

A	ABSTRACT
C.F.N.	CLERK'S FILE NUMBER
FND.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
O.P.R.	OFFICIAL PUBLIC RECORDS
W.C.T.	WILLIAMSON COUNTY, TEXAS
M.R.	MAP RECORDS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
"S"	SET 5/8 INCH IRON ROD WITH CAP "CORE 6657"
BARBED WIRE	—— X ——
POWER POLE	——PP——
OVERHEAD LINE	——OE——
POST	●
PROPERTY MARKER	○
UNDERGROUND CABLE	——UC——
ELECTRIC MANHOLE	(EM)
SIGN	

SUBJECT TRACT DESCRIPTION

Being a 28.594 acres (1,245,557 square feet) of land situated in the James C. Reaves Survey, A-214 of Williamson County, Texas being out all of a called 28.59 acre tract of land as described in an instrument to John Michael Garner Trustee, recorded under Clerk's File Number 2001090879 of the Official Public Records of Williamson County, Texas (O.P.R. W.C.T.), said 28.594 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of the herein described tract, same being an interior point for corner of the remainder of a called 85.047 acre tract of land as described in an instrument to Keith Hagler and wife, Marcia Hagler, recorded under Volume 2621, Page 250 of the Deed Records of Williamson County, Texas (D.R. W.C.T.);

THENCE North 18°49'00" West, a distance of 2,063.66 feet to a 5/8 inch iron rod found for the westerly northwest corner of the herein described tract, lying in the east line of the remainder of said 85.047 acre tract;

THENCE North 40°25'30" East, a distance of 26.10 feet to a 1/2 inch iron rod found for the northerly northwest corner of the herein described tract, from which a 3/4 inch iron rod found bears North 29°50'48" West, a distance of 16.70 feet;

THENCE North 72°14'30" East, a distance of 172.55 feet to an old fence post found for an angle point for corner of the herein described tract;

THENCE North 70°06'30" East, a distance of 511.45 feet to a point for the northeast corner of the herein described tract, from which a 3/4 inch iron rod with cap bears North 67°52'36" East, a distance of 1.12 feet, lying in the west right-of-way line of Carlos Parker Boulevard (public right-of-way varies);

THENCE South 19°26'30" East, along and with the east line of said 28.59 acre tract and the west right-of-way line of said Carlos Parker Boulevard, a distance of 139.17 feet to an angle point from which a concrete monument found bears, North 83°26'25" West, 0.36';

THENCE South 16°28'00" East, a distance of 454.82 feet to a an angle point from a concrete monument found bears, North 70°43'02" East, 2.68';

THENCE South 09°06'30" West, a distance of 401.79 feet to a concrete monument found for an angle point for corner of the herein described tract;

THENCE South 23°37'00" East, a distance of 773.75 feet to a concrete monument found for an angle point for corner of the herein described tract;

THENCE South 27°37'00" East, a distance of 365.58 feet to a 5/8 inch iron rod found for the southeast corner of the herein described tract, same being the northerly southeast corner of the remainder of said 85.047 acre tract, lying in the west right-of-way line of said Carlos Parker Boulevard;

THENCE South 70°59'30" West, a distance of 616.31 feet to the POINT OF BEGINNING and containing a computed 28.594 acres (1,245,557 square feet) of land.

To:Evolve Real Estate

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey.

Clemente Turrubiartes Jr.
Registered Professional Land Surveyor
Texas Registration No. 6657
Date: March 3, 2021

GENERAL NOTES

1. The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and not show all easement and encumbrances of record.

3. Bearings based on the west line a called 28.59 acre tract of land, as described in County Clerks File No. 2001090897 of the Williamson County, Texas.

4. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.

5. Flood Statement: This site is situated in Zone "X", "X-SHADED", "AE" AND FLOODWAY in Williamson County, Texas according to FEMA map number 48491C0541F dated December 20, 2019. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

CORE
LAND SURVEYING
TBPLS REG NO. 10194560
7021 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77382
T: 254.855.1018
contact@corelandsurvey.com

EVOLVE
REAL ESTATE
18732A CENTRO MAIN
SHENANDOAH, TEXAS 77385

BOUNDARY SURVEY
28.594 ACRES (1,245,557 SQ. FT.)
ALL OF A CALLED 28.59 ACRES
IN THE JAMES C. EAVES SURVEY, A-214
WILLIAMSON COUNTY, TEXAS

DRAWING

FIELD BK	39/10
FIELD WRK	KP
DATE	02/28/21
DRAFTING	JS
DATE	03/02/21
CHECKED	CT
DATE	03/03/21

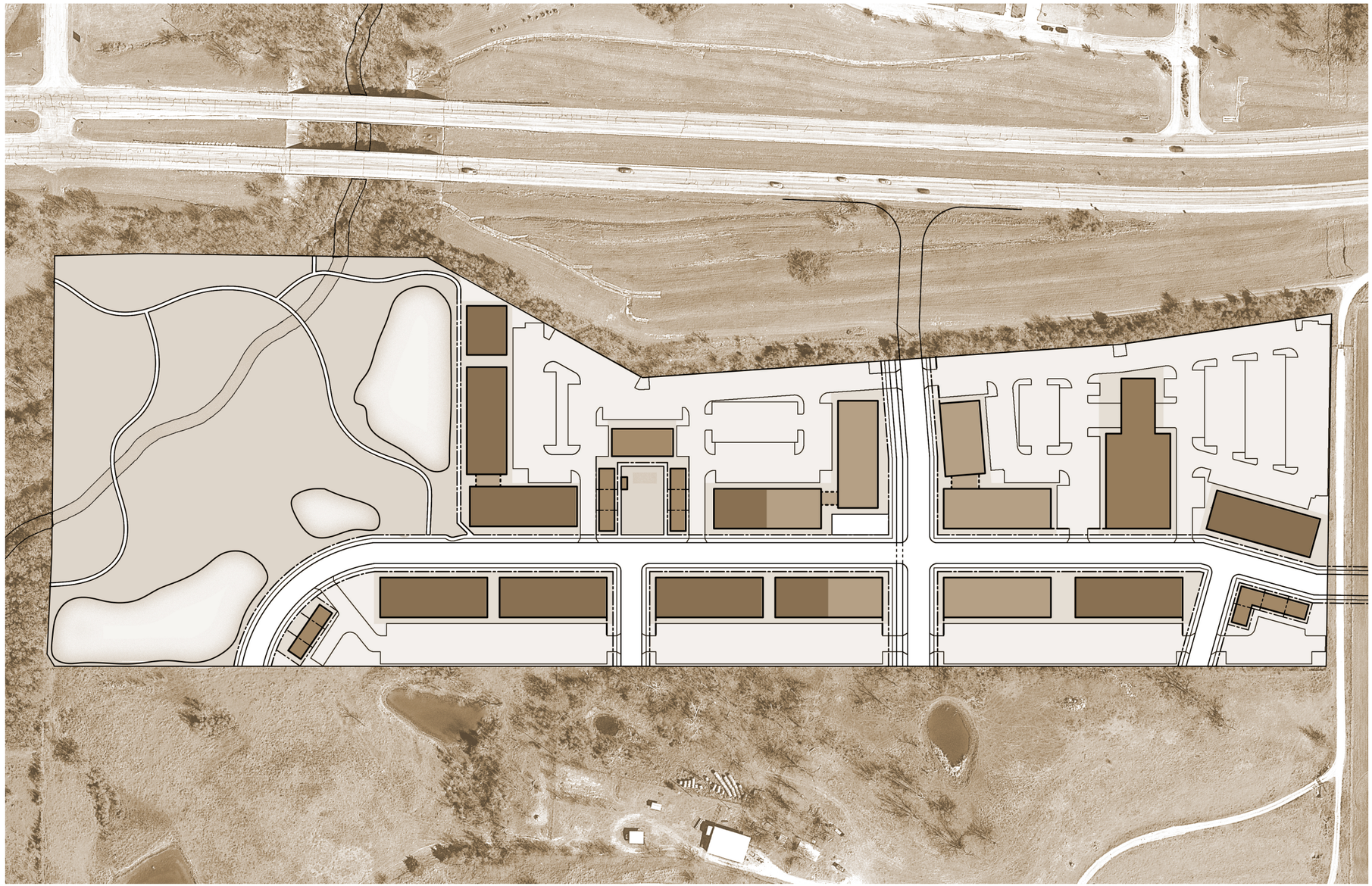
ISSUE

TO	DATE
CLIENT	03/03/21

CHECK:CT
DRAWN:JS
JOB: U21-00047

SUR-1
SHEET 1 OF 1

X:\2021\U21-00047\DWG\U21-00047 427 LP_John Garner Tract.dwg



Employment Center Plan
for
427 Loop
PZ-2024-2101
Taylor, Texas

A BACKGROUND
Regional Context A.2
Comprehensive Plan Excerpts A.3
Target Place Type Allocations A.4
Subject Property in Context A.5
Existing Conditions A.6
Elevation Analysis A.7

B REGULATIONS
Place Type Allocation Plan B.2
Regulating Plan B.3
Block Frontages and Dimensions B.4
Design-Specific Standards B.5
Transportation Master Plan Diagram B.7
Thoroughfare Types B.8
Thoroughfare Sections B.9
Civic Space Plan B.10

C SUPPLEMENTAL PLANS
Illustrative Master Plan in Context C.2
Illustrative Master Plan with Program Summary C.3
Fire Apparatus Access C.4
Addressing Diagram C.5
Program Acreage C.6
Detailed Parking and Program C.7
Character Images C.9

X APPENDIX
Charrette Plans X.2

For
The City of Taylor, Texas
and
Paradise Engineers, LLC
by
Michael Watkins Architect, LLC
October 18, 2024

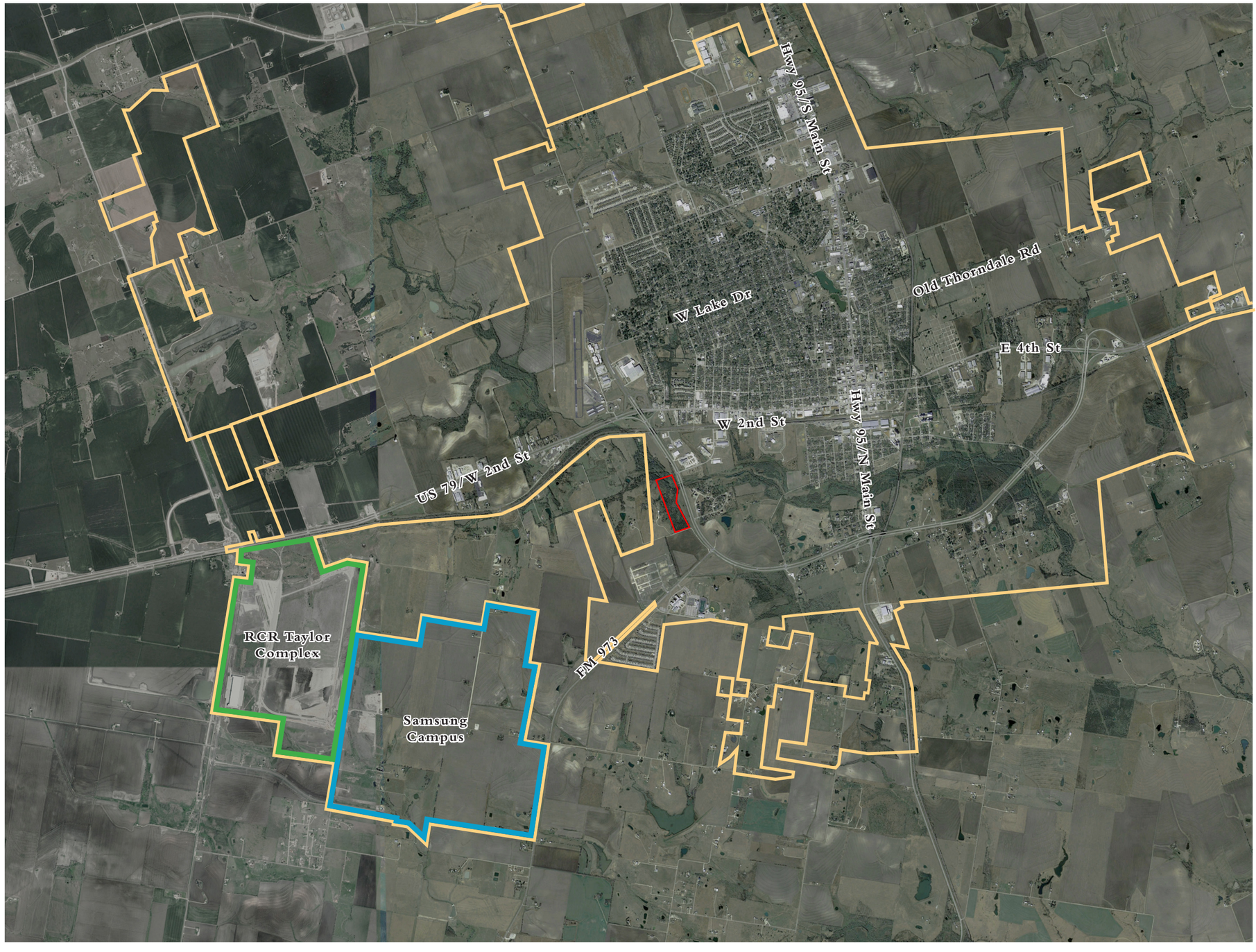
A. Background

The Employment Center Plan provides the general layout for the development, serving as a guide for future steps in the development. This layout is based on the existing conditions on the Subject Property as described in the Background chapter and the specific development scenario described in the Supplemental Plans. The Regulations chapter describes the required components and standards associated with this layout and demonstrates the layout's compliance with the Taylor Comprehensive Plan and the Taylor Land Development Code. Other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of the requirements in the Regulations chapter and all other applicable regulations.

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
Comprehensive Plan Excerpts A.3
Target Place Type Allocations A.4
Subject Property in Context A.5
Existing Conditions A.6
Elevation Analysis A.7

REGIONAL CONTEXT



Key

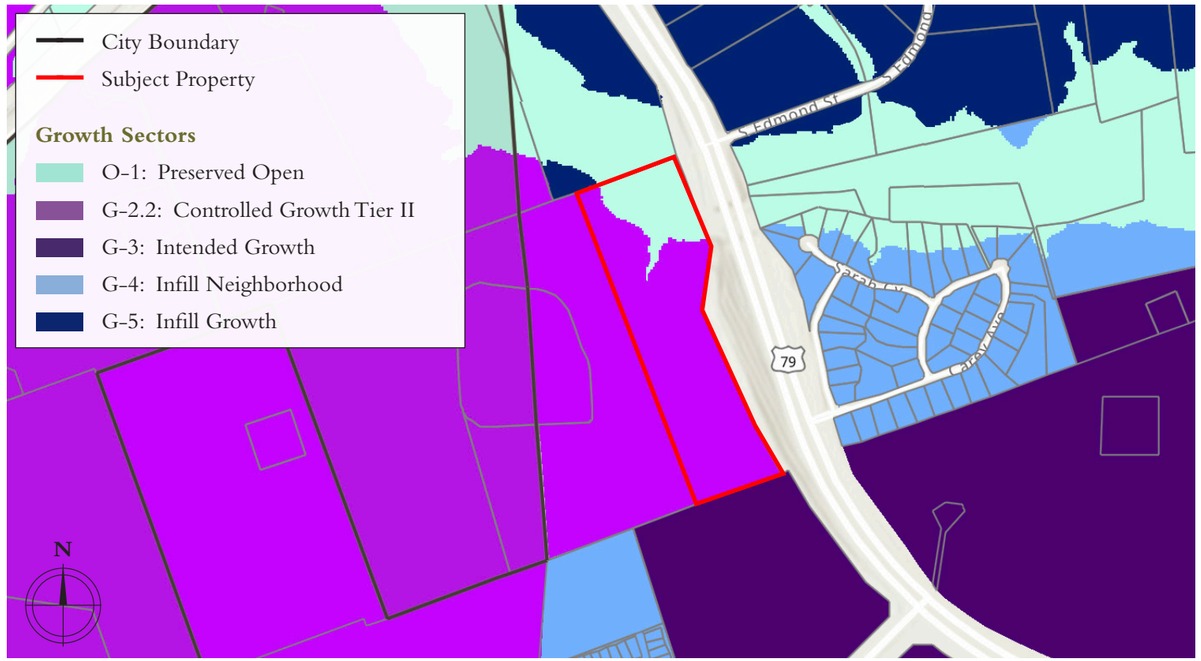
- City Boundary
- Subject Property
- Samsung Campus
- RCR Taylor Complex

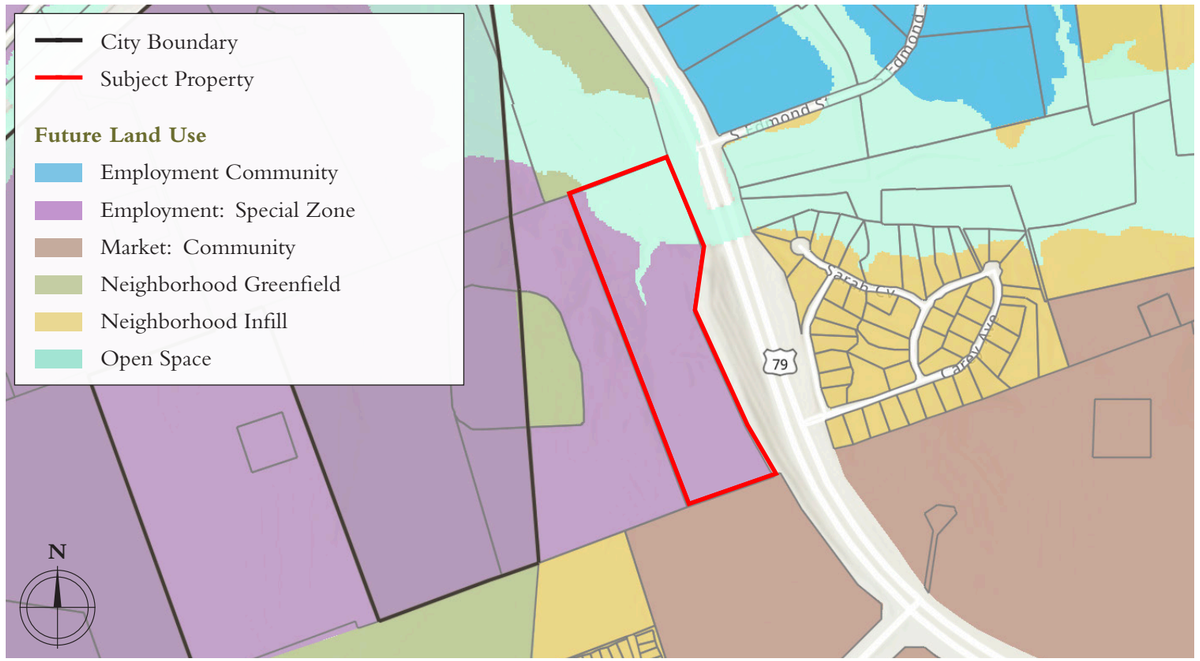
N

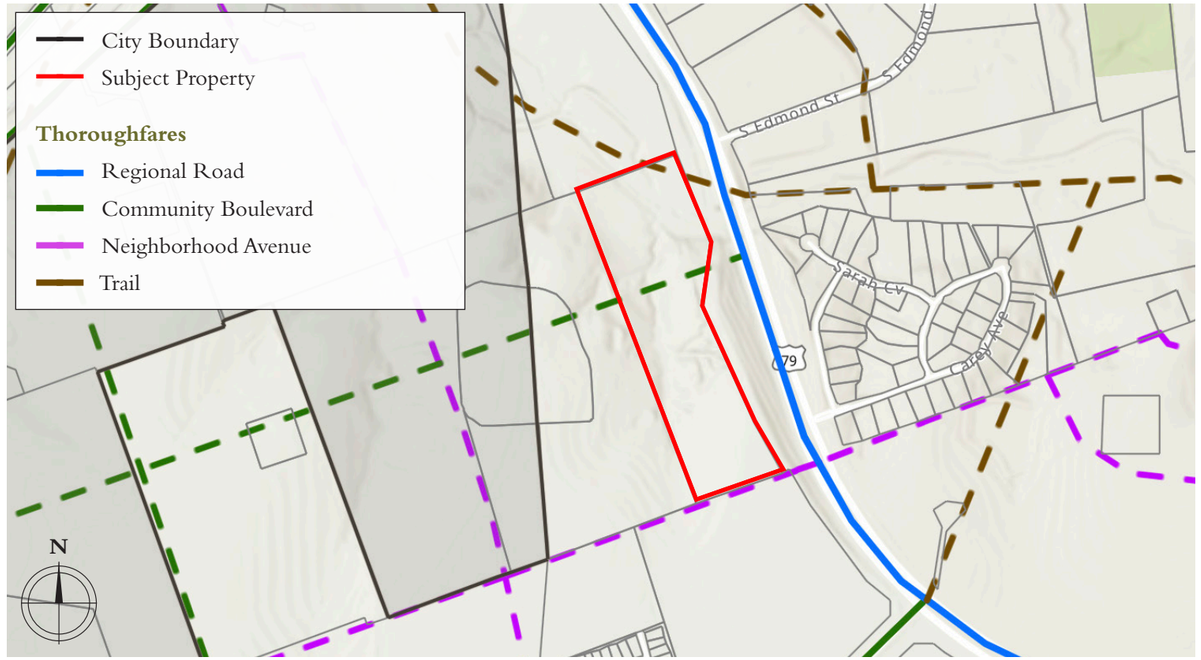
0 mi 1/4 mi 1/2 mi 1 mi

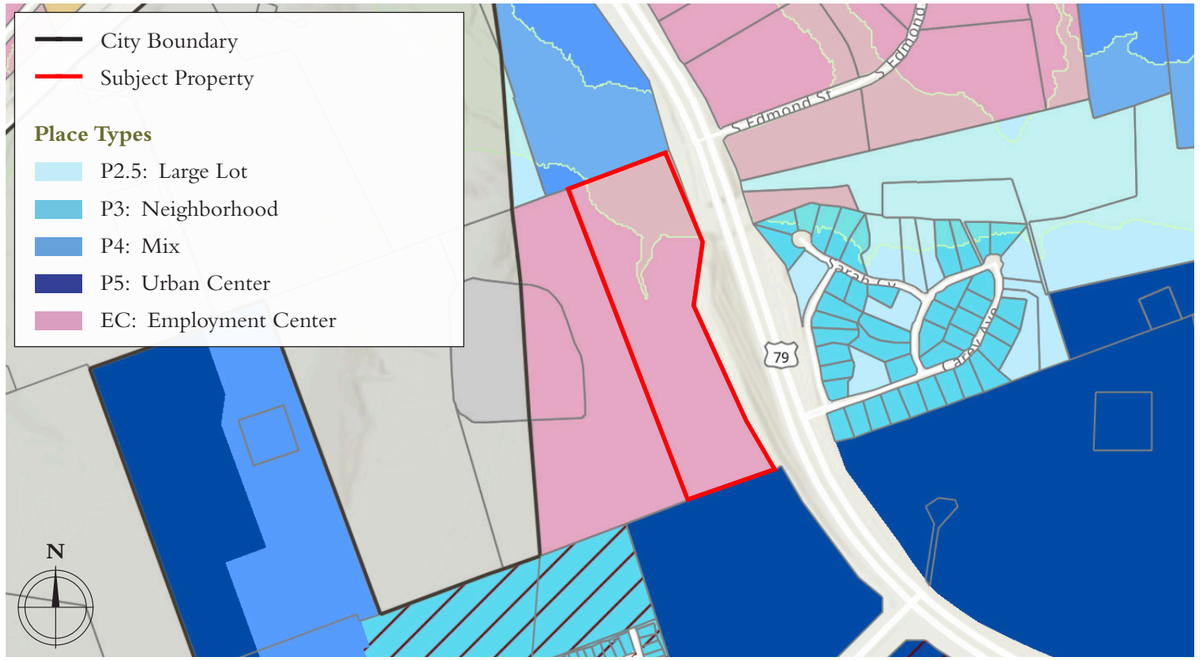
The design is subject to change. Not for construction.

COMPREHENSIVE PLAN EXCERPTS

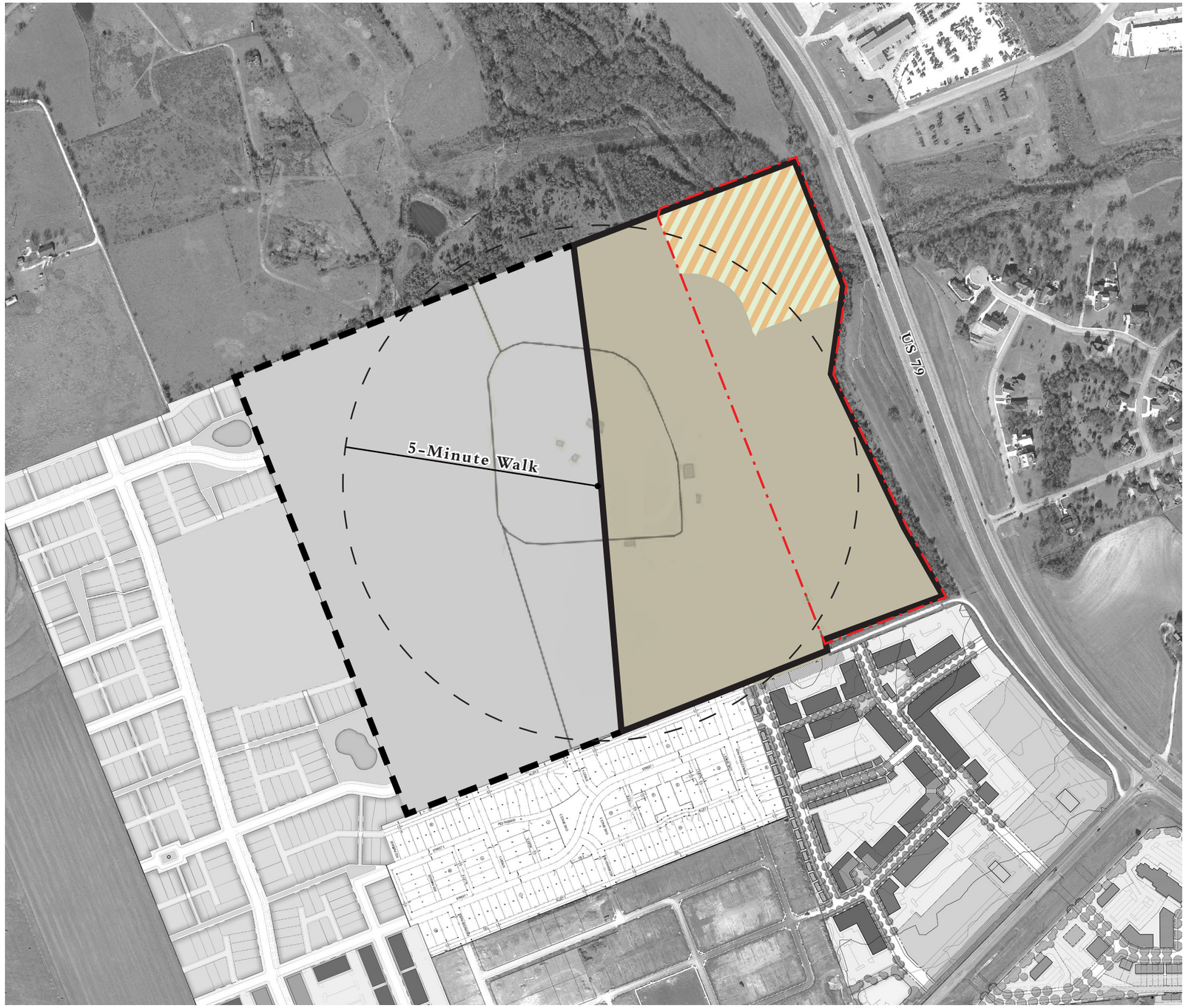








TARGET PLACE TYPE ALLOCATIONS



Key

- Subject Property
- Pedestrian Shed
- Future Pedestrian Shed [1]

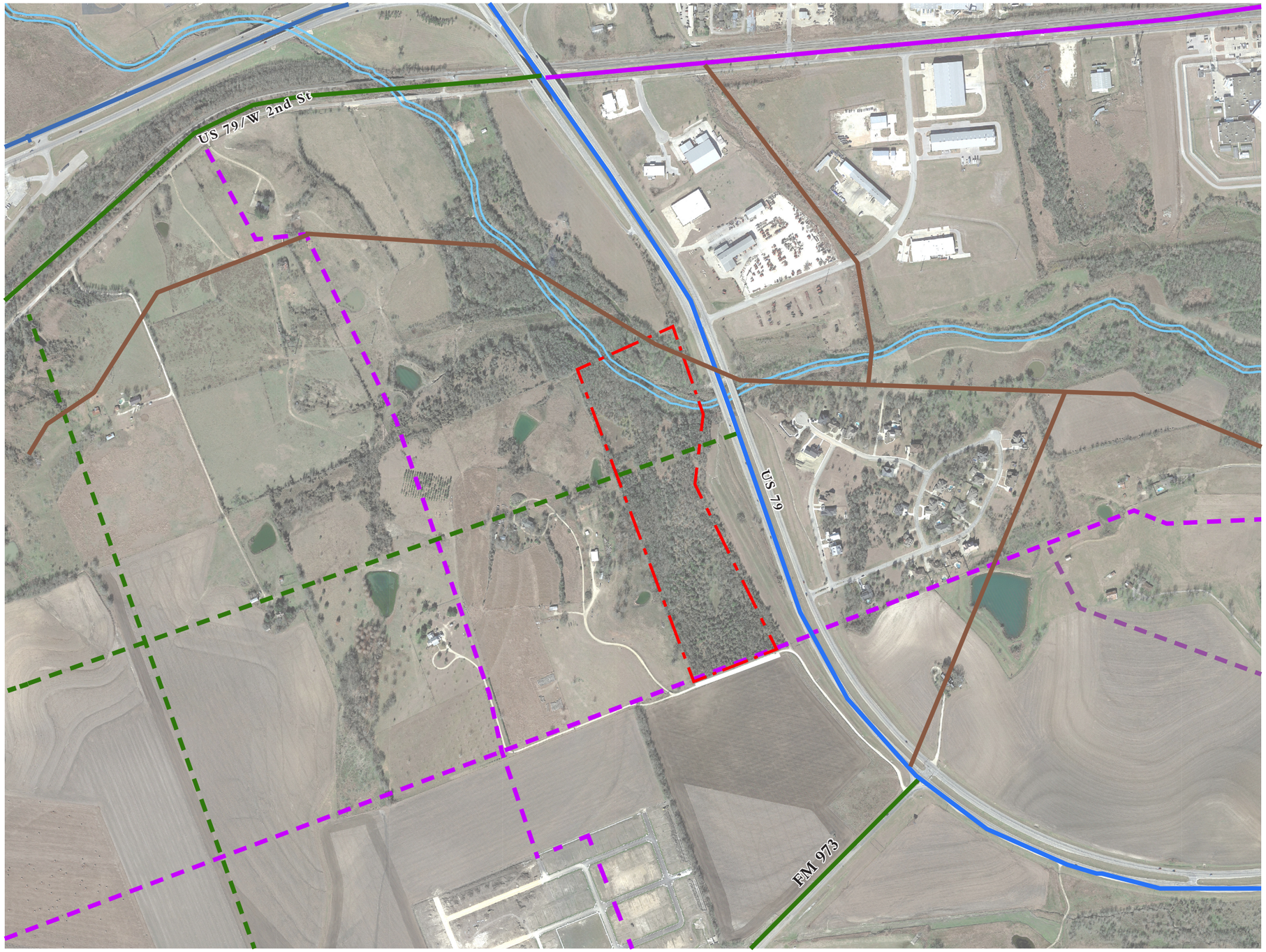
Place Type	Permitted for a TND LDC Table 3.6.1(A)	Within Pedestrian Shed			Target for Subject Property
		Total	Outside Subject Property	Inside Subject Property	
P1	5% min.	0.0 ac. (0%)	0.0 ac.	8.9 ac.	1 ac. min.
P3	10-30%	0.0 ac. (0%)	0.0 ac.	TBD	3-8 ac.
P4	40-60%	0.0 ac. (0%)	0.0 ac.	TBD	11-16 ac.
P5	10-30%	0.0 ac. (0%)	0.0 ac.	TBD	3-8 ac.
CS	10% min.	0.0 ac. (0%)	0.0 ac.	8.9 ac. min.	3 ac. min.
TBD	-	32.5 ac. (54%)	32.5 ac.	18.4 ac.	-
Total	**100%**	**59.8 ac. (100%)**	**32.5 ac.**	**27.3 ac.**	**-**
ETJ	-	65.7 ac.	65.7 ac.	0.0 ac.	-

The areas and percentages shown are approximate and do not include TxDOT ROW, Front Type Thoroughfare ROW, areas within the ETJ, or other properties that have not been subdivided. The effective Pedestrian Shed, shown as a thin dashed line, is intended to include areas reasonably walkable (approximately 5 minute walking distance) from the Site based on existing conditions. Its shape does not conform precisely to a 1/4-mile-radius circle, but approaches an area of approximately 80 acres. Properties zoned as Planned Developments are counted towards the Place Types that most closely resemble the standards of the Planned Development. These assumptions are intended to create consistent calculations and useful comparisons between the areas and percentages.

1. *The thick dashed line shown on the plan indicates the anticipated expansion of the Pedestrian Shed should the adjacent properties that are currently in the ETJ be annexed.*

The design is subject to change. Not for construction.

SUBJECT PROPERTY IN CONTEXT



Key

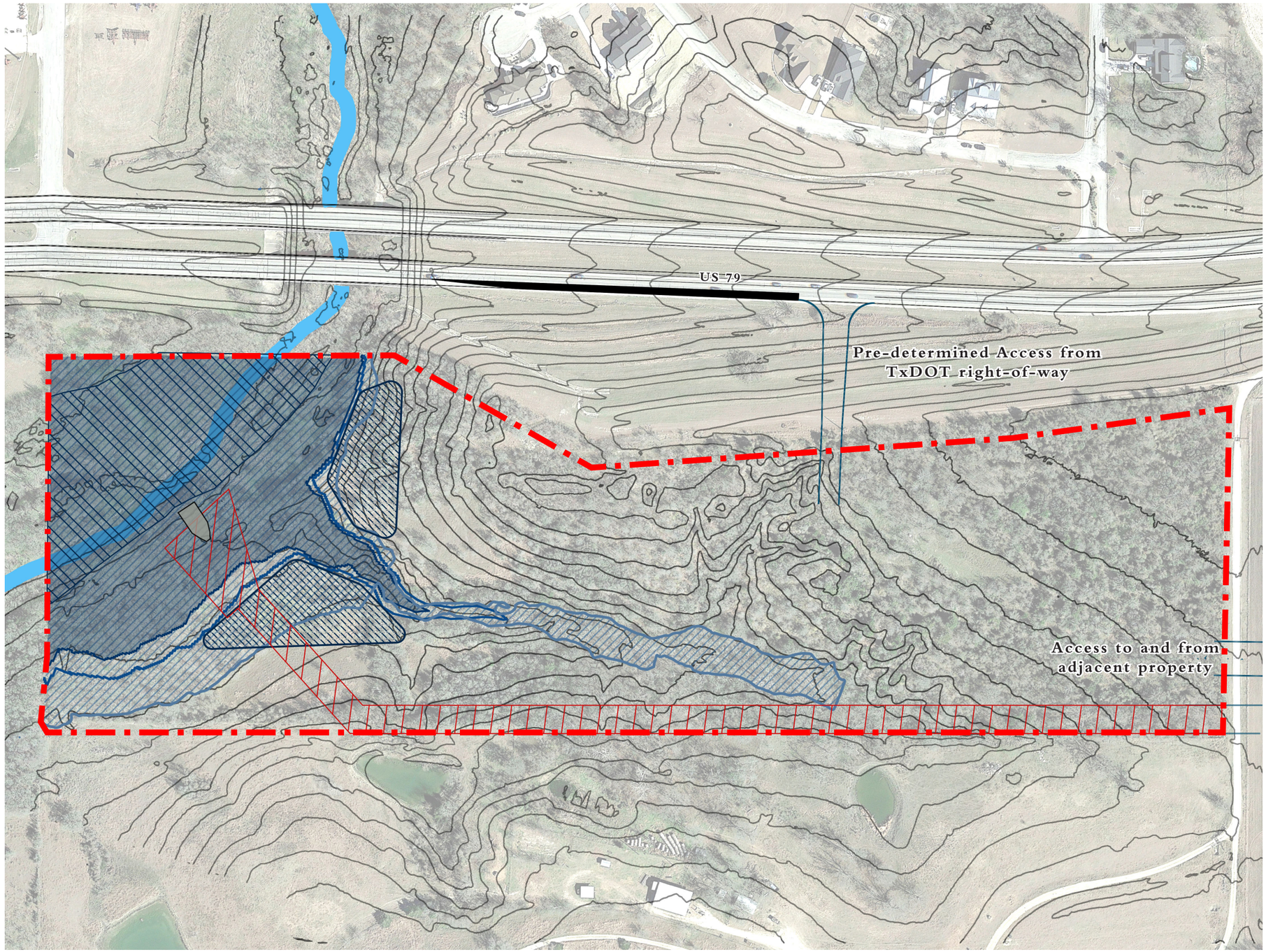
- Subject Property
- Existing Regional Road
- Existing Community Boulevard
- Proposed Community Boulevard (Per City of Taylor Transportation Master Plan)
- Existing Neighborhood Avenue
- Proposed Neighborhood Avenue (Per City of Taylor Transportation Master Plan)
- Proposed Trail
- Mustang Creek

0 mi 1/8 mi 1/4 mi

N

The design is subject to change. Not for construction.

EXISTING CONDITIONS



Key

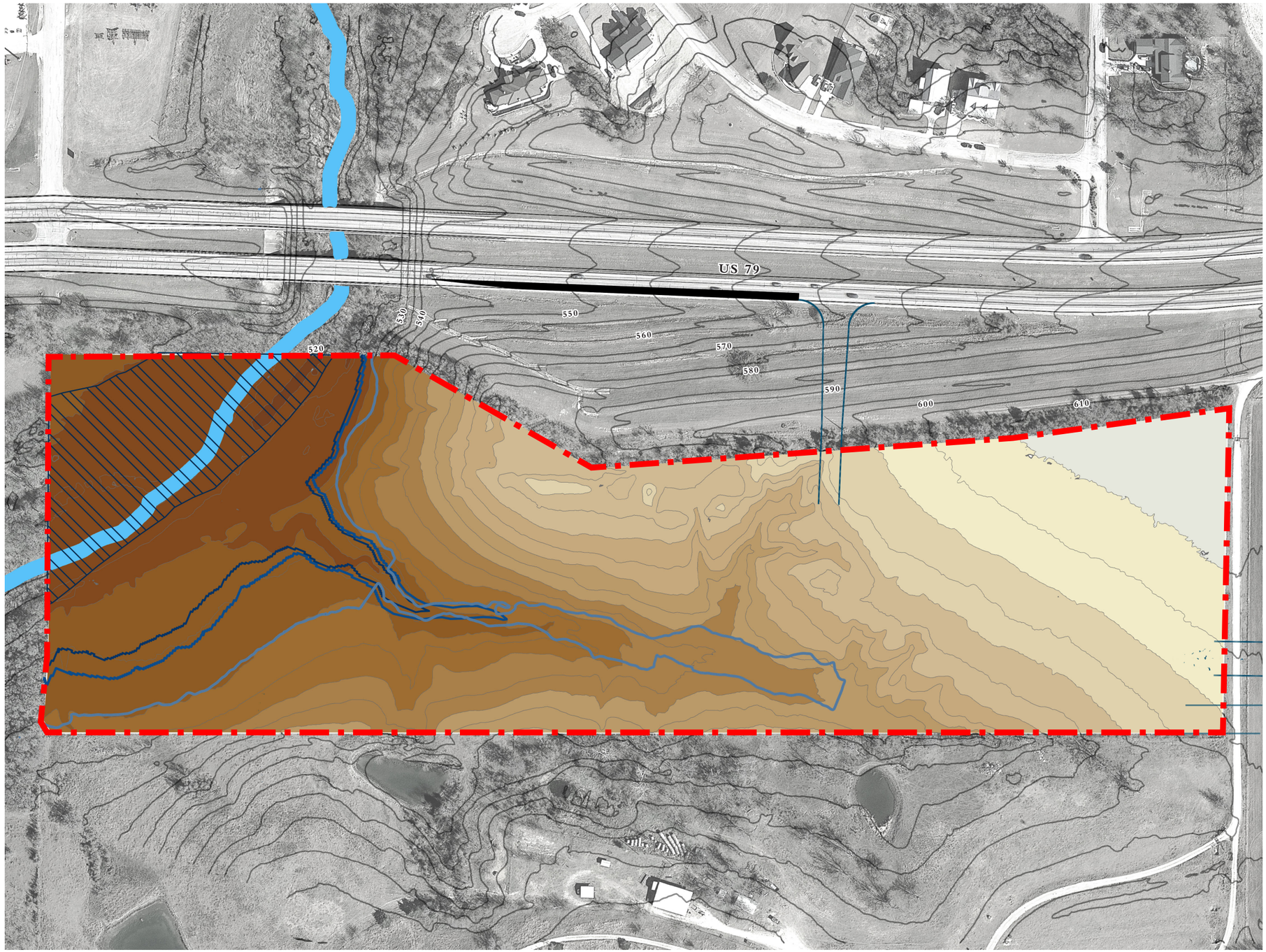
- Subject Property
- 5-foot Contours
- Mustang Creek
- Floodway
- FEMA 100-year Floodplain
- FEMA 500-year Floodplain
- Taylor Floodplain
- Samsung Pipeline Utility Easement (Effluent Line)
- Samsung Pipeline Outfall Structure
- Approximate size and location of required Stormwater Management Facilities

0 ft 60 ft 120 ft 240 ft

N

The design is subject to change. Not for construction.

ELEVATION ANALYSIS



Key

- Subject Property
- 5-foot Contours
- 610-620 ft.
- 600-610 ft.
- 590-600 ft.
- 580-590 ft.
- 570-580 ft.
- 560-570 ft.
- 550-560 ft.
- 540-550 ft.
- 530-540 ft.
- 520-530 ft.
- 510-520 ft.
- Floodway
- FEMA 100-year Floodplain
- FEMA 500-year Floodplain
- Taylor Floodplain
- Mustang Creek

N

0 ft 60 ft 120 ft 240 ft

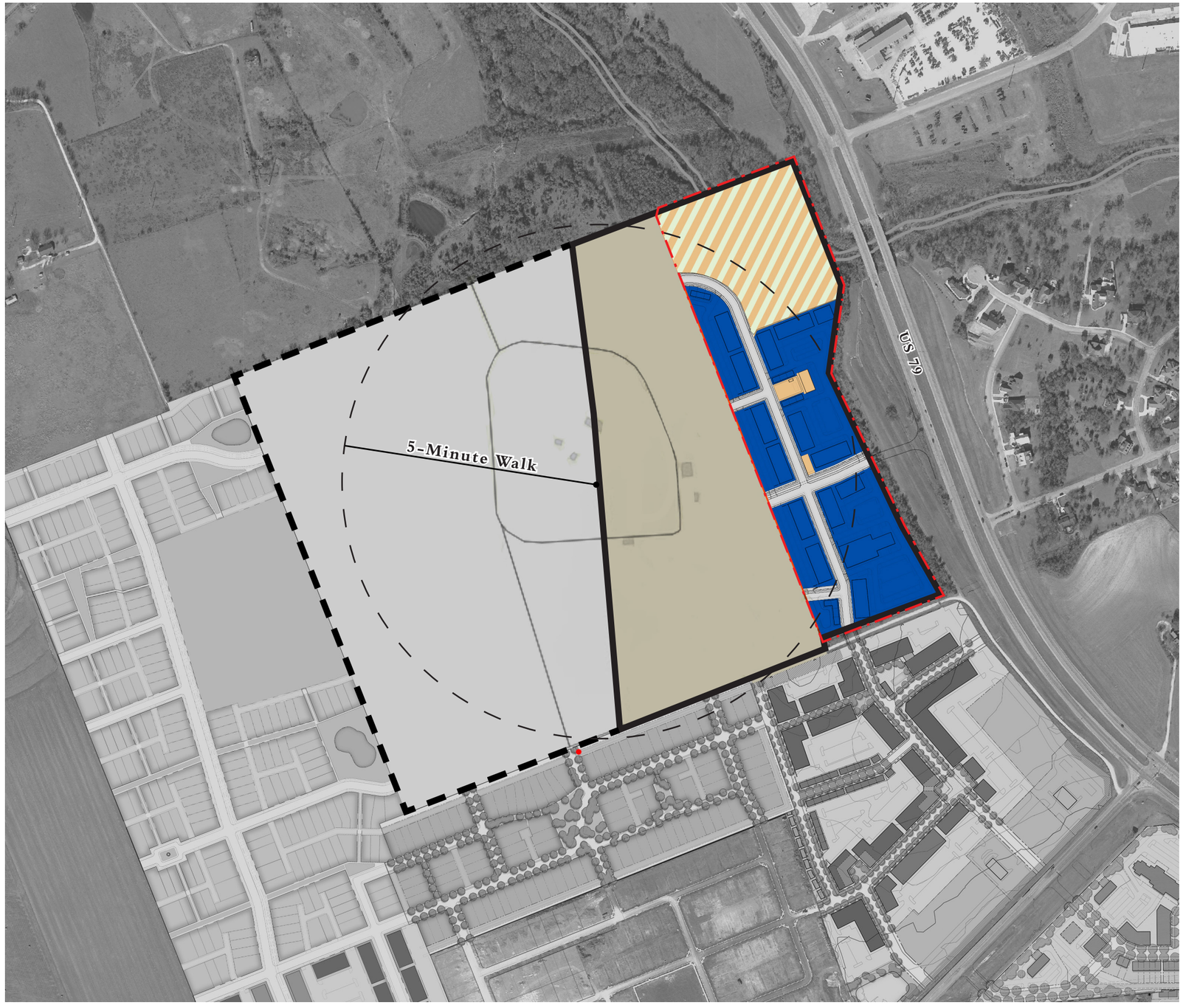
The design is subject to change. Not for construction.

B. Regulations

The Regulations chapter is a set of plans and standards which specifies the requirements of this Employment Center Plan and demonstrates how the Employment Center Plan complies with the Taylor Comprehensive Plan and Land Development Code. These Regulations include the general layout of Thoroughfares, Civic Spaces, Blocks, and Lots, as well as standards specifying any deviations from the LDC and additional requirements necessary for the development to comply with the Comprehensive Plan and the intent of the LDC. While these Regulations are informed by the specific development scenario described in the Supplemental Plans chapter, other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of these Regulations and all other applicable regulations.

Place Type Allocation Plan B.2
Regulating Plan B.3
Block Frontages and Dimensions B.4
Design-Specific Standards B.5
Transportation Master Plan Diagram B.7
Thoroughfare Types B.8
Thoroughfare Sections B.9
Civic Space Plan B.10

PLACE TYPE ALLOCATION PLAN



Key

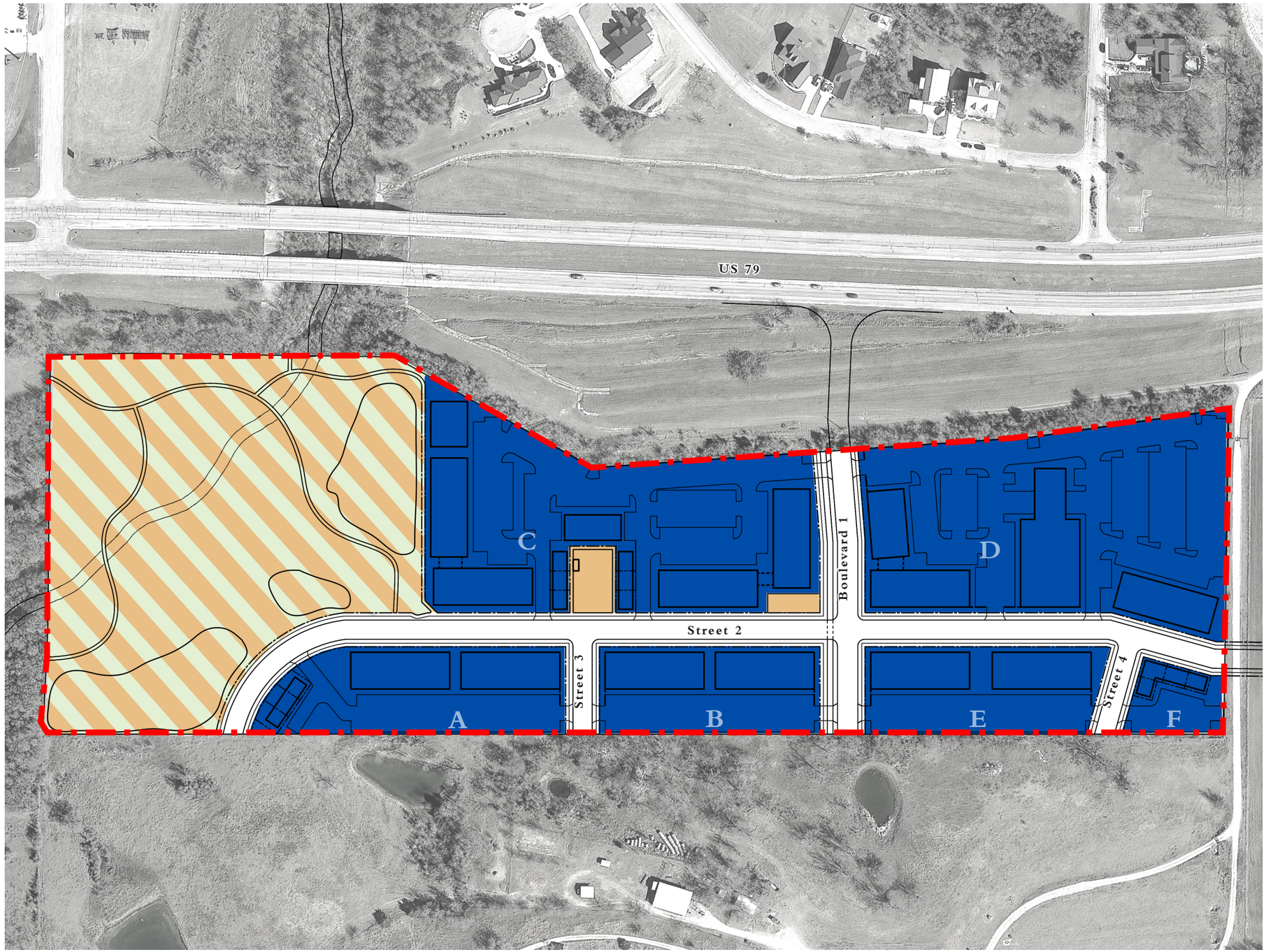
- Subject Property
- Pedestrian Shed
- Future Pedestrian Shed

Place Type	Permitted for a TND LDC Table 3.6.1(A)	Within Pedestrian Shed			Target for Subject Property
		Total	Outside Subject Property	Inside Subject Property	
P1	5% min.	8.9 ac. (15.8%)	0.0 ac.	8.9 ac.	1 ac. min.
P3 [4]	10-30%	0.0 ac. (0%)	0.0 ac.	0.0 ac.	3-8 ac.
P4 [4]	40-60%	0.0 ac. (0%)	0.0 ac.	0.0 ac.	11-16 ac.
P5	10-30%	14.4 ac. (25.6%)	0.0 ac.	14.4 ac.	3-8 ac.
CS [3]	10% min.	9.2 ac. (16.3%)	0.0 ac.	9.2 ac.	3 ac. min.
TBD [2]	-	32.5 ac. (58.0%)	32.5 ac.	-	-
Total	**100%**	**56.0 ac. (100%)**	**32.5 ac.**	**23.5 ac.**	**-**
ETJ	-	65.7 ac.	65.7 ac.	0.0 ac.	-

1. *The percentages listed are calculated with respect to the area of the Pedestrian Shed as shown on the accompanying plan. The Pedestrian Shed (as described in LDC § 3.6.1.7) delineates the area of the subject property and adjacent properties intended to constitute a complete TND (as described in LDC § 3.6.1.4). Areas and percentages listed are approximate.*
2. *The areas and percentages listed are calculated excluding the following: Front Type Thoroughfares, land within the ETJ or other land outside the Taylor city limits, and TxDOT RsOW.*
3. *For the total Civic Space allocation within the subject property, refer to the Civic Space Plan on page B.10.*
4. *See a recommended Warrant regarding the allocation of P3 and P4 in this Pedestrian Shed in the General Standards on page B.3.*

The design is subject to change. Not for construction.

REGULATING PLAN

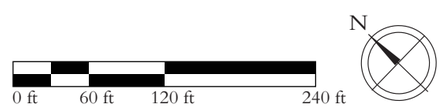


Key

- Subject Property
- Civic Space with P1 Overlay
- P5
- CS

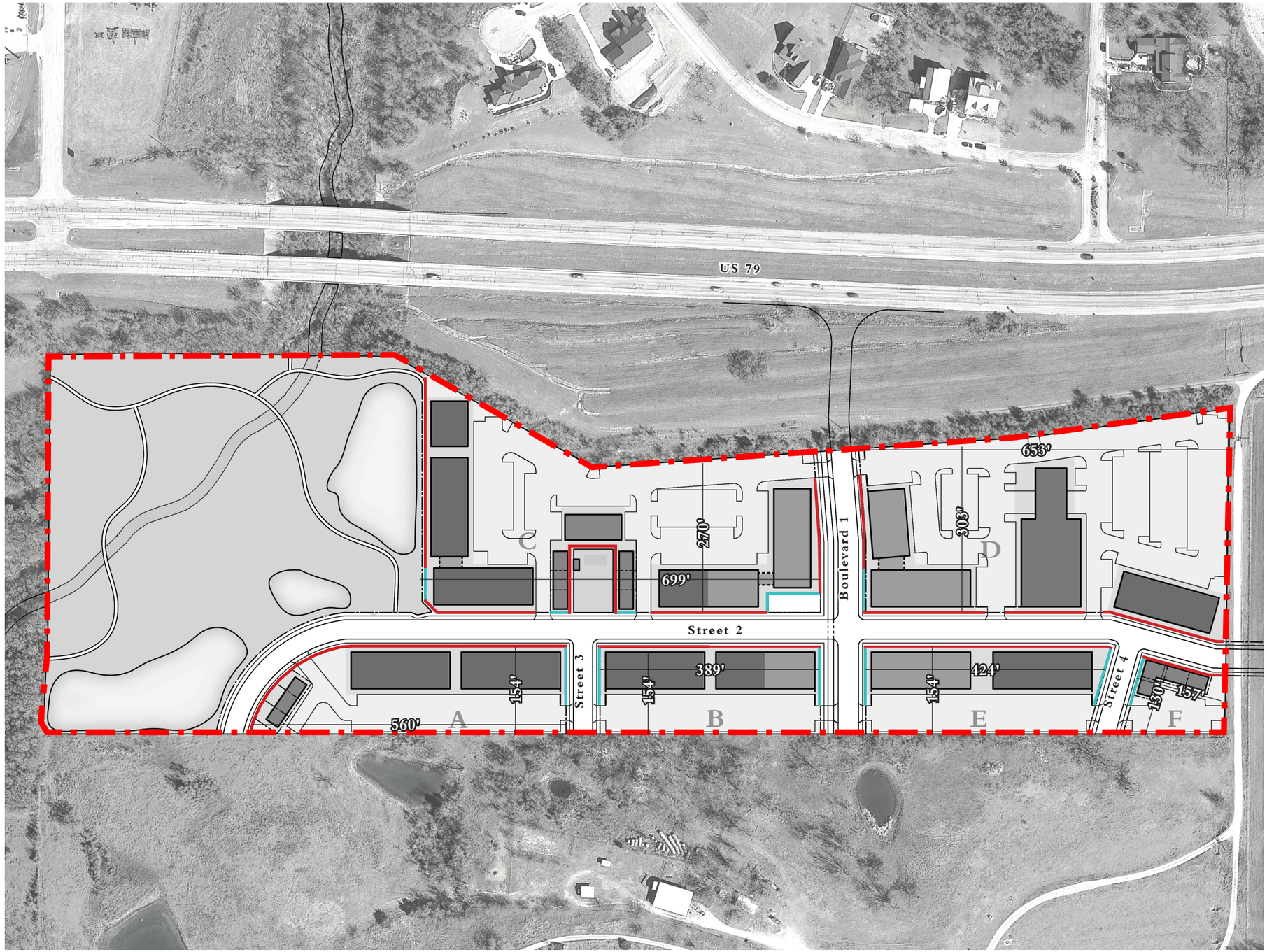
General Standards

1. A Warrant is recommended to allow a lower ratio of P3 and P4 than is specified for a TND to allow for the high-density residential and mixed-use functions specified in the description of the Special Employment District in the Comprehensive Plan.



The design is subject to change. Not for construction.

BLOCK FRONTAGES AND DIMENSIONS

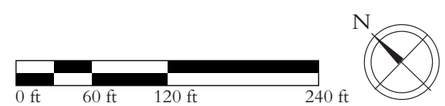


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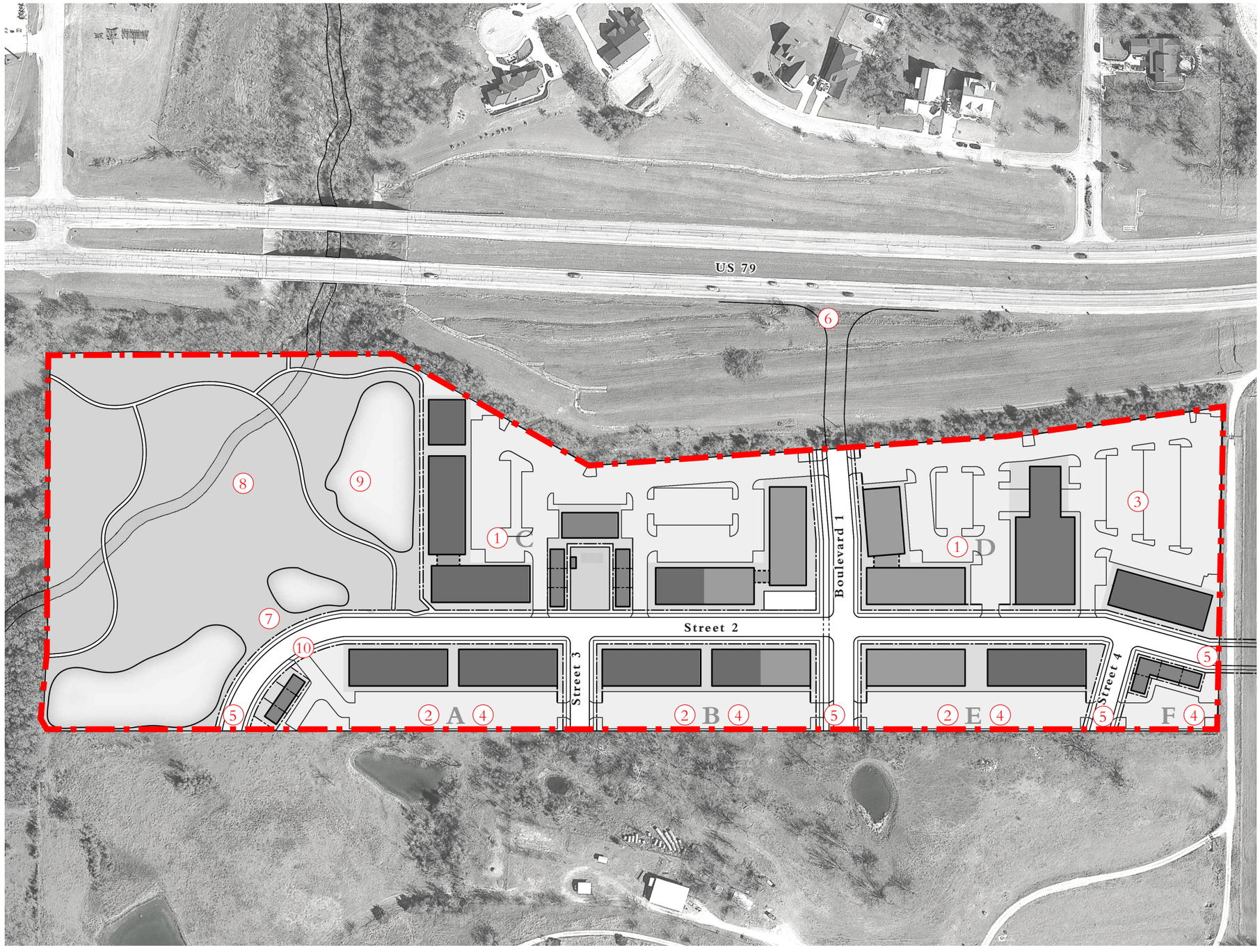
- Subject Property
- Primary Frontage
- Secondary Frontage
- Block Dimensions

Notes

1. Block dimensions shown are non-binding and are intended to demonstrate compliance with City Standards for block length and perimeter. See the Design Specific Standards on page B.5 for a recommended Warrant for blocks which do not comply.

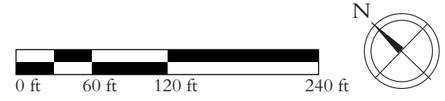


The design is subject to change. Not for construction.

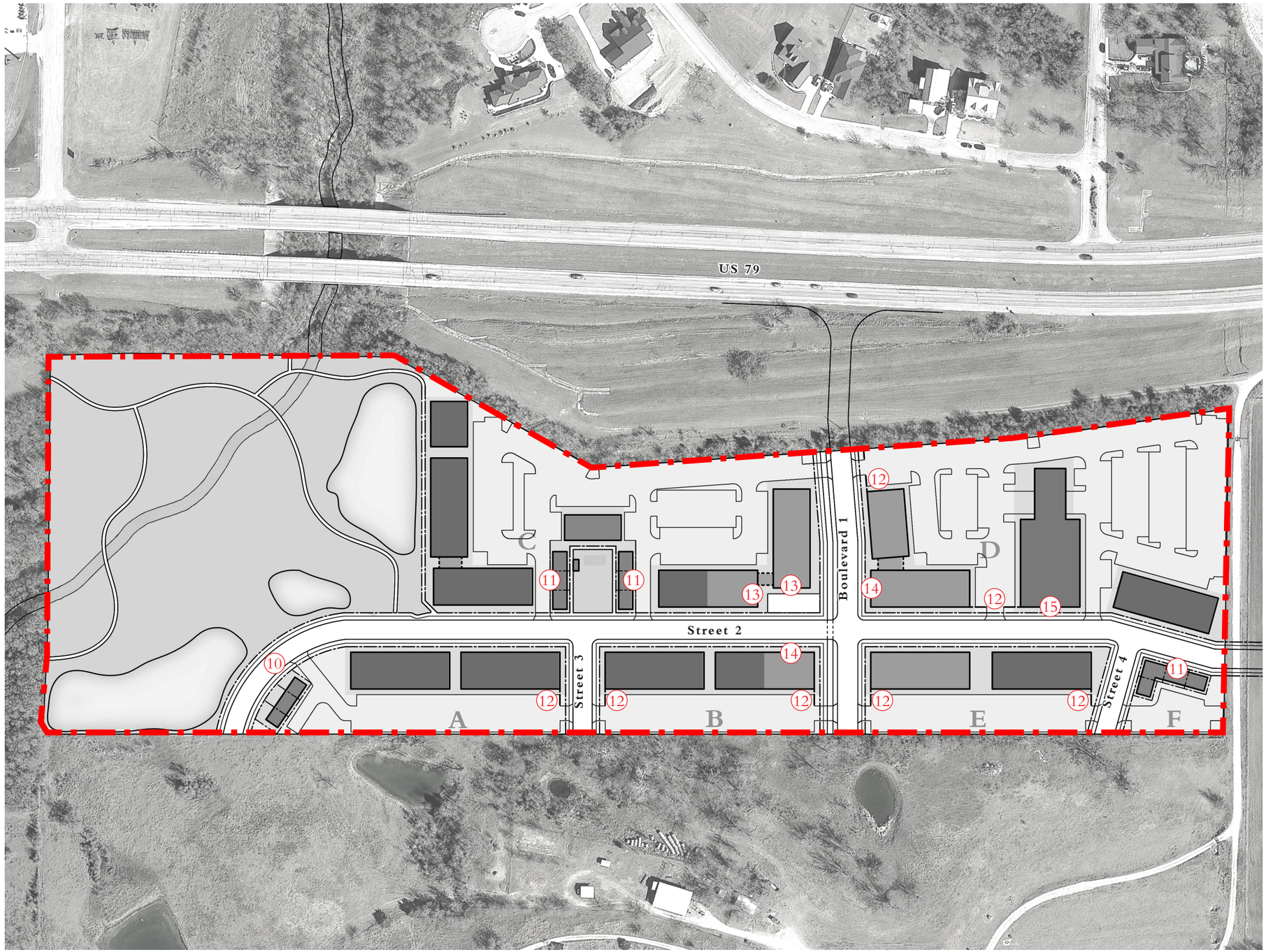


Design Specific Standards

1. A Warrant is recommended to allow for Blocks C and D to exceed the maximum Block length in LDC § 3.8.2.9 due to the limitations of connections to US 79.
2. A Warrant is recommended to allow for Blocks A, B, and E to exceed the maximum Block length in LDC § 3.8.2.9 to accommodate the applicant's proposed multi-family and mixed-use buildings and their associated parking.
3. A Warrant is recommended for the parking area for the Hotel building to exceed 1.5 times the building footprint to accommodate the applicant's proposed building type and associated parking and since the proposed uses are adjacent to US 79.
4. The parking lots in Blocks A, B, E, and F are intended to connect to the future development (alleys and/or parking lots) on the adjacent property, with the exact location of the connections to be determined.
5. Boulevard 1 and Streets 2, 3, and 4 are intended to connect to adjacent properties, with the exact location of the connections to be determined.
6. Boulevard 1 is intended to connect to US 79, with the precise location and design of the connection to be coordinated with TxDOT.
7. It is recommended that a pavilion or other civic structure be placed in the Park at this location to terminate the view down Street 2.
8. Paths and trails shall be provided within this Park sufficient to provide Frontage and access to all enfronting lots and to provide connections to existing and proposed City of Taylor Park systems.
9. A Warrant is recommended to allow this Civic Space to include storm and drainage facilities provided that they are designed and landscaped in a naturalistic way that is consistent with the character of a Park (see B.10 and LDC § 4-120).



The design is subject to change. Not for construction.



10. A Warrant is recommended to allow for a tighter minimum inside turning radius on Neighborhood Avenues than specified in the City of Taylor Engineering Manual & Details as a traffic-calming measure. It is recommended that the posted speed be reduced to accommodate this geometry.

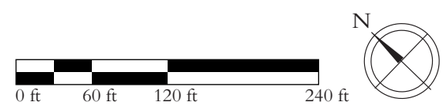
11. Thin Buildings shall be permitted in the areas shown in order to screen parking. All Thin Buildings shall have the Primary Entrance and a Stoop, Porch, or balcony facing the Primary Frontage. A Warrant is recommended to allow parking in the Second Lot Layer in these locations only if it is enclosed in a building and screened from view at Frontages.

12. A Variance is recommended to allow for parking to be placed in the locations shown if walls or hedges of a height sufficient to visually screen the parking from a frontage are provided.

13. Entrances to Commercial uses with Gallery, Arcade or Shopfront Frontage Types are required fronting this Civic Space.

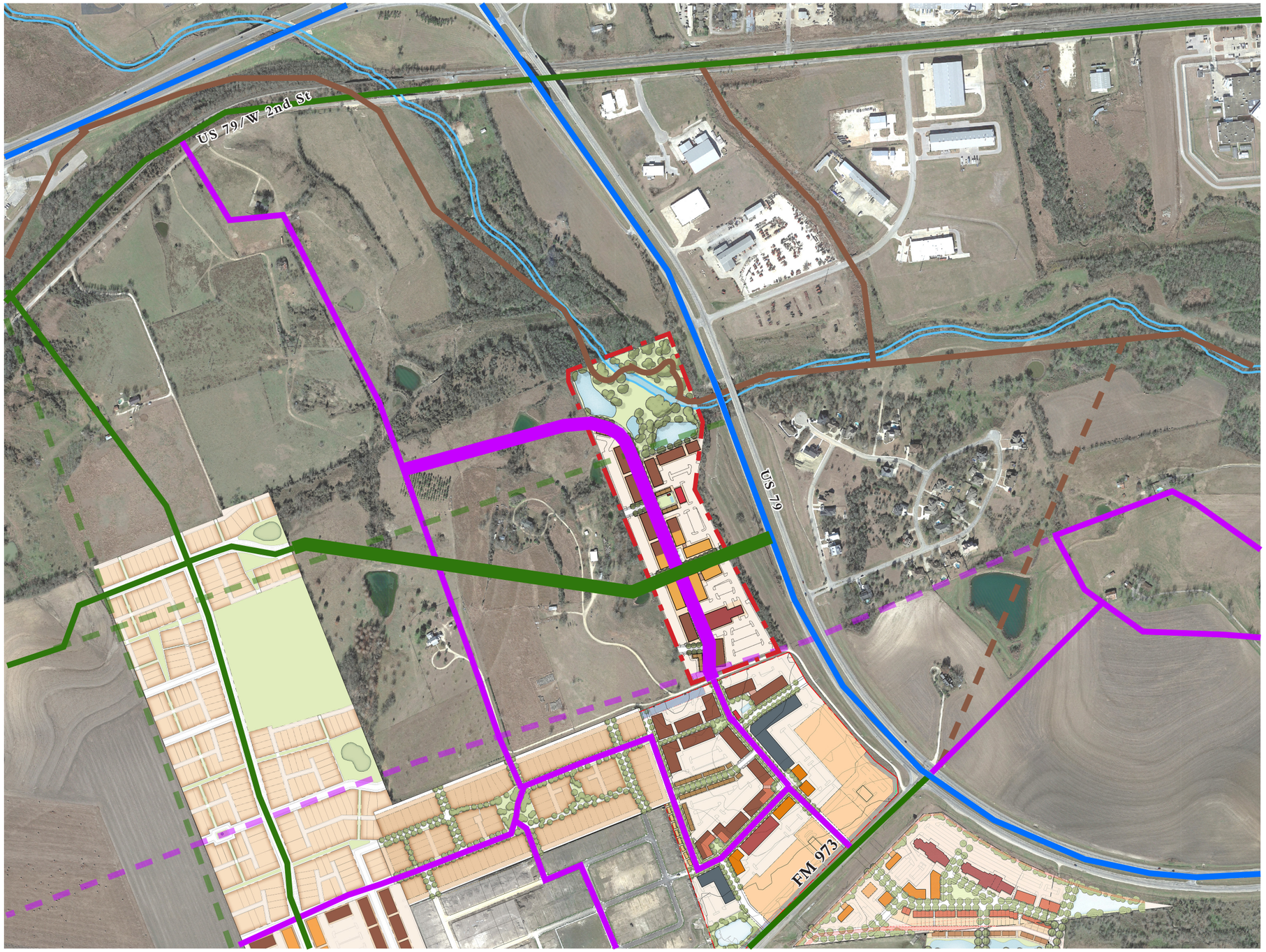
14. Entrances to Commercial uses with Gallery, Arcade, or Shopfront Frontage Types are required on Frontages that face this Civic Space from across a Thoroughfare.

15. An entrance to the hotel that connects directly to the lobby is required facing Street 2.



The design is subject to change. Not for construction.

TRANSPORTATION MASTER PLAN DIAGRAM



Key

- Subject Property
- Existing Thoroughfare
- Proposed Thoroughfare
- Previously Proposed Thoroughfare

Thoroughfare Designations

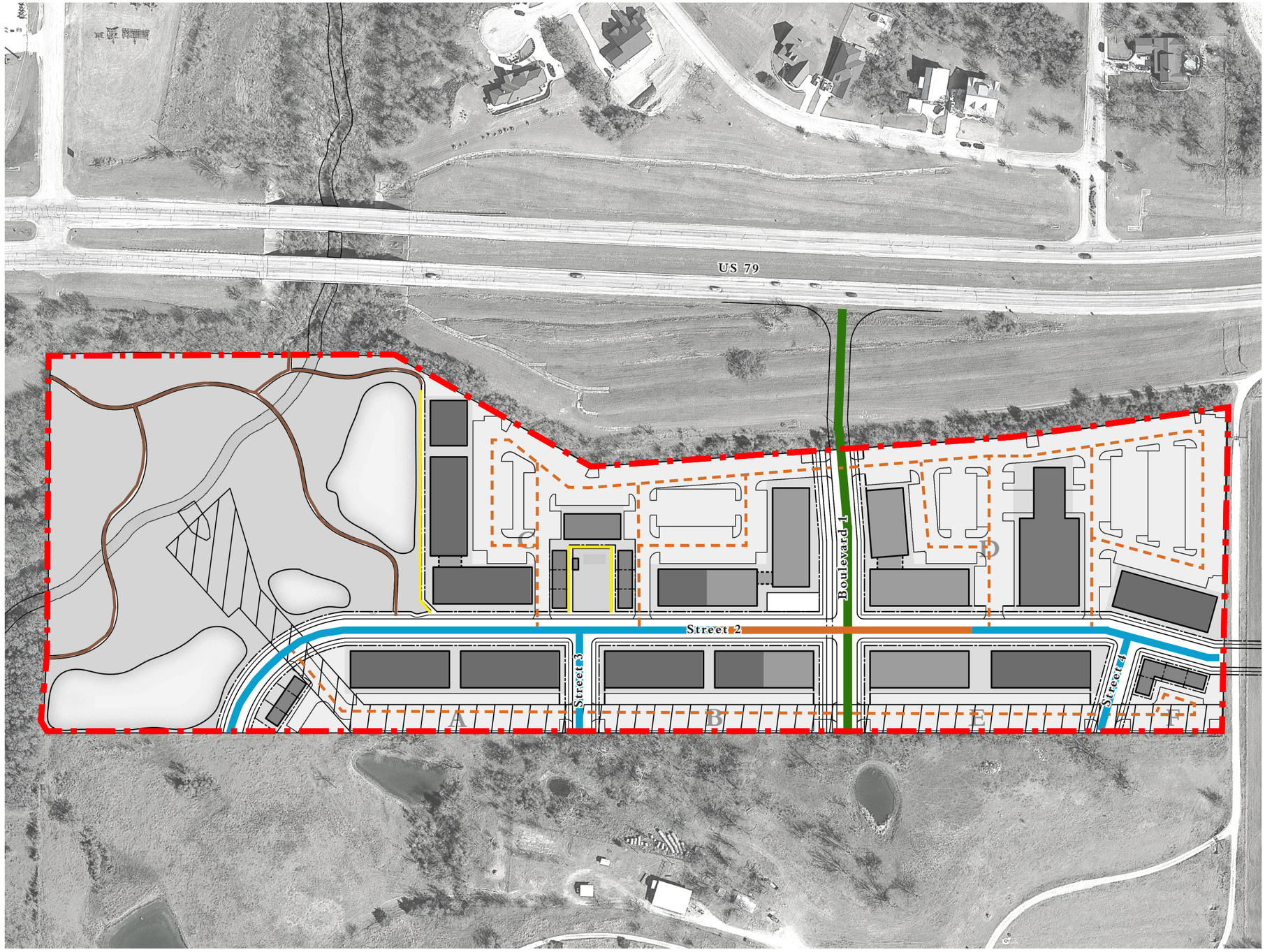
- Regional Road
- Community Boulevard
- Neighborhood Avenue
- Trail

0 mi 1/8 mi 1/4 mi

N

The design is subject to change. Not for construction.

THOROUGHFARE TYPES



Key

Subject Property

Front Thoroughfare Types

Name	Type	ROW	Pavement
Boulevard	BV	80	36
Street	ST	60	34
Commercial	CS	60	36

Rear Thoroughfare Types

Name	Pavement
Fire Apparatus Access Roads in Parking Lots	26 ft.

Civic Space Thoroughfare Types

Sidewalk in Civic Space (*See Civic Space Standards*)

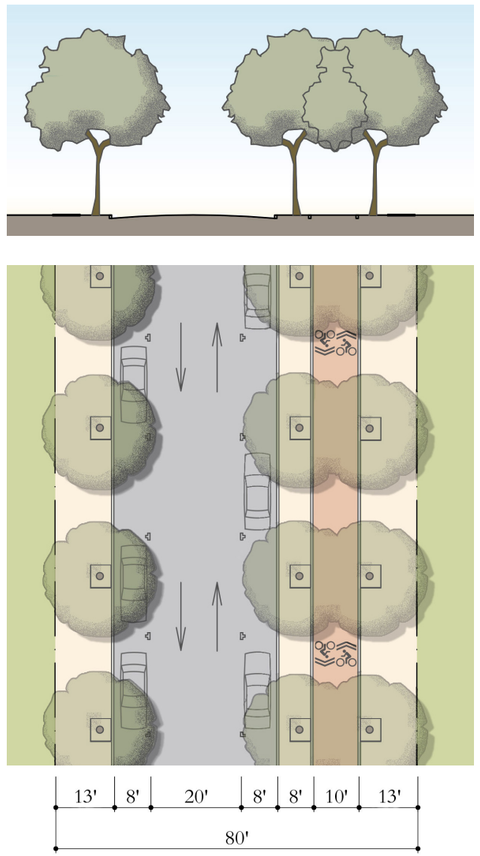
Trail

0 ft 60 ft 120 ft 240 ft

N

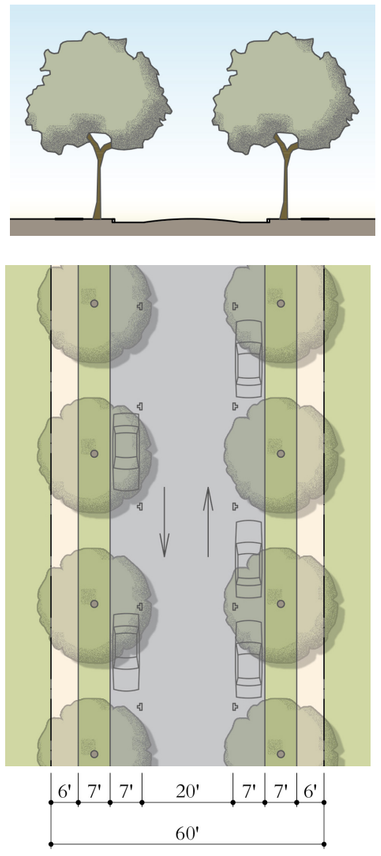
The design is subject to change. Not for construction.

THOROUGHFARE SECTIONS



BV-80-36

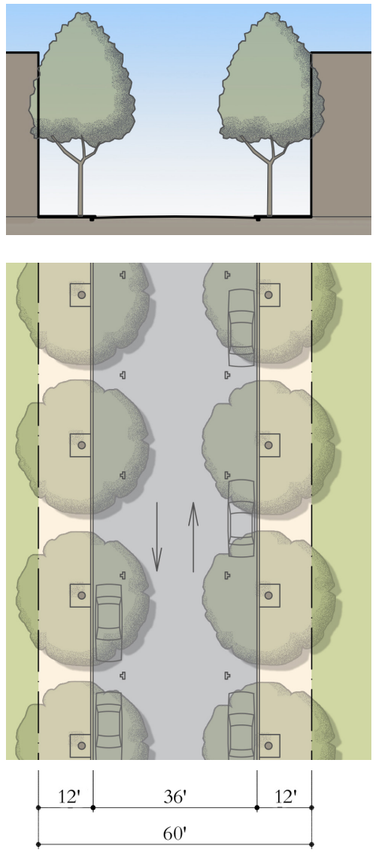
Community Boulevard
80 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
5 ft. Tree Grates
Allee, 25-30 ft. o.c.
13 ft. Sidewalk; 10 ft. Shared-use Path
20-foot clear width



ST-60-34

Neighborhood Street
60 ft. ROW
34 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee[i], 25-30 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall

[i](Cluster pattern permitted adjacent to civic spaces.)



CS-60-36

Neighborhood Street
60 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
5 ft. Tree Grates
Allee, 25-30 ft. o.c.
12 ft. Sidewalk
For buildings up to 30 ft. tall

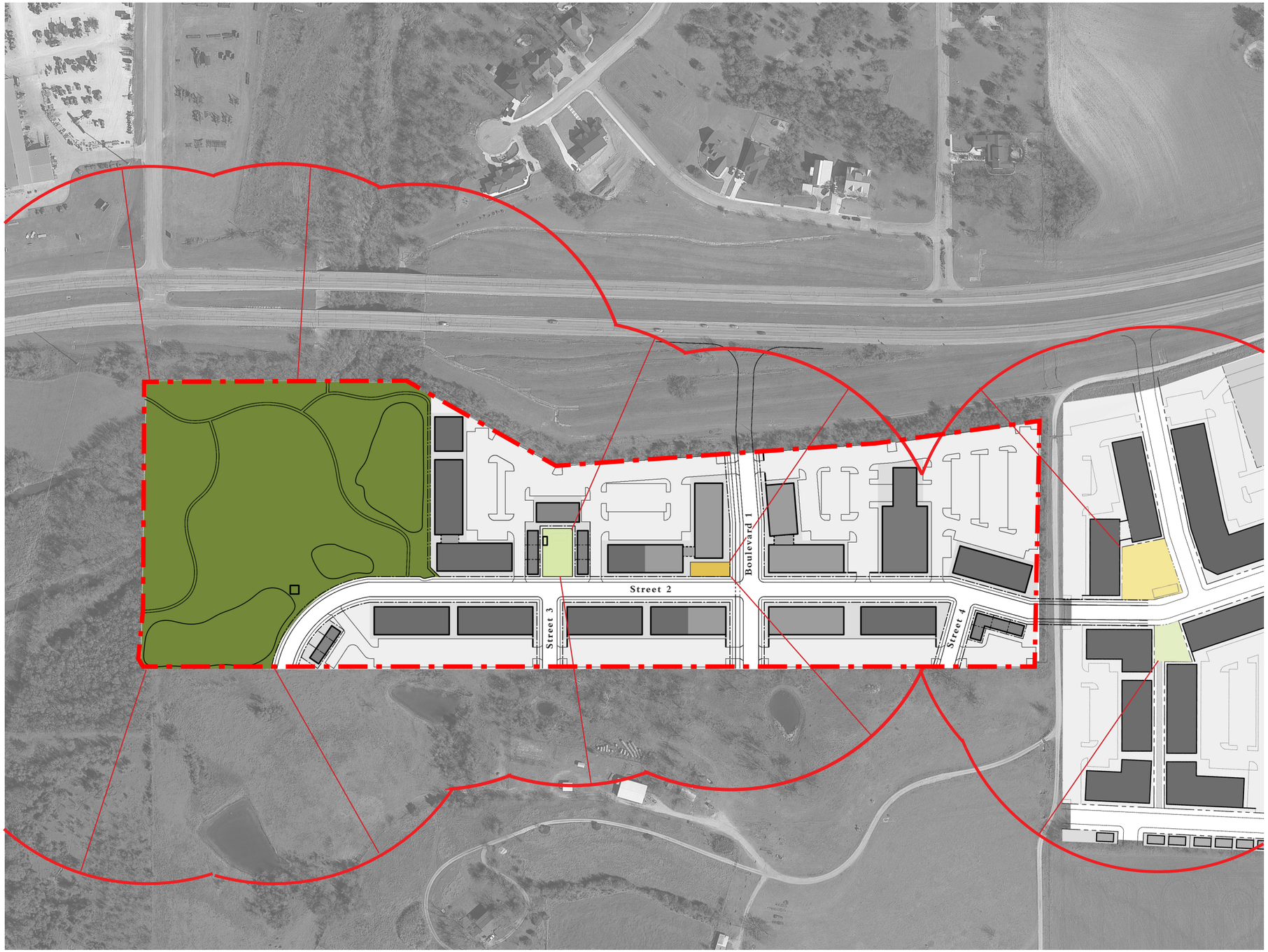
Street trees may be omitted to allow for a Colonnade or Arcade.

Thoroughfare Type
BV Boulevard
ST Street
CS Commercial Street

Right-of-Way Width
Pavement Width
XX-##-##

Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

CIVIC SPACE PLAN



Key

- Subject Property
- 660-foot distance from Civic Space
- Park
- Green
- Square
- Plaza
- Pocket Park

Civic Space Allocation

Civic Space in Subject Property	9.2 ac.
Total Area of Subject Property	27.3 ac.
Civic Space Ratio	**33.5%**

N

0 ft 165 ft 330 ft 660 ft

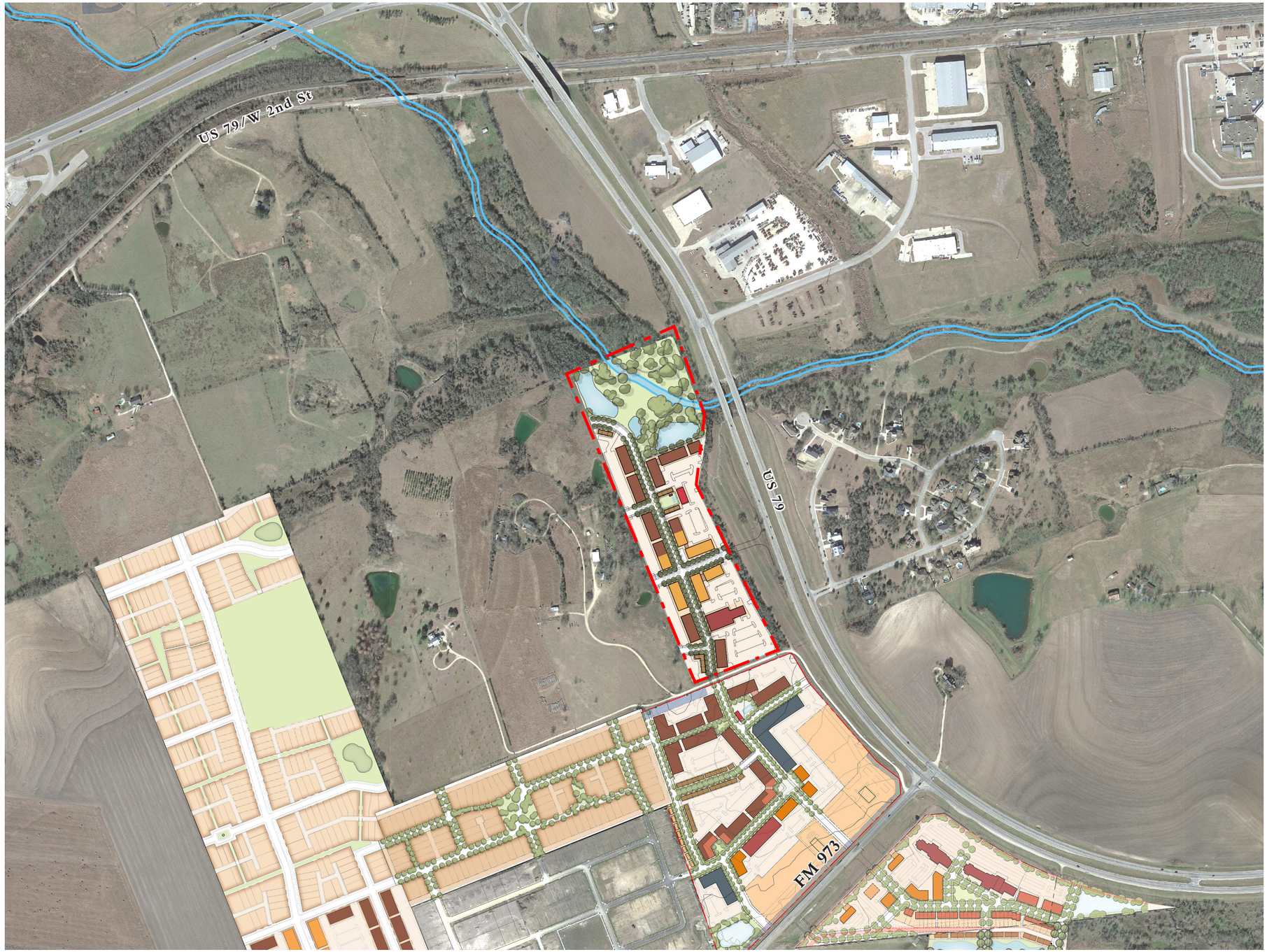
The design is subject to change. Not for construction.

C. Supplemental Plans

The Supplemental Plans chapter is a set of additional plans that elaborates on the specific development scenario used as the basis for this Employment Center Plan. This information includes the Building Types, uses, and parking incorporated into the design, how that design proposes to address matters such as fire apparatus access, and particular features of the design that contribute to the intended character of the development. The information presented in this chapter reflects one possible development scenario for this Employment Center Plan. Other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of the requirements in the Regulations chapter and all other applicable regulations.

Illustrative Master Plan in Context C.2
Illustrative Master Plan and Program Summary C.3
Fire Apparatus Access C.4
Addressing Diagram C.5
Program Acreage C.6
Detailed Parking and Program C.7
Character Images C.9

ILLUSTRATIVE MASTER PLAN IN CONTEXT



Key

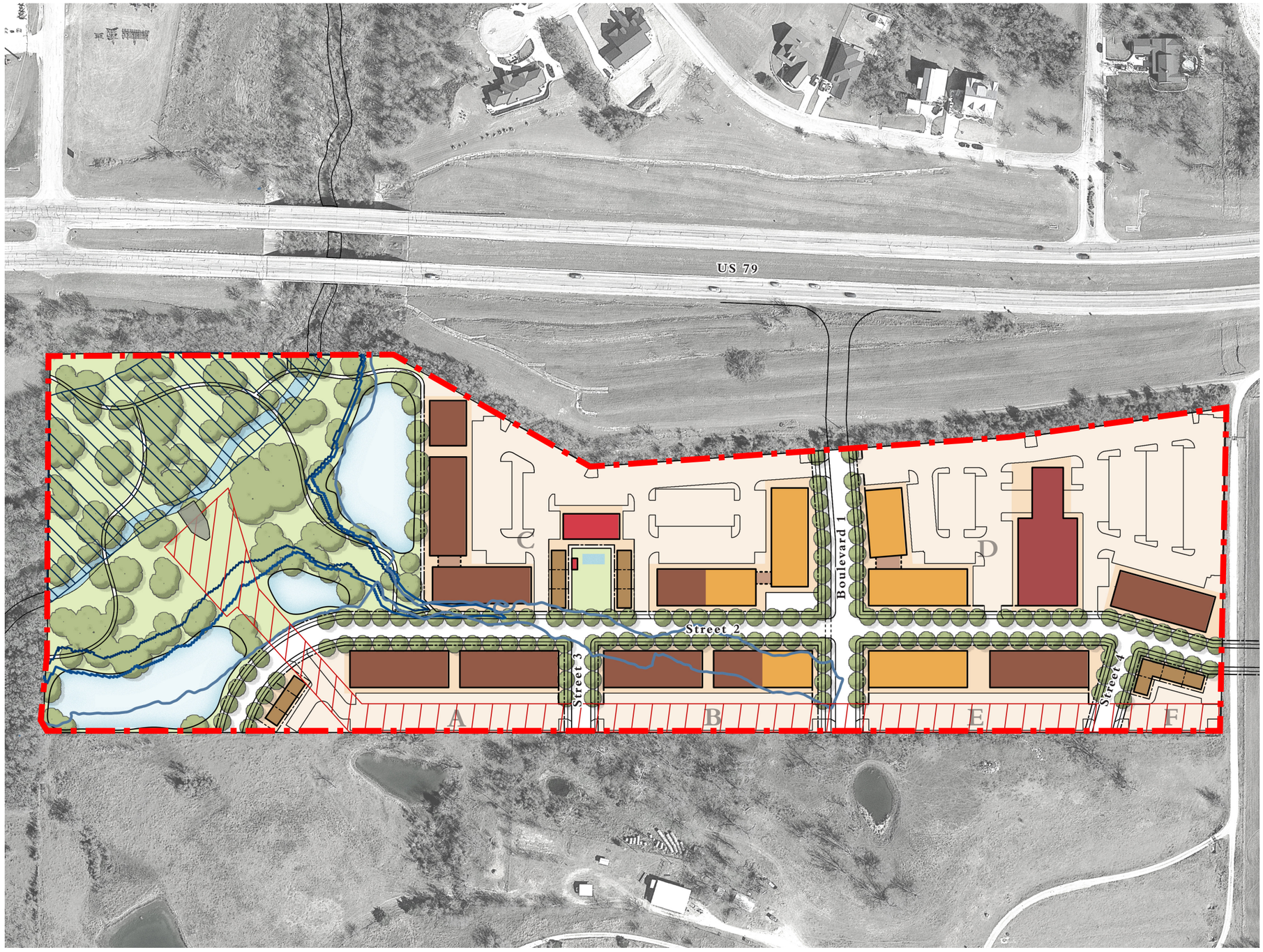
Subject Property

0 mi 1/8 mi 1/4 mi

N

The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN WITH PROGRAM SUMMARY



Key

- Subject Property
- Mustang Creek
- Floodway
- FEMA 100-year Floodplain
- FEMA 500-year Floodplain
- Taylor Floodplain
- Samsung Pipeline Utility Easement (Effluent Line)
- Samsung Pipeline Outfall Structure

Residential

Large Multi-Family	378 Units
Thin Buildings	13 Units
Subtotal Multi-Family	**391 Units**
Total Residential	**391 Units**

Non-Residential

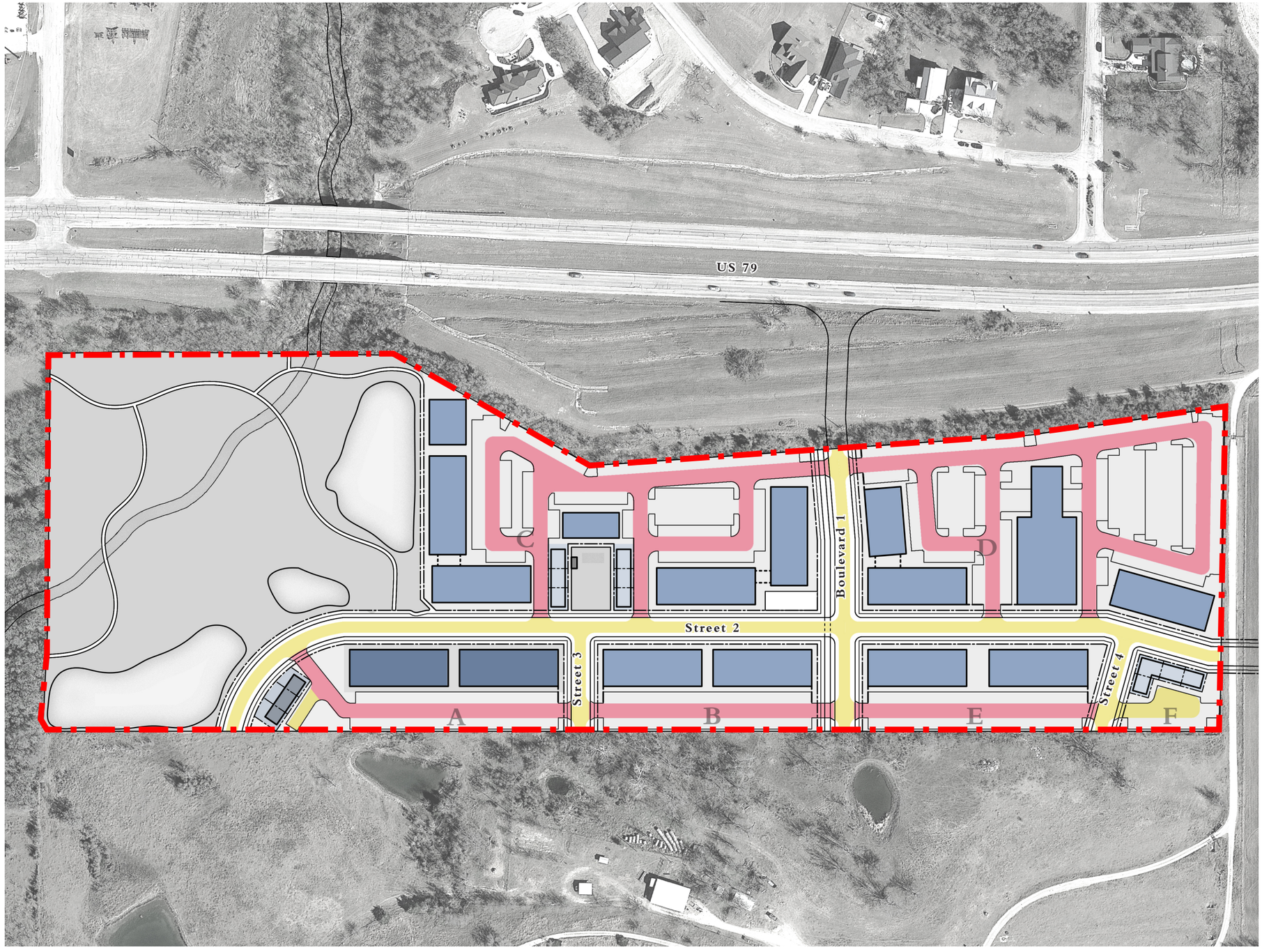
Commercial	51,800 SF
Hotel	120 Keys

0 ft 60 ft 120 ft 240 ft

N

The design is subject to change. Not for construction.

FIRE APPARATUS ACCESS

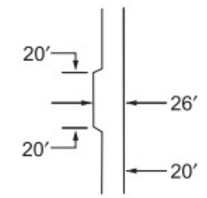


Key

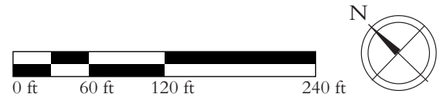
- Subject Property
- 26-foot Fire Apparatus Access Roads
- 20-foot Fire Apparatus Access Roads
- Buildings over 30 feet
- Lots with building under 30 feet

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*).

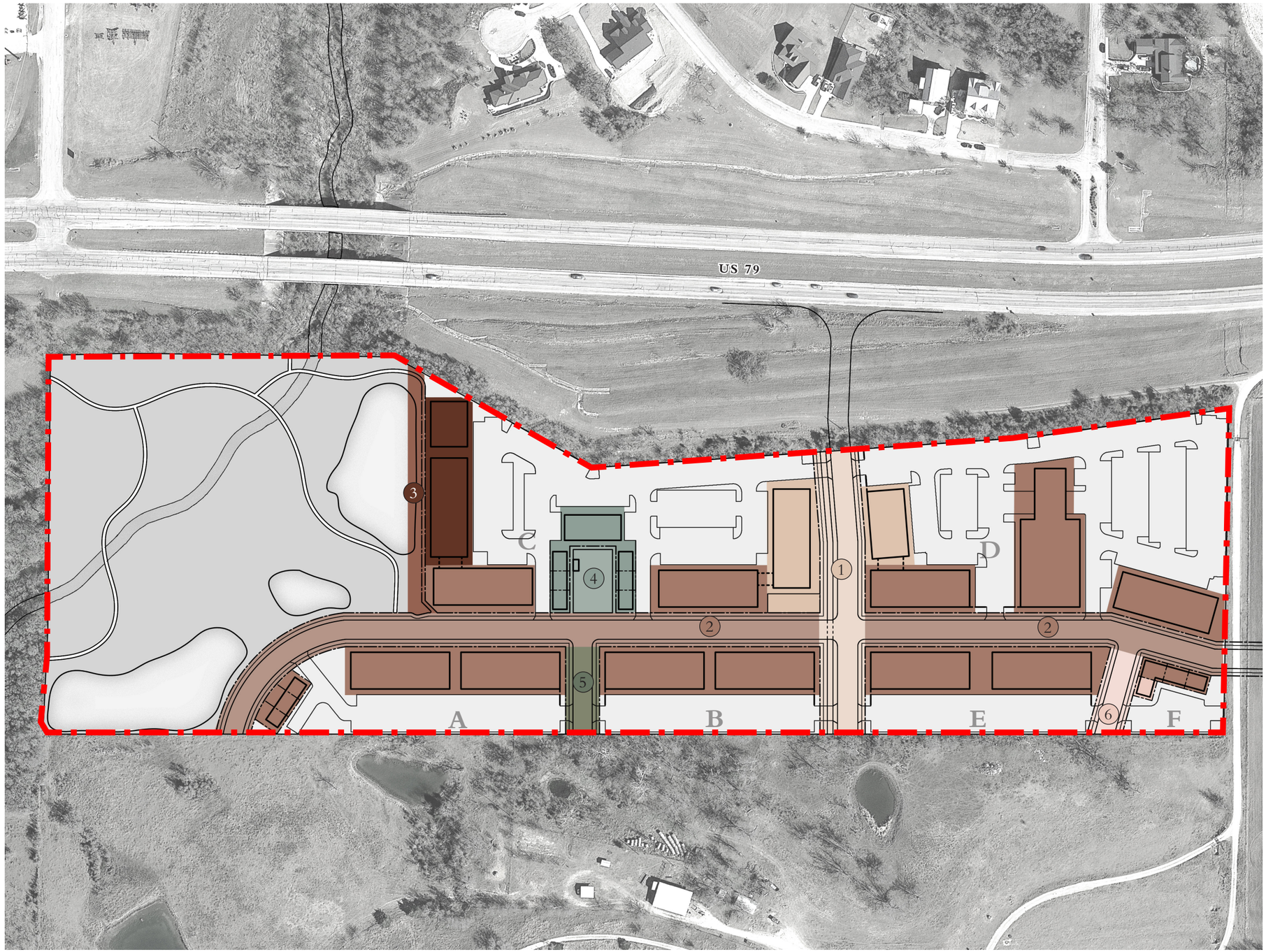


MINIMUM CLEARANCE AROUND A FIRE HYDRANT



The design is subject to change. Not for construction.

ADDRESSING DIAGRAM



Thoroughfare Names & Key

- Subject Property
- 1 _____ Boulevard
- 2 _____ Street
- 3 _____ Park
- 4 _____ Green
- 5 _____ Street
- 6 _____ Street

Notes

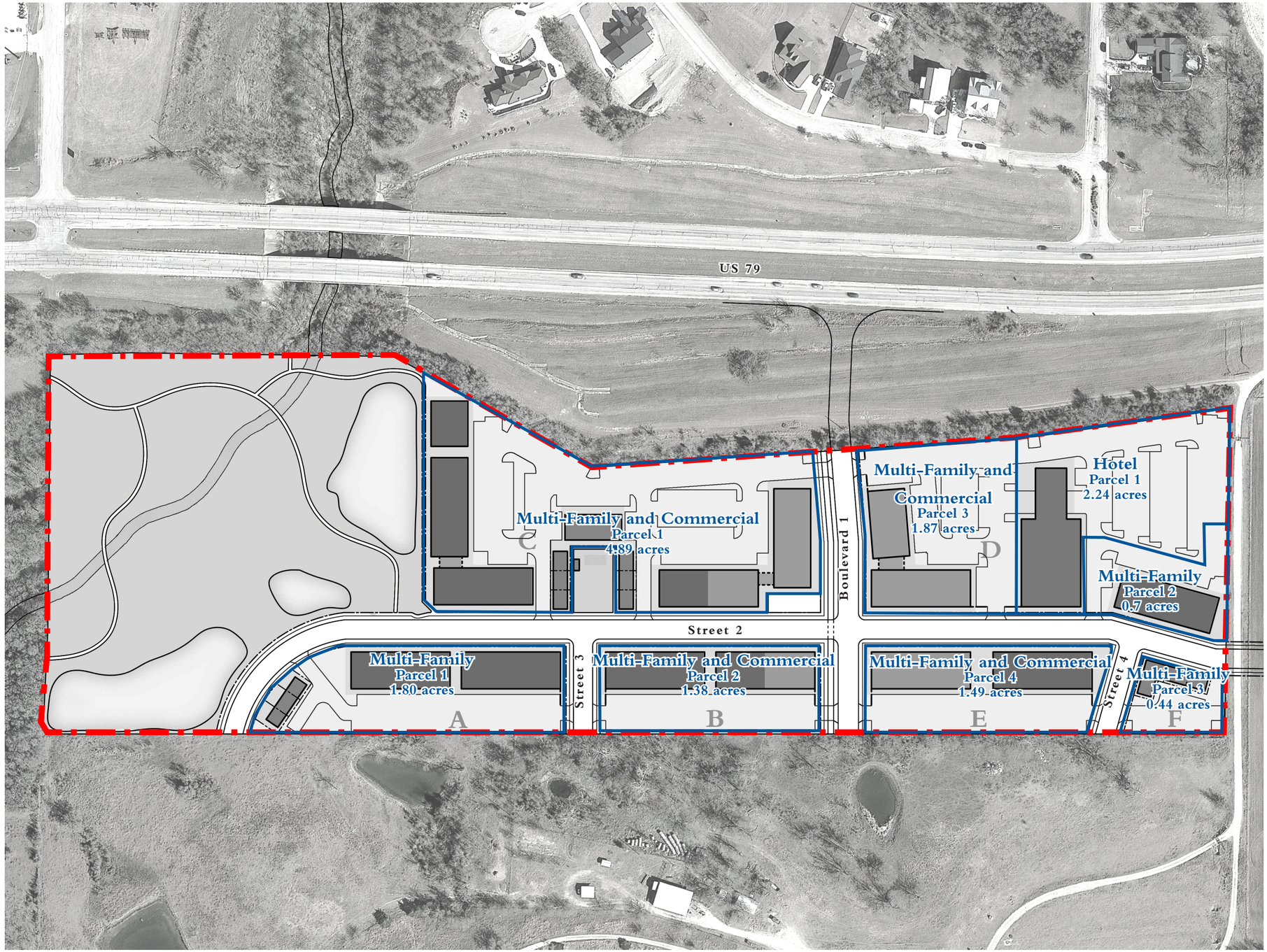
1. *This addressing plan is conceptual and is subject to refinements in future phases.*

N

0 ft 60 ft 120 ft 240 ft

The design is subject to change. Not for construction.

PROGRAM ACREAGE



Key

- Subject Property
- Possible Program Areas
- abc Thoroughfare Label
- A Block Label

Estimated Program Acreage	Acres
Multi-Family Residential and Commercial	12.57
Hotel	2.24

0 ft 60 ft 120 ft 240 ft

N

The design is subject to change. Not for construction.

DETAILED PARKING AND PROGRAM



Assumed Parking Ratios		Spaces
Thin Buildings	per unit	2
Multi-Family Residential	per unit	1.2
Retail/Restaurant	per 1,000 SF	3.8
Hotel	per key	1

Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV parking, dumpster location, etc.

Area A

Large Multi-Family	Program	Spaces
Building A2	32 units	39
Building A3	32 units	39
Thin Buildings	Program	Spaces
Building A1	3 units	6
Total Requested		**84**
Parking Provided		Spaces
Provided on Street		20
Provided in Parking Lots		73
Provided in Garages		6
Total Provided		**99**
Difference		**+15**

Area B

Large Multi-Family	Program	Spaces
Building B1	32 units	39
Building B2	28 units	34
Commercial	Program	Spaces
Building B2	5,500 SF	21
Total Requested		**94**
Parking Provided		Spaces
Provided on Street		20
Provided in Parking Lots		74
Total Provided		**94**
Difference		**0**

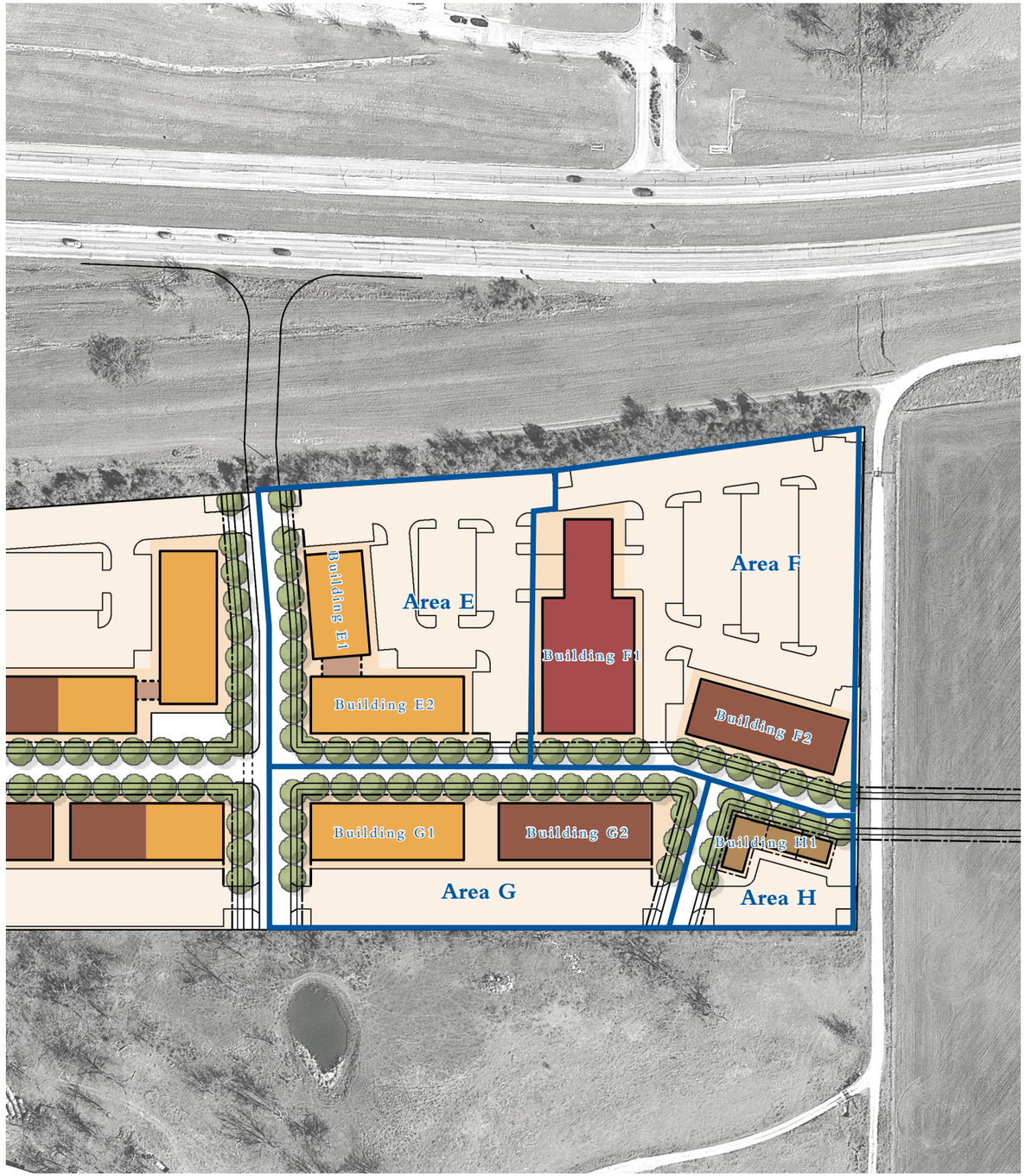
Area C

Large Multi-Family	Program	Spaces
Building C1	16 units	20
Building C2	32 units	39
Building C2	32 units	39
Thin Building	Program	Spaces
Building C4	3 units	6
Total Requested		**104**
Parking Provided		Spaces
Provided on Street		18
Provided in Parking Lots		80
Provided in Garages		6
Total Provided		**104**
Difference		**0**

Area D

Large Multi-Family	Program	Spaces
Building D2	28 units	34
Building D3	24 units	29
Commercial	Program	Spaces
Building D2	5,500 SF	21
Building D3	11,000 SF	42
Thin Building	Program	Spaces
Building D1	3 units	6
Total Requested		**132**
Parking Provided		Spaces
Provided on Street		23
Provided in Parking Lots		116
Provided in Garages		6
Total Provided		**145**
Difference		**+13**

DETAILED PARKING AND PROGRAM



Assumed Parking Ratios		Spaces
Thin Buildings	per unit	2
Multi-Family Residential	per unit	1.2
Retail/Restaurant	per 1,000 SF	3.8
Hotel	per key	1

Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV parking, dumpster location, etc.

Area E

Large Multi-Family	Program	Spaces
Building E1	18 units	22
Building E2	24 units	29
Commercial	Program	Spaces
Building E1	7,800 SF	30
Building E2	11,000 SF	42
Total Requested		**123**
Parking Provided		Spaces
Provided on Street		17
Provided in Parking Lots		111
Total Provided		**128**
Difference		**+5**

Area F

Hotel	Program	Spaces
Building F1	130 keys	140
Large Multi-Family	Program	Spaces
Building F2	32 units	39
Total Requested		**179**
Parking Provided		Spaces
Provided on Street		10
Provided in Parking Lots		172
Total Provided		**182**
Difference		**+3**

Area G

Large Multi-Family	Program	Spaces
Building G1	16 units	20
Building G2	32 units	39
Commercial	Program	Spaces
Building G1	11,000 SF	42
Total Requested		**101**
Parking Provided		Spaces
Provided on Street		20
Provided in Parking Lots		77
Total Provided		**97**
Difference		**-4**

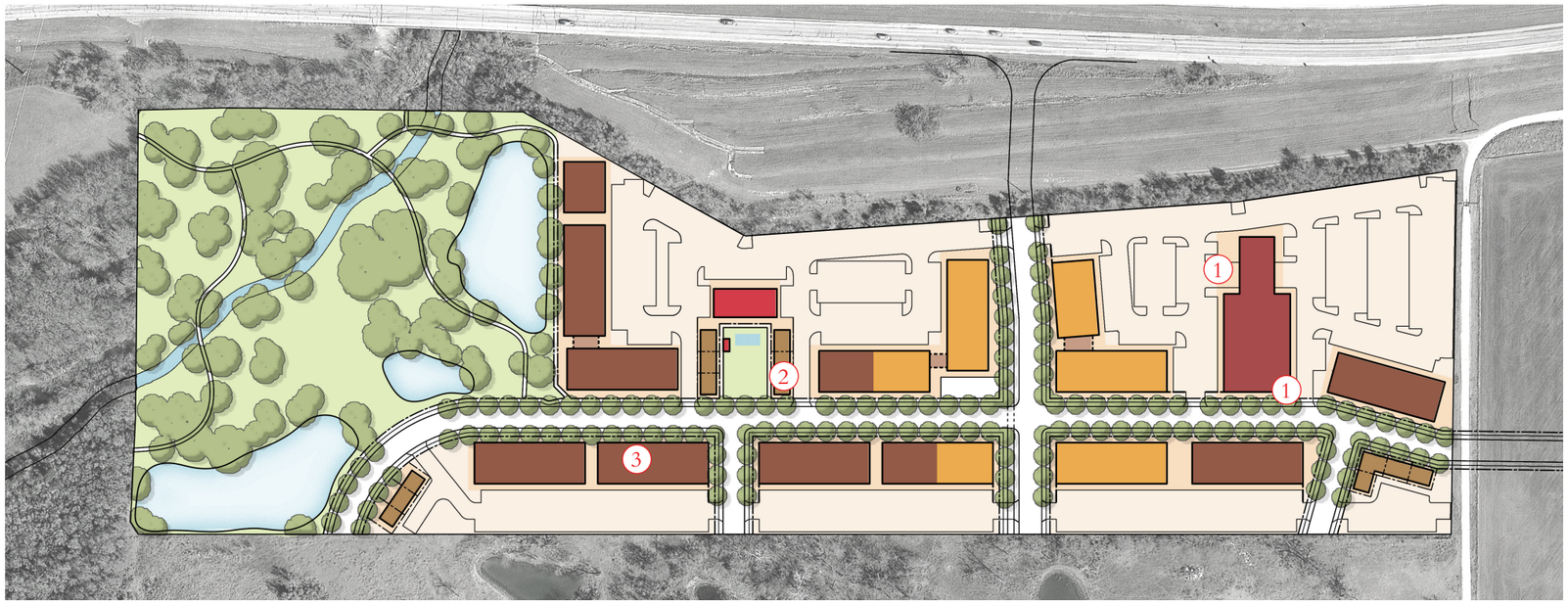
Area H

Thin Building	Program	Spaces
Building D1	4 units	8
Total Requested		**8**
Parking Provided		Spaces
Provided on Street		6
Provided in Parking Lots		14
Provided in Garages		6
Total Provided		**26**
Difference		**+18**

CHARACTER IMAGES



1 Double-Fronted Economy Hotels in Plan - Eddy Street, South Bend, Ind.



Illustrative Plan Key



1 Hotel Frontage in Providence - Huntsville, Ala.



2 Thin Buildings - East Beach, Norfolk, Va.



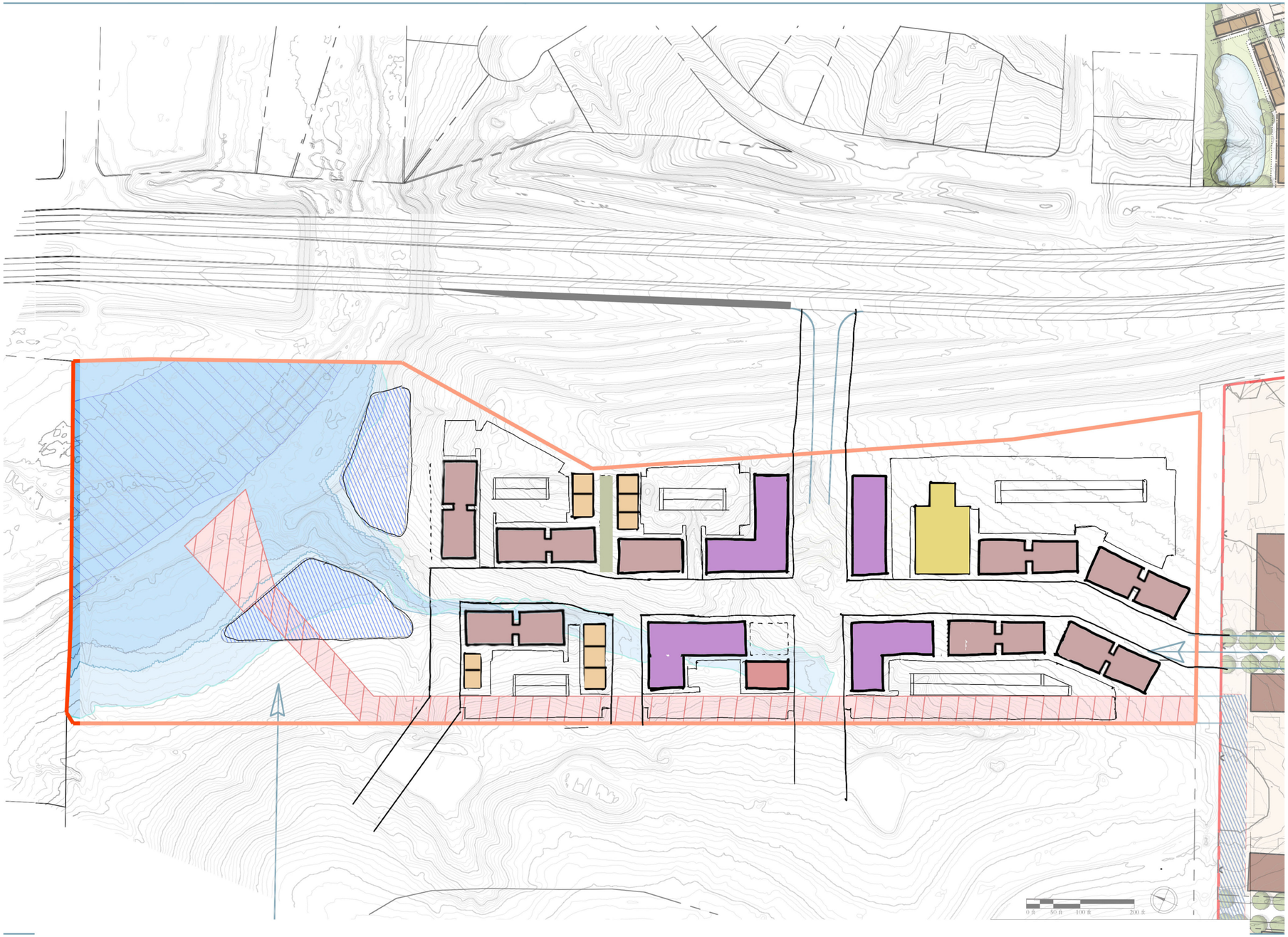
3 Multi-family Buildings - Copperfield Crossing, Kentlands, Gaithersburg, Md.

X. Appendix

The Appendix chapter provides additional information for reference that is not directly related to the content of the Employment Center Plan.

Charrette Plans X.2

CHARRETTE PLAN - 08/14/24 - OPTION 1



Key

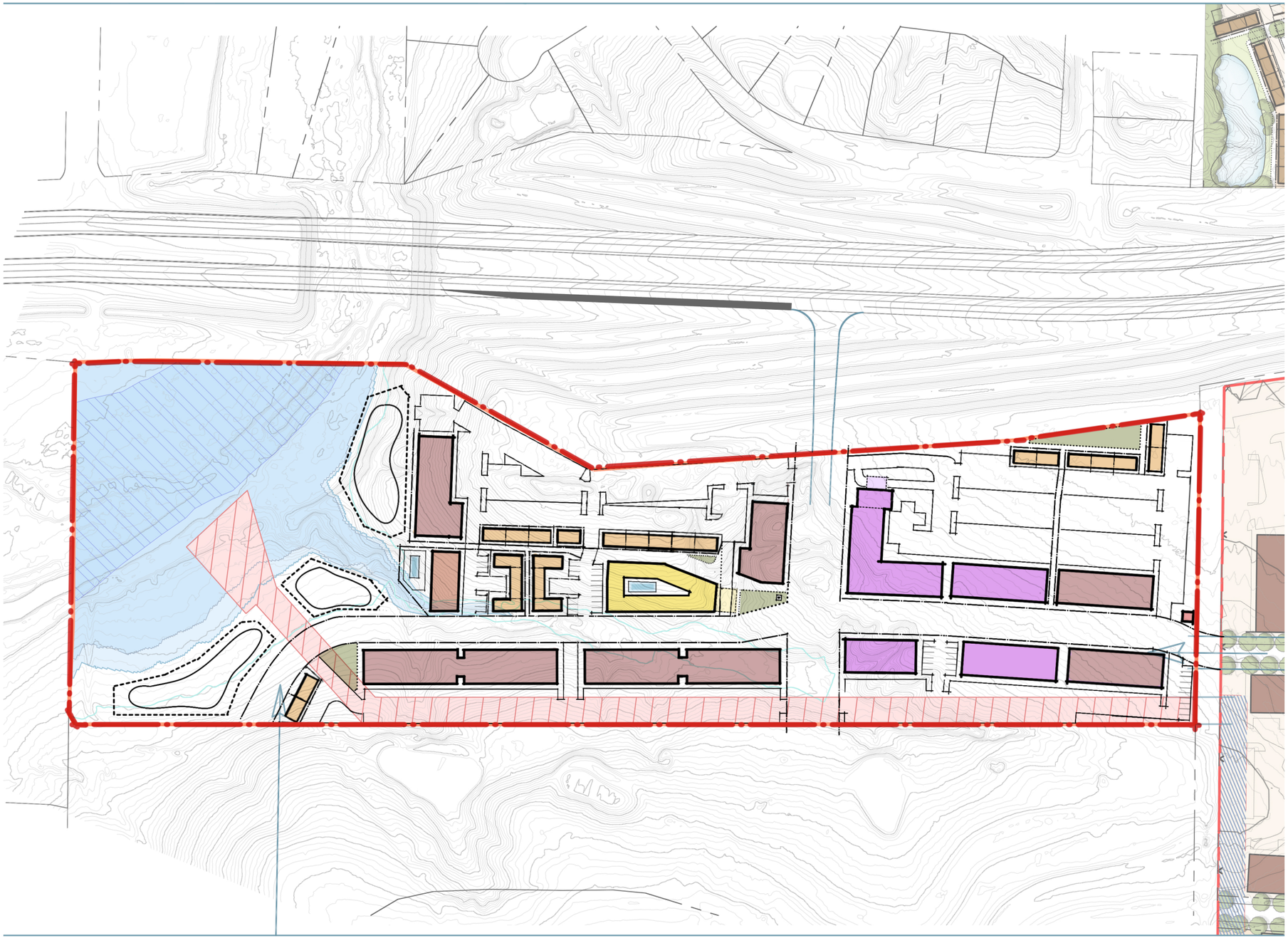
- Subject Property
- 1-foot Contour
- 5-foot Contour
- Stormwater Management Pond
- Pool
- Liner
- Multi-Family
- Multi-Family Over Commercial
- Hotel
- Civic

0 ft 100 ft 200 ft 400 ft

N

The design is subject to change. Not for construction.

CHARRETTE PLAN - 08/14/24 - OPTION 2



Key

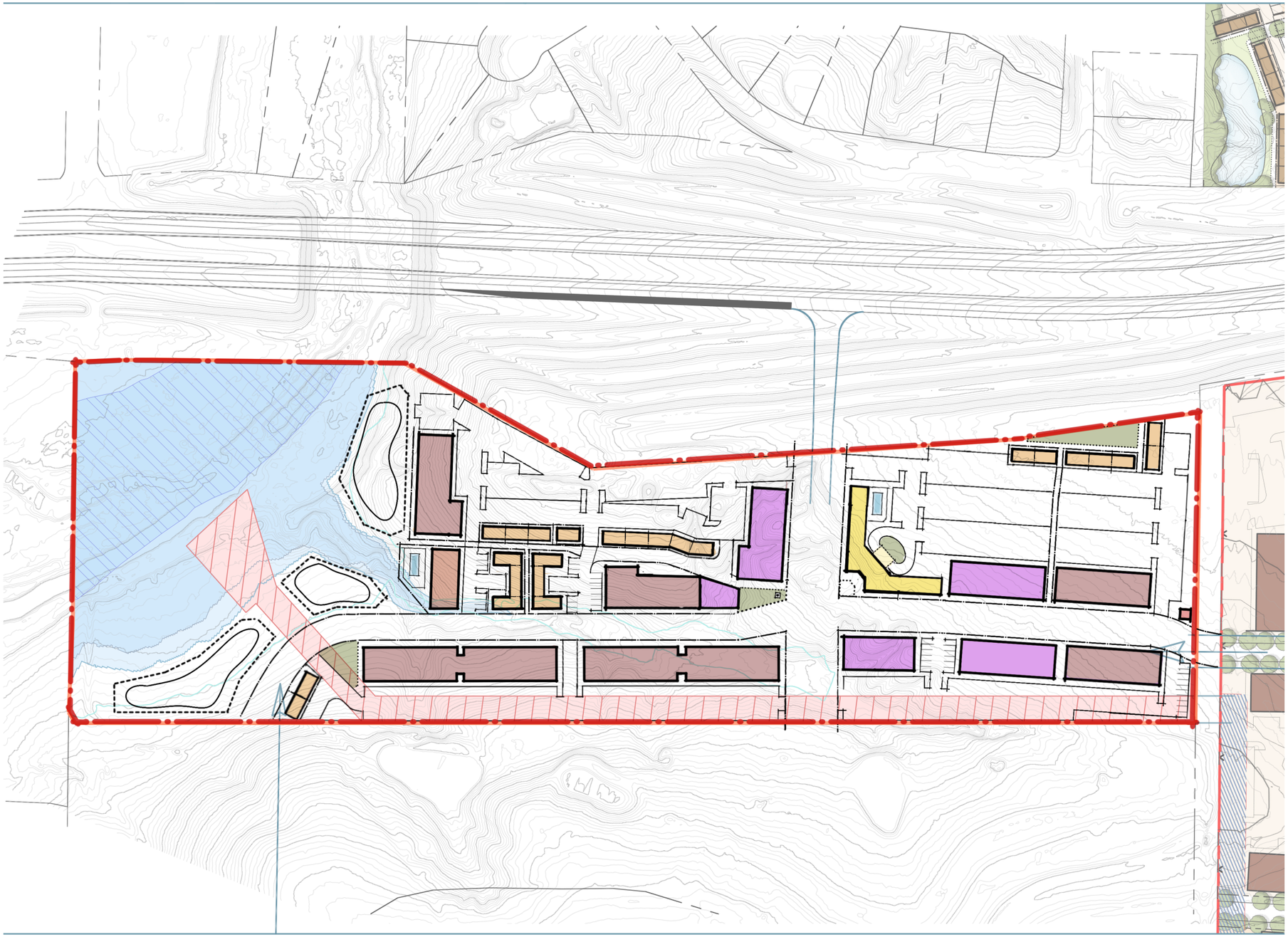
- Subject Property
- 1-foot Contour
- 5-foot Contour
- Stormwater Management Pond
- Pool
- Liner
- Multi-Family
- Multi-Family Over Commercial
- Hotel
- Civic

N

0 ft 100 ft 200 ft 400 ft

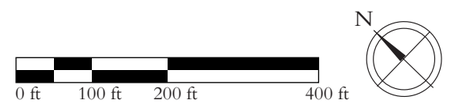
The design is subject to change. Not for construction.

CHARRETTE PLAN - 08/14/24 - OPTION 3



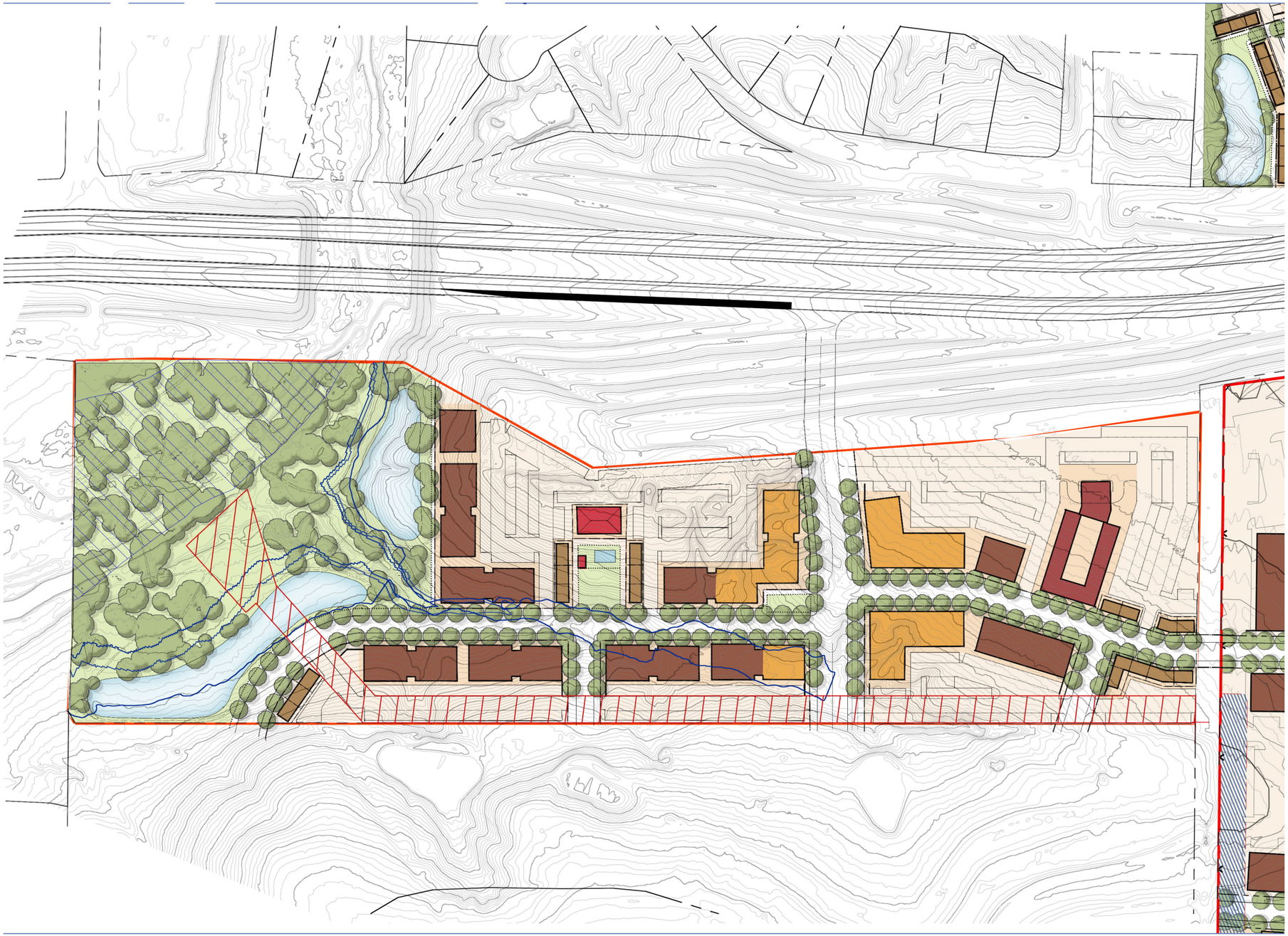
Key

- Subject Property
- 1-foot Contour
- 5-foot Contour
- Stormwater Management Pond
- Pool
- Liner
- Multi-Family
- Multi-Family Over Commercial
- Hotel
- Civic



The design is subject to change. Not for construction.

CHARRETTE PLAN - 08/16/24



Key

- Subject Property
- 1-foot Contour
- 5-foot Contour
- Stormwater Management Pond
- Pool
- Liner
- Multi-Family
- Multi-Family Over Commercial
- Hotel
- Civic

N

0 ft 100 ft 200 ft 400 ft

The design is subject to change. Not for construction.

City of Taylor
PZ-2024-2337
Subdivision Variance
Staff Report

Item Details

Subject Property:	Generally located at 201 FM 3349
Total Acreage:	Approximately 490.09 acres
Legal Description:	Approximately 490.09-acre tract of land described as RCR-Taylor Logistics Park Final Plat, Phase Two, Blocks Three through Six, Taylor, Williamson County, Texas
Applicant:	Julie Ward
Property Owner(s):	RCR Rail Co.
Request:	A variance from the Engineering Manual Section 2.10.10 related to Sidewalks, Shared-Use Paths, and Trails.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant has requested a variance to the Engineering Manual Section 2.10.10 related to Sidewalks, Shared-Use Paths, and Trails. The request is to vary from the Engineering Manual and not install sidewalks as part of the public improvements along the road (Logistics Loop) that is internal to the site and only construct the sidewalk along RCR Parkway. The applicant maintains that providing a pedestrian pathway that frequently crosses heavy truck access points can provide the pedestrian a false sense of security to cross a driveway with heavy truck traffic. By eliminating the sidewalk within the industrial loop public pedestrians will be deterred from entering the heavy truck and rail traffic pathway and thereby also allowing for the manufacturing and other industrial businesses to be conducted in a safe environment

Location:

The subject request is generally located along the Logistics Loop in the RCR development located at 201 FM 3349.

Physical and Natural Features:

The subject property is primarily vacant land that is relatively flat with a few lots developed with industrial uses.

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 subdivision variance request. Fourteen (14) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, October 27, 2024.

Staff Analysis

The request for the subject property is a variance from the Engineering Manual Sections 2.10.10 relate to Sidewalks, Shared-Use Paths, and Trails. Below identifies the pertinent sections of the Engineering Manual requirements requesting to be waived by the applicant.

Section 2.10 Pedestrian Facilities

2.10.10 – Sidewalks, Shared-Use Paths, and Trails

2.10.10 A Requirements

- Sidewalks are to be constructed with the paving of streets or building construction unless deferred by the city.

This property is intended for large-scale industrial users but also allows complimentary land uses such as commercial and retail services and high-density residential where appropriate in the Special Employment District. The mix of uses allowed in this area makes it necessary to provide pedestrian connectivity.

Taylor Comprehensive Plan policies require sidewalks as a part of inclusive growth –

- Policy T3: The transportation network should encourage all modes of travel including support for a future transit network.
- Policy T6: Improve the utilization of roadways that have available capacity and evaluate existing roadways for opportunities to expand or enhance alternative modes of transportation.

The request could be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City by not providing safe space for all modes of travel through the development. There are no special conditions on the subject property and there are many instances of railroads and truck traffic along roadways in the City. This condition makes it imperative to provide sidewalks for pedestrian safety, especially for people working in the area.

Staff Recommendation

For the reasons stated in the staff analysis, staff proposes denial of the sidewalk variance as requested. However, staff would be amenable to deferring sidewalk installation along Logistics Loop (East, West, and North) to the individual Site Developments for properties adjacent. Sidewalk installation would be required to be constructed where adjacent to non-buildable lots (facilities and ponds) and delayed installation adjacent to buildable lots.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing certain subdivision standards of the Land Development Code (LDC). In determining a recommendation on a variance request, the Planning and Zoning Commission members consider the following factors:

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 the Land Development Code (LDC) or Engineering Manual;**
    - The request could be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City by not providing safe space for all modes of travel through the development.
2. **That the granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of this LDC and Engineering Manual.**
    - The granting of the sidewalk variance conflicts with the purposes and requirements of the Comprehensive Plan policies and the requirements of the Engineering Manual.
3. **That the conditions that create the need for the variance do not generally apply to other property in the vicinity.**
    - There are no special conditions on this property. There are many instances of railroads and truck traffic along roadways in the City. This condition actually makes it imperative to provide sidewalks for pedestrian safety, especially for people working in the area.
4. **That application of a provision of the LDC/Engineering Manual will render subdivision of the land impossible.**
    - The requests will not render the subdivision of the land impossible.
5. **Where the literal enforcement of these regulations would result in an unnecessary hardship.**
    - Literal enforcement of the regulations within the Engineering Manual pertaining to sidewalks does not result in an unnecessary hardship.

Attachments:

1. Letter of Intent from Applicant
2. General Site Plan from Applicant
3. Location Map
4. Notification Map

RITD
RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC

October 4, 2024

City of Taylor Development Services
400 Porter Street
Taylor, Texas 76574

RE: Subdivision Variance Request – Construction of sidewalks along RCR Parkway only as part of the SIP Public Infrastructure PZ 2022-1573 Construction

To whom it may concern:

RCR is requesting a variance to requirement for sidewalks to be constructed along roads located inside the RCR Taylor Industrial Park. The formal request is to be allowed to construct a sidewalk along RCR Parkway only, as it the only roadway that connects to external public roadways on the site. The other road in the park is a loop that's internal to the site and is zoned as industrial with minimal pedestrian traffic.

Due to the nature of the methods of operation for industrial facilities inside the park and widespread rail operations, there may be certain instances where sidewalks inside the park present a safety hazard. Appendix C Subdivision Ordinance for the City of Taylor under which the park design was approved, states the following:

2.14 - Sidewalks

The subdivider is responsible to note 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 subdivider shall be responsible for the construction of all other sidewalks including all required ADA ramps. Sidewalks shall be installed on at least one (1) side of the street, be a minimum of four (4) feet in width and be incompliance with the Americans with Disabilities Act (ADA). All sidewalks must be in compliance with specifications provided by the City Engineer.

We are requesting a variance to this code.

1. **From which regulations(s) do you seek a variance(s)?**
Sidewalk requirements in Appendix C-Subdivision Ordinance in the City of Taylor, Texas Code of Ordinances

2. **Will the proposed variance adversely affect adjacent or nearby properties?**
No, this variance will not have a negative impact. The site is situated on the interior of the Rail Park and has minimum safety requirements that it is obligated to operate under, which protects the public from any adverse impacts.

3. **Are there special conditions or circumstances to this proposed development which are peculiar to the location, structure or service which are not applicable to others?**

Yes, unlike most development properties within the city limits, this property is in a rural setting that operates in an area with a limited neighboring population.

4. **That granting of the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and if the requested modifications(s) to the current regulations(s) were allowed, would the subdivision variance provide a means of implementing the comprehensive Plan and fulfill the spirt and intent of the code?**

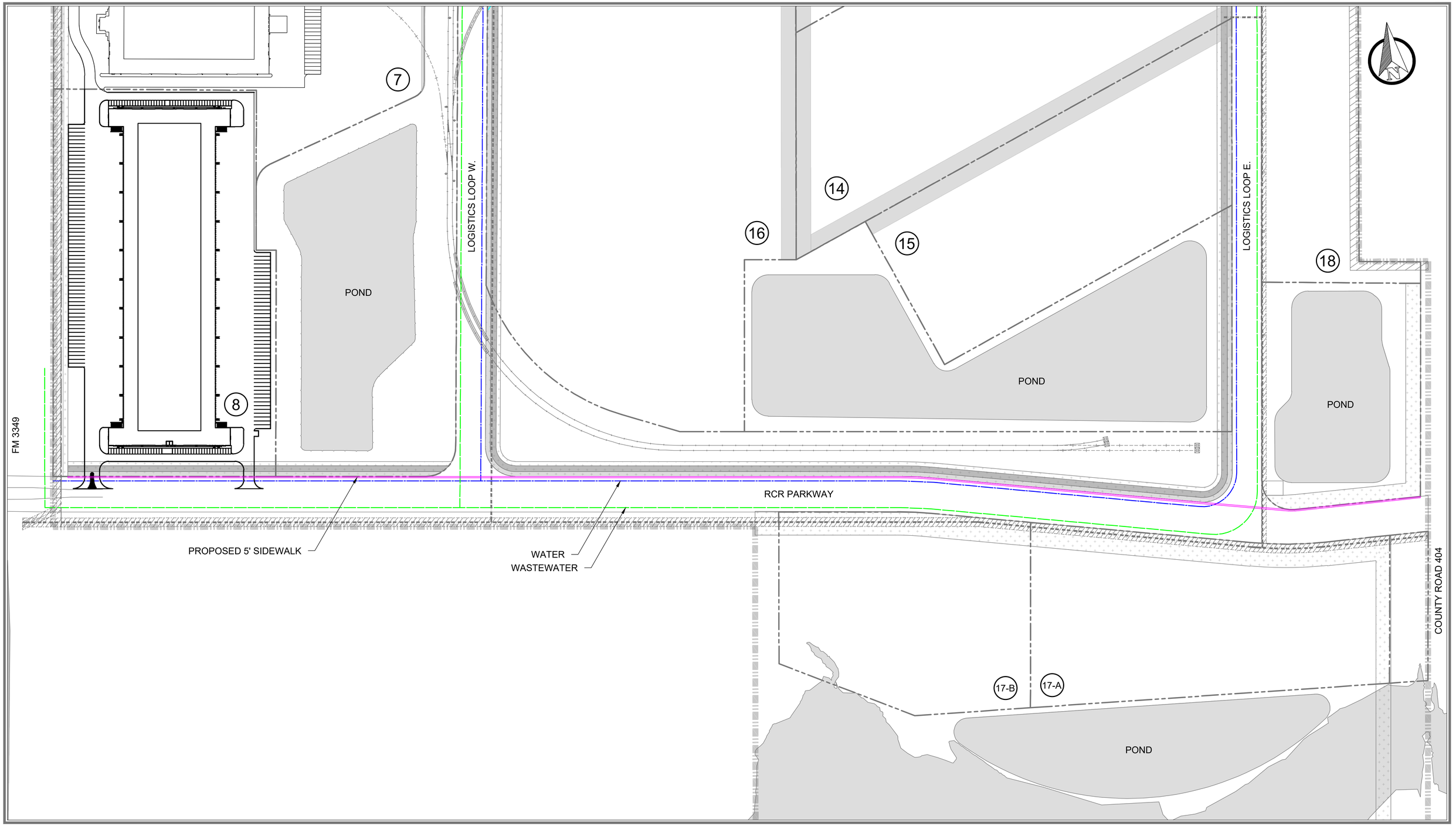
Yes, the granting of the variance is required in order for the site to allow industrial rail traffic to cross Logistics Loop West and heavy truck traffic to service the remainder of the site and users within the site with a greater peace of mind for the safety of the community. Providing a pedestrian pathway that frequently crosses heavy truck access points can provide the pedestrian a false sense of security to cross a driveway with heavy truck traffic. By eliminating the sidewalk within the industrial loop public pedestrians will be deterred from entering the heavy truck and rail traffic pathway and thereby also allowing for the manufacturing and other industrial businesses to be conducted in a safe environment. If the variance were to be granted the modification would allow the site to serve its intended purpose without disruption to the public or surrounding properties, while fulfilling the spirit and intent of the code.

Respectfully,

RICHARD W. HEIGES, PE/RPLS
Railroad Infrastructure & Terminal Development, LLC
RITD | Railroad Consulting | Engineering | Inspection
P.O. Box 1087 | 35505 Cooper Rd. | Brookshire, TX 77423
O: 281-392-4850 | F: 281-934-3530 | www.ritd-llc.com

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RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC

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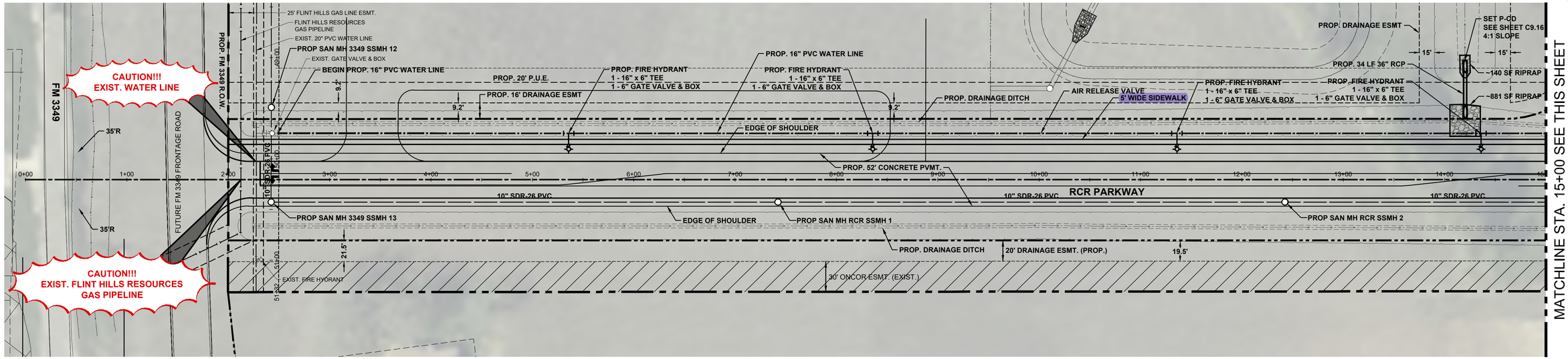
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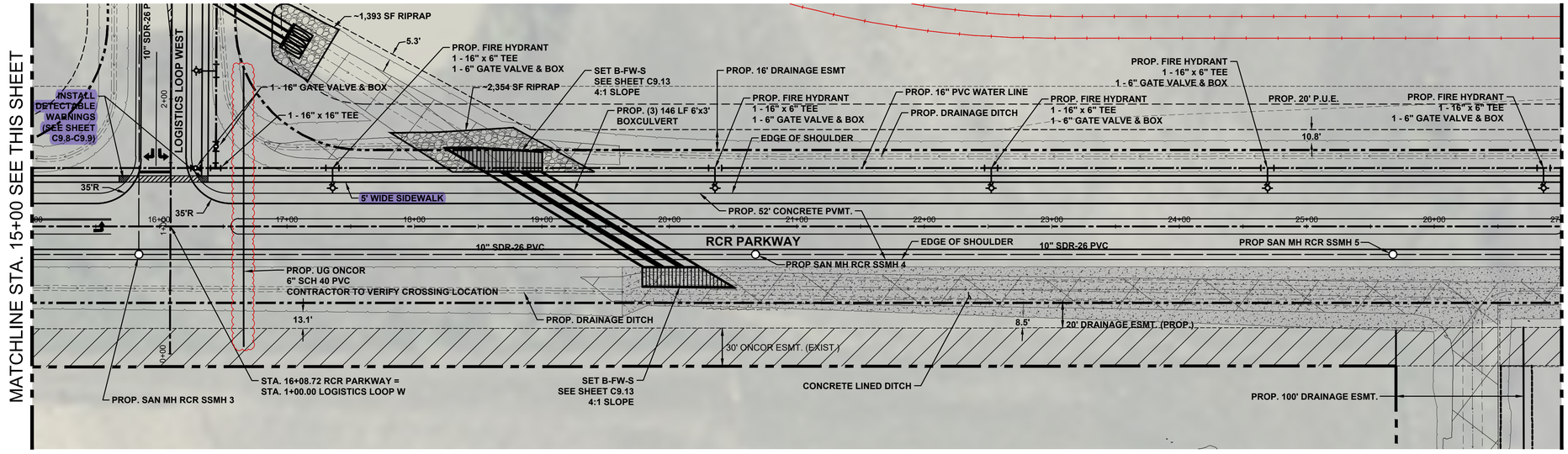
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TAYLOR, WILLIAMSON COUNTY, TEXAS

RCR TAYLOR RAIL, L.P.
TAYLOR, WILLIAMSON COUNTY, TX

EXHIBIT DRAWING
RCR TAYLOR LOGISTICS PARK
RCR PARKWAY SIDEWALK

EX-1
PROJ #: 474





ROADSIDE DITCHES SHALL INCLUDE A CONCRETE FLUME (SEE SHEET C9.3, DETAIL 10)

ALL CULVERTS SHALL INCLUDE RIPRAP PROTECTION (SEE SHEET C9.3, DETAIL 2)

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FLOOD PLAIN		
5' WIDE SIDEWALK		
CURB		
EDGE OF PAVEMENT		
R.O.W.		
LOT LINE		
STORM SEWER/MH		
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2	2/16/24	SP	ONCOR SLEEVE ADDED

STATE OF TEXAS
RICHARD W. HEIGES
123135
LICENSED PROFESSIONAL ENGINEER
5-29-2024

DATE 5/29/2024 DRAWN SP
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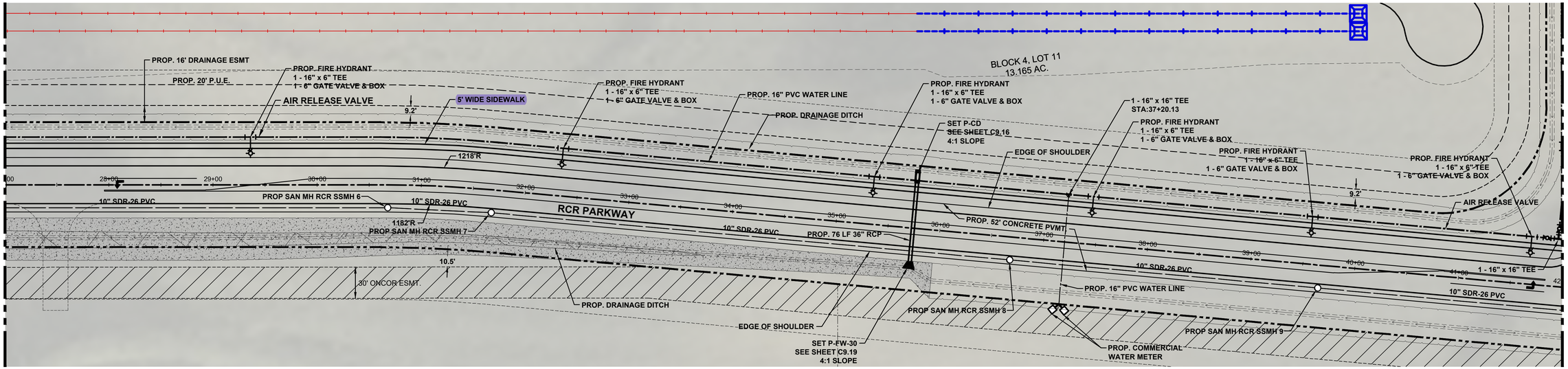
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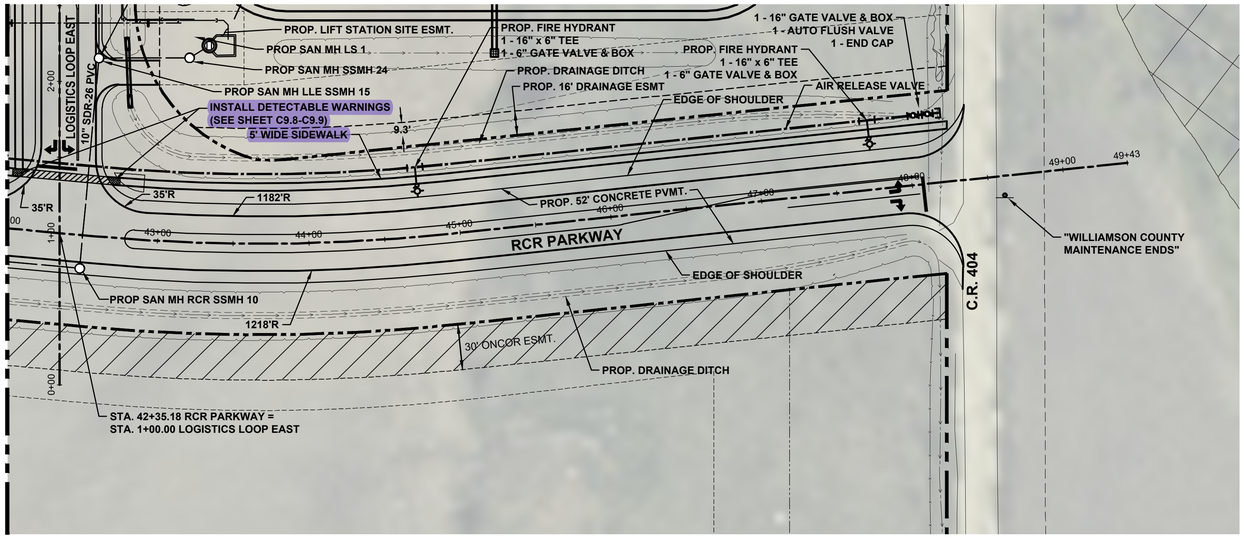
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PROJ #: 474-13

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STATE OF TEXAS
RICHARD W. HEIGES
123135
LICENSED
PROFESSIONAL ENGINEER
5-29-2024

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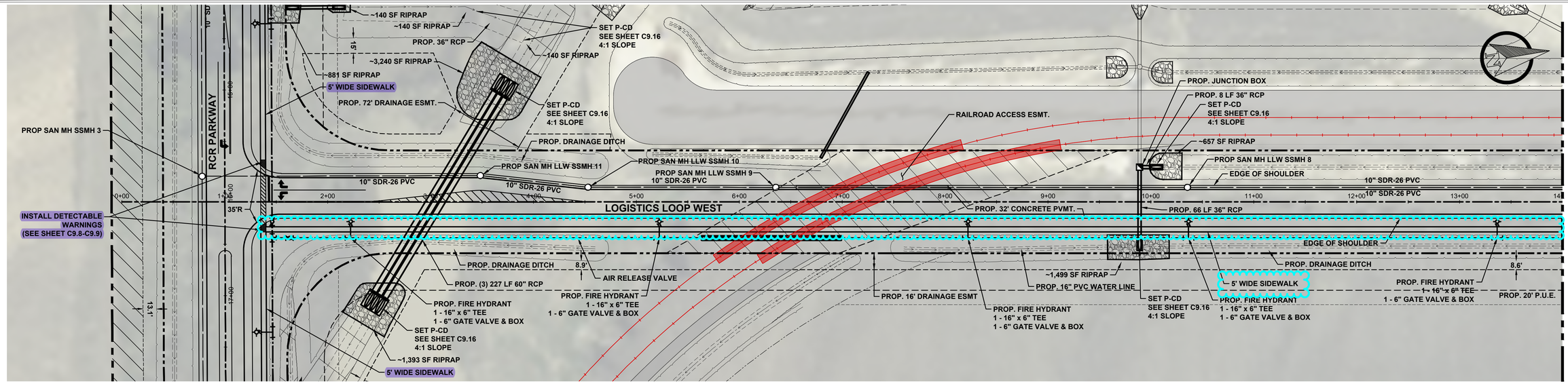
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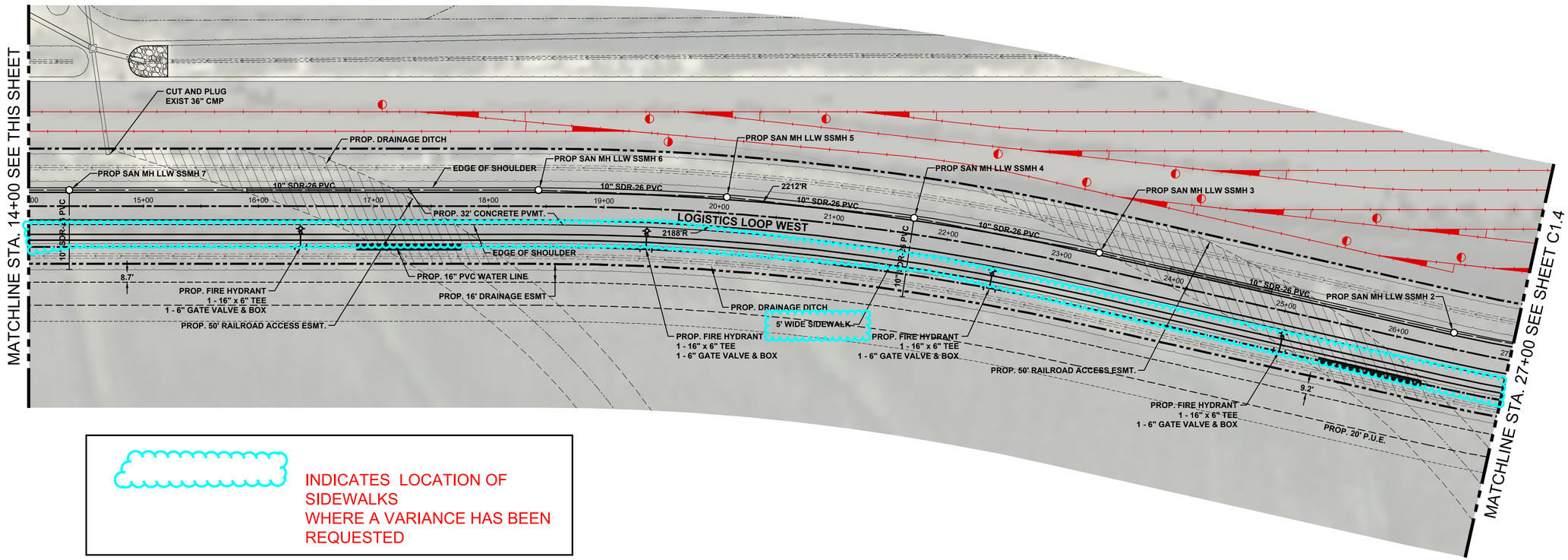
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INDICATES LOCATION OF SIDEWALKS WHERE A VARIANCE HAS BEEN REQUESTED

ROADSIDE DITCHES SHALL INCLUDE A CONCRETE FLUME (SEE SHEET C9.3, DETAIL 10)

ALL CULVERTS SHALL INCLUDE RIPRAP PROTECTION (SEE SHEET C9.3, DETAIL 2)

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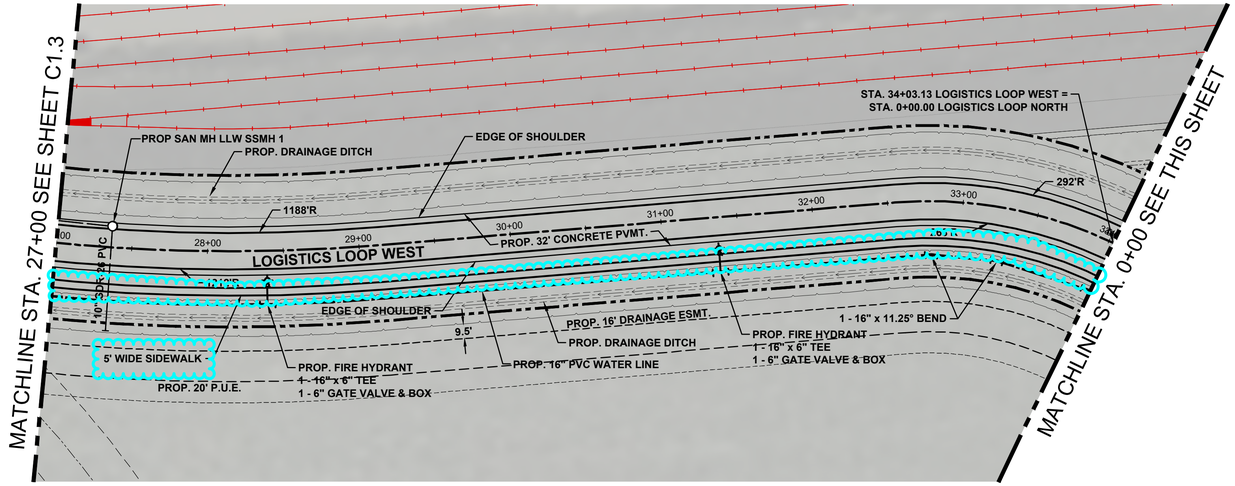
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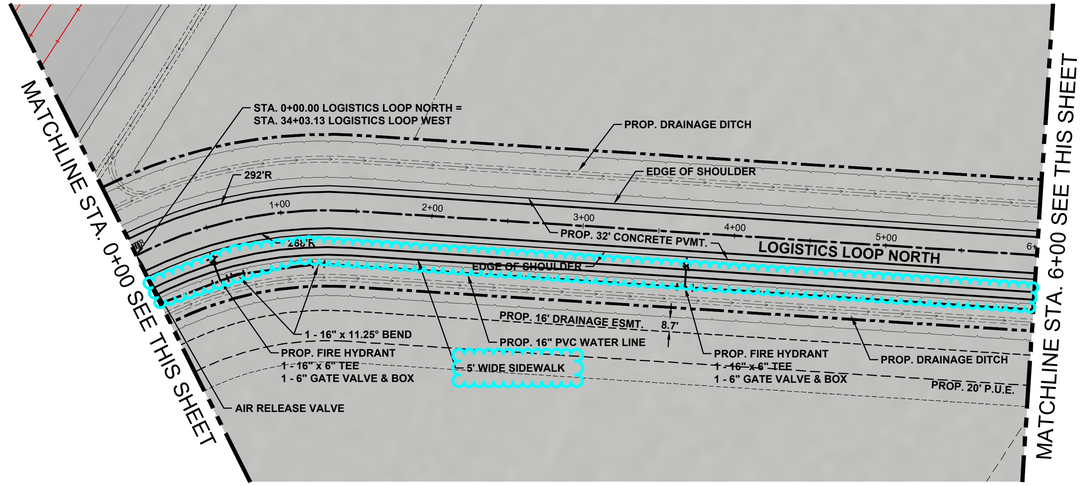
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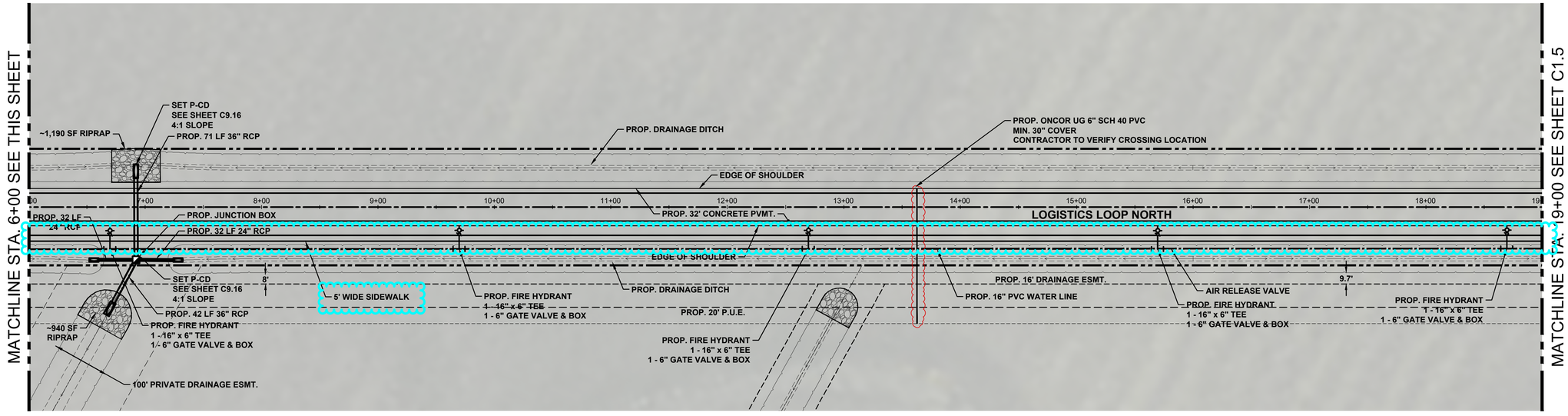
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INDICATES LOCATION OF SIDEWALKS
WHERE A VARIANCE HAS BEEN REQUESTED



ROADSIDE DITCHES SHALL INCLUDE A CONCRETE FLUME (SEE SHEET C9.3, DETAIL 10)

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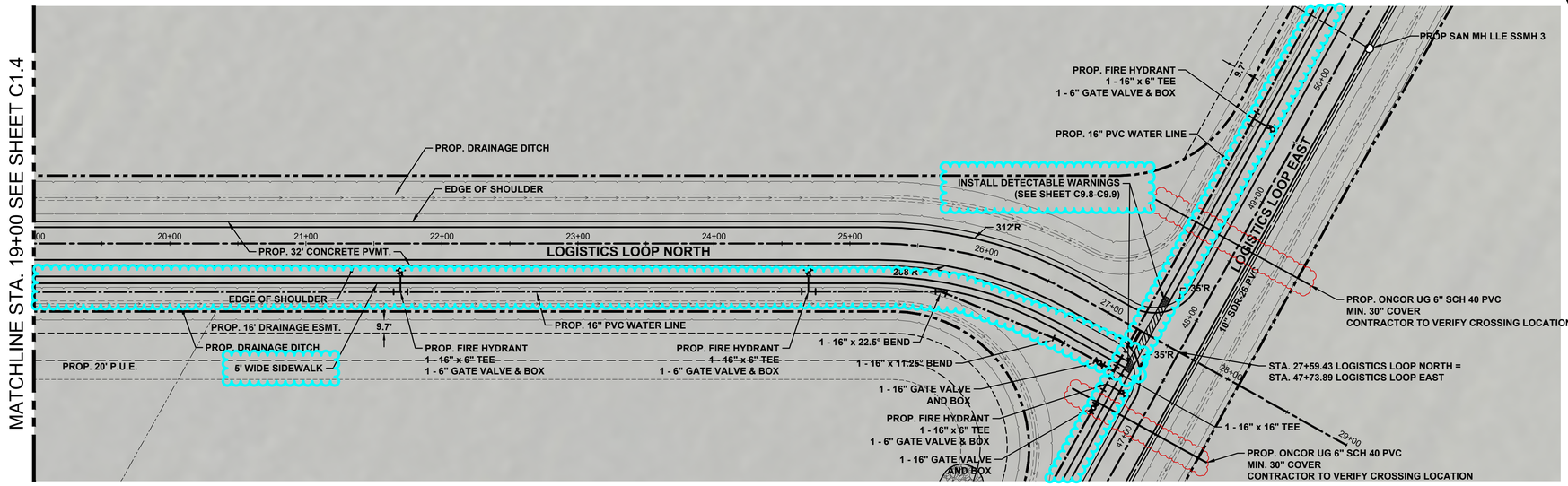
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INDICATES LOCATION OF SIDEWALKS
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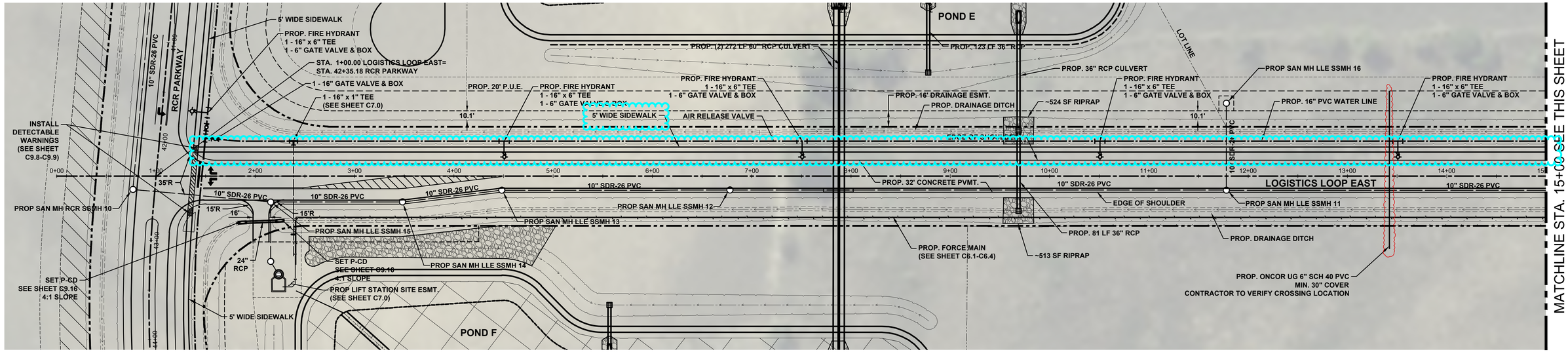
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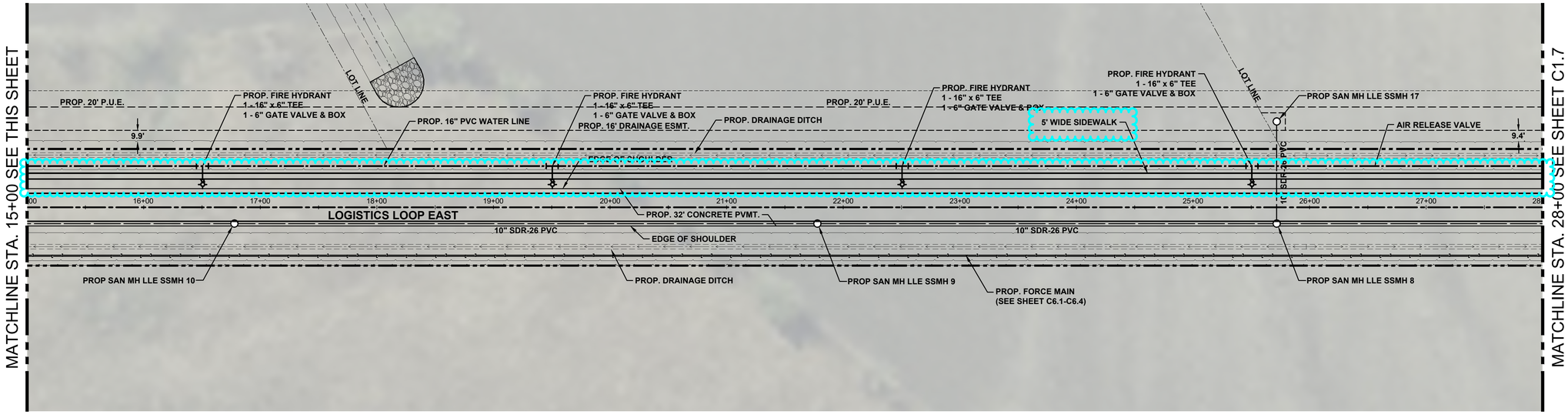
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			& ONCOR SLEEVE ADDED

STATE OF TEXAS
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RITD RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC

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TAYLOR, WILLIAMSON COUNTY, TEXAS
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RCR TAYLOR RAIL, L.P.
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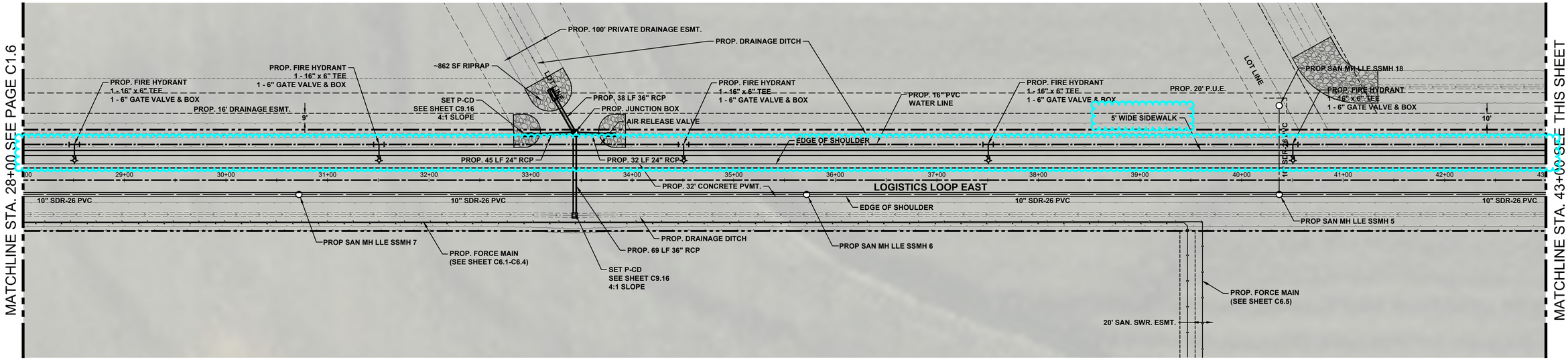
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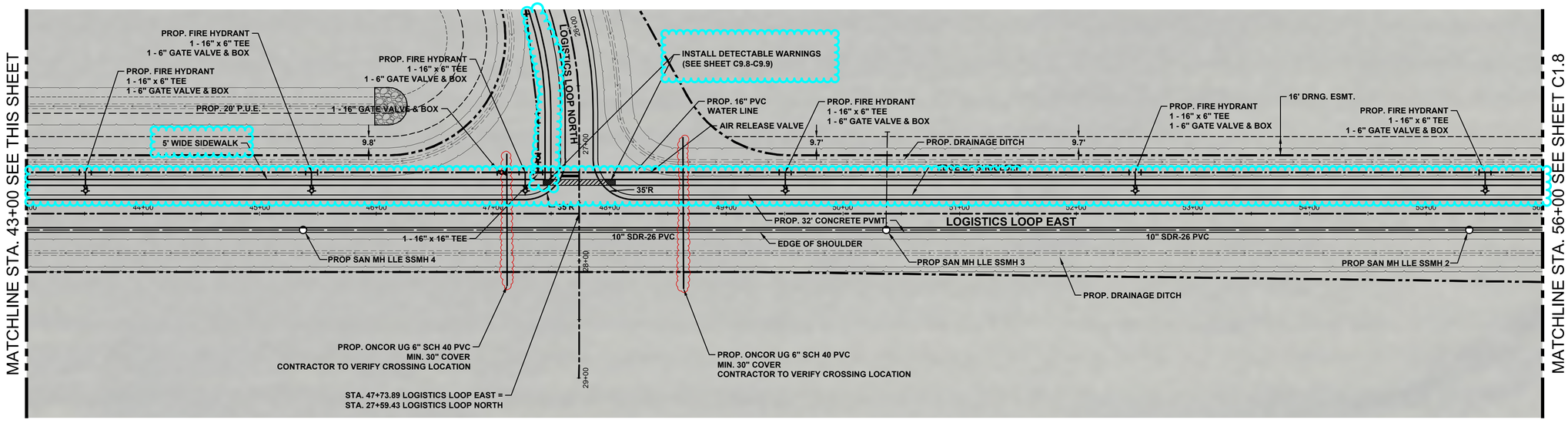
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INDICATES LOCATION OF SIDEWALKS WHERE A VARIANCE HAS BEEN REQUESTED

ROADSIDE DITCHES SHALL INCLUDE A CONCRETE FLUME (SEE SHEET C9.3, DETAIL 10)

ALL CULVERTS SHALL INCLUDE RIPRAP PROTECTION (SEE SHEET C9.3, DETAIL 2)

LEGEND

	EXISTING	PROPOSED
RAILROAD TRACK		
FLOOD PLAIN		
5' WIDE SIDEWALK		
CURB		
EDGE OF PAVEMENT		
R.O.W.		
LOT LINE		
STORM SEWER/MH		
CURB INLET/GRATE INLET/JUNCTION BOX		
SANITARY SEWER/MH/CLEANOUT		
WATER LINE		
WATER LINE/VALVE/METER/HYDRANT		
GAS		
ELECTRIC		
PHONE		
FENCE		
HIGH BANK		
FLOWLINE		

RITD
RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC
35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM F-16264

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REV.	DATE	BY	DESCRIPTION
1	10/18/23	SP	REVISED ROAD PAVING SECTIONS
2	2/16/24	SP	ONCOR SLEEVE ADDED

RICHARD W. HEIGES
123135
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
5-29-2024

DATE 5/29/2024 DRAWN SP
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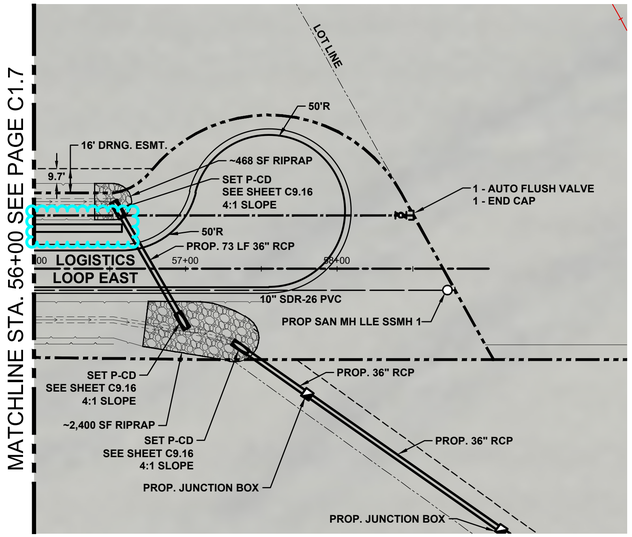
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WHERE A VARIANCE HAS BEEN REQUESTED

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LEGEND

	EXISTING	PROPOSED
RAILROAD TRACK		
FLOOD PLAIN		
5' WIDE SIDEWALK		
CURB		
EDGE OF PAVEMENT		
R.O.W.		
LOT LINE		
STORM SEWER/MH		
CURB INLET/GRATE INLET/JUNCTION BOX		
SANITARY SEWER/MH/CLEANOUT		
WATER LINE		
WATER LINE/VALVE/METER/HYDRANT		
GAS		
ELECTRIC		
PHONE		
FENCE		
HIGH BANK		
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STATE OF TEXAS
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PROFESSIONAL ENGINEER
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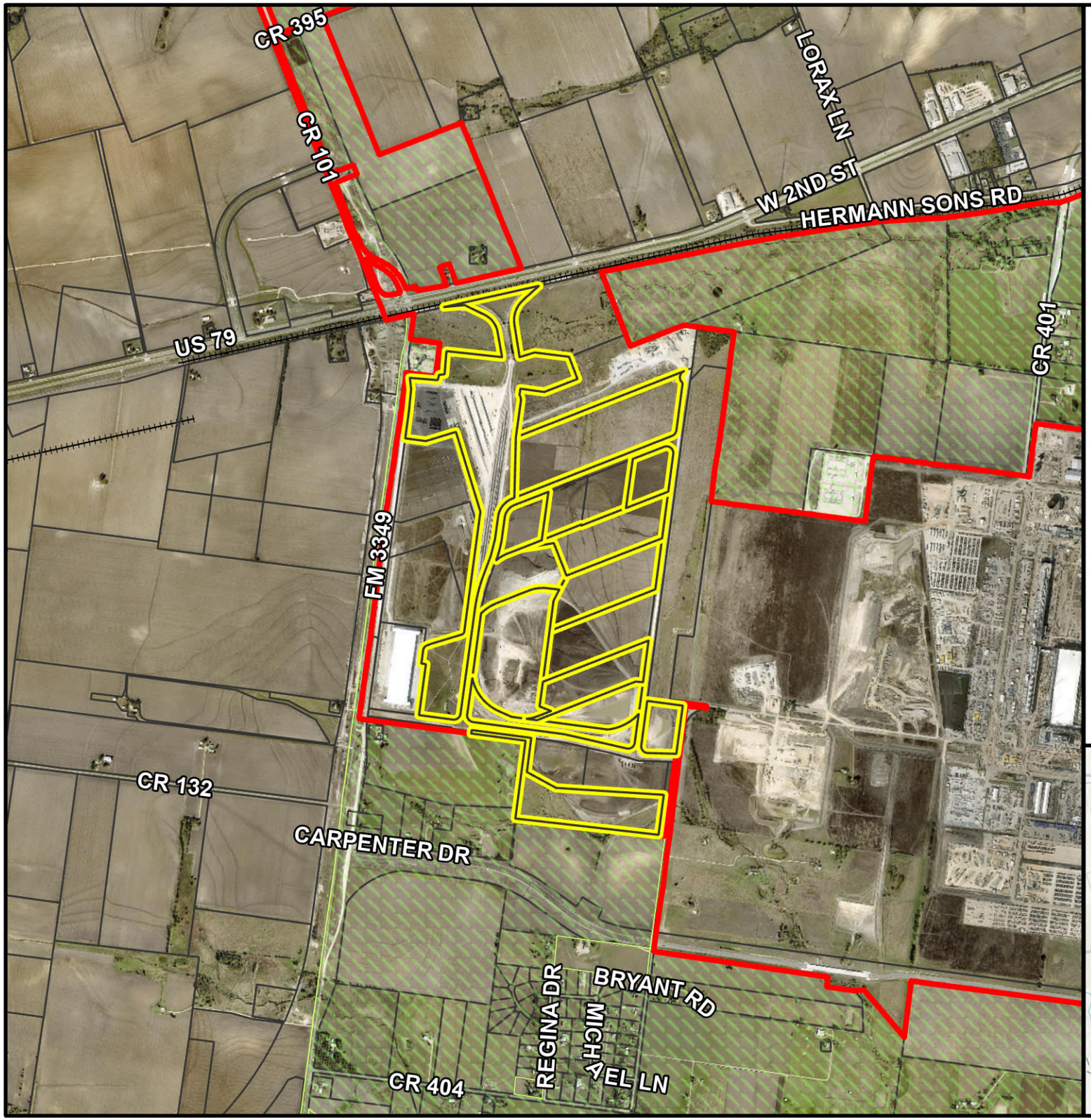
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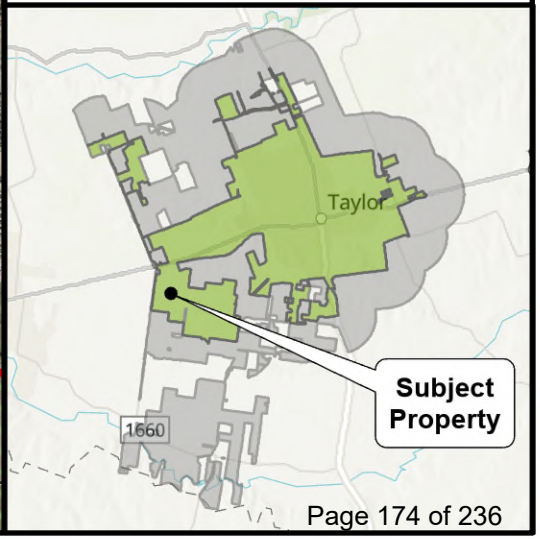
Taylor Texas
CITY OF TAYLOR TX

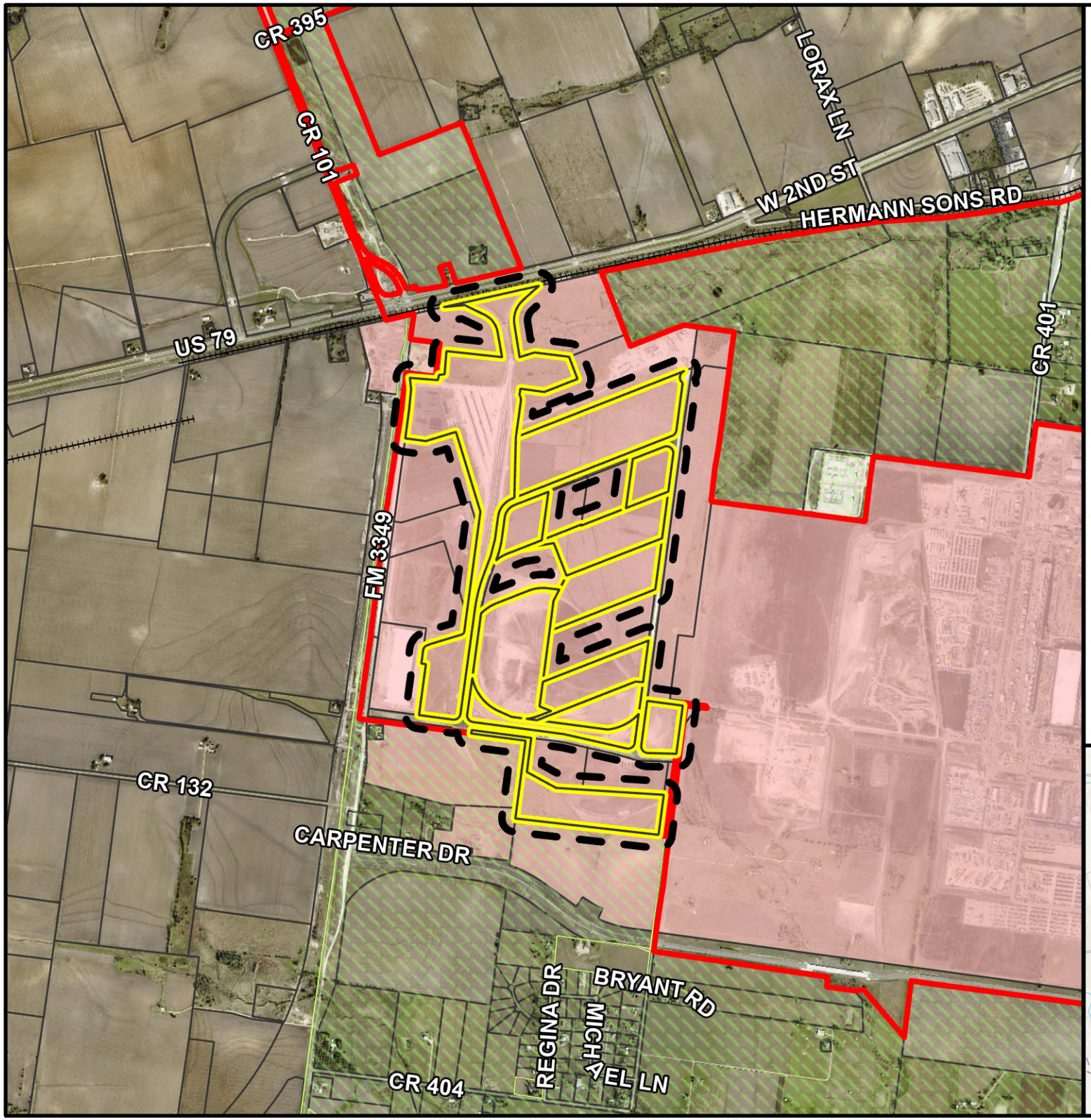
PZ-2024-2337

Generally located at 201 FM 3349
Variance
Location Map
Approximately 490.09 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 2,000 4,000
Feet





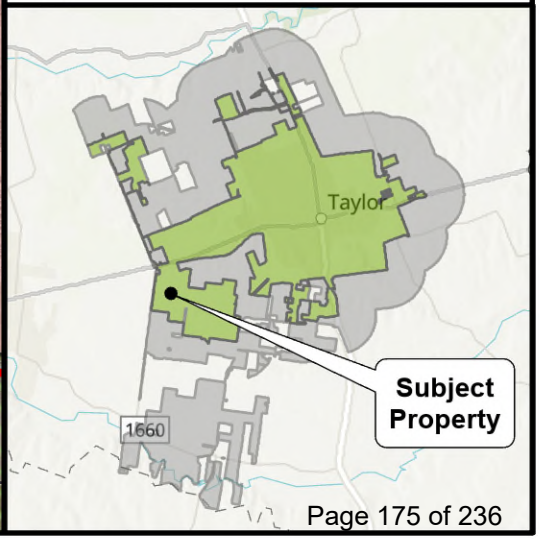
Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2337

Generally located at 201 FM 3349
Variance
Notification Map
Approximately 490.09 acres

- City Limits
- ETJ Boundary
- Subject Property
- 200-ft. Buffer
- Parcels
- Notified Properties

N 0 2,000 4,000
Feet



City of Taylor

PZ-2024-2217

Neighborhood Plan

Staff Report

Item Details

Subject Property:	Generally located at the intersection of Old Granger Road and N. Main Street
Total Acreage:	Approximately 10.69 acres
Legal Description:	Approximately 10.69-acre tract of land in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcel R102540, Taylor, Williamson County, Texas
Applicant:	Abby Gillfillan, Lionheart Places
Property Owner(s):	Laxman Kaparthy, Taylor Highland Inv LLC
Request:	A request for a Neighborhood Plan
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant is requesting a Neighborhood Plan proposing P5 – Urban Center, P4 – Mix, and CS – Civic Space Place Types. Building Types consist of large and small apartment structures ranging from 3-stories to 4-stories with approximately 2.3 acres to accommodate detention and plaza space with passive amenities such as a lawn with soccer goal and trails surrounding.

The applicant engaged in a collaborative process alongside the city planning staff and urban design consultant to produce a Neighborhood Plan that closely aligns with the Comprehensive Plan and Land Development Code.

Location:

The subject property is generally located east of N. Main Street and Northeast of Old Granger Road.

Physical and Natural Features:

The subject property is flat vacant agricultural acreage with a group of trees along the northern perimeter.

Growth Sector Designations:

The subject property is located within the Intended Growth Sector (G-3)

The Intended Growth Sector consists of areas with access to existing or planned transportation/ infrastructure and are on the periphery of existing developed areas. These are primarily vacant,

underutilized, or poorly developed commercial areas adjacent to existing centers and service areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development. (Envision Taylor Comprehensive Plan Page 50).

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designations as Market Center – Community. Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed-use and walkable places. Neighborhood, Community, and Regional Market Centers differ by the scale of the development but not in the types of uses or the walkable nature. Market Centers can be developed as new centers or as a redevelopment of an existing suburban big box retail center. (Envision Taylor Comprehensive Plan Page 72).

The current zoning is 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.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P5 – Urban Center	Intended Growth Sector	Market Center – Community	Vacant Agricultural
South	P4 – Mix, & P5	Intended Growth Sector & Infill Growth Sector	Employment Center – Neighborhood & Market Center – Community	Vacant Agricultural & Residential
East	P4 – Mix	Intended Growth Sector	Employment Center – Neighborhood	Vacant Agricultural
West	P5	Intended Growth Sector	Market Center – Community	Commercial/Retail

Transportation

The subject property gains access off N. Main Street. Improvements are required to provide access within a dedicated right-of-way designation from N. Main Street.

Utilities

The subject property is located within the City of Taylor Water and Sewer CCN. There is a 6-inch water line and wastewater line along N. Main Street and an 8-inch wastewater line that runs through the property along the eastern boundary. Extension of utilities will be required. Proceeding steps in the development process will identify all off-site improvements.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Twelve (12) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, October 27, 2024.

Staff Analysis

Upon analyzing the request for Neighborhood Plan to accommodate Small and Large Apartment Buildings within their respective P4 – Mix and P5 – Urban Center Place Types. The proposed plan is highly compatible with the Future Land Use Map of Market Center which requires approximately 25% land use of multi-family within the approximate 966 acres identified throughout the City.

The request is consistent with the following Land Use, Transportation, and Housing Policy in Envision Taylor Comprehensive Plan:

- LU1 – New development should resemble the form and scale of traditional development patterns in Taylor.
- LU9 – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.
- T1 – New streets should connect to Taylor's existing street grid and should be consistent with traditional block sizes in Taylor.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends **Approval** of the requested Neighborhood Plan with the following warrants:

The applicant is requesting the following warrants to be considered with their plan:

1. A Warrant for longer street lengths and block sizes is recommended to fit into existing development patterns and minimize crossings of the gas line easement.
2. A Warrant to Section 5.3.7 is recommended to allow buildings in P5 to be glazed with clear glass, not less than 20% of the first story to accommodate residential development on the ground floor.
3. A Warrant to Section 5.3.6. is recommended to allow a stoop frontage that is not elevated above the sidewalk where accessibility requirements and/or existing grades prevent elevation of the stoop.
4. A Warrant to Section 5.3.7 is recommended to not require the building in Block E to be parallel to the frontage lines in order to accentuate a prominent corner on the 4-story building in Block B.
5. A Warrant to Section 4.3.5., 5.2 to allow a block scale building in Block D.

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 Neighborhood Plan consistent with the Comprehensive Plan?

- The Plan is consistent with the Comprehensive Plan. The applicant would like to use the property to develop the site that is in line with the Future Land Use Map and Big Ideas of the Comprehensive Plan.

Is the Plan compatible with the surrounding area?

- The Plan is compatible with other zoning to the north, east, west, and to the south of the subject property.

Does the Plan promote the public health, safety, or general welfare?

- Staff analysis determined that the proposed Plan for the subject property will promote public health, safety, and the general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan 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?

- The property has sufficient water and wastewater in the vicinity. Further analysis of capacity will be determined at the next steps of development.

Do current conditions indicate that a Neighborhood Plan is necessary?

- The Subject Property is greater than 2.5 acres and requires conformance with development standards. Therefore, a Neighborhood Plan is necessary to layout the proposed development and identify Place Types.

Attachments:

a) Letter of Intent from Applicant
b) Location Map
c) Zoning Map
d) Growth Sectors Map
e) Future Land Use Map
f) Notification Map
g) Floodplain Map
h) Draft Ordinance
    1. Deed – Exhibit A
    2. Neighborhood Plan – Exhibit C



The Foundry

NEIGHBORHOOD PLAN # | JULY 5, 2024

Table of Contents

01 EXISTING CONDITIONS

Regional Context Map 2
Site in Context 3
Future Land Use 4
Place Type 5
Growth Sectors 6
Thoroughfare Plan 7
Tree and Slope Analysis 8
Place Types in Context 9

02 REGULATING PLAN

Design Plan in Context 10
Design Plan 11
Regulating Plan in Context 12
Regulating Plan 13
Proposed Transportation Plan 14
Thoroughfare Plan 15
Thoroughfare Plan Types 16
Civic Spaces 17
Fire Apparatus Access Diagram 18

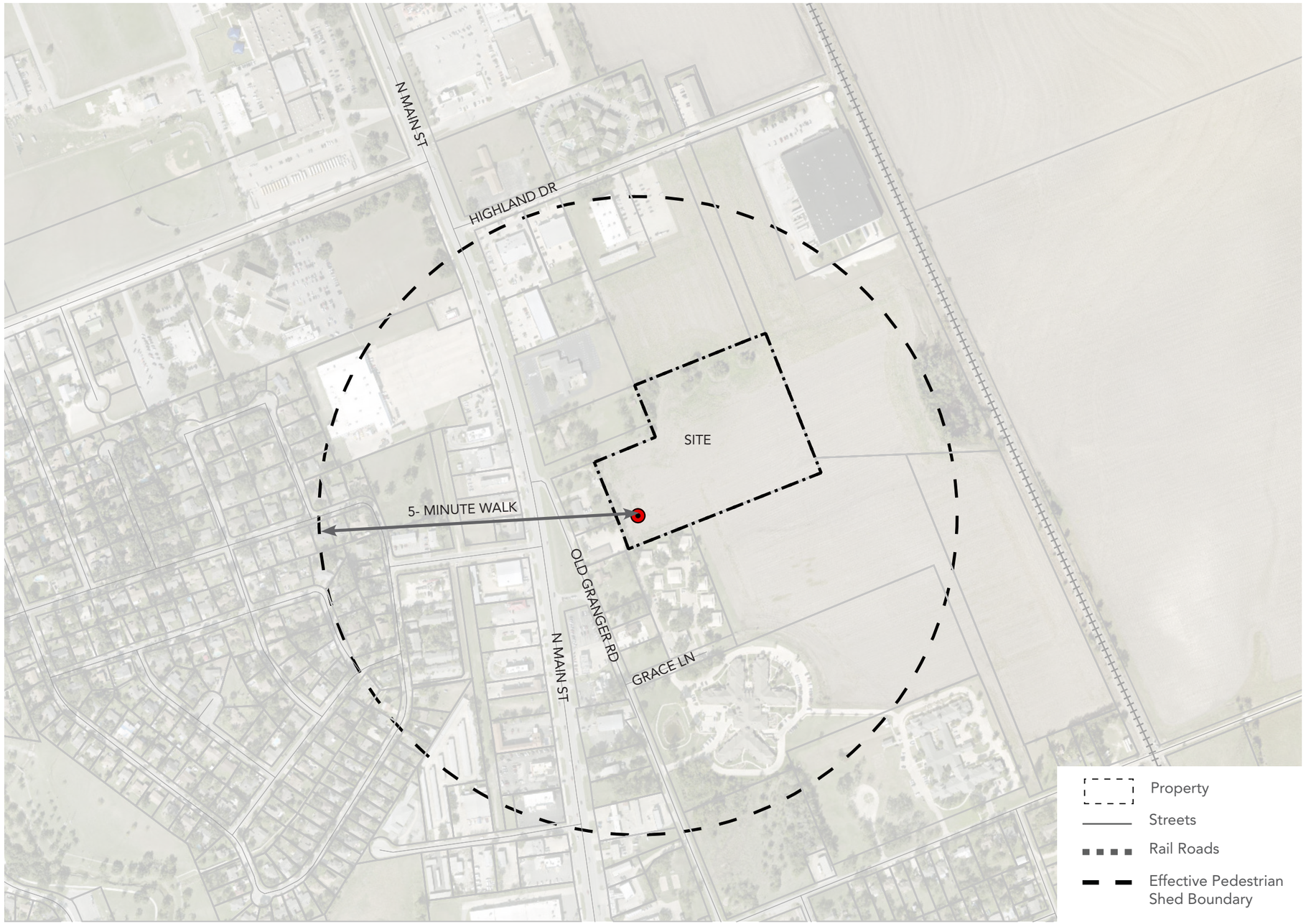
Regional Context Map

The Foundry is an approximately 10-acre site connected to N. Main Street and approximately 1.25 miles from the heart of Downtown Taylor.



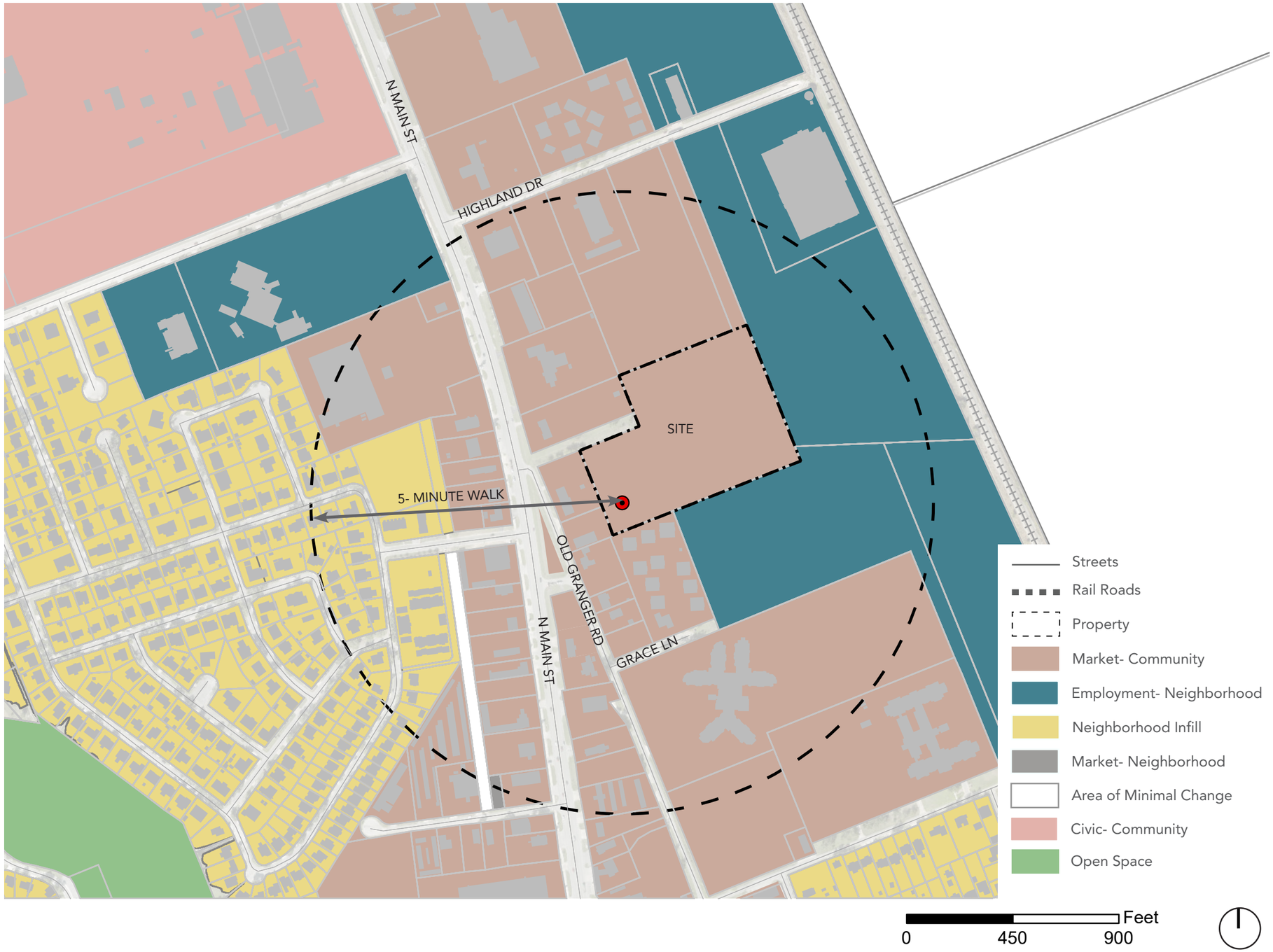
Site in Context

The Foundry is located one block off of Main St. and is not currently served by improved streets.
The Foundry will contribute to establishing a block network east of Main Street consistent with the traditional block network in Taylor.



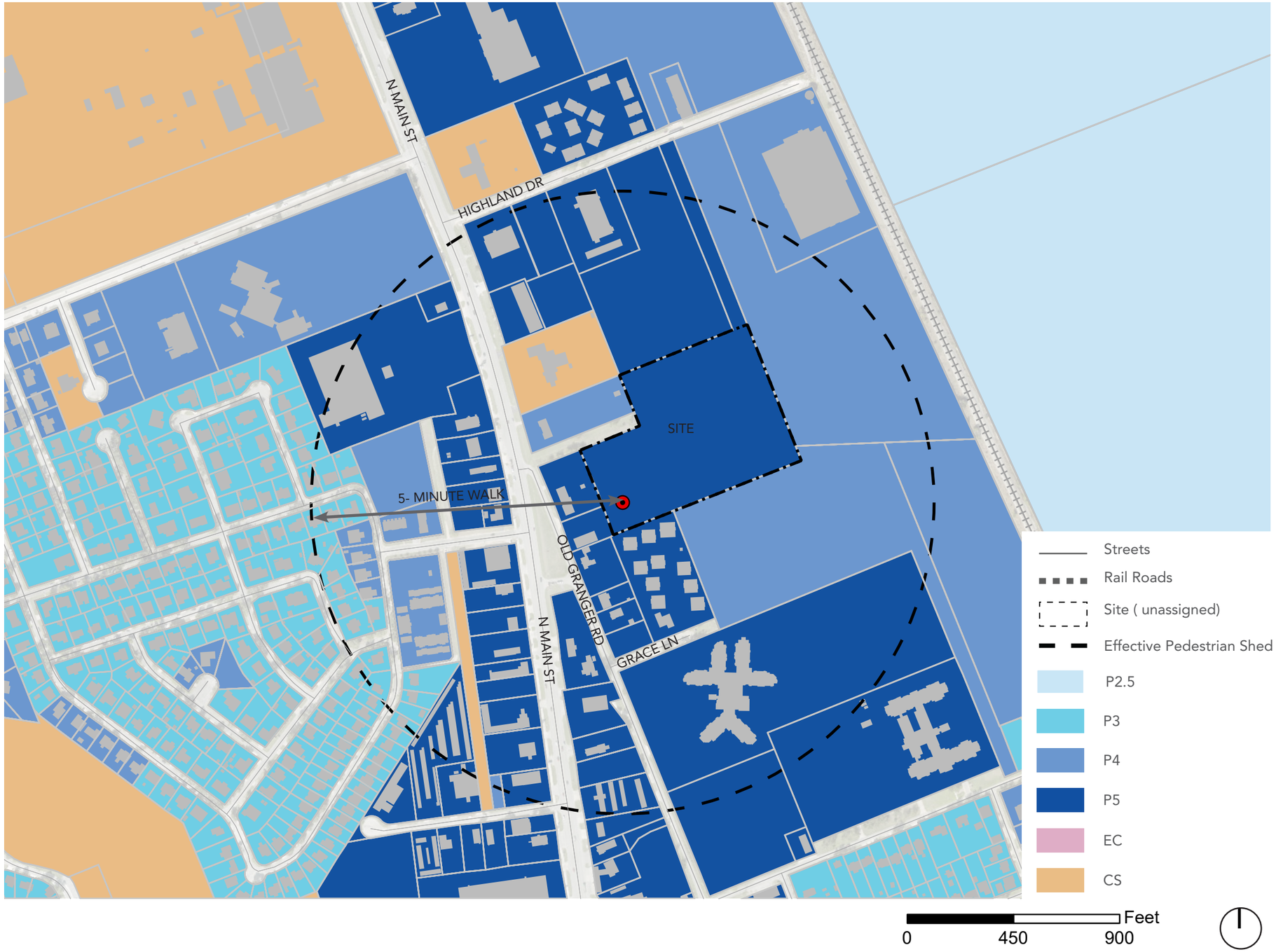
Future Land Use

The Foundry is located in the Market Community Center. The Market Community Center is a medium sized center intended for walkable mixed use development.



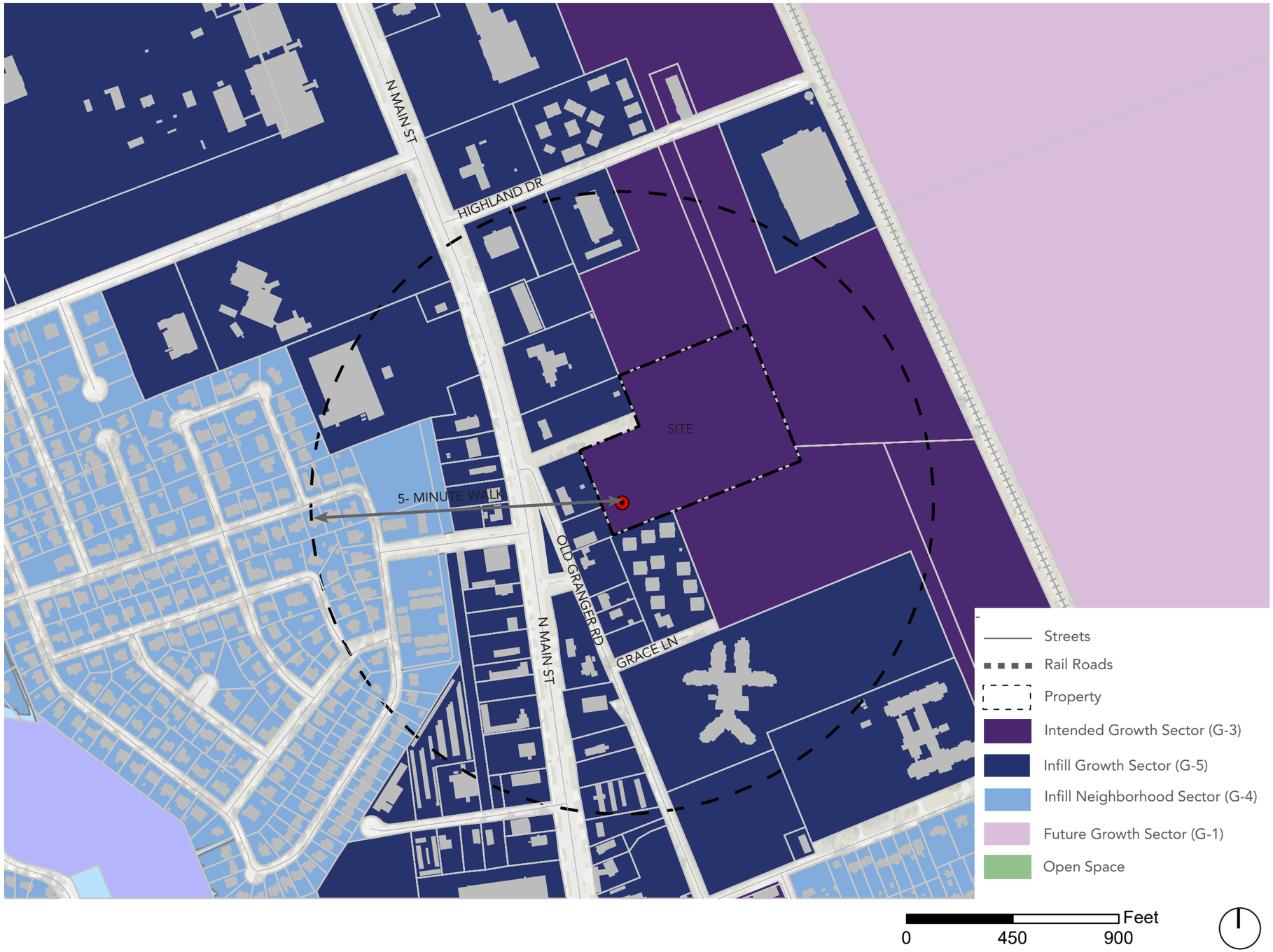
Place Type

The Foundry is currently located in the P5 place type. As a site over 2.5-acres in size the project is subject to the neighborhood plan process and will be assigning place types through an adopted regulating plan.



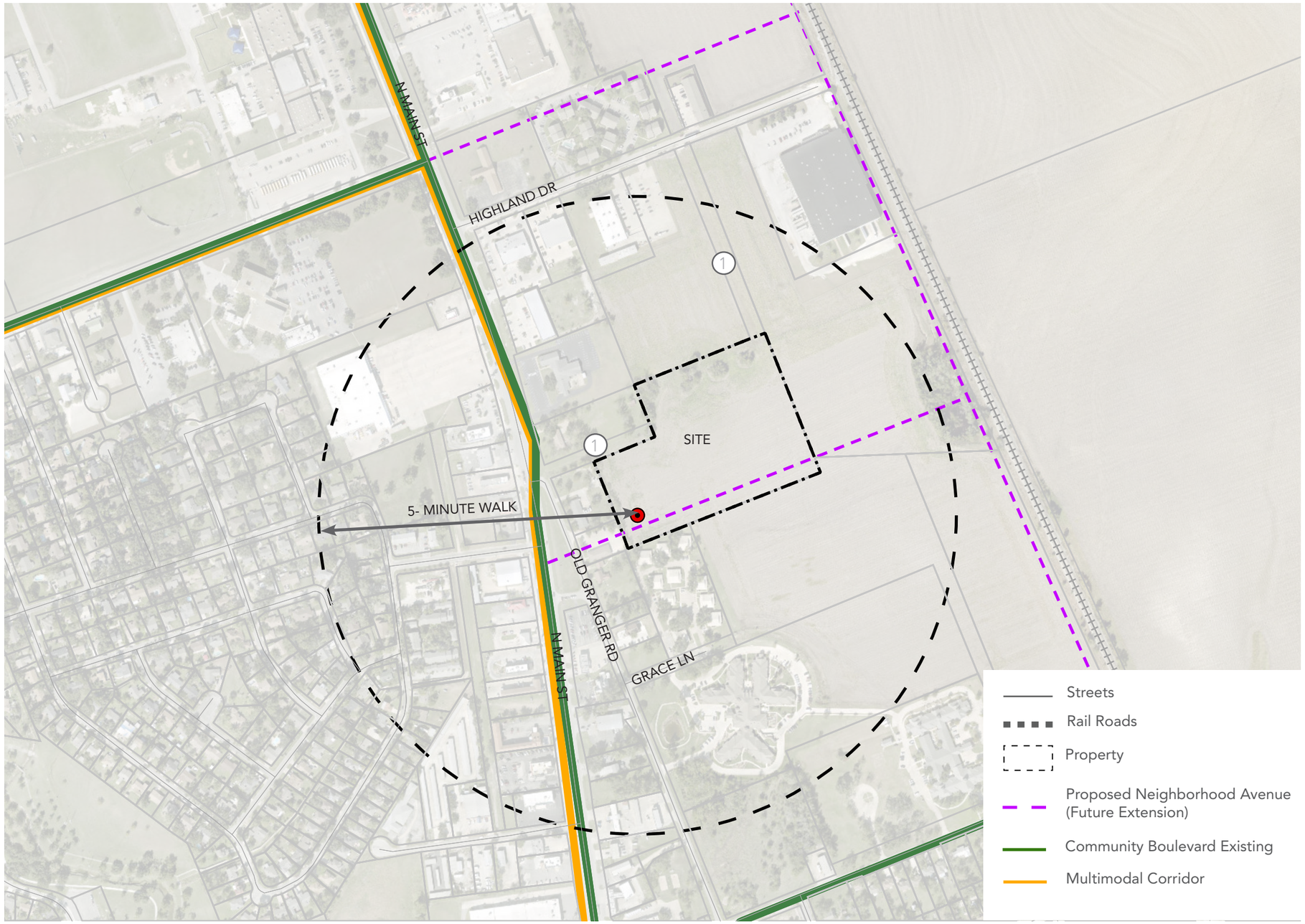
Growth Sectors

The Foundry is currently located in the Intended Growth Sector (G3). The Intended Growth Sector consists of areas with access to existing or planned transportation / infrastructure and are on the periphery of existing developed areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development.



Thoroughfare Plan

The Foundry is well connected through the cities Thoroughfare plan including a proposed neighborhood avenue, and a connection to Main Street (an existing Community Boulevard and proposed Multimodal Corridor). The Foundry will be extending the existing block network to create new opportunities for infill development in close proximity to downtown.



Notes

1 Undeveloped ROW

Tree and Slope Analysis

The Foundry is relatively flat. Existing trees largely consist of Hackberrys planted along property lines. No floodplain exists on the site.

Tree #	Species	Size
5000	Hackberry	9″
5001	Mulberry	47″
5002	Hackberry	12″
5003	Hackberry	8″
5004	Hackberry	8″
5005	Hackberry	10″
5006	Hackberry	9″
5007	Hackberry	9″
5008	Pecan	23″
5009	Pecan	20″
5010	Hackberry	8″
5011	Pecan	23″
5012	Hackberry	10″
5013	Pecan	14″
5014	Hackberry	31″
5015	Hackberry	17″
5016	Pecan	25″
5017	Hackberry	33″
5018	Hackberry	9″
5019	Hackberry	10″
5020	Hackberry	15″
5021	Pecan	32″
5022	Hackberry	20″
5023	Hackberry	33″
5024	Live Oak	37″
5025	Hackberry	9″
5026	Hackberry	11″
5027	Hackberry	11″
5028	Hackberry	8″

Tree #	Species	Size
5029	Hackberry	15″
5030	Hackberry	10″
5031	Hackberry	19″
5032	Hackberry	9″
5033	Hackberry	9″
5034	Hackberry	11″
5035	Hackberry	9″
5036	Hackberry	10″
5037	Hackberry	9″
5038	Hackberry	12″
5039	Hackberry	9″
5040	Hackberry	9″
5041	Hackberry	9″
5042	Hackberry	17″
5043	Hackberry	8″



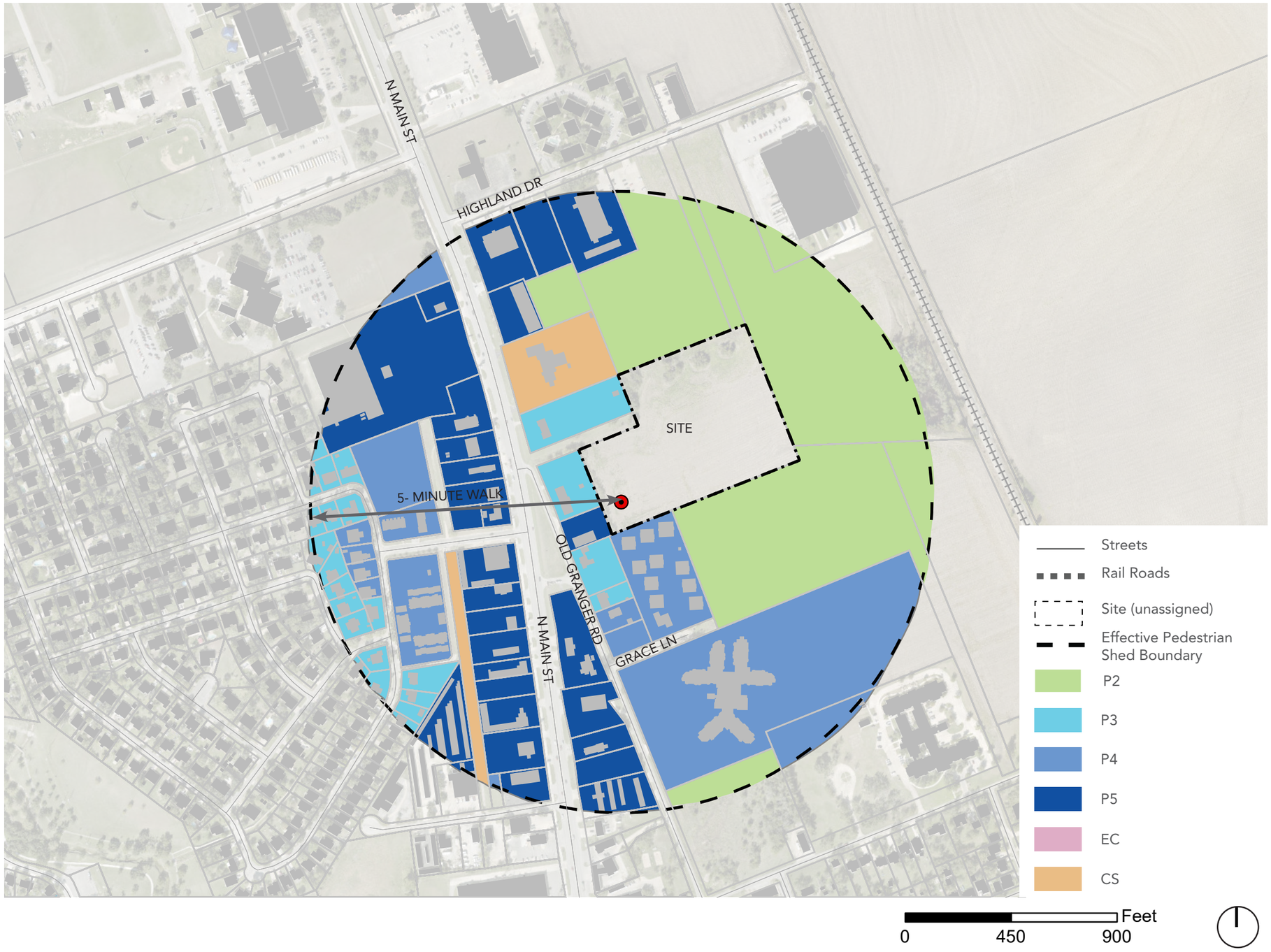
Place Types in Context

The Foundry is proposing a Traditional Neighborhood Development. Based on the pedestrian shed analysis there is a deficit of P4 and CS within the sites effective pedestrian shed.

Place Types	Net Area (acres)	Percent (%)	TND Target (%)
P2	33.63 AC	30.2%	0%
P3	8.40 AC	7.5%	10 - 30%
P4	27.22 AC	24.5%	40 - 60%
P5	27.32 AC	24.6%	10 - 30%
CS	4.08 AC	3.6%	10%
Unassigned	10.69 AC	9.6%	-

The analysis is based on current uses not existing Place Type. Vacant properties larger than 2.5-acres have been classified as P2. The project site and street right-of-way has been classified as unassigned.

The purpose of this page is to establish the target values for comparison to the values proposed in the Neighborhood Plan.

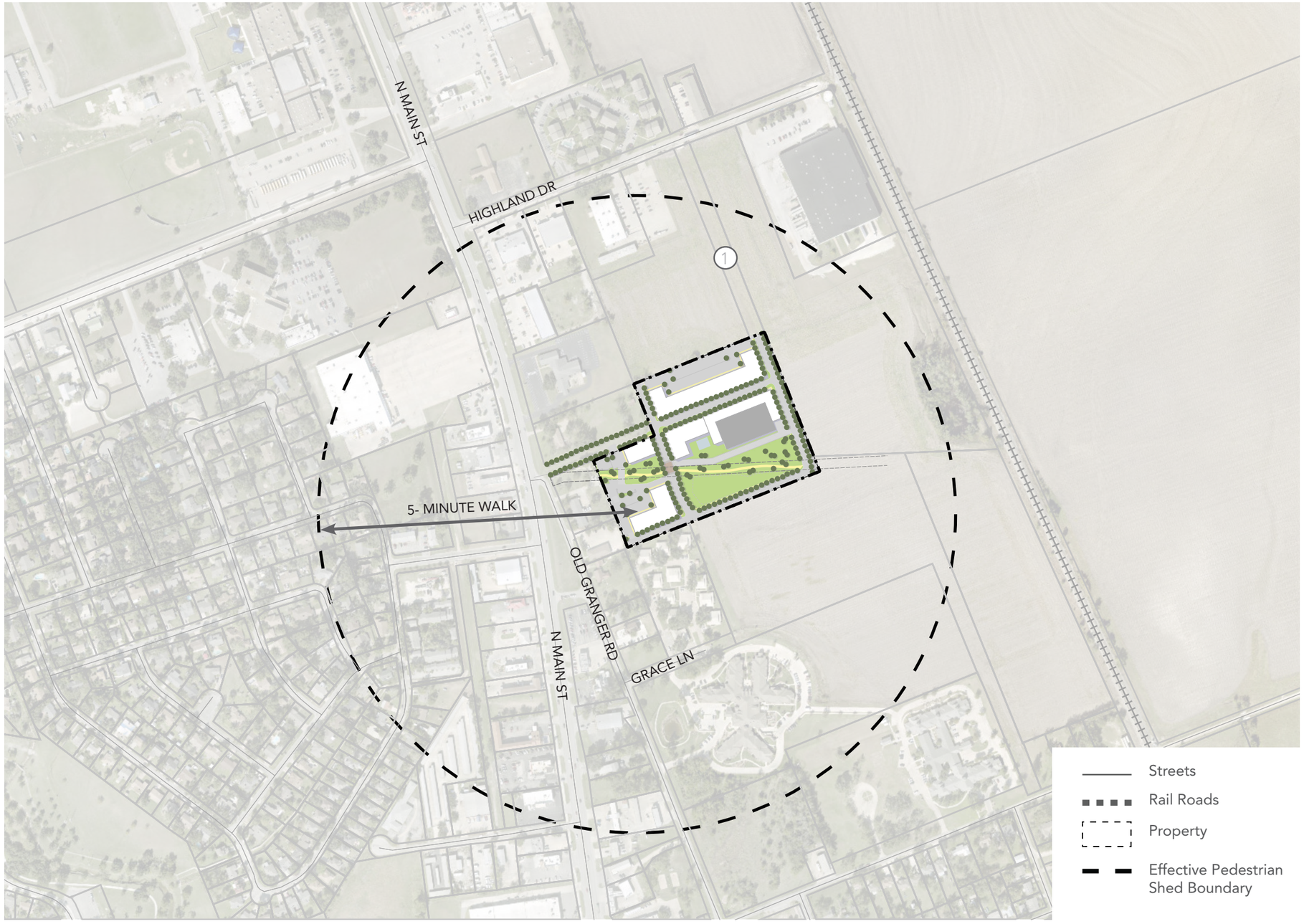


Design Plan in Context

The Foundry has been thoughtfully designed to integrate into the surrounding development framework.

Notes

1	A second point of ingress and egress for fire department purposes only will be constructed to connect the project to Highland Dr.
2	The project will coordinate with the City and TxDOT to ensure a safe connection where these three roads and the path intersect.
3	Private Indoor amenity space is provided adjacent to the pool and courtyard.



Design Plan

Program and Key Design Elements

Description	#	Square Feet
Multi-family Residential	280	
Indoor Amenity		16,000
Parking Spaces (Approximately 1.6 spaces per unit) Parking numbers include structured parking, on-site surface parking, and on-street parking	460	

Key Design Elements

1. A raised table may be incorporated to provide a safe and walkable crossing at the intersection between the path and street section.
2. The project will coordinate with the City and TxDOT to ensure a safe connection where these three roads and the path intersect.
3. Private Indoor amenity space is provided adjacent to the pool and courtyard.
4. Temporary fire department access will be provided until these properties redevelopment and this ROW is built to street standards.
5. These Thoroughfares are intended to connect to the adjoining property at the locations shown, with the exact location of that connection to be coordinated with the owner of the adjoining property.
6. The fire lane is flush with the top of the table and the ground level so that it may be used as a patio or plaza as part of the amenity areas.



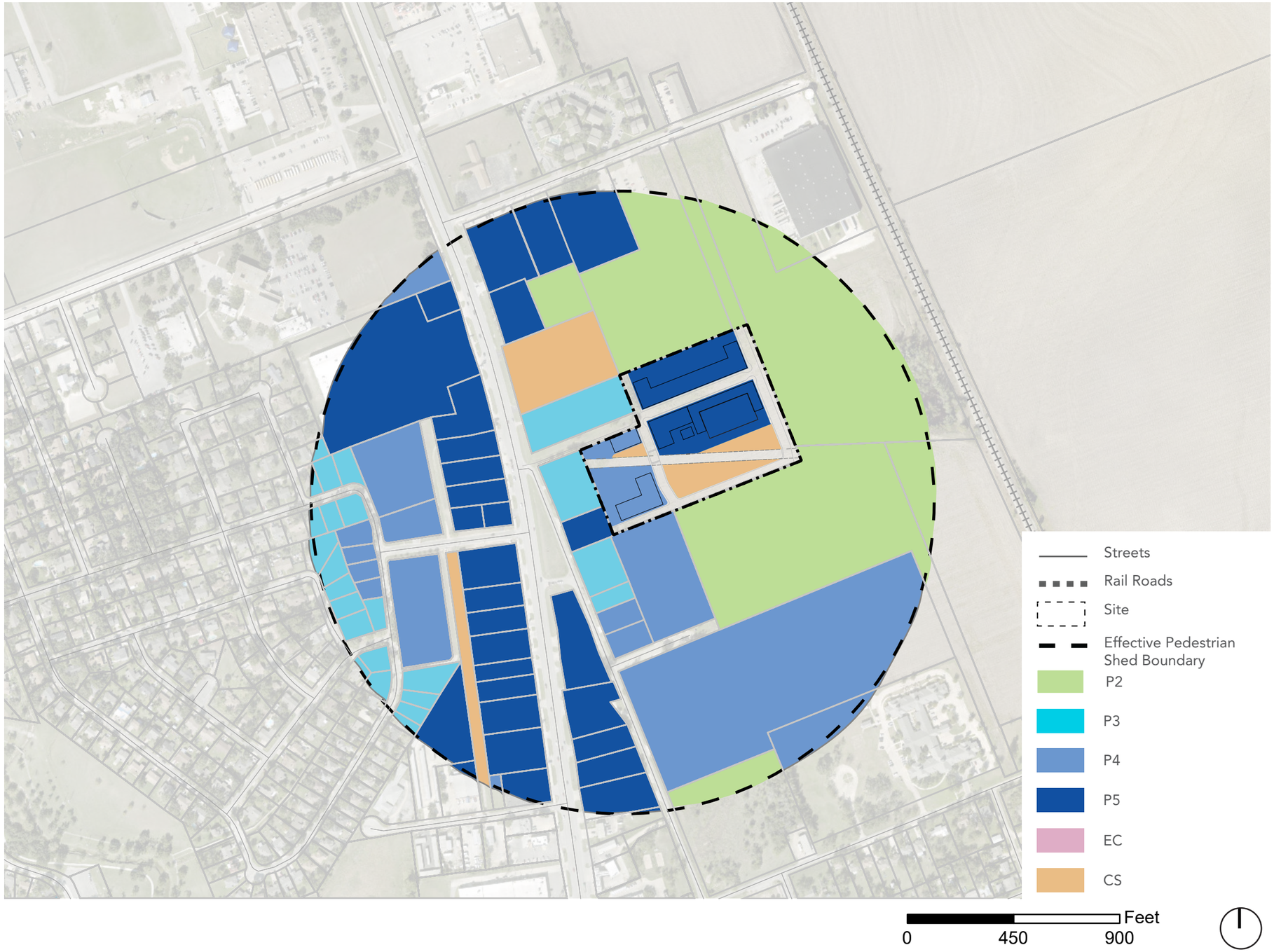
Regulating Plan in Context

The Foundry increased the percentage of CS and P4 within the pedestrian shed bringing the are closer into compliance with the TND Targets.

Place Types	Net Area (acres)	Percent (%)	TND Target (%)
P2	33.63 AC	31.2%	0%
P3	8.40 AC	7.8%	10 - 30%
P4	28.83 AC	26.9%	40 - 60%
P5	31.24 AC	29.1%	10 - 30%
CS	5.39 AC	5%	10%

Standards

1. A Warrant is recommended to allow a lower ratio of P3, P4, and CS within the effective pedestrian shed. The Foundry has added to the ratio of CS and P4 by designating more than 10% as Civic Space and adding to the ratio of P4. Given the high ratio of undeveloped land on the eastern quadrant of the Pedestrian Shed, allowing a higher ratio of P5 on this site will allow greater residential density and improve the viability of walkable commercial along Main Street for the whole Pedestrian Shed.



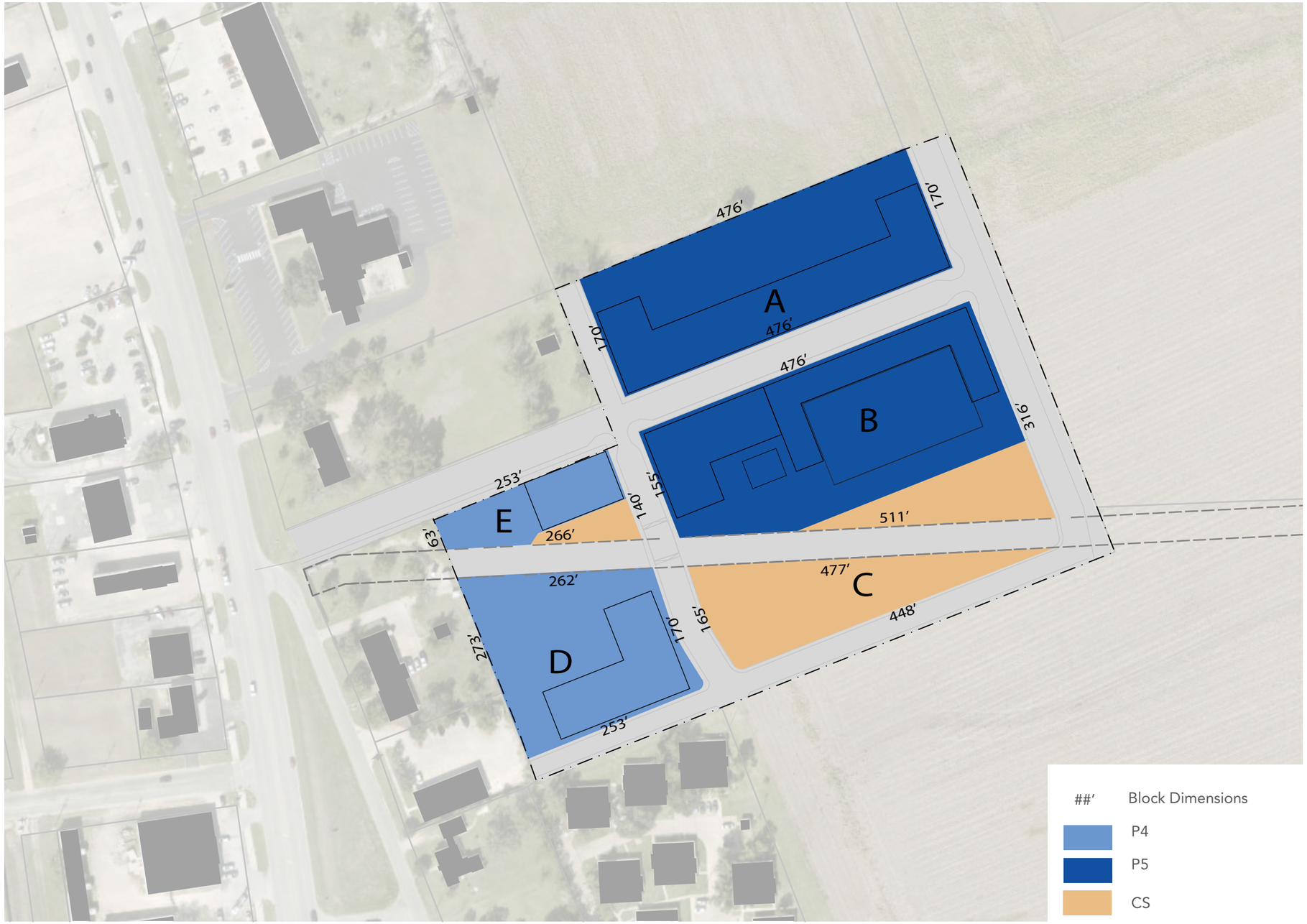
Regulating Plan

Block	Lengths	Perimeter
A	476′; 476′; 170′; 170′	1,292′
B	155′; 511′; 476′; 316′	1,458′
C	477′; 165′; 448′;	1,090′
D	170′; 253′; 273′; 262′	958′
E	140′; 253′; 266′; 63′	722′

*Blocks A, D, and E are partial blocks. Block perimeter will grow when blocks are completed.

General Standards

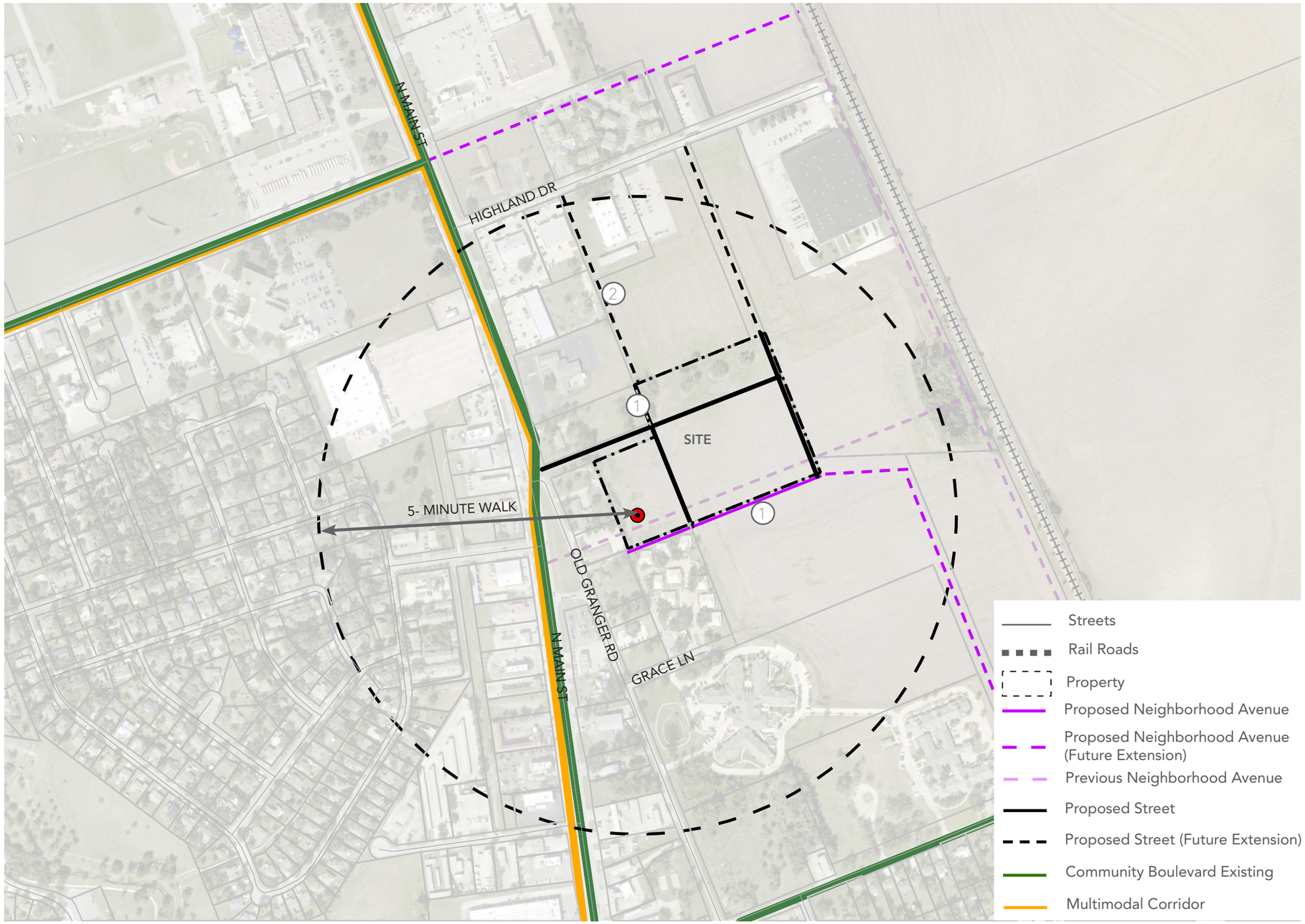
1. A Warrant for larger street lengths and block sizes is recommended to fit into existing development patterns and minimize crossings of the gas line easement.
2. A Warrant is recommended for the parking area for buildings in Block D to exceed 1.5 times the building footprint.
3. A Warrant is recommended in Block E to allow a reduction in the facade build-out and surface parking in the second layer to accommodate the gas line easement. Parking will be screened from the ROW by landscaping.
4. A Warrant is recommended to allow buildings in P5 to be glazed with clear glass, not less than twenty percent (20%) of the first story to accommodate residential development at the ground floor.



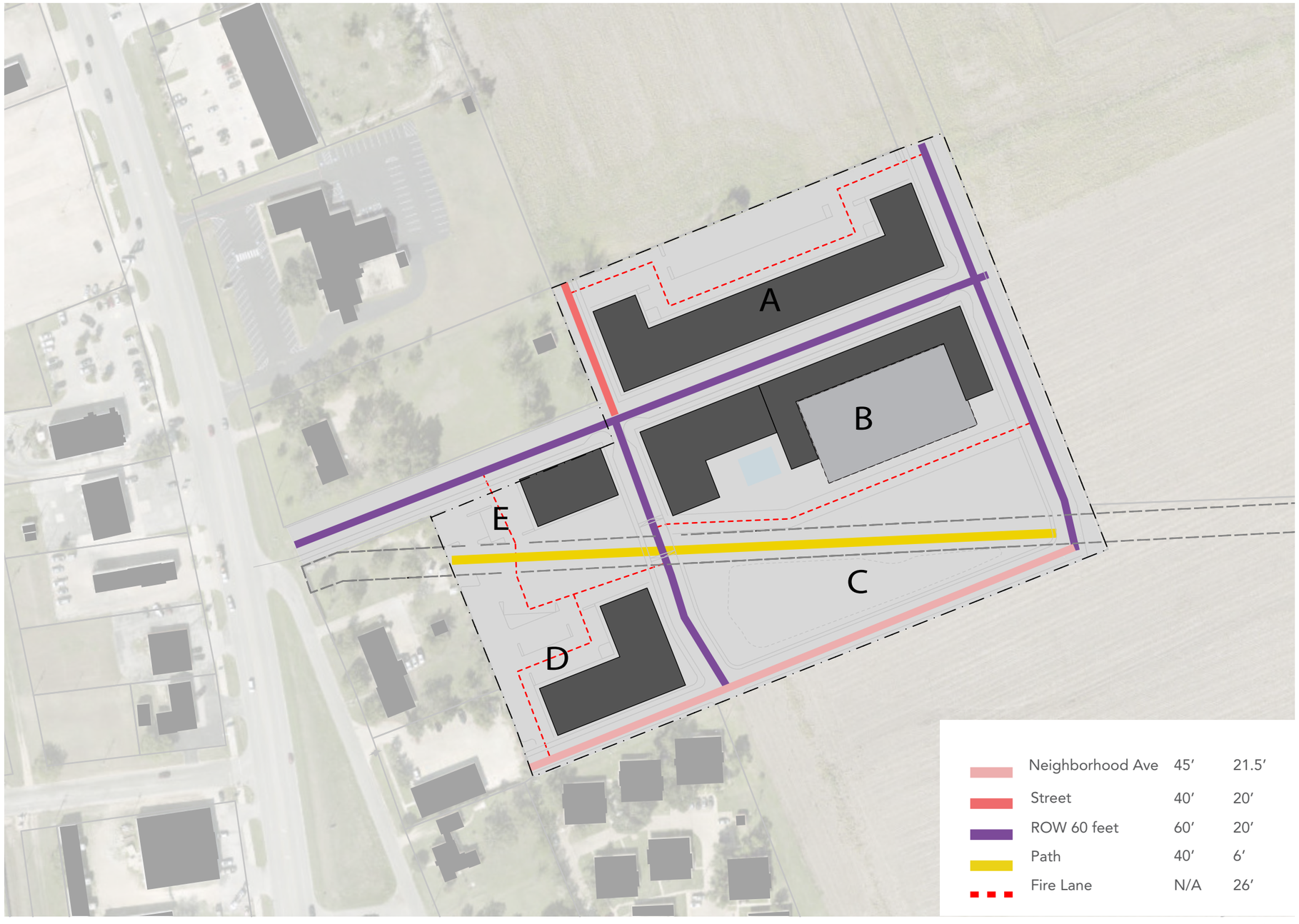
Proposed Transportation Plan

The Foundry is establishing a new block network consistent with traditional block networks in the City of Taylor while fitting in with the existing parcels and development patterns.

1. Where streets fall on property lines half streets will be constructed.
2. New streets have been placed to best facilitate future extensions.



Thoroughfare Plan

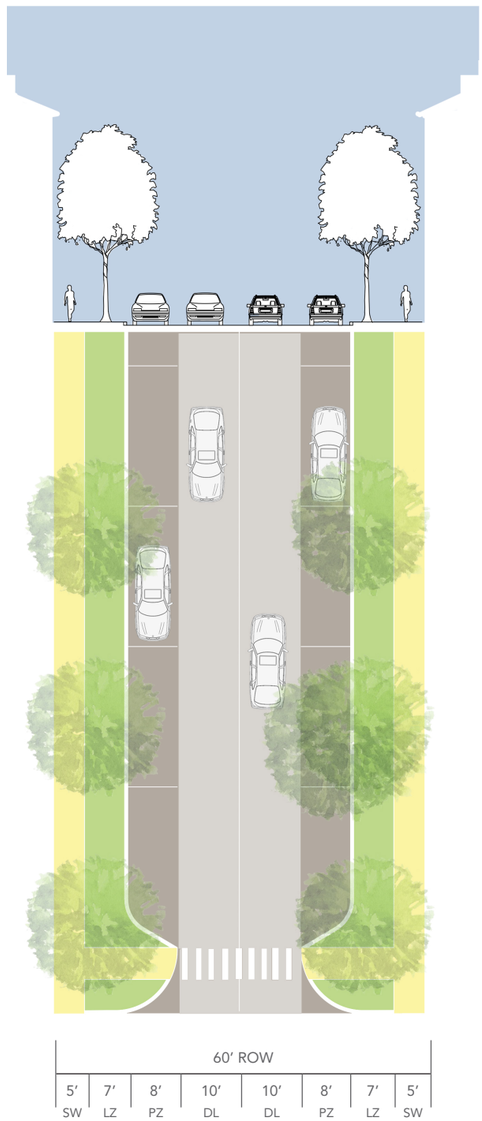


Thoroughfare Plan Types

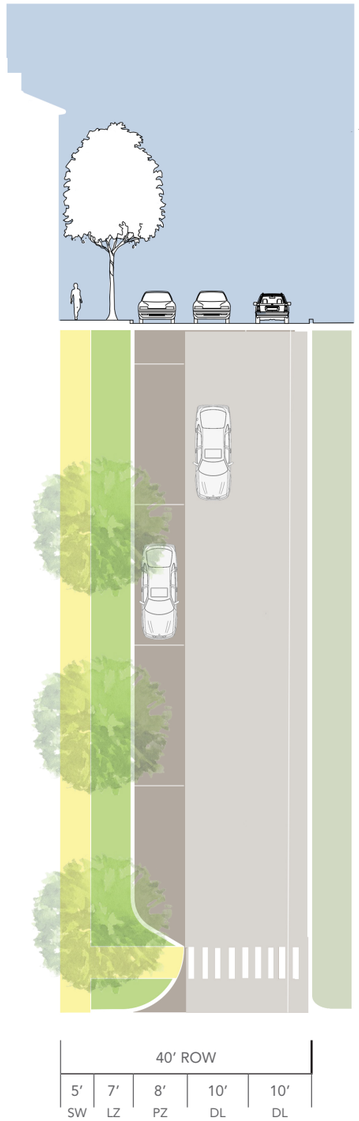
All streets except the Path are designed with the following standards.

Movement	Slow Movement
Traffic Lanes	Two-way
Curb Radius	12′
Curb Type	Header Curbs
Planter Type	Tree Lawn
Landscape Type	Typically spaced 30′ on-center. May be clustered when adjacent to civic space.

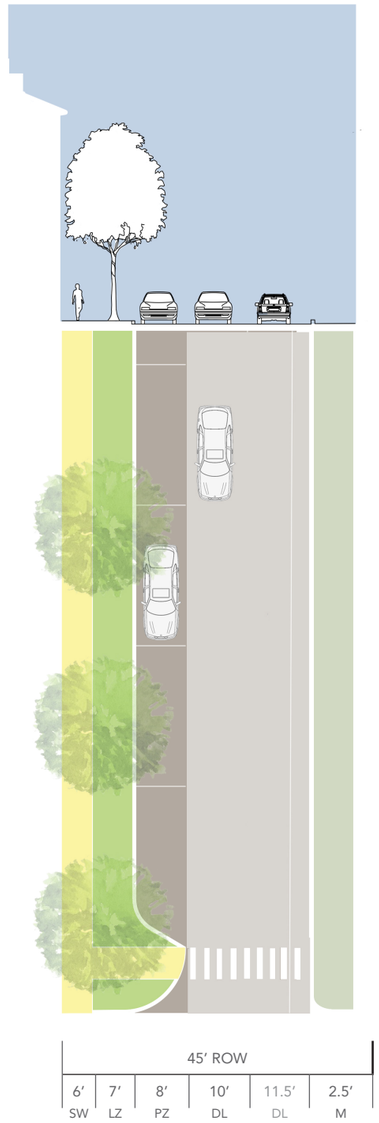
60′ Right of Way



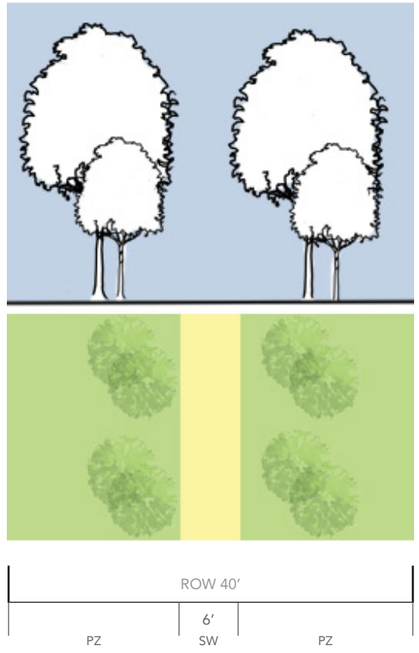
40′ Right of Way



45′ Right of Way



40′ Path



Civic Spaces

The Foundry has included approximately 1.5 acres of Civic Space. The equivalent of 15% of this 10-acre tract.

The character of each civic space is described below.

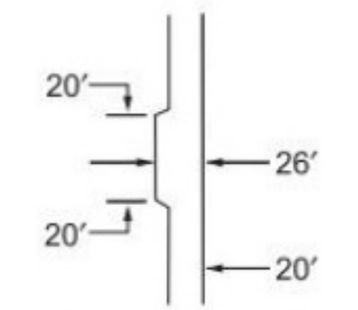
	Ac.	Character
1	.9	This space is designed as a dual purpose space accommodating both detention and more passive amenities such as a lawn with soccer goal and trails surrounding.
2	.5	This space is improved with active amenities such as playgrounds or sport courts.
3	.1	This space is improved with active amenities such as playgrounds or community gardens.
4		A pool and surrounding courtyard are available for residents only.
5		A trail with a path runs through the middle of the site and connects all civic spaces to Main Street, a proposed multi modal street that leads to downtown Taylor.



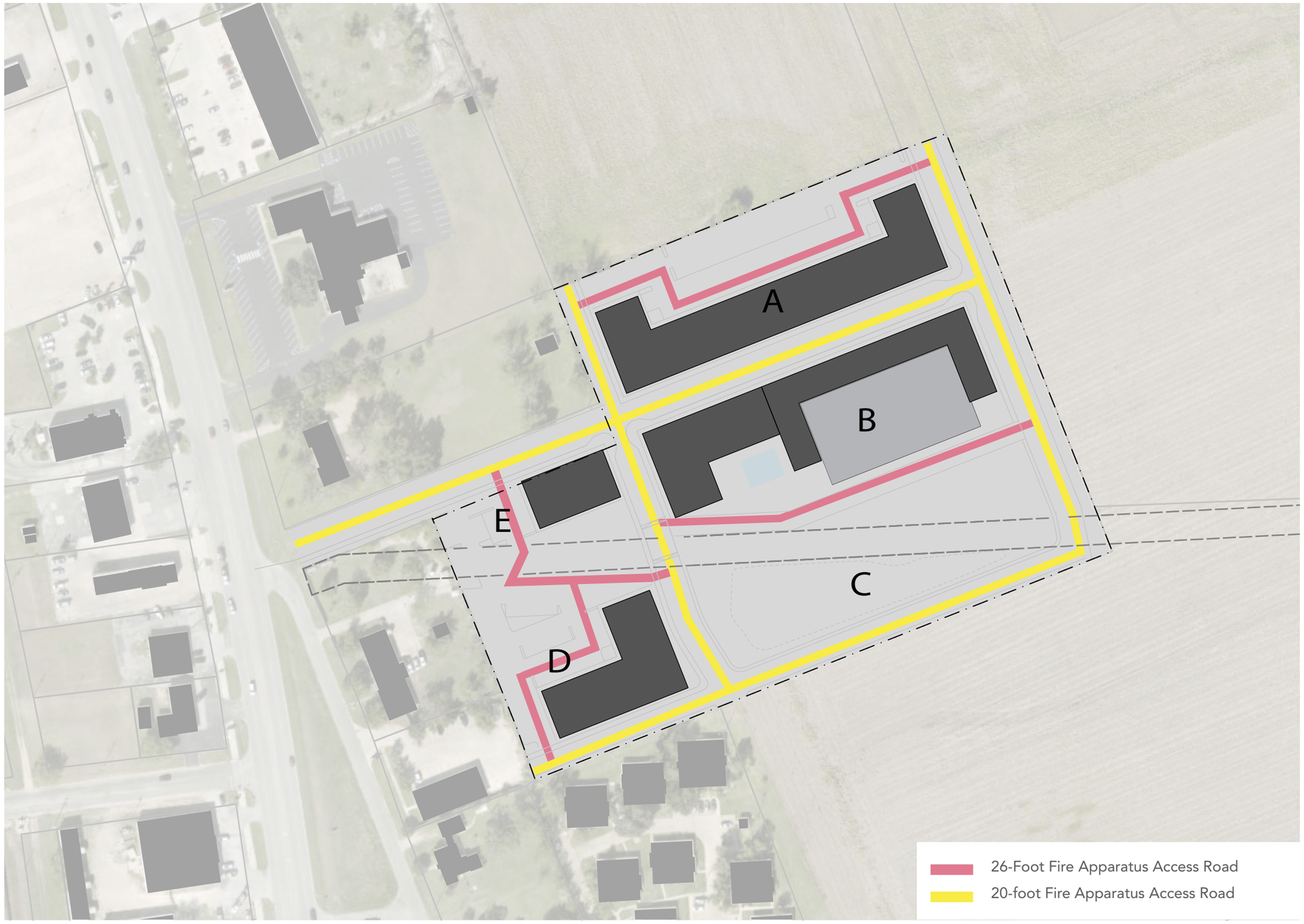
Fire Apparatus Access Diagram

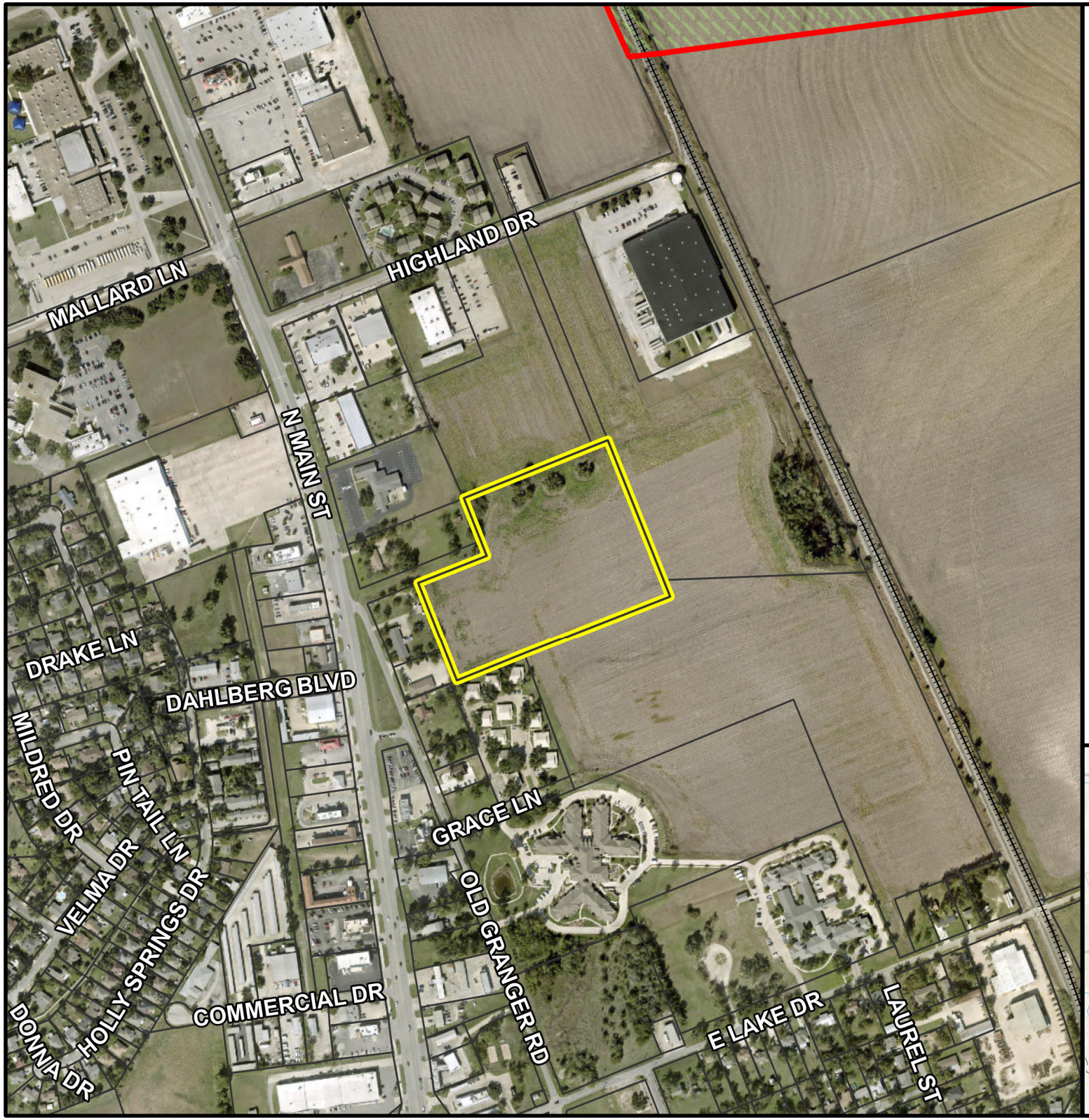
Fire Apparatus Access Notes

1.	Applicants 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.	All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet.
4.	All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
5.	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



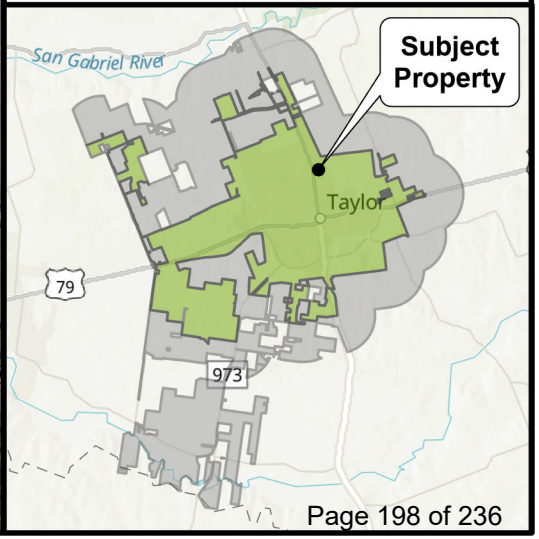


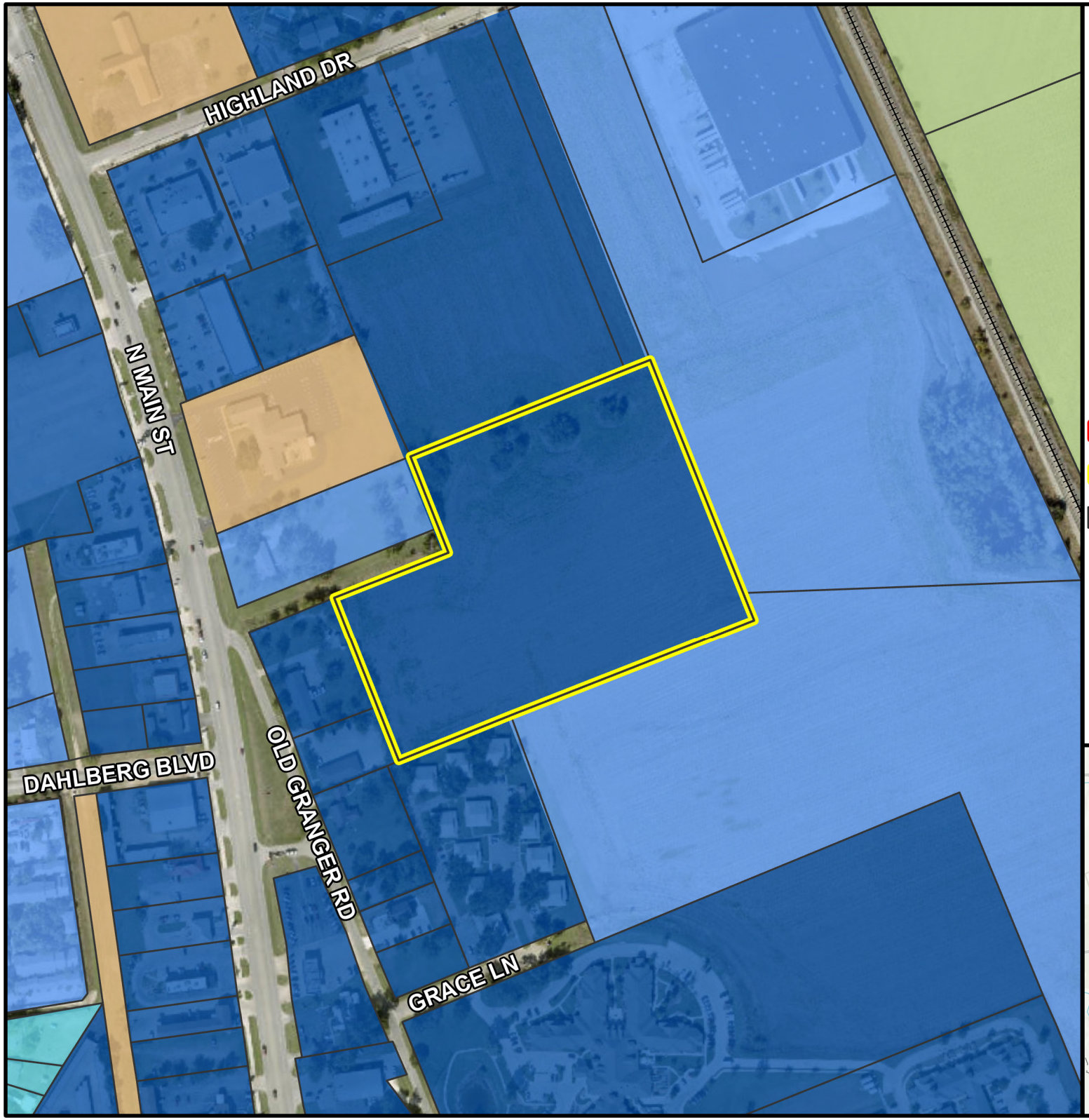
PZ-2024-2217

Old Granger Road
New Neighborhood Plan
Location Map
Approximately 10.7 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels
- Railroads

N 0 500 1,000
Feet





PZ-2024-2217

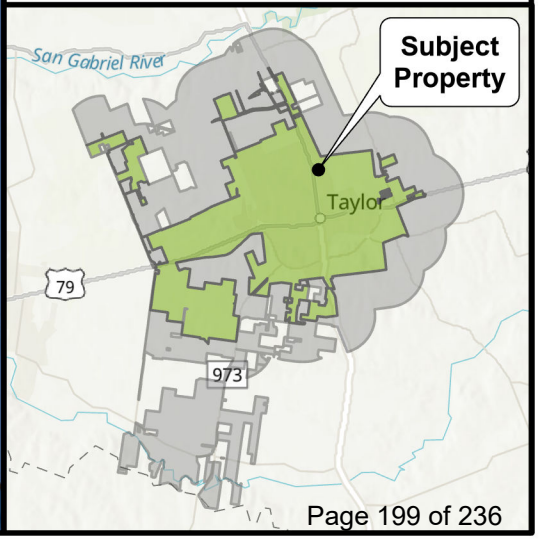
Old Granger Road
New Neighborhood Plan
Current Zoning Map
Approximately 10.7 acres

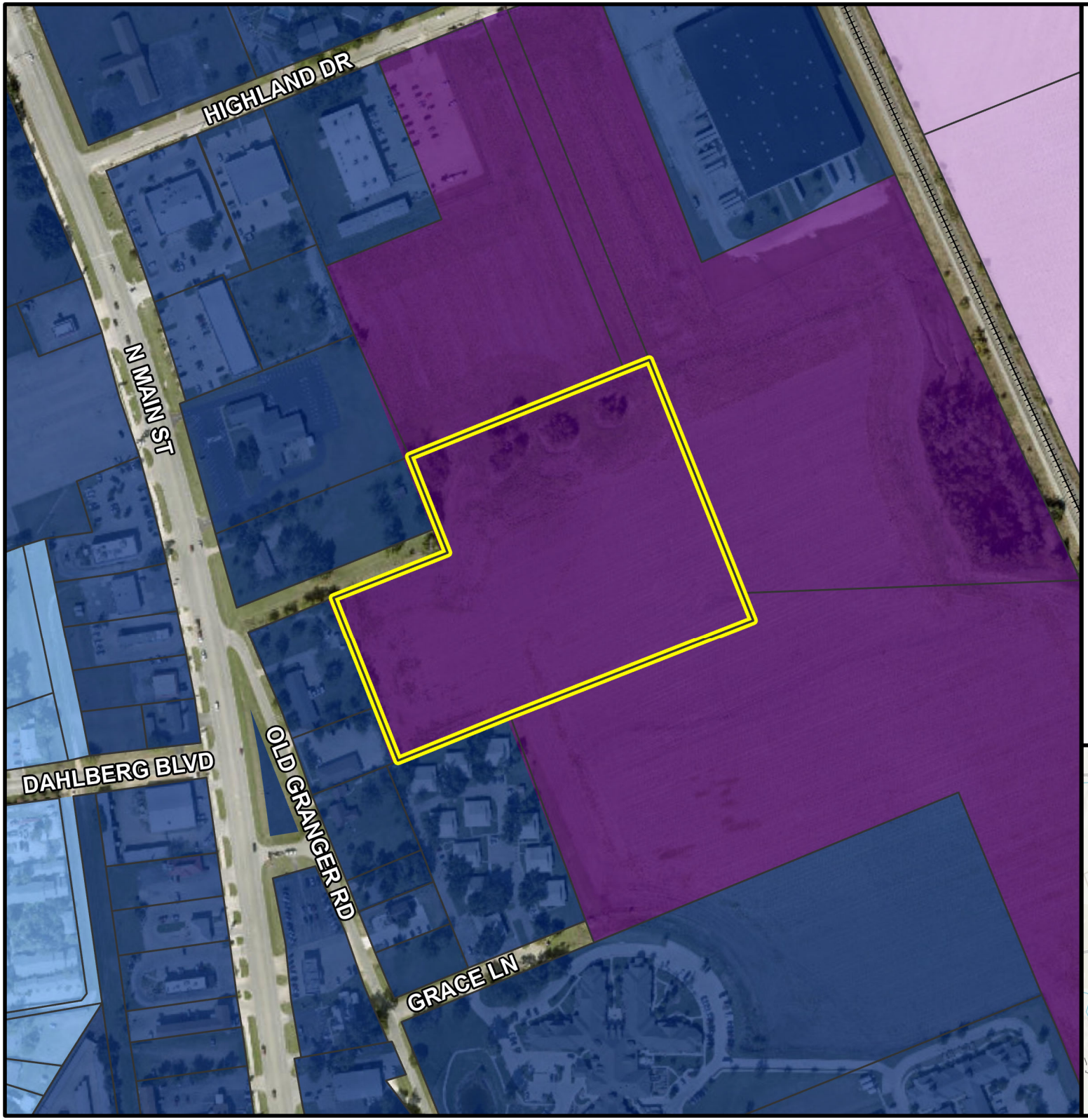
City Limits
Subject Property
Parcels

Place Type Zoning

- P2: Rural
- P3: Neighborhood
- P4: Mix
- P5: Urban Center
- CS: Civic Space

N 0 310 620
Feet





PZ-2024-2217

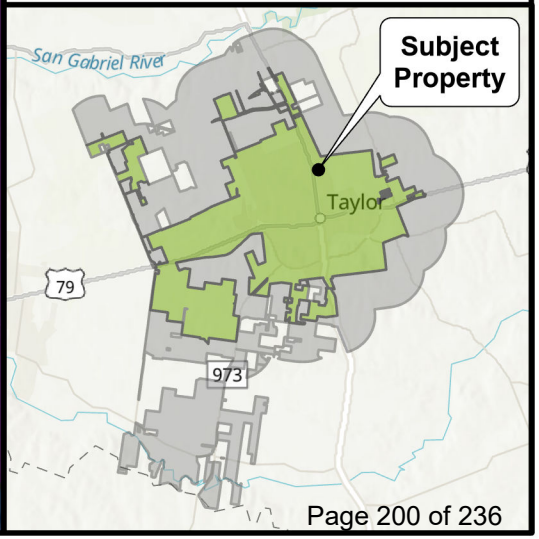
Old Granger Road
New Neighborhood Plan
Growth Sector Map
Approximately 10.7 acres

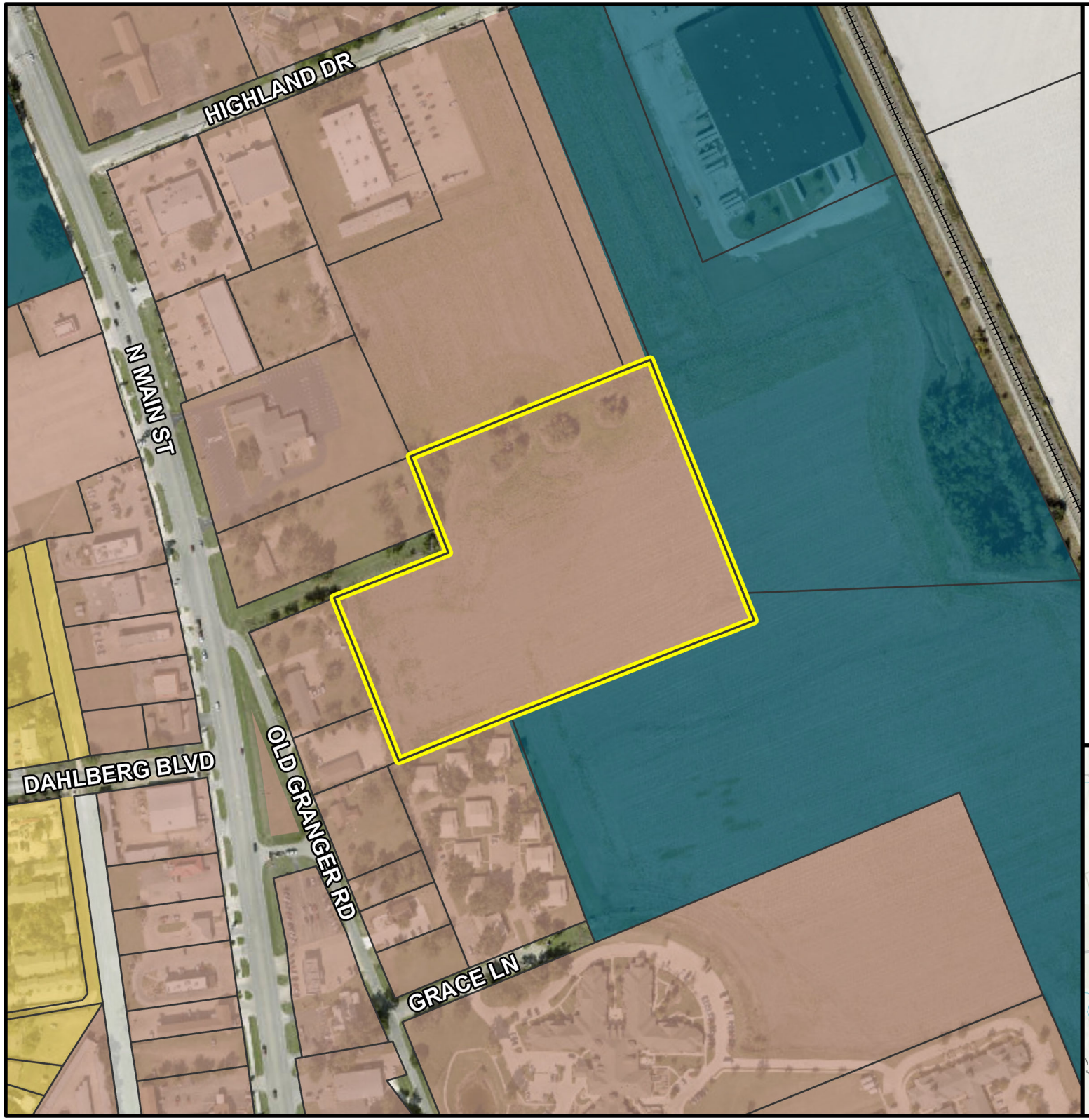
- City Limits
- Subject Property
- Parcels
- Railroads

Growth Sector

- Future Growth Sector (G-1)
- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)
- Infill Growth Sector (G-5)

N 0 310 620
Feet





Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2217

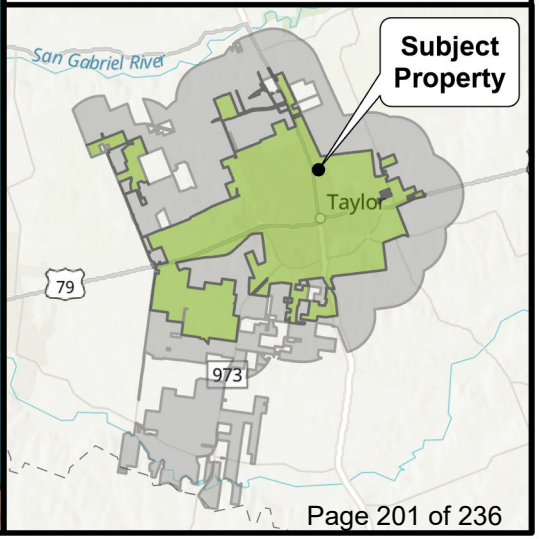
Old Granger Road
New Neighborhood Plan
Future Land Use Map
Approximately 10.7 acres

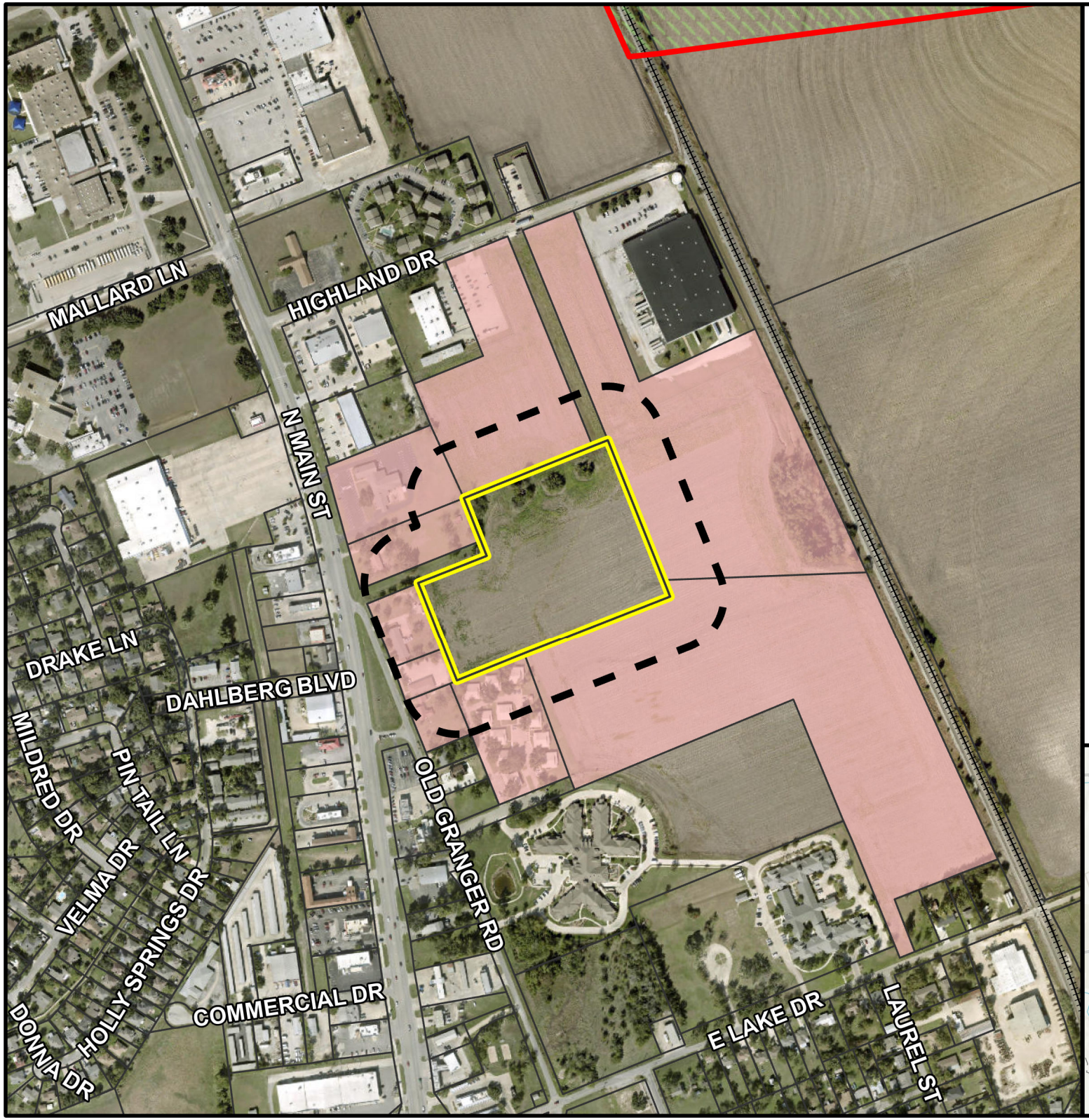
- City Limits
- Subject Property
- Parcels
- Railroads

Future Land Use

- Area of Minimal Change
- Neighborhood Infill
- Employment: Neighborhood
- Market: Community

N 0 310 620
Feet



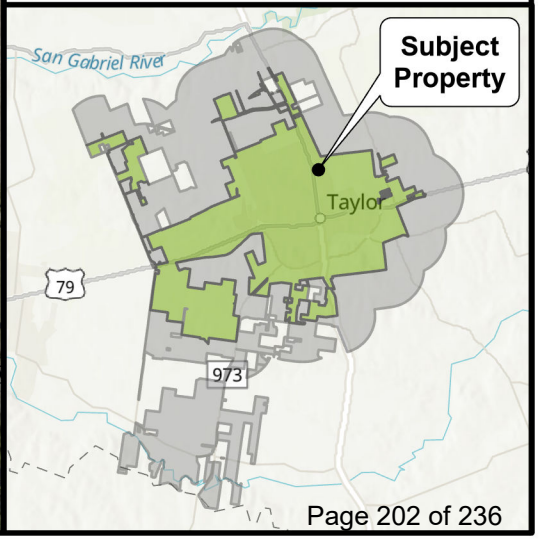


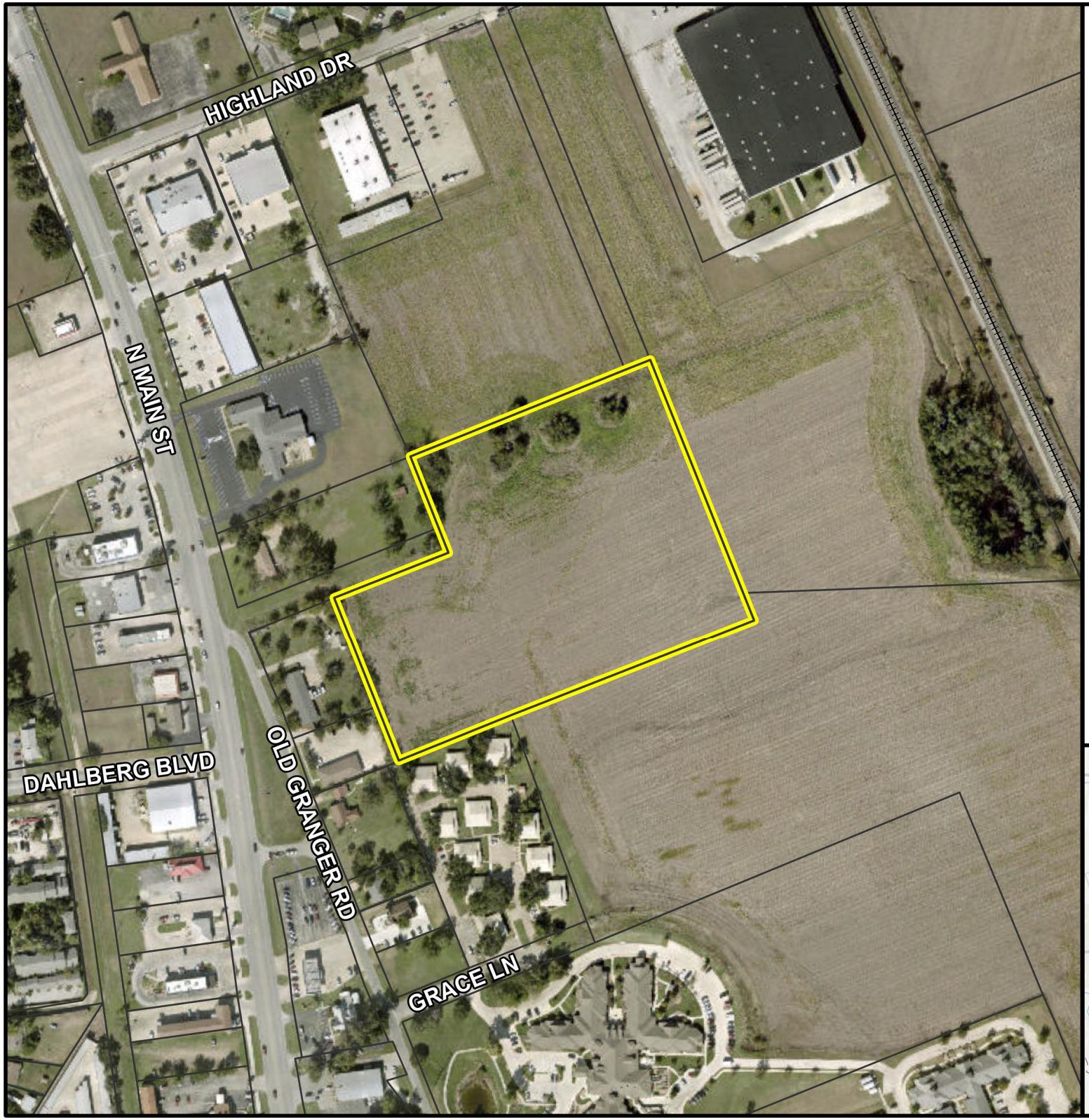
PZ-2024-2217

Old Granger Road
New Neighborhood Plan
Notification Map
Approximately 10.7 acres

- City Limits
- ETJ Boundary
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels
- Railroads

N 0 500 1,000
Feet





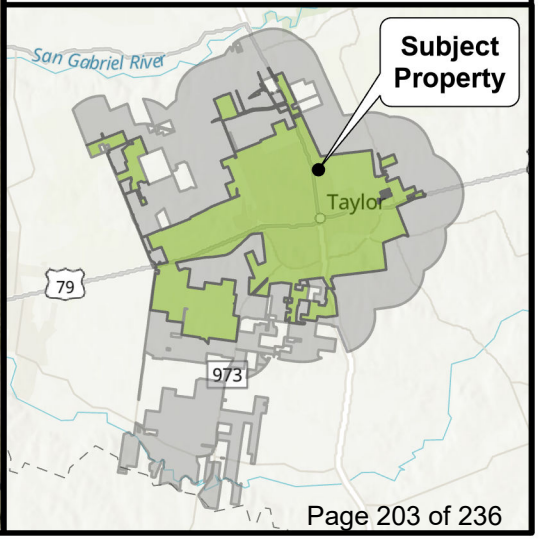
PZ-2024-2217

Old Granger Road
New Neighborhood Plan
Floodplain Map
Approximately 10.7 acres

- City Limits
- Subject Property
- Parcels
- Railroads

Note: No floodplain present

N 0 310 620
Feet



ORDINANCE NO. 2024-XX

AN ORDINANCE REQUESTING A NEIGHBORHOOD PLAN FOR PROPERTY GENERALLY LOCATED AT THE INTERSECTION OF OLD GRANGER ROAD AND NORTH MAIN STREET, LEGALLY DESCRIBED AS A 10.69-ACRE TRACT OF LAND IN THE J. PHARRASS SURVEY, ABSTRACT NO. 495, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R102540, 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 December 12, 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 The Foundry; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on November 12, 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 Neighborhood Plan and Property zoning change.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, that:

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The Official Zoning map of the City of Taylor, Texas, is changed to indicate that a Neighborhood Plan has been approved for the Property and to show the allocation and location of Place Types on the Property as depicted in the Neighborhood Plan attached hereto for all purposes as Exhibit "B".

SECTION 3. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 4. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2024-XX was introduced before the Taylor City Council on the 12th day of December 2024.

DRAFT

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2024.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, 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-XX, 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.

_____
Lucy Aldrich
City Clerk

DRAFT

EXHIBIT A

(Metes & Bounds/Legal Description/Survey)

DRAFT

ELECTRONICALLY RECORDED 2024041514
Williamson County, Texas Total Pages: 10

Corridor Title GF# 24-0514-CH

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

SPECIAL WARRANTY DEED

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

That effective as of May 24, 2024, CATHY MOORE AND MARK ALBRECHT ("Grantor", whether one or more), for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration to the undersigned paid by TAYLOR HIGHLAND INV LLC, a Texas limited liability company ("Grantee"), the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee all of Grantor's right, title and interest in and to the following described real property, together with all and singular the rights, benefits, privileges, water rights, mineral rights, development rights, easements, utilities, licenses, permits, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto, and together with all buildings and improvements located thereon and all rights, titles, and interests of Grantor in and to any alleys, strips, or gores adjoining the property, and any easements, rights-of-way or other interests in, on, under, or to any land, highway, street, road, right-of-way, or avenue, open or proposed, in, on, under, across, in front of, abutting, or adjoining the property (the "Property"), to-wit:

TRACT 1: Being 4.69 acres of land, more or less, in the JOHN PHARRASS SURVEY, ABSTRACT NO. 495, situated in Williamson County, Texas, being that same 4.69 acre tract described in Exhibit "A" of a deed recorded in Document No. 2023003513, of the Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto.

TRACT 2: Being 10.69 acres of land, more or less, in the JOHN PHARRASS SURVEY, ABSTRACT NO. 495, situated in Williamson County, Texas, being that same 10.69 acre tract described in Exhibit "B" of a deed recorded in Document No. 2023003513, of the Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds in Exhibit "B" attached hereto.

TRACT 3: Being 26.80 acres of land, more or less, in the JOHN PHARRASS SURVEY, ABSTRACT NO. 495, situated in Williamson County, Texas, being that same 26.80 acre tract described in Exhibit "C" of a deed recorded in Document No. 2023003513, of the Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds in Exhibit "C" attached hereto.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's heirs, executors, successors and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto Grantee, Grantee's heirs, executors, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through or under Grantor but not otherwise.

This conveyance is made subject to all and singular the restrictions, easements, conditions, reservations, exceptions and covenants, if any, applicable to and enforceable against the Property as shown by the records of Williamson County, Texas.

Current ad valorem taxes on the Property having been prorated, the payment thereof is assumed by Grantee.

GRANTOR:

Cathy Moore

CATHY MOORE

MARK ALBRECHT

Grantee's Address:

4324 Privacy Hedge
Leander Tx 78641

STATE OF TEXAS §
§
COUNTY OF Travis §

This instrument was acknowledged before me this 22 day of May, 2024 by CATHY MOORE.

TIFFANI CONTRERAS
My Notary ID # 130962644
Expires March 5, 2027

Notary Public, State of Texas

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's heirs, executors, successors and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto Grantee, Grantee's heirs, executors, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through or under Grantor but not otherwise.

This conveyance is made subject to all and singular the restrictions, easements, conditions, reservations, exceptions and covenants, if any, applicable to and enforceable against the Property as shown by the records of Williamson County, Texas.

Current ad valorem taxes on the Property having been prorated, the payment thereof is assumed by Grantee.

GRANTOR:

_____
CATHY MOORE

_____
MARK ALBRECHT

Grantee's Address:

_____
_____

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me this ____ day of May, 2024 by CATHY MOORE.

_____
Notary Public, State of Texas

STATE OF COLORADO §
§
COUNTY OF Grand §

This instrument was acknowledged before me this 20 day of May, 2024 by MARK ALBRECHT.

LISA D WOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214038503
MY COMMISSION EXPIRES SEP 29, 2025

Lisa D Wood
Notary Public, State of Colorado

EXHIBIT "A"

FIELD NOTES
JOB NO. 221385
DATE: SEPTEMBER 20, 2022
PAGE 1 OF 2 Field notes to accompany exhibit.

4.69 ACRES

Being 4.69 acres of land, more or less, out of the John Pharrass Survey, Abstract No. 495, Williamson County, Texas, being a portion of that tract conveyed to Wallace Seggern, by deed recorded in Volume 530, Page 746, Official Public Records, Williamson County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on September 15th, 2022, and further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with illegible yellow cap found in the east line of State Highway 95 and the west line of said Seggern tract, marking the northwest corner of the Resubdivision of Lot 1 of Taylor Plaza, said plat recorded in Cabinet EE, Slide 11, Plat Records, Williamson County, Texas, for the southwest corner of this tract, from which a 1/2 inch iron rod with pink cap stamped "Doucet & Assoc." found, marking an angle point of said Resubdivision of Lot 1 of Taylor Plaza, bears S 21°36'40" E, 312.18 feet;

THENCE: **N 21°45'16" W, 280.79 feet** with the east line of said State Highway 95 and the west line of said Seggern tract to a 1/2 inch iron rod found, marking the southwest corner of a tract conveyed to Nolin N. Werchan, et ux, by deed recorded in Volume 530, Page 705, of said Deed Records, for the northwest corner of said Seggern tract and this tract;

THENCE: **N 68°34'10" E, 731.05 feet** with the south line of said Werchan tract and the north line of said Seggern tract to a 1/2 inch iron rod with pink cap stamped "TLS" set, for the northeast corner of this tract, from which a piece of braided wire found, marking the southeast corner of said Werchan tract, also marking the northeast corner of said Seggern tract, bears N 68°34'10" E, 791.36 feet;

THENCE: **S 21°34'01" E, 278.01 feet** into and across said Seggern tract to a 1/2 inch iron rod with pink cap stamped "TLS" set, marking the northeast corner of said Resubdivision of Lot 1 of Taylor Plaza, for the southeast corner of this tract, from which a 1/2 inch iron rod found, marking the southeast corner of said Resubdivision of Lot 1 of Taylor Plaza, bears S 21°34'01" E, 897.66 feet;

THENCE: **S 68°21'06" W, 730.13 feet** with the north line of said Resubdivision of Lot 1 of Taylor Plaza and into and across said Seggern tract to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83. This survey may be in violation of State of Texas Local Government Code Chapter 232, County Regulation of Subdivisions. Texas Land Surveying, Inc. assumes no liability of any kind for any misuse (illegal use) of this survey.

9-22-22

Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628

STATE OF TEXAS
REGISTERED
KENNETH LOUIS CRIDER
5624
PROFESSIONAL
LAND SURVEYOR

Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPLS FIRM No. 10056200

EXHIBIT "B"

FIELD NOTES
JOB NO. 221385
DATE: SEPTEMBER 22, 2022
PAGE 1 OF 3 Field notes to accompany exhibit.

10.69 ACRES
Being 10.69 acres of land, more or less, out of the John Pharrass Survey, Abstract No. 495, Williamson County, Texas, being a portion of that tract conveyed to Wallace Seggern, by deed recorded in Volume 530, Page 746, Deed Records, Williamson County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on September 15th, 2022, and further described by metes and bounds as follows:

BEGINNING at a braided wire found in the west line of a tract conveyed to Carpenter, LLC, by deed recorded in Volume 2492, Page 38, Official Records, Williamson County, Texas, marking the southeast corner of a tract called Highland Drive as conveyed to the City of Taylor, by deed recorded in Volume 790, Page 476, of said Deed Records, for the northeast corner of this tract, from which a 1/2 inch iron rod found in the south line of Highland Drive, marking the northwest corner of said Carpenter tract, bears N 21°40'33" W, 840.17 feet;

THENCE: **S 21°46'14" E,** in part with the west line of said Carpenter tract and into and across said Seggern tract at 558.24 feet passing a 1/2 inch iron rod found, marking the southwest corner of said Carpenter tract, also marking an angle point of a tract conveyed to S.P.J.S.T. Rest Home, by deed recorded in Document No. 2013109610, Official Public Records, Williamson County, Texas, continuing with the north-south running north line of said S.P.J.S.T. tract in all **624.24 feet** to a 1/2 inch iron rod found, marking an angle point of said S.P.J.S.T. tract, for the southeast corner of this tract;

THENCE: **S 68°36'15" W, 582.42 feet** with the north line of said S.P.J.S.T. tract and into and across said Seggern tract to a 1/2 inch iron rod found, marking the northwest corner of said S.P.J.S.T. tract, also marking the northeast corner of Grace Place, said plat recorded in Cabinet G, Slide 319, Plat Records, Williamson County, Texas, for an angle point of this tract;

THENCE: **S 67°59'43" W, 269.17 feet** with the north line of said Grace Place and into and across said Seggern tract to a 1/2 inch iron rod found, marking an angle point of said Grace Place, also marking the southeast corner of Lot 1, out of RCNT Subdivision, said plat recorded in Cabinet DD, Slide 287, of said Plat Records, also marking an angle point of said Seggern tract, for the southwest corner of this tract, from which a 1/2 inch iron rod found, marking the northwest corner of said Grace Place, also marking the northeast corner of a tract conveyed to RCT Holdings, LLC – Old Granger Road Series, by deed recorded in Document No. 2016044878, of said Official Public Records, bears S 68°56'12" W, 17.05 feet;

THENCE: **N 21°35'38" W,** with the east line of said Lot 1 and the west line of said Seggern tract at 134.92 feet passing a 1/2 inch iron rod found, marking the northeast corner of said Lot 1, also marking the southeast corner of Lot 2 out of said Grace Place, from which an x found in concrete, marking the northwest corner of said Lot 1, also marking the southwest corner of said Lot 2, bears S 68°40'40" W, 195.61 feet, continuing with the east line of said Lot 2 and with the west line of said Seggern tract in all **391.22 feet** to a point in the south line of Highland Drive as dedicated in Volume 562, Page 97, marking the northeast corner of said Lot 2, for an angle point of said Seggern tract and this tract, from which a 60D nail found, marking the northwest corner of said Lot 2, bears S 68°28'43" W, 195.13 feet;

EXHIBIT "B"

FIELD NOTES
JOB NO. 221385
DATE: SEPTEMBER 22, 2022
PAGE 2 OF 3 Field notes to accompany exhibit.

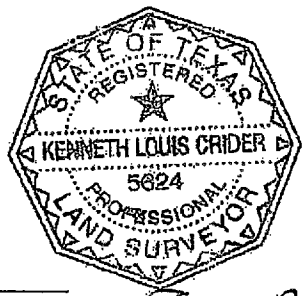
THENCE: **N 68°28'43" E, 273.81 feet** with the south line of said Highland Drive and the east-west running west line of said Seggern tract to a 1/2 inch iron rod with pink cap stamped "TLS" set, marking the southeast corner of said Highland Drive, for an angle point of said Seggern tract and this tract;

THENCE: **N 21°37'27" W, 230.19 feet** in part with the east line of said Highland Drive and the east line of a tract conveyed to Martin E. Kerlin, by deed recorded in Volume 517, Page 310, of said Deed Records, and with the west line of said Seggern tract to a concrete monument found, marking the northeast corner of said Kerlin tract, also marking the southeast corner of a tract conveyed to the Taylor Church of Christ, by deed recorded in Volume 1278, Page 935, of said Official Records, also marking the southwest corner of Basler Electric Company, said plat recorded in Cabinet O, Slide 137, of said Plat Records, also marking an angle point of said Seggern tract, for the northwest corner of this tract, from which a concrete monument found, marking the northwest corner of a tract conveyed to Martin E. Kerlin, by deed recorded in Volume 490, Page 34, of said Deed Records, also marking the southwest corner of said Taylor Church of Christ tract, bears S 68°22'33" W, 452.96 feet

THENCE: **N 68°03'51" E, 515.60 feet** with the south line of said Basler Electric Company tract and into and across said Seggern tract to a 1/2 inch iron rod with orange cap stamped "BLB RPLS 4249" found, marking the southeast corner of said Basler Electric Company tract, also marking the southwest corner of said City of Taylor tract, for an angle point of this tract, from which a 1/2 inch iron rod with orange cap stamped "BLB RPLS 4249" found, marking the northeast corner of said Basler Electric Company tract, also marking an angle point of said City of Taylor tract, bears N 21°39'03" W, 840.20 feet;

THENCE: **N 68°23'34" E, 60.38 feet** with the south line of said City of Taylor tract and into and across said Seggern tract to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83



10-4-22

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TBPLS FIRM No. 10056200

EXHIBIT "C"

FIELD NOTES
JOB NO. 221385
DATE: SEPTEMBER 22, 2022
PAGE 1 OF 3 Field notes to accompany exhibit.

26.80 ACRES
Being 26.80 acres of land, more or less, out of the John Pharrass Survey, Abstract No. 495, Williamson County, Texas, being a portion of that tract conveyed to Wallace Seggern, by deed recorded in Volume 530, Page 746, Deed Records, Williamson County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on September 15th, 2022, and further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the north line of Highland Drive, marking the southeast corner of a tract conveyed to 201 Highland – Taylor LLC, by deed recorded in Document No. 2006098849, Official Public Records, Williamson County, Texas, for the southwest corner of this tract, from which a 1/2 inch iron rod found, marking the southwest corner of said 201 Highland – Taylor LLC tract, bears S 68°25'10" W, 517.40 feet;

THENCE: **N 21°49'55" W, 334.02 feet** with the east line of said 201 Highland – Taylor LLC tract and into and across said Seggern tract to a 1/2 inch iron rod found, marking the northeast corner of said 201 Highland – Taylor LLC tract, for an angle point of this tract;

THENCE: **S 68°52'41" W, 178.01 feet** with the north line of said 201 Highland – Taylor LLC tract and into and across said Seggern tract to a 5/8 inch iron rod found, marking the southeast corner of the Taylor Plaza Subdivision Replat No. 2, said plat recorded in Document No. 2022035278, of said Official Public Records, for an angle point of this tract, from which a 1/2 inch iron rod found, marking the southwest corner of said Taylor Plaza Subdivision Replat No. 2, bears S 68°18'05" W, 730.60 feet;

THENCE: **N 21°34'01" W,** with the east line of said Taylor Plaza Subdivision Replat No. 2 and into and across said Seggern tract at 328.40 feet passing a 1/2 inch iron rod found, marking the northeast corner of said Taylor Plaza Subdivision Replat No. 2, also marking the southeast corner of the Resubdivision of Lot 1 of Taylor Plaza, said plat recorded in Cabinet EE, Slide 11, Plat Records, Williamson County, Texas, from which a magnail with flasher found in parking lot, marking the northwest corner of said Taylor Plaza Subdivision Replat No. 2, also marking the southwest corner of said Resubdivision of Lot 1 of Taylor Plaza, bears S 68°23'43" W, 569.74 feet, continuing with the east line of said Resubdivision of Lot 1 of Taylor Plaza and into and across said Seggern tract at 897.66 feet passing a 1/2 inch iron rod with pink cap stamped "TLS" set, marking the northeast corner of said Resubdivision of Lot 1 of Taylor Plaza, from which a 1/2 inch iron rod with illegible yellow cap found in the west line of said Seggern tract, marking the northwest corner of said Resubdivision of Lot 1 of Taylor Plaza, bears S 68°21'06" W, 730.13 feet, continuing into and across said Seggern tract in all **1175.67 feet** to a 1/2 inch iron rod with pink cap stamped "TLS" set in the south line of a tract conveyed to Nolin N. Werchan, et ux, by deed recorded in Volume 530, Page 706, of said Deed Records and the north line of said Seggern tract, for the northwest corner of this tract, from which a 1/2 inch iron rod found, marking the northwest corner of said Seggern tract, also marking the southwest corner of said Werchan tract, bears S 68°34'10" W, 731.05 feet;

EXHIBIT "C"

FIELD NOTES
JOB NO. 221385
DATE: SEPTEMBER 22, 2022
PAGE 2 OF 3 Field notes to accompany exhibit.

THENCE: **N 68°34'10" E, 791.36 feet** with the south line of said Werchan tract and the north line of said Seggern tract to braided wire found in the west line of the MK&T Railroad, marking the southeast corner of said Werchan tract, for the northeast corner of said Seggern tract and this tract, from which braided wire found, marking the northeast corner of said Werchan tract, bears N 24°32'56" W, 435.29 feet;

THENCE: **S 24°42'38" E, 1511.05 feet** with the west line of said MK&T Railroad and the east line of said Seggern tract to a 1/2 inch iron rod found, marking the northeast corner of said Highland Drive, for the southeast corner of this tract, from which a 1/2 inch iron rod found, marking the southeast corner of said Highland Drive, also marking the northeast corner of a tract conveyed to Carpenter, LLC, by deed recorded in Volume 2492, Page 38, Official Records, Williamson County, Texas, bears S 23°27'04" E, 59.77 feet;

THENCE: **S 68°25'37" W, 503.74 feet** with the north line of said Highland Drive and into and across said Seggern tract to a 1/2 inch iron rod found, marking the southeast corner of the Watson Subdivision, said plat recorded in Cabinet FF, Slide 209, of said Plat Records, for an angle point of this tract;

THENCE: **N 21°34'50" W,** with the east line of said Watson Subdivision and into and across said Seggern tract at 160.12 feet passing a 1/2 inch iron rod found, continuing in all **230.09 feet** to a 1/2 inch iron rod with illegible yellow cap found, marking the northeast corner of said Watson Subdivision, for an angle point of this tract;

THENCE: **S 68°25'29" W, 130.24 feet** with the north line of said Watson Subdivision and into and across said Seggern tract to a 1/2 inch iron rod with yellow cap stamped "VARA" found, marking the northwest corner of said Watson Subdivision, for an angle point of this tract;

THENCE: **S 21°38'54" E, 230.24 feet** with the west line of said Watson Subdivision and into and across said Seggern tract to a 1/2 inch iron rod with pink cap stamped "TLS" set in the north line of Highland Drive, marking the southwest corner of said Watson Subdivision, for an angle point of this tract;

THENCE: **S 68°15'23" W, 60.97 feet** with the north line of said Highland Drive and into and across said Seggern tract to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83

9-22-

Kenneth Louis Crider, R.P.L.S. No. 5624
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3613 Williams Drive, Suite 903
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STATE OF TEXAS
REGISTERED
KENNETH LOUIS CRIDER
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TBPLS FIRM No. 10056200

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Nancy E. Rister, County Clerk
Williamson County,Texas



The Foundry

NEIGHBORHOOD PLAN PZ-2024-2217 | SEPTEMBER 30

Table of Contents

01 EXISTING CONDITIONS

Regional Context Map 2
Site in Context 3
Future Land Use 4
Place Type 5
Growth Sectors 6
Thoroughfare Plan 7
Tree and Slope Analysis 8
Place Types in Context 9

02 REGULATING PLAN

Design Plan in Context 10
Design Plan 11
Regulating Plan in Context 12
Regulating Plan 13
Proposed Transportation Plan 14
Streets Plan 15
Fire Apparatus Access Diagram 16
Thoroughfare Plan Types 17
CIVIC SPACE 18
Frontage Type Precedents 19

Regional Context Map

The Foundry is an approximately 10-acre site connected to N. Main Street and approximately 1.25 miles from the heart of Downtown Taylor.



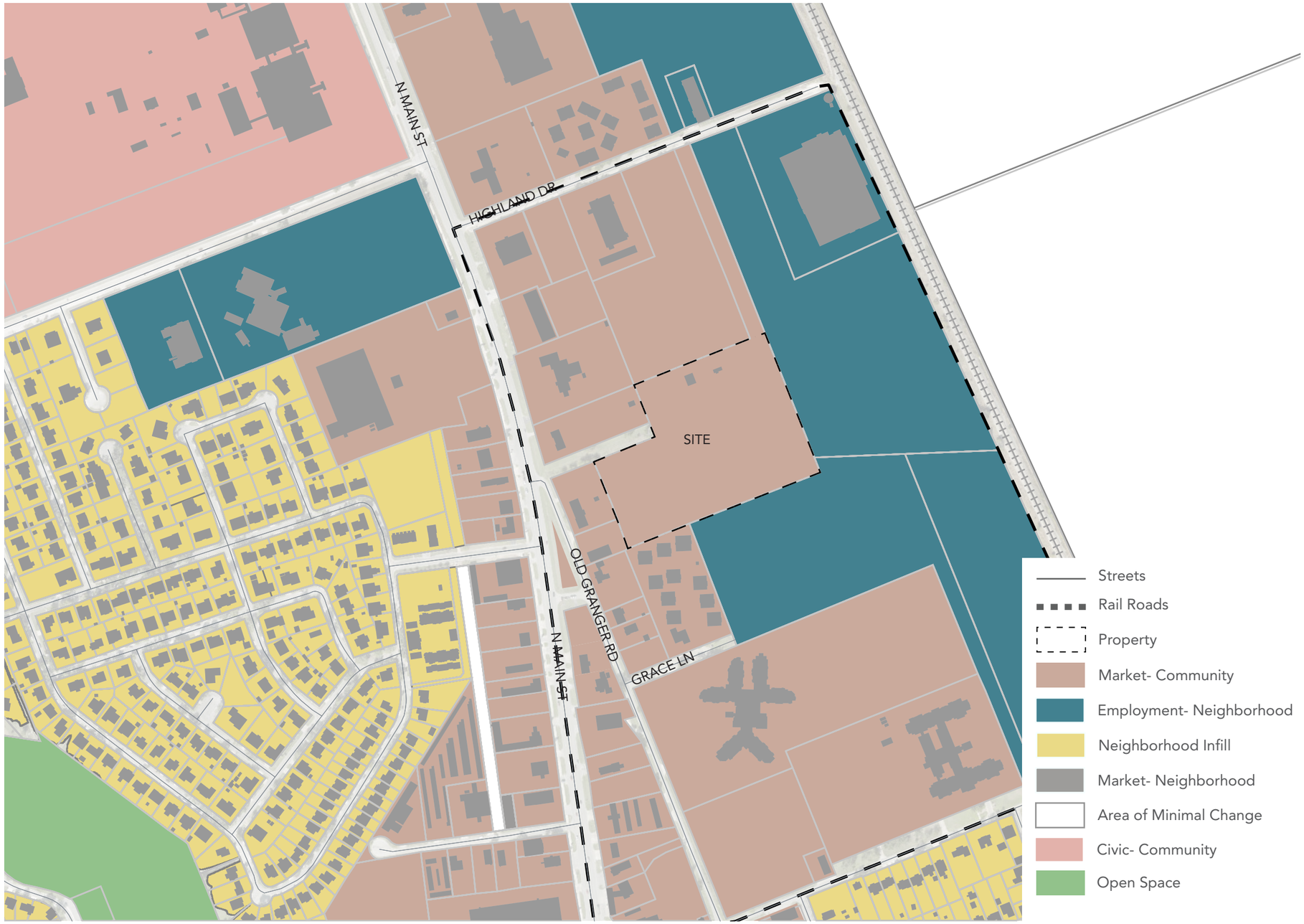
Site in Context

The Foundry is located one block off of Main Street and is not currently served by improved streets.
The Foundry will contribute to establishing a block network east of Main Street consistent with the traditional block network in Taylor.



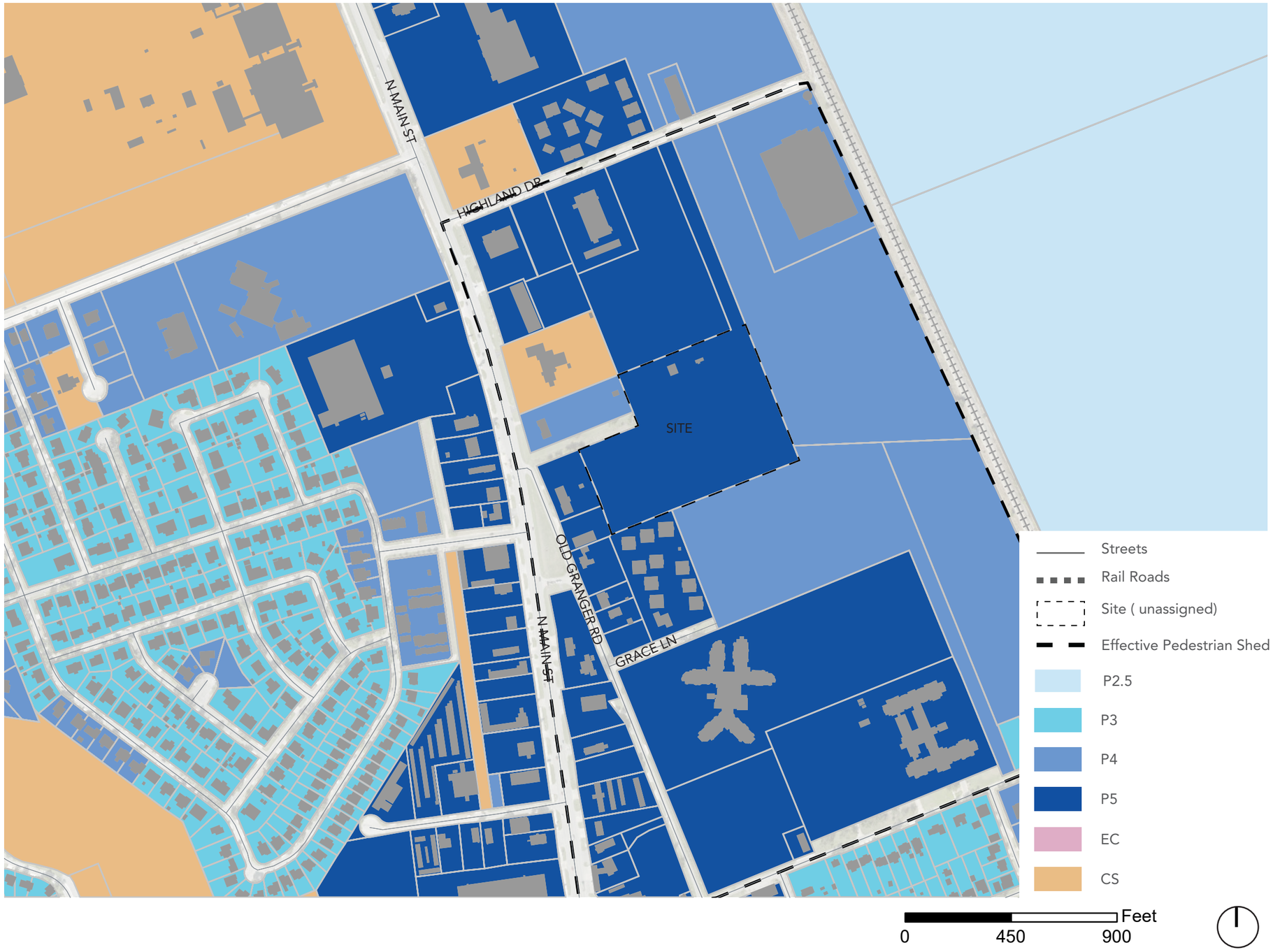
Future Land Use

The Foundry is located in the Market Community Center. The Market Community Center is a medium sized center intended for walkable mixed use development.



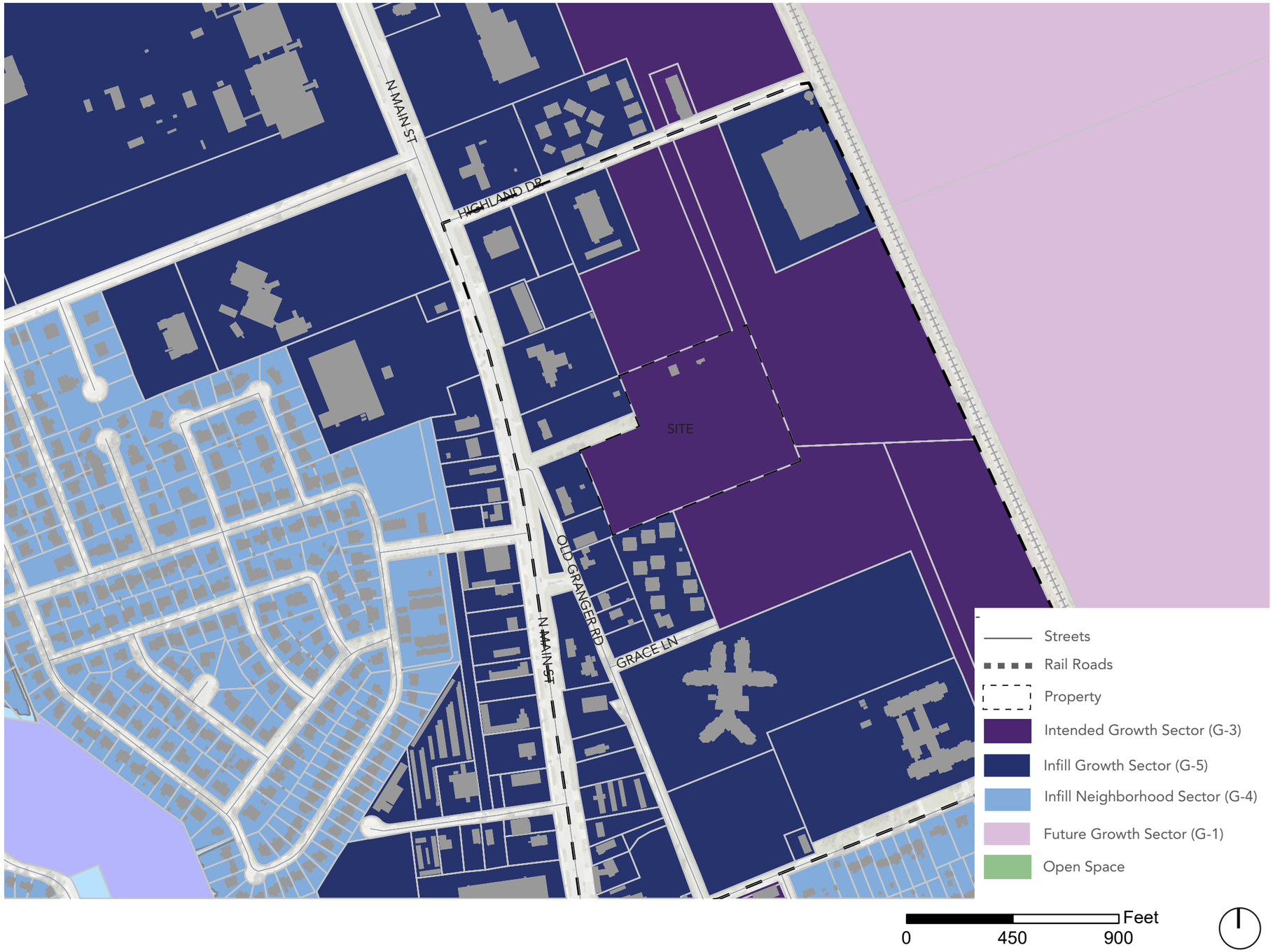
Place Type

The Foundry is currently located in the P5 place type. As a site over 2.5-acres in size the project is subject to the neighborhood plan process and will be assigning place types through an adopted regulating plan.



Growth Sectors

The Foundry is currently located in the Intended Growth Sector (G3). The Intended Growth Sector consists of areas with access to existing or planned transportation / infrastructure and are on the periphery of existing developed areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development.



Thoroughfare Plan

The Foundry is well connected into the City of Taylor Thoroughfare plan including a proposed neighborhood avenue, and a connection to Main Street (an existing Community Boulevard and proposed Multimodal Corridor). The Foundry will be extending the existing block network to create new opportunities for infill development in close proximity to downtown.



Notes

① Undeveloped ROW

Tree and Slope Analysis

The Foundry is relatively flat. Existing trees largely consist of Hackberrys planted along property lines. No floodplain exists on the site.

Tree #	Species	Size
5000	Hackberry	9″
5001	Mulberry	47″
5002	Hackberry	12″
5003	Hackberry	8″
5004	Hackberry	8″
5005	Hackberry	10″
5006	Hackberry	9″
5007	Hackberry	9″
5008	Pecan	23″
5009	Pecan	20″
5010	Hackberry	8″
5011	Pecan	23″
5012	Hackberry	10″
5013	Pecan	14″
5014	Hackberry	31″
5015	Hackberry	17″
5016	Pecan	25″
5017	Hackberry	33″
5018	Hackberry	9″
5019	Hackberry	10″
5020	Hackberry	15″
5021	Pecan	32″

Tree #	Species	Size
5022	Hackberry	20″
5023	Hackberry	33″
5024	Live Oak	37″
5025	Hackberry	9″
5026	Hackberry	11″
5027	Hackberry	11″
5028	Hackberry	8″
5029	Hackberry	15″
5030	Hackberry	10″
5031	Hackberry	19″
5032	Hackberry	9″
5033	Hackberry	9″
5034	Hackberry	11″
5035	Hackberry	9″
5036	Hackberry	10″
5037	Hackberry	8″
5038	Hackberry	12″
5039	Hackberry	9″
5040	Hackberry	9″
5041	Hackberry	9″
5042	Hackberry	17″
5043	Hackberry	8″



Place Types in Context

The Foundry is proposing a Traditional Neighborhood Development. Based on the pedestrian shed analysis there is a deficit of P4 and CS within the effective pedestrian shed.

Place Types	Existing (acres)	Assumed (acres)	Total (%)	TND Target (%)
P3	1.2 AC	12.4 AC	10.6%	10 - 30%
P4	9.3 AC	30.9 AC	31.3%	40 - 60%
P5	41.3 AC	12.4 AC	41.9%	10 - 30%
CS	2.9 AC	6.2 AC	7.1%	10%
Unassigned	11.7 AC	0 AC	9.1%	-
Total	66.4 AC	61.9 AC	100%	

Existing Acres are based on currently assigned Place Types for developed properties. Assumed acres are made up of any undeveloped property greater than 2.5 acres where a neighborhood plan will be required prior to development. This analysis assumes that these properties will redevelop under the midpoint of the Target TND percentages. The project site and internal street rights-of-way have been classified as unassigned.

The purpose of this page is to establish the target values for comparison to the values proposed in the Neighborhood Plan.

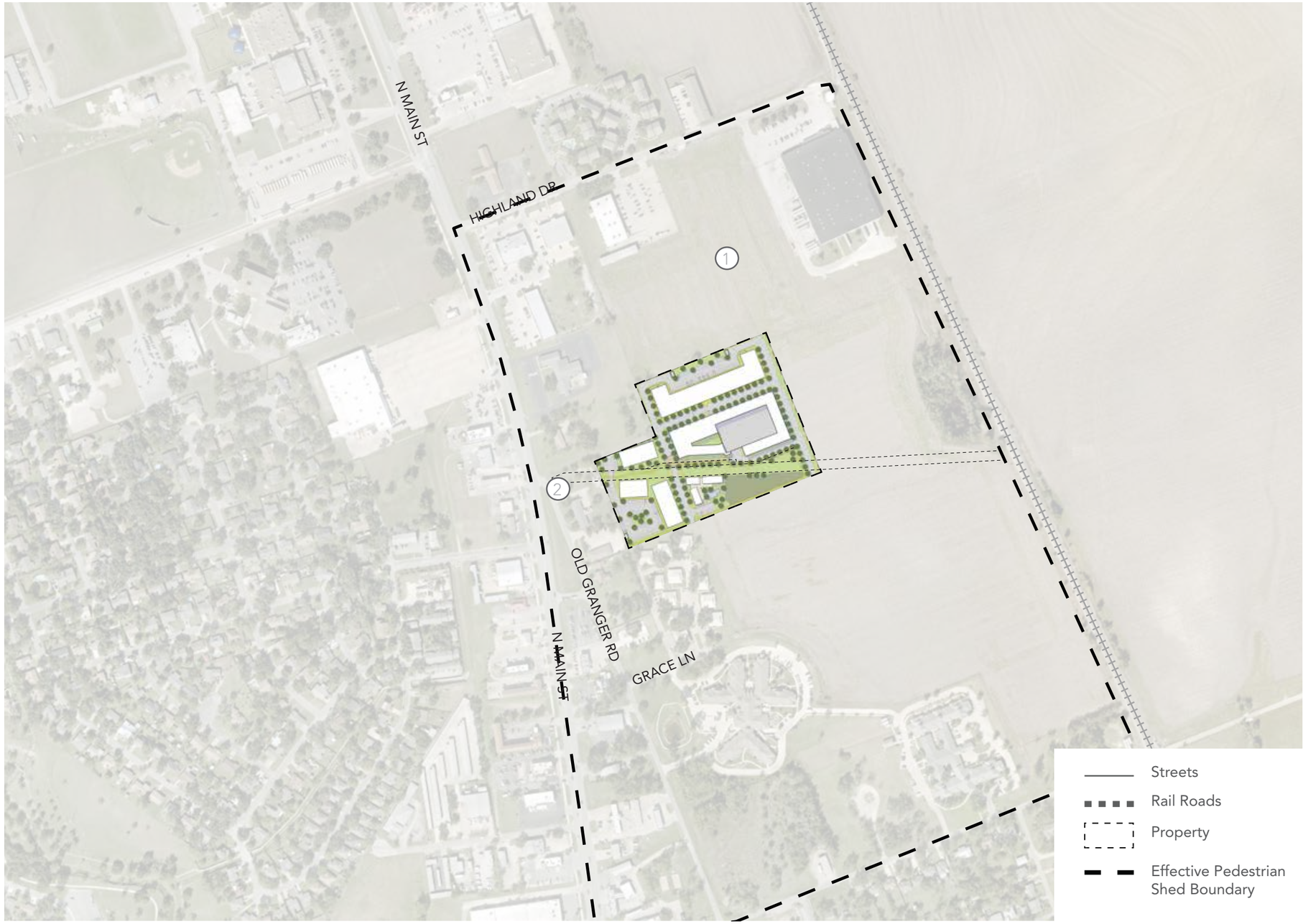


Design Plan in Context

The Foundry has been thoughtfully designed to integrate into the surrounding development framework.

Notes

1. A second point of ingress and egress for fire department purposes only will be constructed to connect the project to Highland Dr.
2. The project will coordinate with the City and TxDOT to ensure a safe connection where these three roads and the path intersect.



Design Plan

Program and Key Design Elements

Program - Overall Site	
Units	321
Parking	542
Civic Space	2.3 acres

Program by Block

Description	A	B	C	D	E	Total
Multifamily Units (4-story)	123	126	--	--	--	249
Multifamily Units (3-story)	--	--	--	48	24	72
Amenity Center Square Feet	--	--	6,500	--	--	6,500
Parking (Structure)	--	291	--	--	--	291
Parking (Surface)	55	--	8	68	13	144
Parking (Street)	32	42	2	7	24	107

Key Design Elements

1. A raised table may be incorporated to provide a safe and walkable crossing and extend into the site where the fire lane is used as a plaza space.
2. The project will coordinate with the City and TxDOT to ensure a safe connection to Main Street.
3. Private Indoor amenity space is provided adjacent to the pool and courtyard.
4. Temporary fire department access will be provided until these properties redevelop and this ROW is built to street standards.
5. These Thoroughfares are intended to connect to the adjoining property at the locations shown, exact location to be coordinated with the owner of the adjoining property.
6. A bridge above the ROW connects the parking garage in Block B to the Building in Block A.
7. The building in block E is slightly rotated to create a view of the 4-stroy building where a prominent corner treatment and amenity center is included.



Regulating Plan in Context

The Foundry is bringing this Pedestrian Shed further into compliance with the Development Code.

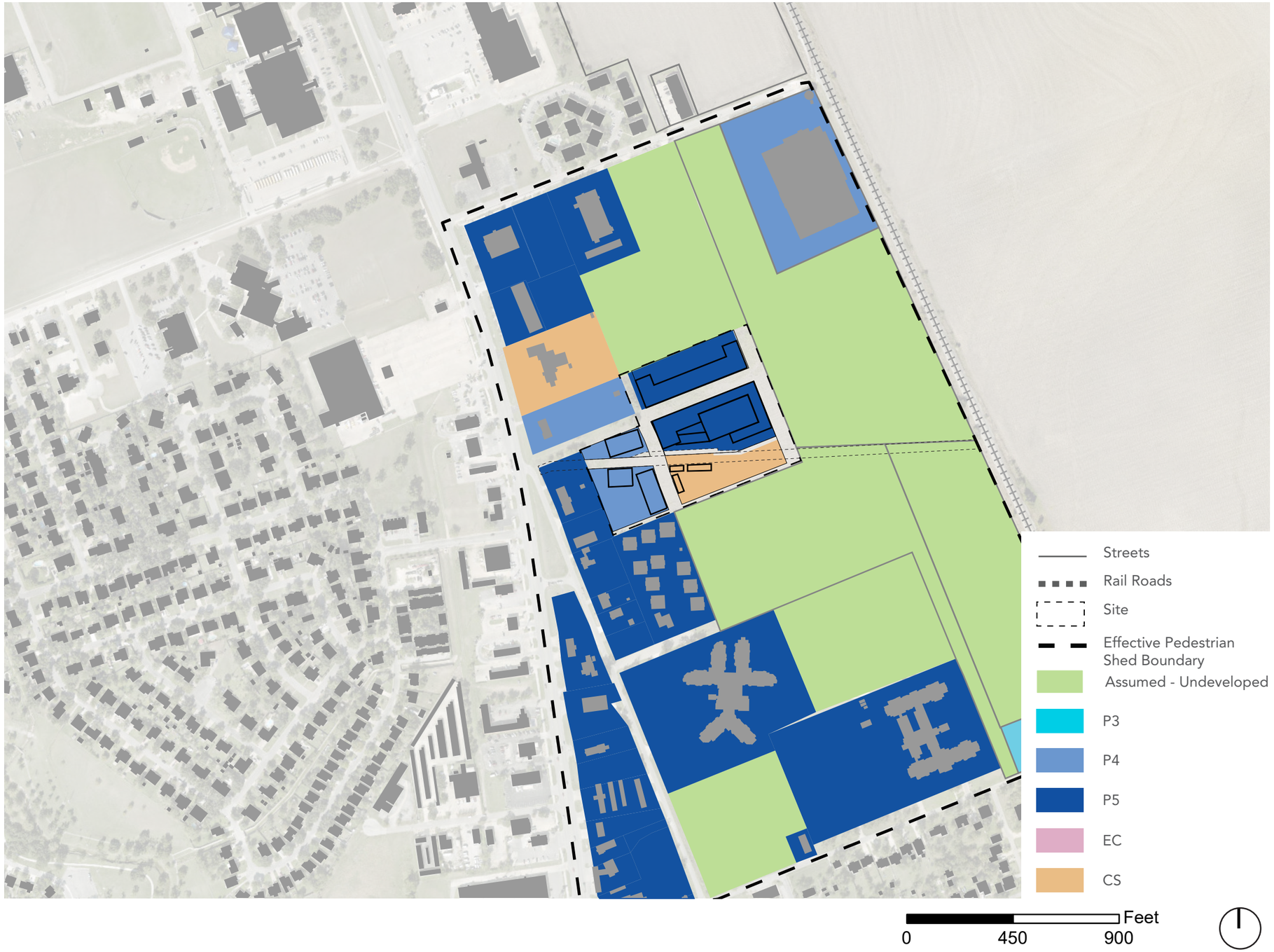
Place Types	Existing (acres)	Assumed (acres)	Foundry	Total (%)	TND Target (%)
P3	1.2 AC	12.4 AC	0 AC	10.6%	10 - 30%
P4	9.3 AC	30.9 AC	2.0 AC	32.9%	40 - 60%
P5	41.3 AC	12.4 AC	4.0 AC	45.0%	10 - 30%
CS	2.9 AC	6.2 AC	1.9 AC	8.6%	10%
ROW	1.7 AC	0 AC	2.4 AC	3.2%	-
Total	56.4 AC	61.9 AC	10 AC	100%	

When comparing allocations of Place Type Zones in the pedestrian shed before and after The Foundry the following observations are made.

1. The percentage of P3 is within the target range.
2. The percentage of P4 is less than the target range. The Foundry brings it closer to compliance with a shift from 31.3% to 32.9%
3. The percentage of P5 is greater than the target range. The Foundry increases the percentage from 41.9% to 45%. Large pre-existing P5 tracts that are non-conforming and likely to redevelop are a contributing factor to this discrepancy.
4. The percentage of CS is below the target range. The Foundry brings it closer to compliance with a shift from 7.1% to 8.6%.

General Standards

1. A Warrant to Section 3.6.1 is recommended based on the existing and planned Place Types within this pedestrian shed and the observations above.



Regulating Plan

Block	Lengths	Perimeter
A*	465,165,165	795'*
B	135';465';240';477'	1,317'
C	480';220';511';115'	1,326'
D*	255'; 200'; 275'	730'
E*	275'; 115'; 260'	650'

*Blocks A, D, and E are partial blocks.

Key Design Elements

1. Primary and Secondary frontages on Blocks A and B will include a private stoop frontage type with a fenced-in patio that interacts with the street. Examples are provided on Page 19 of this Neighborhood Plan.

General Standards

1. A Warrant for larger street lengths and block sizes is recommended to fit into existing development patterns and minimize crossings of the gas line easement.
2. A Warrant to Section 5.3.7 is recommended to allow buildings in P5 to be glazed with clear glass, not less than twenty percent (20%) of the first story to accommodate residential development at the ground floor.
3. A Warrant to Section 5.3.6 is recommended to allow a stoop frontage that is not elevated above the sidewalk where accessibility requirements and / or existing grades prevent elevation of the stoop.
4. A Warrant to Section 5.3.7 is recommended to not require the building in Block E to be parallel to the frontage line in order to accentuate a prominent corner on the 4-story building in Block B.
5. A Warrant to Section 4.3.5, 5.2 to allow a block scale building in Block D.W



Proposed Transportation Plan

The Foundry is establishing a new block network consistent with traditional block networks in the City of Taylor while fitting in with the existing parcels and development patterns.

1	Where streets share a common property lines half streets will be constructed.
2	New streets have been placed to best facilitate future extensions.
3	Planned Neighborhood Avenue has been relocated to align with existing right-of-way and shift away from the railroad to better facilitate future development.
4	Trails are planned to align with an existing gas line easement and along the southern property boundary to facilitate a walkable block network while respecting existing development patterns.



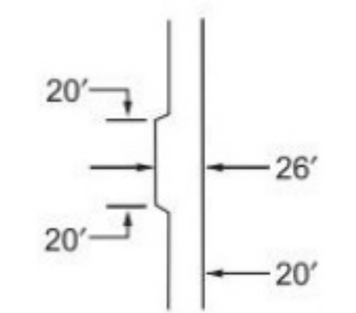
Streets Plan



Fire Apparatus Access Diagram

Fire Apparatus Access Notes

1.	Applicants 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.	All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet.
4.	All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
5.	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

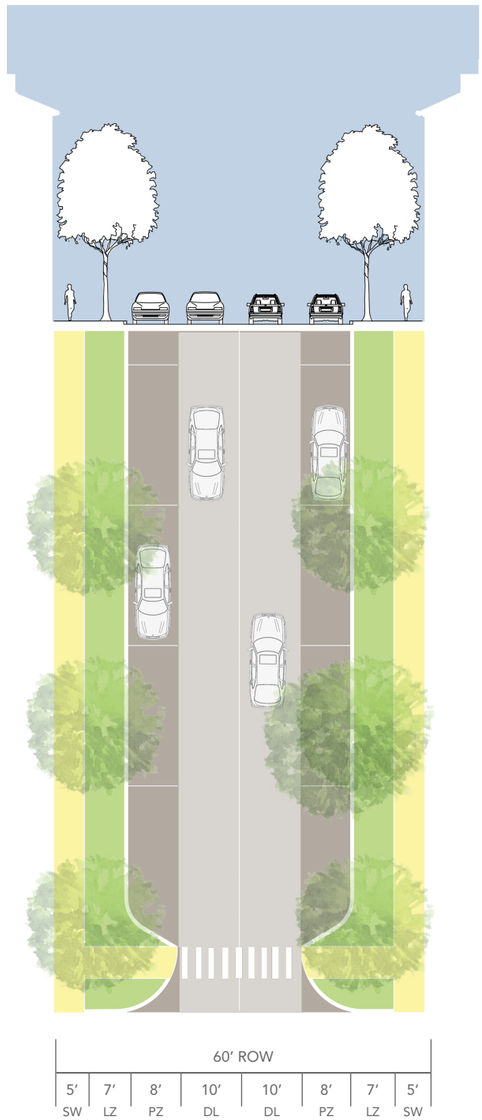


Thoroughfare Plan Types

All streets except the Path are designed with the following standards.

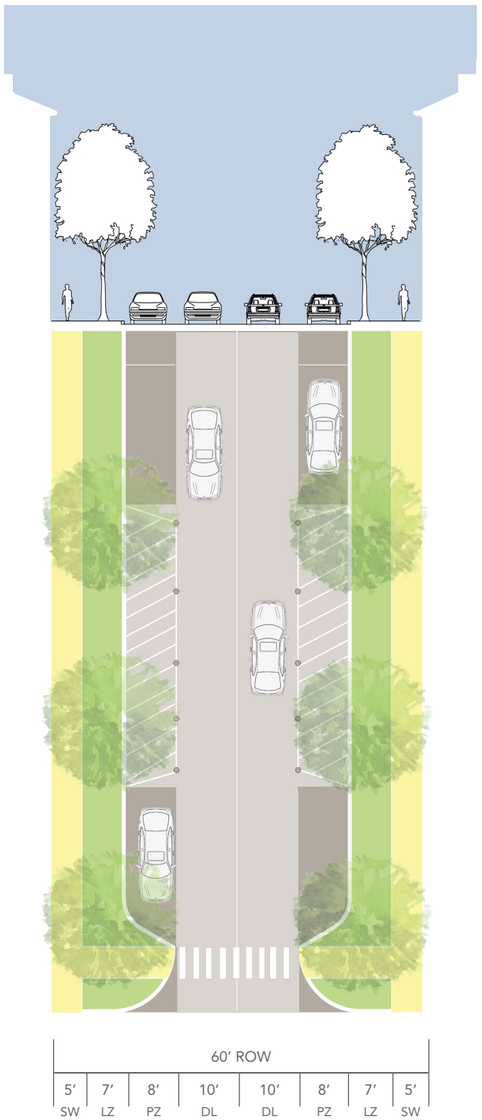
Movement	Slow Movement
Traffic Lanes	Two-way
Curb Radius	12′
Curb Type	Header Curbs
Planter Type	Tree Lawn
Landscape Type	Typically spaced 30′ on-center. May be clustered when adjacent to civic space.

60′ Right of Way

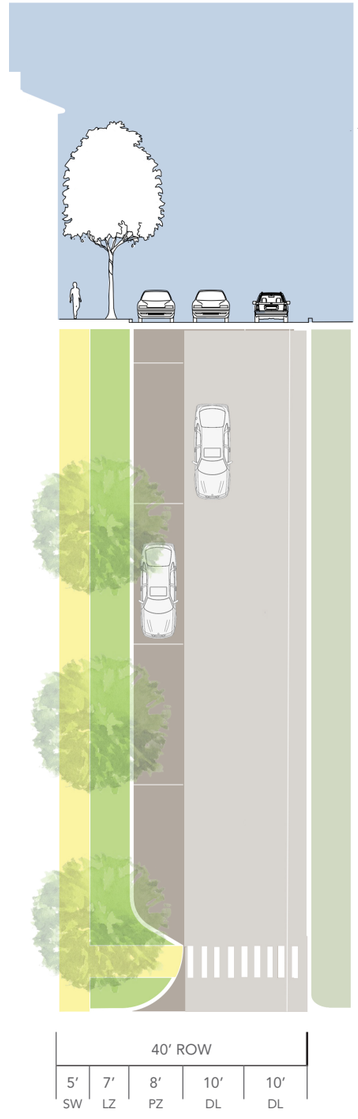


60′ Right of Way

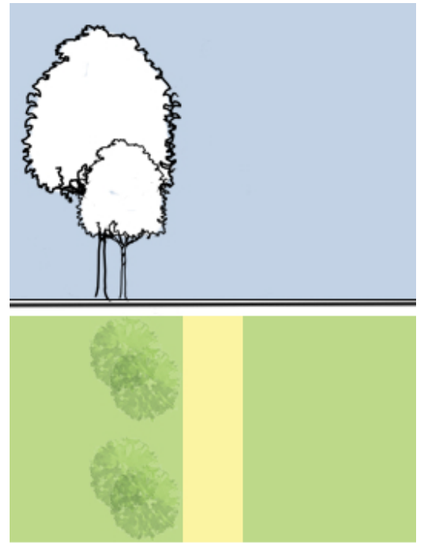
26′ Fire Access



40′ Right of Way



40′ Path



CIVIC SPACE

The Foundry has included approximately 2.1 acres of Civic Space. The equivalent of 21% of this 10-acre tract.

All Civic Space will be owned, operated, and maintained by the developer. The character of each space is described below.

	Character
1	This space is designed as a dual purpose space accommodating both detention and more passive amenities such as a lawn with soccer goal and trails surrounding.
2	A trail with a path runs through the middle of the site and connects all civic spaces to Main Street, a proposed multi modal street that leads to downtown Taylor.
3	A Plaza space acts as an extension of the streetscape.



Frontage Type Precedents



