

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET, TAYLOR, TEXAS, 76574
DECEMBER 10, 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, December 10, 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 a single vote. The Chair or a Commission member 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 on November 12, 2024
2. **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. *Courtney Peres*
3. **PZ-2024-2258** Consider Approval of the IMarket America Preliminary Plat, 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*

IV. REGULAR AGENDA

4. **PZ-2022-1456** Consider and provide a recommendation for a request for an Alternative Landscape Plan and to seek relief from mitigation through a fee in lieu of the Boxwood Two Site Development Plan, generally located at 2002 West 2nd Street, legally described as Boxwood Subdivision, Block One, Lot Three, 2.013 acres, more particularly described by Williamson Central Appraisal District Parcel R665492, Taylor, Williamson County, Texas.

Preston Gunn

V. DISCUSSION ITEMS

5. Update regarding City Council Actions on items referred by the Planning and Zoning Commission
6. General discussion regarding Land Development Code *Scott Dunlop*

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 December 10, 2024. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by:



Victoria Winchester, Administrative Assistant

Date:

December 6, 2024

**PLANNING & ZONING COMMISSION MEETING MINUTES
CITY OF TAYLOR, TEXAS
November 12 2024, 6:00 PM**

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

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

The agenda packet is on the website at:

I. CALL TO ORDER AND DECLARE A QUORUM

Chair Amy Everhart has called the meeting with a Quorum at 6:00 PM.

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.)

No one has spoke at this time.

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, Planning Manager)
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)

Motion was made by Commissioner Jim Newman to approve the consent agenda and minutes as presented. Seconded by Commissioner, Donna Frazier. All in favor, Passed unanimously.

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)

Chair Amy Opened the Public Hearing at 6:03 PM.

Consultant Senior Planner, Parker McDowell, made a presentation regarding a request for a Special Use Permit to construct a 300-foot Cell Tower on property generally located at 118 Cratis Lane. Staff recommended denial.

The applicants, Brian Sullivan and David Cathy, owner of the property, were present.

Commissioner Donna Frazier had a question to staff and the applicant.

Parker McDowell stated that the Ordinance said that the Telecommunication Ordinance requires lattice towers to be distanced from residential.

Chair, Amy Everhart closed the public hearing at 6:15 PM.

A motion was made by Commissioner Frazier to approve the item as presented and seconded by Maruska, No discussion made at this time. Motion passed unanimously.

- 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, HDR Planner)

Chair Amy Everhart has opened the public hearing at 6:16 PM

Consultant Planner, Shai Roos, made a presentation regarding the subdivision variance request. Staff recommended approval of the variance requests.

Motion was made by Commissioner Frazier to approve as presented, seconded by Commissioner Maruska. Motion passed unanimously.

- 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 Parthenia 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.

- 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)

Chair Amy Everhart has opened the public hearing at 6:21 PM.

Consultant Planner, Shai Roos, made a presentation regarding a request for an Employment Center Plan referred to as 426 Loop. Staff recommended approval.

There is a warrant for the 1st hotel area, in the car park.

The applicant, Hari Kuppuraj, spoke to address the proposed development.

The Commissioners asked questions of City Staff and the applicant.

Chair Amy Everhart has closed the public hearing at 6:36 PM

Motion was made by Commissioner Roy to approve the item as presented, seconded by Commissioner Allrich. Motion has passed unanimously.

- 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)

Chair Amy Everhart opened the public hearing at 6:37 PM.

Consultant Planner, Shai Roos, made a presentation regarding the request for a subdivision variance for the installation of sidewalks along public right of ways within RCR. Staff recommended denial.

Applicant, Julie Ward, representing RCR, was present to speak on behalf of the request.

The Commissioners asked Ms. Ward questions.

Chair Amy Everhart has closed the public hearing at 6:59 PM

Commissioner, Aviles-Torsberg made a motion to approve the Variance as requested with no restrictions to not require sidewalks because of the rail and truck traffic, Motion was seconded by Commissioner Maruska. Motion passed unanimously.

- 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)

Chair, Amy Everhart has opened the public hearing at 7:02 PM.

Planning Manager, Courtney Peres, made a presentation regarding a request for a Neighborhood Plan referred as The Foundry. Staff recommended approval.

The applicant from Lionheart Places was present to speak on behalf of the request.

Speaker, Cara Carleen, stated that she is concerned with the pedestrians walking on her grandmother's property which is immediately adjacent to the proposed development.

Chair Amy Everhart has closed the public hearing at 7:15 PM.

A Motion was made by Commissioner Aviles-Torsberg to approve the recommendation, seconded by Commissioner Frazier. Motion passed unanimously.

V. DISCUSSION ITEMS

Staff, Courtney Peres made a presentation regarding the Updates and upcoming cases that are up for Council.

VI. ADJOURN Chair Amy Everhart has Adjourned the meeting at 7:17 PM.

Minutes posed by Administrative Assistant II, Victoria Winchester

City of Taylor
PZ-2024-2291
Nyle Maxwell – Minor Subdivision Plat
Staff Report

Item Details

Agenda No.	2
Requested Action:	Consider Disapproval of Nyle Maxwell Minor Subdivision Plat
Address/Location:	Generally located at 14150 Highway 79
Legal Description:	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.
Current Zoning:	EC – Employment Center
Current Use:	Car Dealership
Applicant:	James Barker – Texas Land Surveying
Case History:	This is the second submission of the Minor Subdivision plat.
Staff Recommendation:	The submitted Minor Subdivision plat does not meet the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Disapproval of the proposed Minor Subdivision Plat.

Attachments

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



City of Taylor

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

JAMES BARKER
TEXAS LAND SURVEYING
3613 WILLIAMS DR #903
GEORGETOWN TX 78628
james@texas-ls.com

Date: Thursday, December 5,
2024

Address: 14150 HWY 79, TAYLOR 76574

Permit Number PZ-2024-2291

Dear JAMES BARKER,

Staff has completed its review of Nyle Maxwell - 14150 Hwy 79 - Minor Subdivision Plat that is to be located at 14150 HWY 79, TAYLOR 76574. There are some corrections that need to be made prior to acceptance of the plat. Comments from this review follow.

Planning Department Comments

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

1. All previous comments adequately addressed.
2. Seek compliance with other reviewing 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.

Sheet 1 of 2

1. It is noted that the site is subject to drainage easements once plans are submitted for development. This includes but is not limited to detention and areas where existing drainage is being redirected. This will be verified in review of the site drainage any analysis of developed conditions.

Sheet 2 of 2

1. Unresolved - Preliminary discussions mentioned use of City of Taylor water and required extensions. Per public works, it is preferred for Taylor to service both domestic and fire water service.
2. With no floodplain present on the plat, the floodplain administrator certification can be removed from the sheet.

Fire Department Comments

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

1. Reviewed and the previous fire department comment has 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 by e-mail at courtney.peres@taylortx.gov.

Thank you,



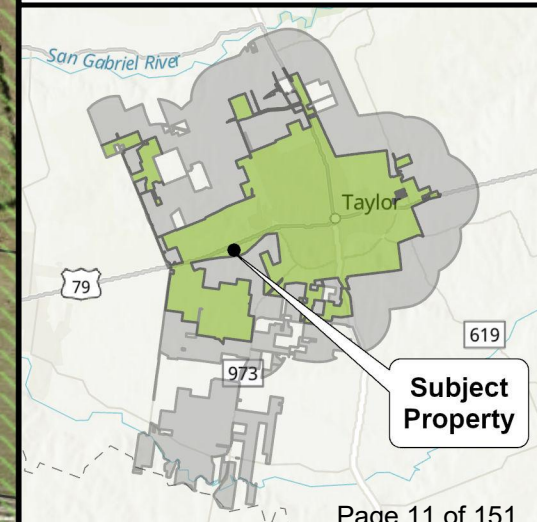
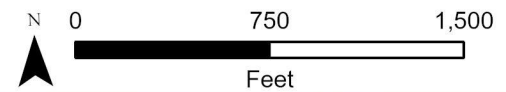
Courtney Peres, CNU-A
Planning Manager
City of Taylor



PZ-2024-2291

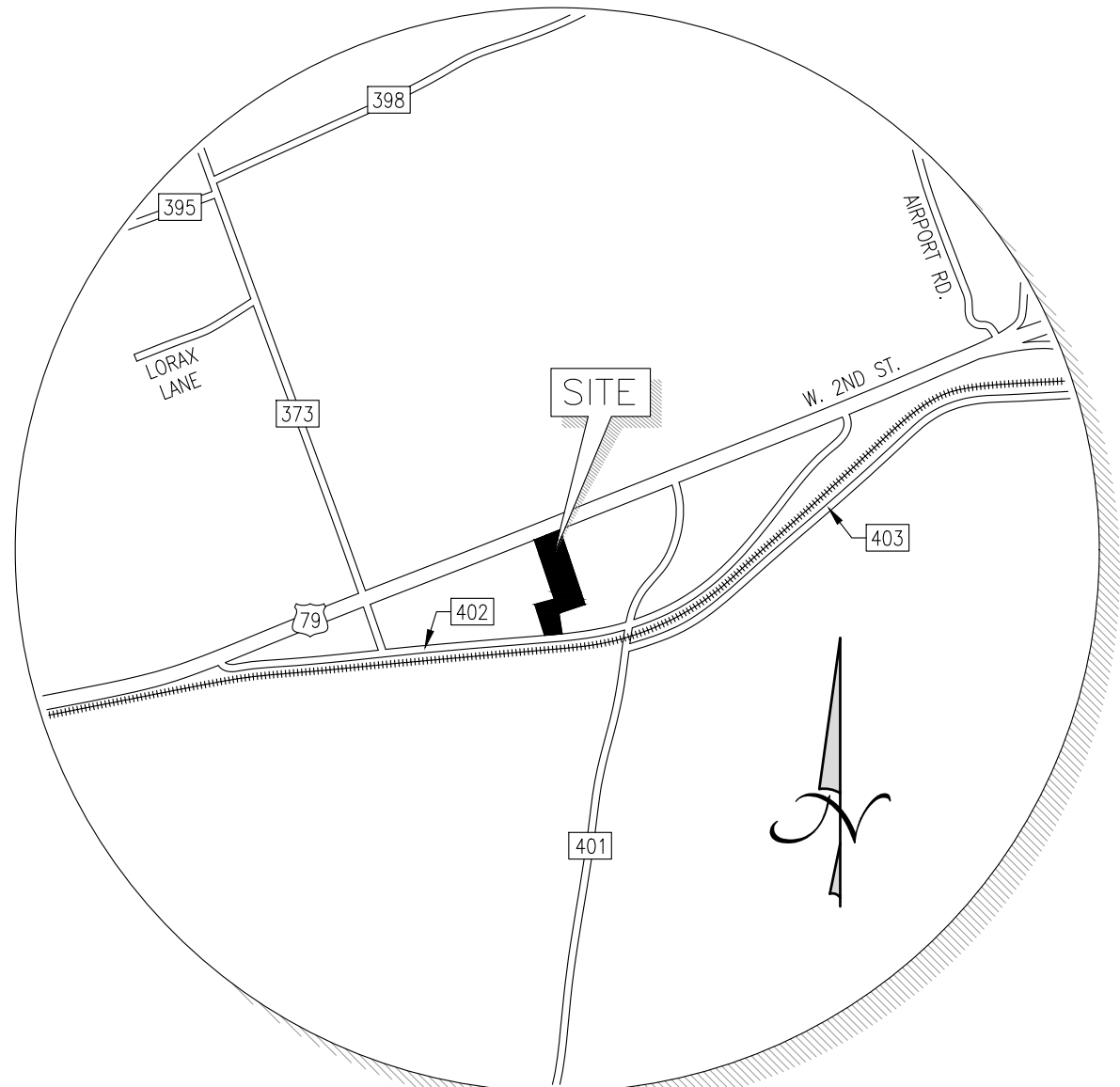
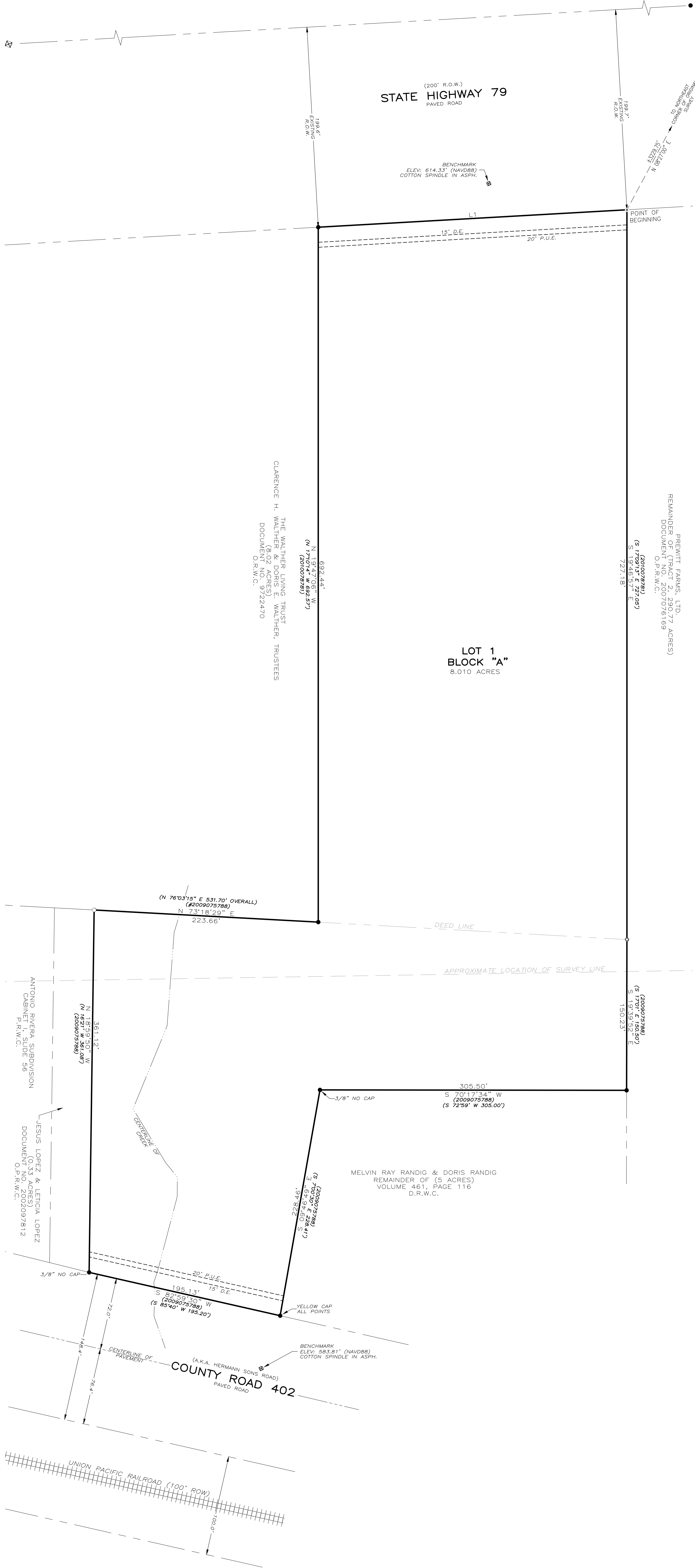
14150 Hwy 79
Minor Subdivision Plat
Location Map
Approximately 8 acres

-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels

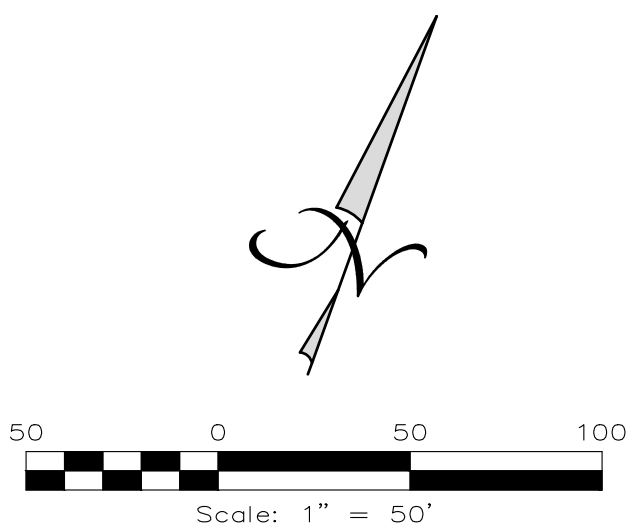


MINOR PLAT
NYLE MAXWELL TAYLOR

BEING A MINOR PLAT CONSISTING OF 8.010 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 373, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 214, TAYLOR, WILLIAMSON COUNTY, TEXAS, CONSISTING OF THE FOLLOWING TWO TRACTS: BEING ALL OF THAT TRACT CALLED 5.010 ACRES AS CONVEYED TO AUSTIN MKA INVESTMENTS, LTD, AND RECORDED IN DOCUMENT NO. 2010078781, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO BEING ALL OF THAT TRACT CALLED 3.00 ACRES AS CONVEYED TO NYLE MAXWELL OF TAYLOR, LLC, AND RECORDED IN DOCUMENT NO. 2009075788, OF SAID OFFICIAL PUBLIC RECORDS,



LOCATION MAP
SCALE: 1"=2000'



LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" PIPE FOUND
⊗	X FOUND IN CONCRETE
○	1/2" IRON ROD SET WITH PINK CAP STAMPED "TLS"
—	RECORD INFORMATION
CONC.	CONCRETE
R.O.W.	RIGHT-OF-WAY
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 66°59'02" E	308.03'

(DOCUMENT NO. 2010078781)

RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 69°38'00" E	308.06'

LOT SUMMARY TABLE	
TOTAL SITE	8.010 ACRES (348,918.28 SQ. FT.)
LOT 1, BLOCK A	8.010 ACRES (348,918.28 SQ. FT.)

NOTES:
—SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF TAYLOR ZONING ORDINANCE.

MINOR PLAT
NYLE MAXWELL TAYLOR

OWNERS: AUSTIN MKA INVESTMENTS, LTD.,
NYLE MAXWELL, REGISTERED AGENT
3400 VINTAGE DRIVE
ROUND ROCK, TX 78664

NYLE MAXWELL OF TAYLOR, LLC
T. NYLE MAXWELL, JR., MANAGER
13401 N. FM-620
AUSTIN, TX 78717

SUBMISSION DATE: AUGUST 30, 2024

SURVEYOR: Texas Land Surveying, Inc.
3613 Williams Drive, Ste 903
Georgetown, Texas 78628
512-930-1600 — phone
EMAIL: Rod@Texas-LS.com

ENGINEER: Bleyl Engineering
7701 San Felipe Blvd.
Austin, TX 78729
512-545-2400 — phone

SHEET INDEX

SHEET NO.	TITLE
1	MINOR PLAT
2	PLAT NOTES, PERIMETER FIELD NOTES & SIGNATURE BLOCKS

PZ-2024-2291

Texas Land Surveying, Inc.

—A Land Surveying Firm—
3613 Williams Drive, Suite 903
(512) 930-1600 www.texas-ls.com
TBPLS FIRM NO.10056200

SHEET

1 OF 2

JOB No. 191203

MINOR PLAT
NYLE MAXWELL TAYLOR

BEING A MINOR PLAT CONSISTING OF 8.010 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 373, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 214, TAYLOR, WILLIAMSON COUNTY, TEXAS, CONSISTING OF THE FOLLOWING TWO TRACTS: BEING ALL OF THAT TRACT CALLED 5.010 ACRES AS CONVEYED TO AUSTIN MKA INVESTMENTS, LTD. AND RECORDED IN DOCUMENT NO. 2010078781, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO BEING ALL OF THAT TRACT CALLED 3.00 ACRES AS CONVEYED TO NYLE MAXWELL OF TAYLOR, LLC, AND RECORDED IN DOCUMENT NO. 2009075788, OF SAID OFFICIAL PUBLIC RECORDS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON APRIL 22ND, 2024, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PERIMETER FIELD NOTES

DESCRIPTION OF A 8.010 ACRE TRACT OF LAND OUT OF AND A PART OF THE WILLIAM KINCAID SURVEY, ABSTRACT NO. 373, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 214, WILLIAMSON COUNTY, TEXAS, CONSISTING OF THE FOLLOWING TWO TRACTS: BEING ALL OF THAT TRACT CALLED 5.010 ACRES AS CONVEYED TO AUSTIN MKA INVESTMENTS, LTD. AND RECORDED IN DOCUMENT NO. 2010078781, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO BEING ALL OF THAT TRACT CALLED 3.00 ACRES AS CONVEYED TO NYLE MAXWELL OF TAYLOR, LLC, AND RECORDED IN DOCUMENT NO. 2009075788, OF SAID OFFICIAL PUBLIC RECORDS, AS SURVEYED ON THE GROUND BY TEXAS LAND SURVEYING, INC. ON APRIL 22ND, 2024, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" FOUND IN CONCRETE IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 79, AT THE NORTHWEST CORNER OF THAT TRACT CALLED THE REMAINDER OF 290.77 ACRES AS CONVEYED TO PREWITT FARMS, LTD., AND RECORDED IN DOCUMENT NO. 2007076169, OF SAID OFFICIAL PUBLIC RECORDS, AND AT THE NORTHEAST CORNER OF 5.010 ACRE TRACT AS CONVEYED TO AUSTIN MKA INVESTMENTS, LTD AND RECORDED IN DOCUMENT NO. 2010078781 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 19°46'57"E, WITH THE WEST LINE OF THE SAID 290.77 ACRE TRACT AND THE EAST LINE OF THE SAID 5.010 ACRE TRACT, FOR A DISTANCE OF 727.18' FEET, TO A 1/2 INCH PIPE FOUND, AT THE SOUTHEAST CORNER OF SAID 5.010 ACRE TRACT, AND AT THE NORTHEAST CORNER OF A 3.00 ACRE TRACT, AS CONVEYED TO NYLE MAXWELL AND RECORDED IN DOCUMENT #2009075788 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

THENCE: S 19°39'52"E, WITH THE WEST LINE OF THE SAID 290.77 ACRE TRACT AND THE EAST LINE OF THE SAID 3.00 ACRE TRACT, FOR A DISTANCE OF 150.23' FEET, TO A 1/2 INCH IRON ROD FOUND, AT THE EAST SOUTHEAST CORNER OF THE SAID 3.00 ACRE TRACT, AND AT THE NORTHEAST CORNER OF A REMAINDER OF 5 ACRES AS CONVEYED TO MELVIN RAY RANDIG, ET UX, AND DESCRIBED IN VOLUME 461, PAGE 116, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE EAST SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 70°17'34"W, WITH THE EASTERLY SOUTH LINE OF THE SAID 3.00 ACRE TRACT AND THE NORTH LINE OF THE SAID REMAINDER OF 5 ACRE TRACT, FOR A DISTANCE OF 305.50' FEET, TO A 3/8 INCH IRON ROD FOUND, AT AN ELL CORNER OF THE SAID 3.00 ACRE TRACT AND AT THE NORTHWEST CORNER OF THE SAID 5 ACRE TRACT, FOR AN ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 09°46'49"E, WITH THE EAST LINE OF THE SAID 3.00 ACRE TRACT AND THE WEST LINE OF THE SAID 5 ACRE TRACT, FOR A DISTANCE OF 228.46' FEET, TO AN IRON ROD WITH YELLOW CAP STAMPED "ALL POINTS" FOUND IN THE NORTH LINE OF COUNTY ROAD 402 (HERMANN SONS ROAD), AT THE SOUTHEAST CORNER OF THE SAID 3.00 ACRE TRACT, AND AT THE SOUTHWEST CORNER OF THE SAID 5 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 82°59'30"W, WITH THE NORTH LINE OF SAID COUNTY ROAD 402 AND THE SOUTH LINE OF THE SAID 3.00 ACRE TRACT, FOR A DISTANCE OF 228.46' FEET, TO A 3/8 INCH IRON ROD FOUND, AT THE SOUTHWEST CORNER OF A 0.33 ACRE TRACT, AS CONVEYED TO JESUS LOPEZ, ET UX, AND RECORDED IN DOCUMENT NO. 2002097812, OF SAID OFFICIAL PUBLIC RECORDS, AND AT THE SOUTHWEST CORNER OF THE SAID 3.00 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 18°59'50"W, WITH THE EAST LINE OF THE SAID 0.33 OF AN ACRE TRACT AND THE WEST LINE OF THE SAID 3.00 ACRE TRACT, FOR A DISTANCE OF 361.12 FEET, TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "TLS" SET IN THE SOUTH LINE OF A 8.02 ACRE TRACT AS CONVEYED TO CLARENCE H. WALTHER, ET UX, AND RECORDED IN DOCUMENT NO. 9722470, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AT THE NORTHEAST CORNER OF SAID 0.33 ACRE TRACT, AND AT THE NORTHWEST CORNER OF SAID 3.00 ACRE TRACT, FOR THE MOST WEST NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 73°18'29"E, WITH THE SOUTH LINE OF SAID 8.02 ACRE TRACT AND THE NORTH LINE OF SAID 3.00 ACRE TRACT, FOR A DISTANCE OF 223.66 FEET, TO A 1/2 INCH IRON ROD FOUND, AT THE SOUTHEAST CORNER OF THE SAID 8.02 ACRE TRACT, AND AT THE SOUTHWEST CORNER OF THE SAID 5.010 ACRE TRACT, FOR AN ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 19°47'06"W, WITH THE EAST LINE OF THE SAID 8.02 ACRE TRACT AND THE WEST LINE OF THE SAID 5.010 ACRE TRACT, FOR A DISTANCE OF 692.44 FEET, TO A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF SAID STATE HIGHWAY 79, AT THE NORTHEAST CORNER OF SAID 8.02 ACRE TRACT, AND AT THE NORTHWEST CORNER OF THE SAID 5.010 ACRE TRACT, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 66°59'02"E, WITH THE SOUTH LINE OF THE SAID STATE HIGHWAY 79 AND THE NORTH LINE OF THE SAID 5.010 ACRE TRACT, FOR A DISTANCE OF 308.03' FEET, TO THE PLACE OF BEGINNING, CONTAINING A COMPUTED AREA OF 8.010 ACRES OF LAND MORE OR LESS.

OWNERS' CERTIFICATION:

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

That I (we), Austin MKA Investments, Ltd., owner(s) of that certain 5.011 acre tract of land shown hereon and described in Deed(s) recorded in Document No(s), 2010078781 of the Official Public Records, of Williamson County, Texas, do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract(s) as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as **NYLE MAXWELL TAYLOR**.

TO CERTIFY WHICH, WITNESS by my hand this _____ day of _____, 20____.

Nyle Maxwell, registered agent
3400 Vintage Drive
Round Rock, TX 78664

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

Before me, the undersigned, a notary public in and for said County and State, on this day personally appeared Nyle Maxwell,
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: _____.

OWNERS' CERTIFICATION:

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

That I (we), Nyle Maxwell of Taylor, LLC, owner(s) of that certain 2.999 acre tract of land shown hereon and described in Deed(s) recorded in Document No(s), 2009075788 of the Official Public Records, of Williamson County, Texas, do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract(s) as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as **NYLE MAXWELL TAYLOR**.

TO CERTIFY WHICH, WITNESS by my hand this _____ day of _____, 20____.

T. Nyle Maxwell, Jr., manager
13401 N. FM-620
Austin, TX 78717

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

Before me, the undersigned, a notary public in and for said County and State, on this day personally appeared T. Nyle Maxwell, Jr.,
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: _____.

PLAT NOTES

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM NAD-83, CENTRAL ZONE 4203, DISTANCES SHOWN ARE GRID DISTANCES. DISTANCES AND COORDINATES SHOWN ARE U.S. SURVEY FEET.
- SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS AS STATED OR SHOWN HEREON, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
- UTILITY PROVIDERS – WATER: JONAH WATER SPECIAL UTILITY DISTRICT; WASTEWATER: O.S.S.F.; ELECTRICITY: ONCOR ELECTRIC.
- NO PART OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FIRM PANEL 48491C0540F, REVISED DECEMBER 20, 2019.
- NO STRUCTURES AND/OR OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS WITH PRIOR REVIEW AND APPROVAL BY THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF TAYLOR, TEXAS ORDINANCES AND REQUIREMENTS.
- TYPICAL FIRE SUPPRESSION SYSTEMS THAT MEET CHAPTER 9 FIRE SUPPRESSION SYSTEM OF THE INTERNATIONAL FIRE CODE AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13 REQUIREMENTS, OR THE MOST RECENT VERSION THEREOF, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS WILL BE DESIGNED ACCORDINGLY IN ALL PHASES THAT INCLUDE PLANNED BUILDING CONSTRUCTION.
- ALL DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN ARE PRIVATE FACILITIES. THE LAND OWNER AND/OR DEVELOPER SHALL BE REQUIRED TO MEET THE STANDARDS SPECIFIED IN THE OPERATIONS AND MAINTENANCE PLAN FOR DETENTION FACILITIES. THE CITY OF TAYLOR, TEXAS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE ACTIVITIES FOR DRAINAGE AND DETENTION FACILITIES SHOWN HEREON.
- A 15 FOOT DRAINAGE EASEMENT AND A 20 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ADJACENT TO ALL APPLICABLE PUBLIC RIGHT-OF-WAYS SHOWN HEREON.
- MINIMUM FIRE FLOW SHALL BE IN ACCORDANCE WITH THE CURRENT ADOPTED INTERNATIONAL FIRE CODE, OR RECOGNIZED STANDARDS FOR FIRE FLOWS.
- AN INDIVIDUAL WATER TAP ALREADY EXIST FOR THIS LOT.
- ALL LOT CORNERS DESCRIBED HEREIN AS 1/2" IRON RODS WITH PINK CAPS STAMPED "TLS" SHALL BE SET PRIOR TO ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.

FLOODPLAIN ADMINISTRATOR'S CERTIFICATION:

Based upon the above representations of the Engineer or Surveyor whose seal is affixed hereto, and after a review of the plot as represented by the said Engineer or Surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The 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.

Bryan Martin
City of Taylor, Floodplain Administrator

ON-SITE SEWAGE FACILITY APPROVAL

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

Adam Boatright, PE,
Williamson County Engineer

DEVELOPMENT SERVICES DIRECTOR'S CERTIFICATION:

I, Scott Dunlop, Development Services Director of the City of Taylor, Texas, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

Scott Dunlop, Director

SURVEYOR'S CERTIFICATION:

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

I, William C Stewart, 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 monument shown thereon will be 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 the City of Taylor, Williamson County, Texas

This _____ day of _____, 20____.

William C Stewart
Registered Professional Land Surveyor
No. 5785, State of Texas

ENGINEER'S CERTIFICATION:

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

I, Jason Rodgers, a Licensed Professional Engineer in the State of Texas, do hereby certify that this Nyle Maxwell Taylor Plat is not encroached by a zone A flood area, as denoted herein, and as defined by Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 48491C0540F, effective on December 20, 2019, and that each lot conforms to the City of Taylor regulations. The fully developed concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at the City of Taylor, Williamson County, Texas,

This _____ day of _____, 20____.

Bleyl Engineering
Jason Rodgers, P.E.
Licensed Professional Engineer No. _____
State of Texas

COUNTY CLERK'S CERTIFICATION:

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 E. Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

City of Taylor
PZ-2024-2258
IMarket America Preliminary Plat
Staff Report

Item Details

Agenda No.	3
Requested Action:	Consider Approval of IMarket America Preliminary Plat
Address/Location:	Generally located at Highway 79 and FM 112
Legal Description:	Approximately 211.84 acres of land part of and out of the Parhinia Coursey Survey, Abstract 131, more particularly described by Williamson Central Appraisal District Parcels R620064, R624522, R620065, R006142, R357492, R318771, and R318773, Taylor, Williamson County, Texas.
Current Zoning:	EC – Employment Center
Current Use:	Vacant Acreage
Applicant:	Joe Farias, Kimley-Horn
Case History:	This is the third submission of the preliminary plat.
Staff Recommendation:	The submitted Preliminary Plat meets the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Approval of the proposed Preliminary Plat.

Attachments

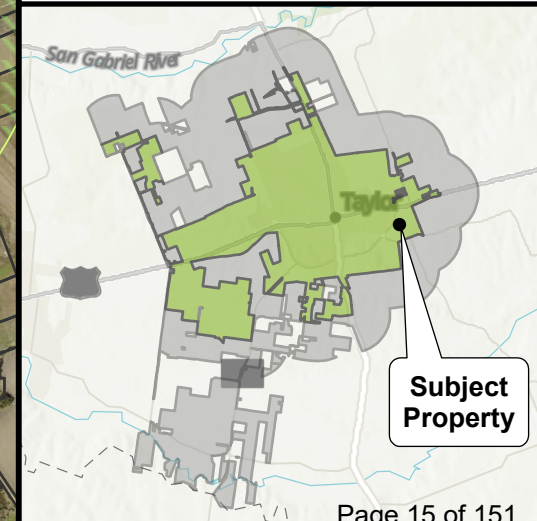
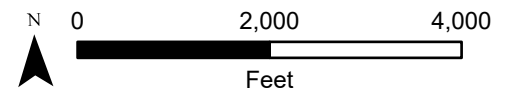
1. Location Map
2. Proposed Plat



PZ-2024-2258

112 FM/427 LOOP
Preliminary Plat
Location Map
Approximately 211 acres

-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels



PRELIMINARY PLAT
FOR

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

FLOODPLAIN INFORMATION:
A PORTION OF THIS SITE IS LOCATED WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48491C0534F AND 48491C0542F DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS

WATERSHED STATUS:
THIS SITE IS LOCATED IN THE TURKEY CREEK-BRUSHY CREEK WATERSHED. THIS SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

LEGAL DESCRIPTION:
TRACT 1: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 43.99 ACRES, MORE OR LESS, SITUATED IN THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF.

TRACT 2: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 22.900 & 39.597 ACRES, MORE OR LESS, SITUATED IN THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 3: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 47.423 & 34.793 AND 23.024 ACRES, MORE OR LESS, SITUATED IN THE PARTHINIA COURSEY SURVEY, ABSTRACT NO. 131, WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN ON EXHIBIT "C" ATTACHED HERETO AND MADE A PART HEREOF.

RECORD TITLE APPEARS TO BE VESTED IN: IMARKETAMERICA, INC., BY DEEDS RECORDED UNDER DOCUMENT NO. 2022132993, DOCUMENT NO. 2023038605 AND DOCUMENT NO. 2023055308, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

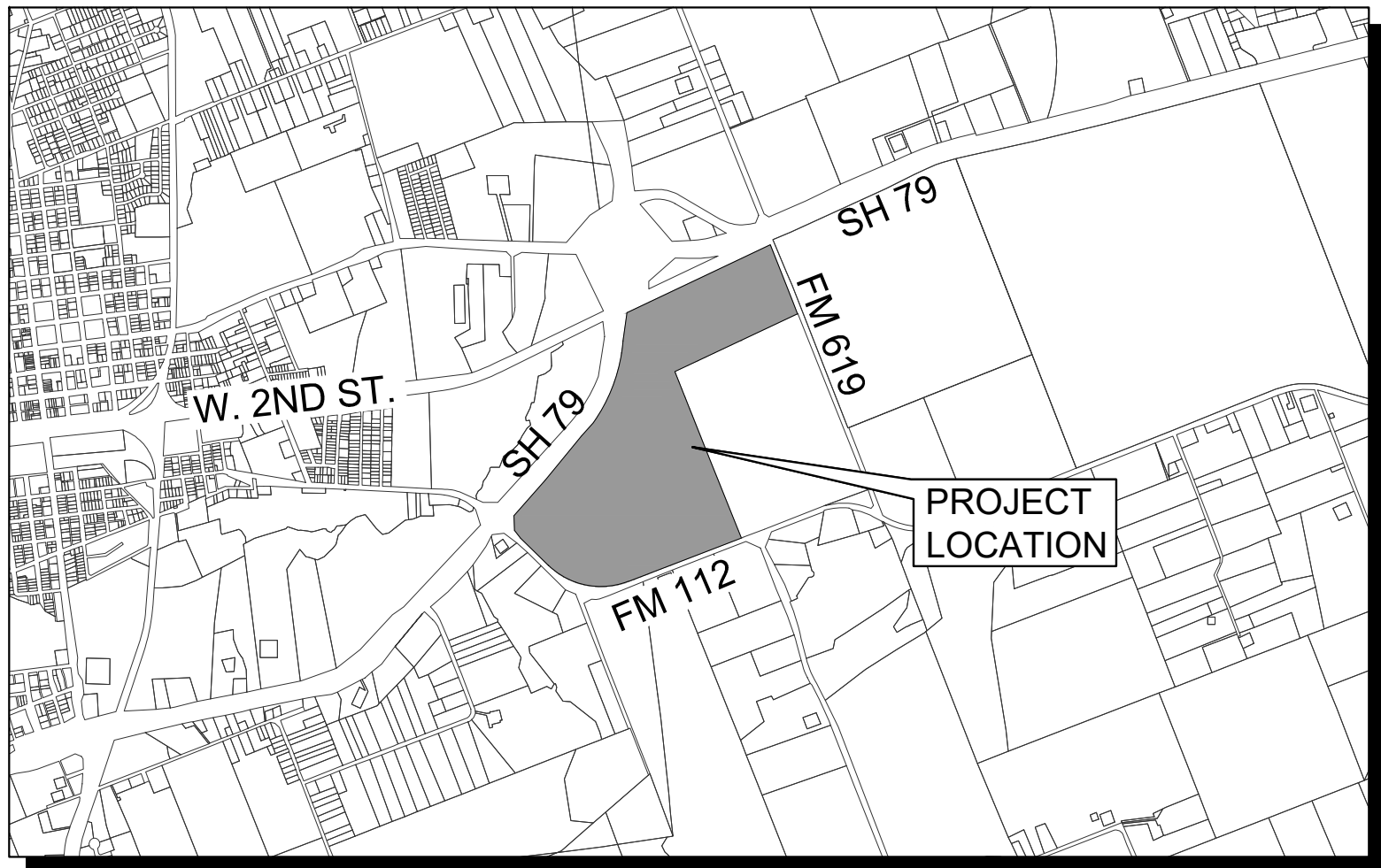
OWNER/DEVELOPER:

IMARKETAMERICA, INC.
810 HESTERS CROSSING
ROUND ROCK, TEXAS 78681

ENGINEER:

KIMLEY-HORN
10814 JOLLYVILLE ROAD
AUSTIN, TEXAS 78759
(737) 249-0434
CONTACT: JOE FARIAS

Planning Review
City Planning
Finished: 20241206
Status: Compliant

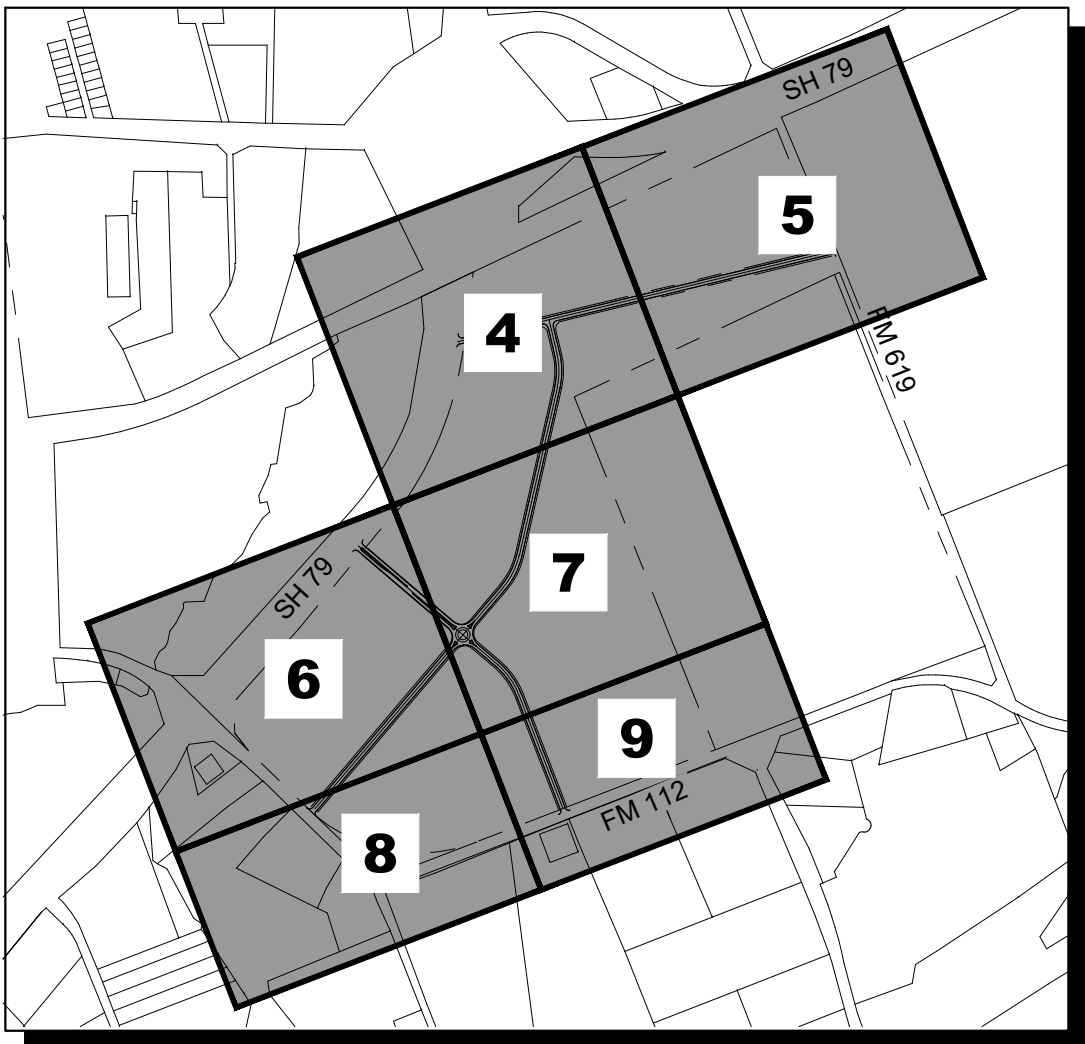


VICINITY MAP
SCALE: 1" = 2,000'

AUGUST 2024

BENCHMARKS	
TBM:	
1. TBM MNS GCP	ELEVATION=555.78' N: 10180584.64 E: 3227149.02
2. TBM MNS GCP	ELEVATION=518.03' N: 10179796.92 E: 3224565.88
3. TBM MNS IPI BENCHMARK	ELEVATION: 596.64' N: 10183828.16 E: 3225157.26

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER
2	OVERALL PRELIMINARY PLAT
3	OVERALL PRELIMINARY PHASING PLAN
4	PRELIMINARY PLAT A
5	PRELIMINARY PLAT B
6	PRELIMINARY PLAT C
7	PRELIMINARY PLAT D
8	PRELIMINARY PLAT E
9	PRELIMINARY PLAT F
10	PRELIMINARY PLAT NOTES

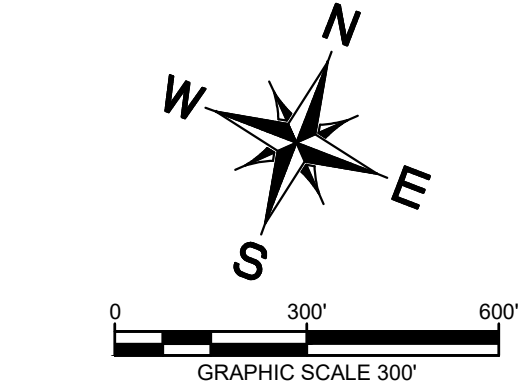


SHEET INDEX
N.T.S

	8/2/2024	INITIAL CITY SUBMITTAL	
CITY OF TAYLOR PROJECT NUMBER (PZ-2024-2258)			
Kimley»Horn			
TEXAS REGISTERED ENGINEERING FIRM F-928			
N/A	Drawn by GA	Checked by JF	Date AUG 2024
	KHA Project No. 065001200	Sheet No. 1 OF 10	

GRADIENT TECHNOLOGY PARK PRELIMINARY PLAT

BEING A PRELIMINARY PLAT CONSISTING OF APPROXIMATELY 211.84 ACRES, INCLUDING 16.250 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 8 LOTS, PART OF AND OUT OF THE PARTHINA COURSEY SURVEY, ABSTRACT NO. 131, TAYLOR, WILLIAMSON COUNTY, TEXAS



STREET TABLE							
STREET NAME	LENGTH	ROW	NO. OF LANES	SEWALK	PAVING F-F	PARKING	BKELANES
GRADIENT STREET	2319	54'-65'	2	Yes	28'-38'	No	No
IMARKET BOULEVARD	3952	65'-80'	3	Yes	36'	No	No
IMARKET BOULEVARD	2575	80'	3	Yes	36'	No	No
SEOL STREET	994	54'	2	Yes	28'	No	No
KAOS STREET	419	54'	2	Yes	28'	No	No
THOROUGHFARE DESIGNATIONS							
Industrial Street							
Industrial Boulevard							
Industrial Street							
Industrial Street							

Block	Lot	Area (Acres)	Area (Sq. Ft.)
A	1	29.43	1,281,760.08
B	1	20.53	894,443.71
B	2	11.06	481,979.92
C	1	31.63	1,377,825.86
D	1	35.62	1,551,578.40
E	1	24.39	1,062,276.81
F	1	7.19	313,184.31
G	1	35.74	1,556,980.20

LEGEND

PROPERTY LINE

APPROXIMATE CITY LIMIT LINE

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED SIDEWALK (SEE PLAT NOTE #3)

PROPOSED TRAIL

ATLAS 14 100 YR FLOODPLAIN

100 YEAR FEMA FLOODPLAIN

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N05°16'20"W	104.83	L1	N05°16'20"W	104.83
L2	N40°23'35"E	78.16	L2	N40°23'35"E	78.16
L3	N79°23'18"E	64.47	L3	N79°23'18"E	64.47
L4	S85°51'05"E	43.07	L4	S85°51'05"E	43.07
L5	S49°36'25"E	59.91	L5	S49°36'25"E	59.91
L6	N40°23'35"E	85.53	L6	N40°23'35"E	85.53
L7	N49°36'25"W	79.21	L7	N49°36'25"W	79.21
L8	N10°36'42"W	64.48	L8	N10°36'42"W	64.48
L9	N24°47'33"E	48.55	L9	N24°47'33"E	48.55
L10	N35°32'52"E	47.29	L10	N35°32'52"E	47.29
L11	S59°41'38"E	14.11	L11	S59°41'38"E	14.11
L12	N28°50'38"E	54.02	L12	N28°50'38"E	54.02
L13	N59°41'38"W	12.81	L13	N59°41'38"W	12.81
L14	N77°11'38"W	65.00	L14	N77°11'38"W	65.00
L15	S77°11'38"E	37.84	L15	S77°11'38"E	37.84
L16	S56°11'13"W	52.91	L16	S56°11'13"W	52.91
L17	N88°39'32"W	46.30	L17	N88°39'32"W	46.30
L18	N54°07'55"W	73.04	L18	N54°07'55"W	73.04
L19	N56°28'47"W	29.25	L19	N56°28'47"W	29.25
L20	N56°28'47"W	64.82	L20	N56°28'47"W	64.82
L21	N39°21'34"W	64.13	L21	N39°21'34"W	64.13
L22	N01°04'29"E	26.93	L22	N01°04'29"E	26.93
L23	N79°45'41"E	23.13	L23	N79°45'41"E	23.13
L24	S59°48'16"E	64.14	L24	S59°48'16"E	64.14
L25	S48°39'14"E	121.49	L25	S48°39'14"E	121.49
L26	S49°36'25"E	65.86	L26	S49°36'25"E	65.86
L27	S10°36'42"E	70.75	L27	S10°36'42"E	70.75
L28	S24°32'33"W	40.50	L28	S24°32'33"W	40.50
L29	S40°23'35"W	61.33	L29	S40°23'35"W	61.33
L30	S39°20'37"W	113.62	L30	S39°20'37"W	113.62
L31	S86°03'29"W	96.85	L31	S86°03'29"W	96.85
L32	N50°08'02"E	115.26	L32	N50°08'02"E	115.26
L33	N12°48'22"E	128.51	L33	N12°48'22"E	128.51
L34	N12°48'22"E	331.19	L34	N12°48'22"E	331.19
L35	S86°20'39"E	51.46	L35	S86°20'39"E	51.46
L36	S26°07'14"E	114.19	L36	S26°07'14"E	114.19
L37	S21°47'23"E	449.02	L37	S21°47'23"E	449.02
L38	N21°47'23"W	883.48	L38	N21°47'23"W	883.48
L39	S68°12'37"W	228.02	L39	S68°12'37"W	228.02
L40	S22°35'06"W	488.67	L40	S22°35'06"W	488.67
L41	S04°56'43"W	187.83	L41	S04°56'43"W	187.83
L42	S19°13'41"W	266.06	L42	S19°13'41"W	266.06
L43	S11°18'03"W	269.55	L43	S11°18'03"W	269.55
L44	S23°37'49"W	248.66	L44	S23°37'49"W	248.66
L45	S62°01'00"W	402.80	L45	S62°01'00"W	402.80
L46	S20°50'05"W	217.11	L46	S20°50'05"W	217.11
L47	S79°28'17"E	56.13	L47	S79°28'17"E	56.13
L48	S20°42'28"E	161.88	L48	S20°42'28"E	161.88
L49	S42°39'52"W	379.57	L49	S42°39'52"W	379.57
L50	S18°31'24"W	177.26	L50	S18°31'24"W	177.26

CURVE TABLE				
NO.	DELTA	RADIUS	CHORD BEARING	CHORD
C1	41°08'12"	1106.00'	S88°59'32"W	777.13'
C2	24°39'30"	1106.00'	N56°06'37"W	472.32'
C3	26°16'52"	2427.01'	N22°00'03"E	1103.52'
C4	41°13'40"	2427.01'	N06°44'59"E	179.04'
C5	7°05'58"	1106.00'	S49°19'51"E	136.95'
C6	7°18'46"	558.00'	N36°44'12"E	71.17'
C7	27°35'13"	478.00'	S26°35'58"W	227.93'
C8	15°10'10"	2427.01'	N27°33'24"E	640.70'
C9	11°06'42"	2427.01'	N14°24'58"E	469.94'
C10	1°24'43"	558.00'	N26°49'38"E	13.75'
C11	8°15'56"	820.89'	N69°59'38"E	132.61'
C12	59°20'22"	10.00'	S56°40'28"E	9.90'
C13	15°24'29"	1106.00'	N78°08'37"W	296.53'
C14	16°52'28"	1056.00'	N58°47'22"W	306.88'
C15	17°42'13"	1041.00'	S58°22'29"E	320.38'
C16	19°58'53"	72.00'	N79°36'19"W	20.02'
C17	159°11'45"	72.00'	N12°48'22"E	141.63'
C18	191°09'30"	72.00'	S74°46'57"E	143.32'
C19	15°58'53"	72.00'	S74°46'57"E	20.02'
C20	12°28'01"	1106.00'	N56°06'50"W	240.18'
C21	27°35'13"	520.00'	N26°35'58"E	247.96'
C22	51°24'49"	493.00'	S85°24'01"E	427.69'
C23	51°24'49"	547.00'	N85°24'01"W	474.54'
C24	28°30'00"	547.00'	S35°21'25"E	269.29'
C25	28°30'00"	493.00'	N35°21'25"W	242.71'
C26	26°35'59"	720.00'	N07°23'37"W	328.82'
C27	21°35'20"	558.00'	S87°12'03"W	209.01'
C28	11°39'20"	2427.01'	N05°14'49"E	51.78'
C29	7°59'12"	478.00'	N72°24'47"E	66.58'
C30	11°38'25"	493.00'	S19°24'50"E	99.99'
C31	11°38'25"	547.00'	N19°24'50"W	110.94'
C32	14°58'14"	800.00'	S08°06'30"E	208.44'
C33	13°14'58"	820.89'	S08°00'07"W	189.41'

REV	DATE	DESCRIPTION	BY
	8/2/2024	INITIAL CITY SUBMITTAL	

CITY OF TAYLOR PROJECT NUMBER (PZ-2024-2258)

Kimley»Horn

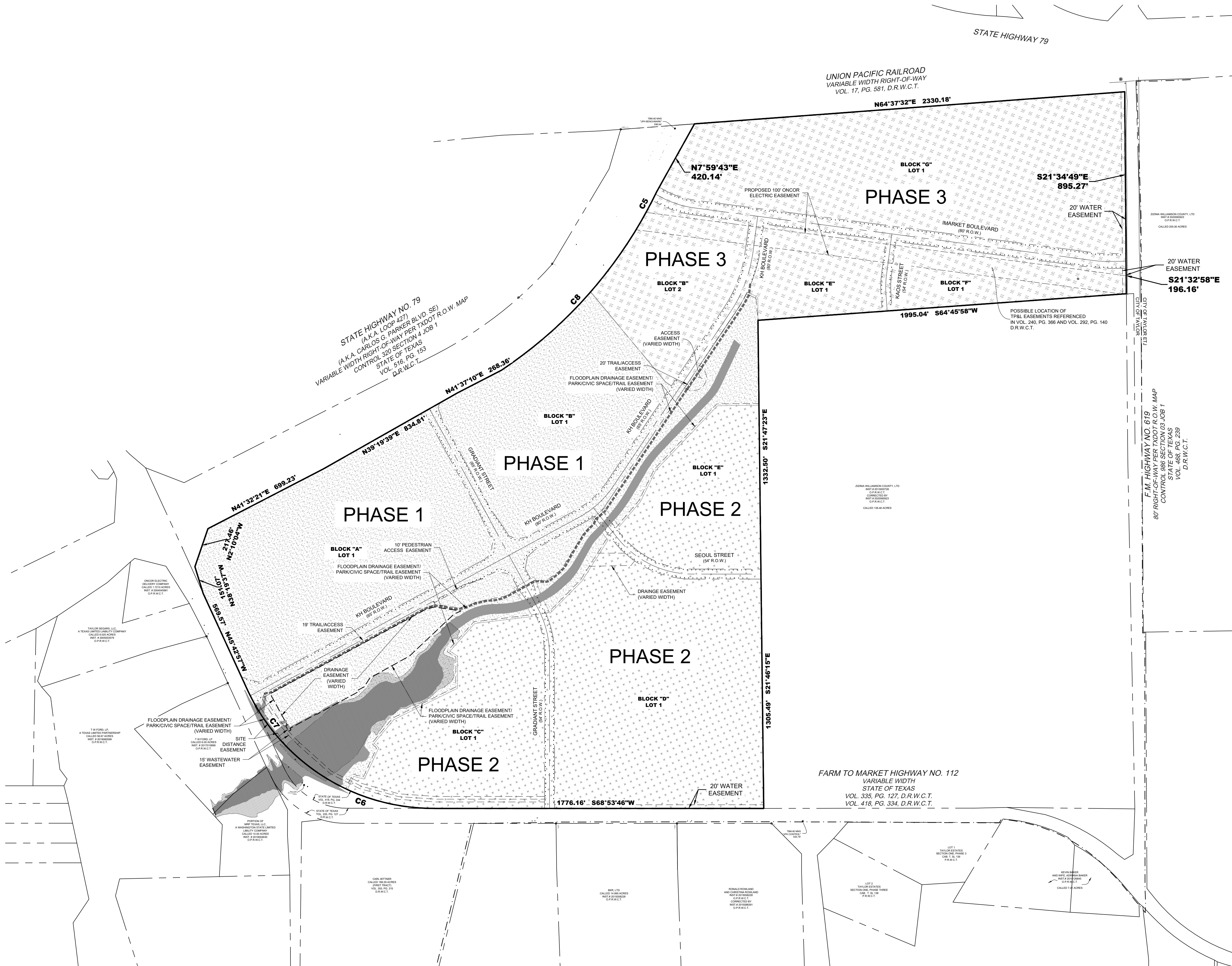
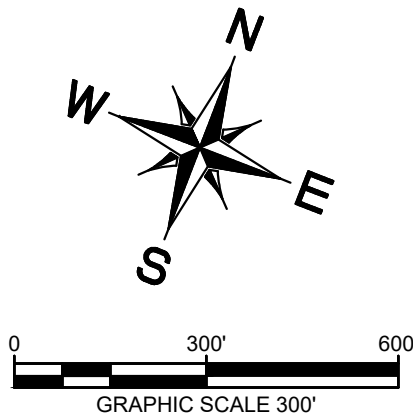
TEXAS REGISTERED ENGINEERING FIRM F-928

Drawn by	Checked by	Date	KHA Project No.	Sheet No.
GA	JF	AUG 2024	065001200	2 OF 10

City Project Number: PZ-2024-2258

GRADIANT TECHNOLOGY PARK PRELIMINARY PLAT

BEING A PRELIMINARY PLAT CONSISTING OF APPROXIMATELY 211.84 ACRES, INCLUDING 16.250 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 8 LOTS, PART OF AND OUT OF THE PARTHINA COURSEY SURVEY, ABSTRACT NO. 131, TAYLOR, WILLIAMSON COUNTY, TEXAS



LEGEND

—

PROPERTY LINE

- - -

APPROXIMATE CITY LIMIT LINE

XXX

EXISTING MAJOR CONTOUR

XXX

EXISTING MINOR CONTOUR

XXX

PROPOSED MAJOR CONTOUR

XXX

PROPOSED MINOR CONTOUR

.....

PROPOSED SIDEWALK (SEE PLAT NOTE #3)

PROPOSED TRAIL

[Solid Grey Box]

ATLAS 14 100 YR FLOODPLAIN

[Hatched Box]

100 YEAR FEMA FLOODPLAIN

Provide sheet title for phasing plan

REV	DATE	DESCRIPTION	BY
	8/2/2024	INITIAL CITY SUBMITTAL	

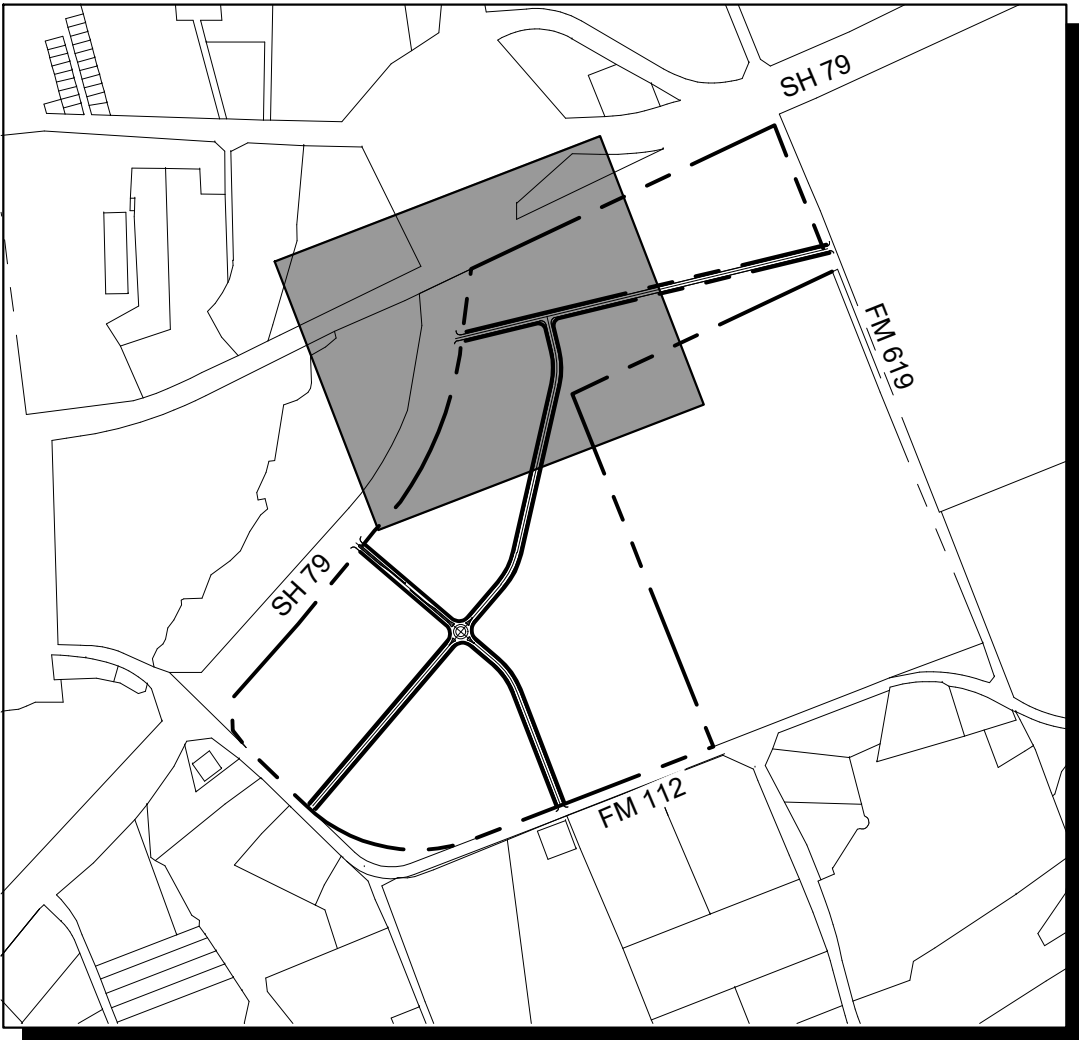
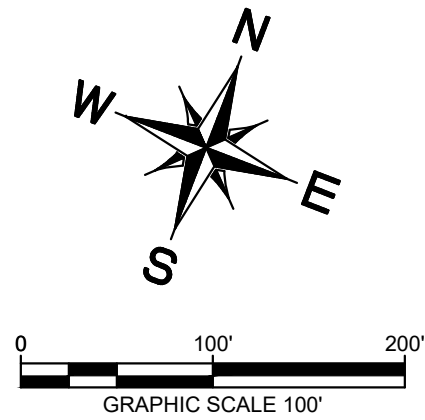
CITY OF TAYLOR PROJECT NUMBER (PZ-2024-2258)



TEXAS REGISTERED ENGINEERING FIRM F-928					
1" = 300'	Drawn by	Checked by	Date	KHA Project No.	Sheet No.
	GA	JF	AUG 2024	065001200	3 OF 10

GRADIANT TECHNOLOGY PARK PRELIMINARY PLAT

BEING A PRELIMINARY PLAT CONSISTING OF APPROXIMATELY 211.84 ACRES, INCLUDING 16.250 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 8 LOTS, PART OF AND OUT OF THE PARTHINA COURSEY SURVEY, ABSTRACT NO. 131, TAYLOR, WILLIAMSON COUNTY, TEXAS



KEYMAP
N.T.S.

LEGEND	
	PROPERTY LINE
	APPROXIMATE CITY LIMIT LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SIDEWALK (SEE PLAT NOTE #3)
	PROPOSED TRAIL
	ATLAS 14 100 YR FLOODPLAIN
	100 YEAR FEMA FLOODPLAIN

STREET CENTERLINE
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
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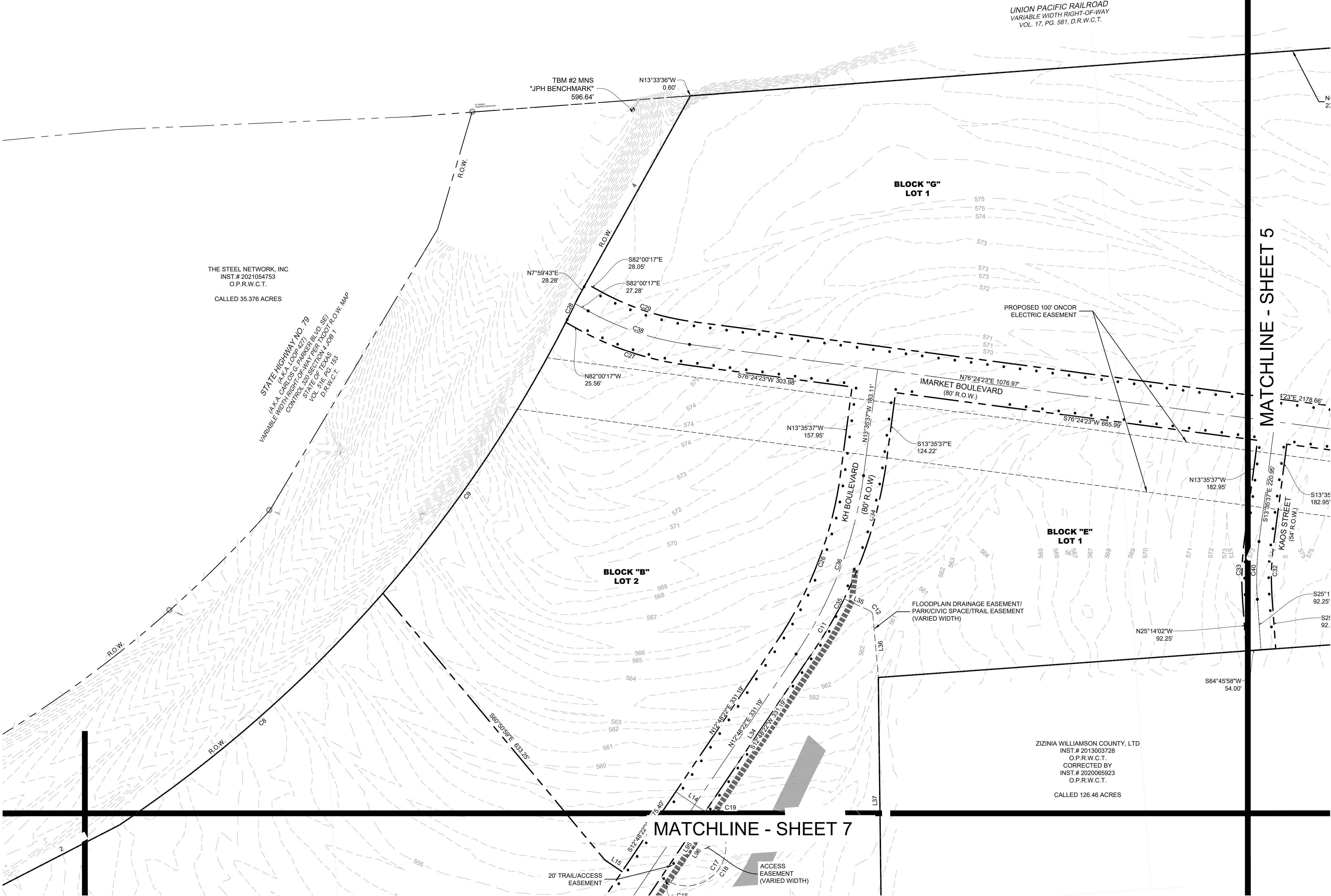
REV	DATE	DESCRIPTION	BY
	8/2/2024	INITIAL CITY SUBMITTAL	

CITY OF TAYLOR PROJECT NUMBER (PZ-2024-2258)

Kimley»Horn

TEXAS REGISTERED ENGINEERING FIRM F-928					
1" = 200'	Drawn by GA	Checked by JF	Date AUG 2024	KHA Project No. 065001200	Sheet No. 4 OF 10

City Project Number: PZ-2024-2258

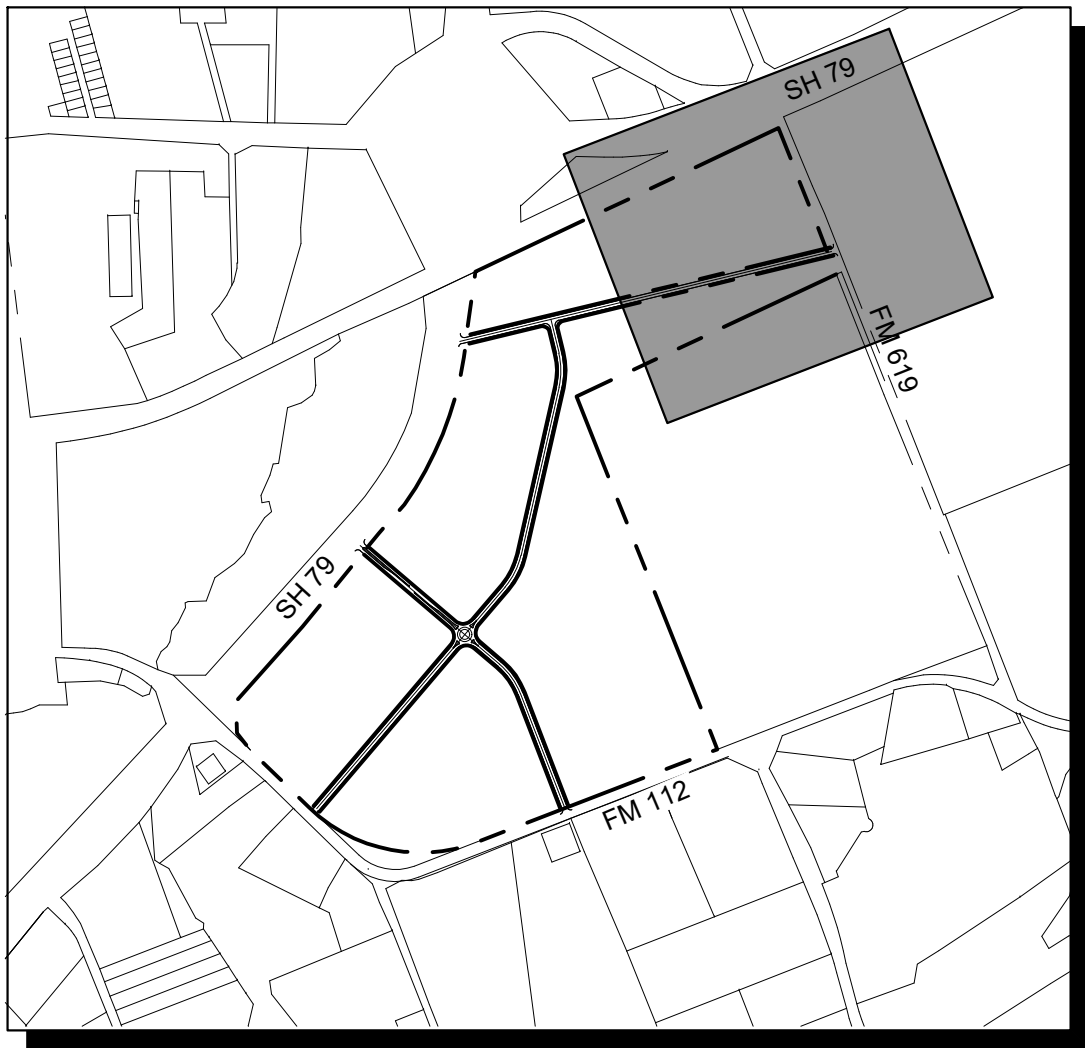
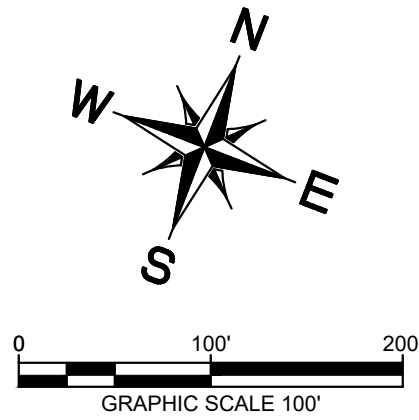


MATCHLINE - SHEET 7

MATCHLINE - SHEET 5

GRADIANT TECHNOLOGY PARK PRELIMINARY PLAT

BEING A PRELIMINARY PLAT CONSISTING OF APPROXIMATELY 211.84 ACRES, INCLUDING 16.250 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 8 LOTS, PART OF AND OUT OF THE PARTHINA COURSEY SURVEY, ABSTRACT NO. 131, TAYLOR, WILLIAMSON COUNTY, TEXAS



KEYMAP
N.T.S

LEGEND

- PROPERTY LINE
- APPROXIMATE CITY LIMIT LINE
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STREET CENTERLINE
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
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REV	DATE	DESCRIPTION	BY
	8/2/2024	INITIAL CITY SUBMITTAL	

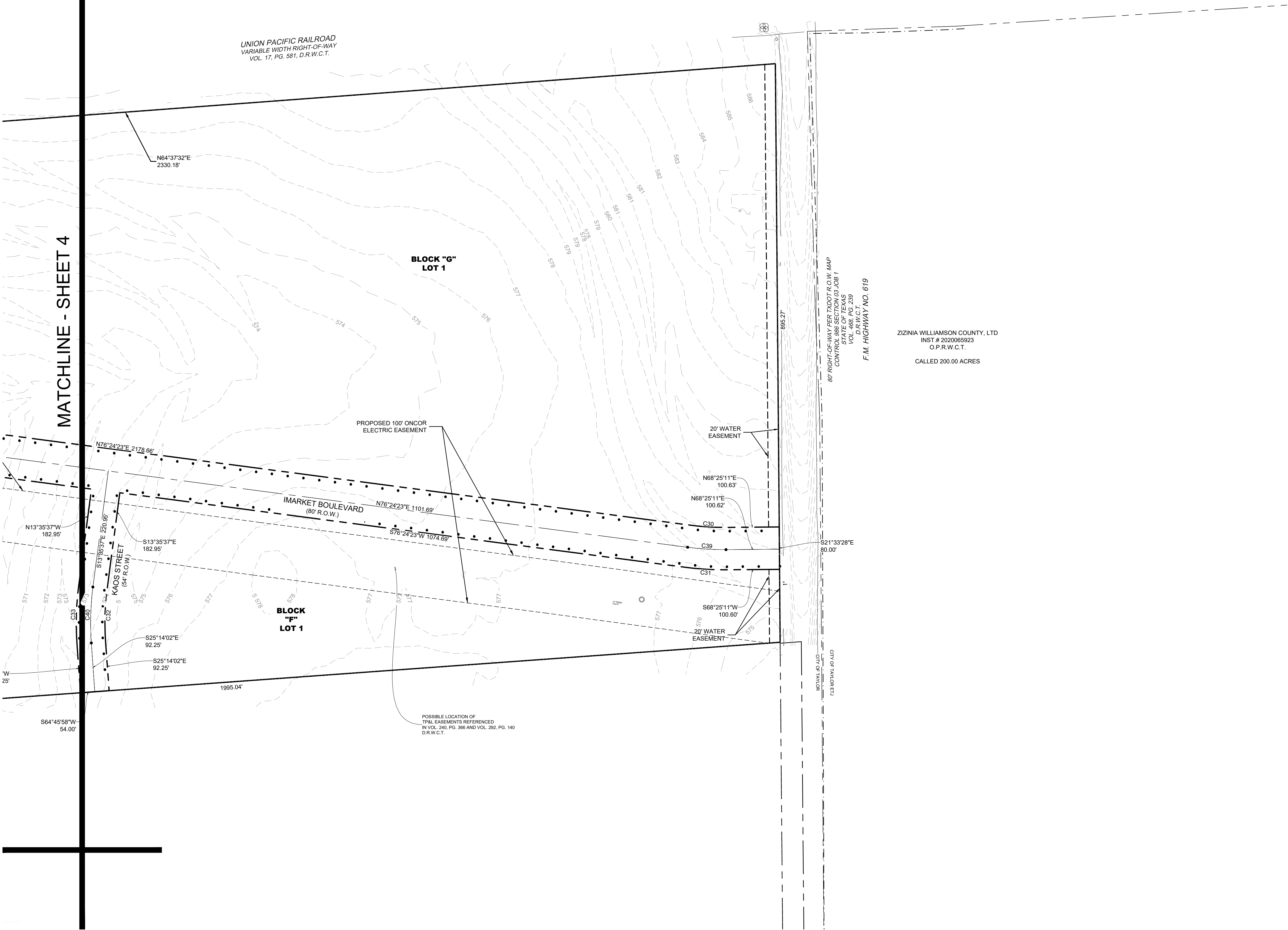
CITY OF TAYLOR PROJECT NUMBER (PZ-2024-2258)

Kimley»Horn

TEXAS REGISTERED ENGINEERING FIRM F-928					
Drawn by	Checked by	Date	KHA Project No.	Sheet No.	
GA	JF	AUG 2024	065001200	5 OF 10	

City Project Number: PZ-2024-2258

MATCHLINE - SHEET 4



ZIZINIA WILLIAMSON COUNTY, LTD
INST # 2020065923
O.P.R.W.C.T.
CALLED 200.00 ACRES

80' RIGHT-OF-WAY PER TxDOT R.O.W. MAP
CONTROL 986 SECTION 03 JOB 1
STATE OF TEXAS
VOL. 188, PG. 298
D.R.W.C.T.
F.M. HIGHWAY NO. 619

CITY OF TAYLOR ET AL
CITY OF TAYLOR

GRADIANT TECHNOLOGY PARK PRELIMINARY PLAT

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THE STEEL NETWORK, INC
INST. # 2021054753
O.P.R.W.C.T.
CALLED 35.376 ACRES

STATE HIGHWAY NO. 79
(A.K.A. LOOP 427)
(A.K.A. CARLOS S. PARKER BLVD. SE)
VARIABLE WIDTH RIGHT-OF-WAY PER TXDOT R.O.W. MAP
CONTROL 320 SECTION 4 JOB 1
STATE OF TEXAS
VOL. 516, PG. 153
D.R.W.C.T.

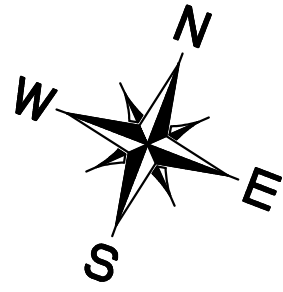
ONCOR ELECTRIC
DELIVERY COMPANY
CALLED 1.7210 ACRES
INST. # 2004045961
O.P.R.W.C.T.

TAYLOR SEGARS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
CALLED 6.025 ACRES
INST. # 2005003579
O.P.R.W.C.T.

T W FORD, LP,
A TEXAS LIMITED PARTNERSHIP
CALLED 56.67 ACRES
INST. # 2019080599
O.P.R.W.C.T.

MATCHLINE - SHEET 8

MATCHLINE - SHEET 7



0 100' 200'
GRAPHIC SCALE 100'



KEYMAP
N.T.S.

LEGEND

- PROPERTY LINE
- APPROXIMATE CITY LIMIT LINE
- EXISTING MAJOR CONTOUR
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- 100 YEAR FEMA FLOODPLAIN

REV	DATE	DESCRIPTION	BY
	8/2/2024	INITIAL CITY SUBMITTAL	

CITY OF TAYLOR PROJECT NUMBER (PZ-2024-2258)

Kimley»Horn

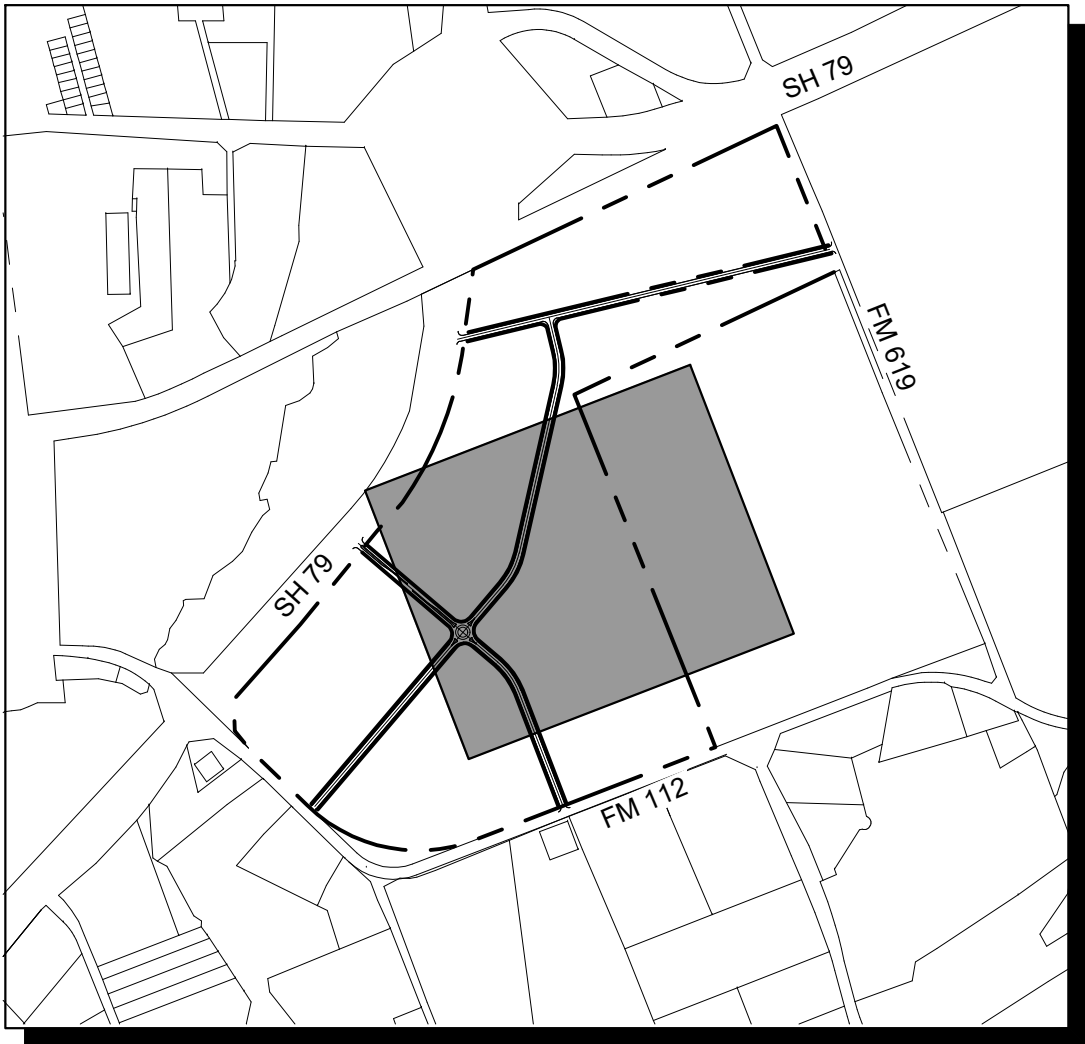
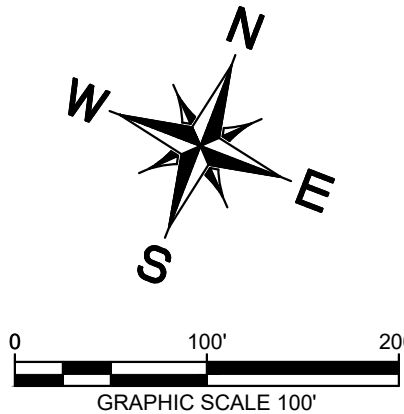
TEXAS REGISTERED ENGINEERING FIRM F-928

Drawn by	Checked by	Date	KHA Project No.	Sheet No.
GA	JF	AUG 2024	065001200	6 OF 10

GRADIANT TECHNOLOGY PARK PRELIMINARY PLAT

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ZIZINIA WILLIAMSON COUNTY, LTD
INST # 2013003728
O.P.R.W.C.T.
CORRECTED BY
INST # 2020065923
O.P.R.W.C.T.
CALLED 126.46 ACRES



KEYMAP
N.T.S.

LEGEND

PROPERTY LINE

APPROXIMATE CITY LIMIT LINE

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED SIDEWALK (SEE PLAT NOTE #3)

PROPOSED TRAIL

ATLAS 14 100 YR FLOODPLAIN

100 YEAR FEMA FLOODPLAIN

STREET CENTERLINE
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
-------	--------	--------	---------------	-------	-------	---------

REV	DATE	DESCRIPTION	BY
	8/2/2024	INITIAL CITY SUBMITTAL	

CITY OF TAYLOR PROJECT NUMBER (PZ-2024-2258)

Kimley»Horn

TEXAS REGISTERED ENGINEERING FIRM F-928					
1" = 200'	Drawn by GA	Checked by JF	Date AUG 2024	KHA Project No. 065001200	Sheet No. 7 OF 10

City Project Number: PZ-2024-2258

MATCHLINE - SHEET 4

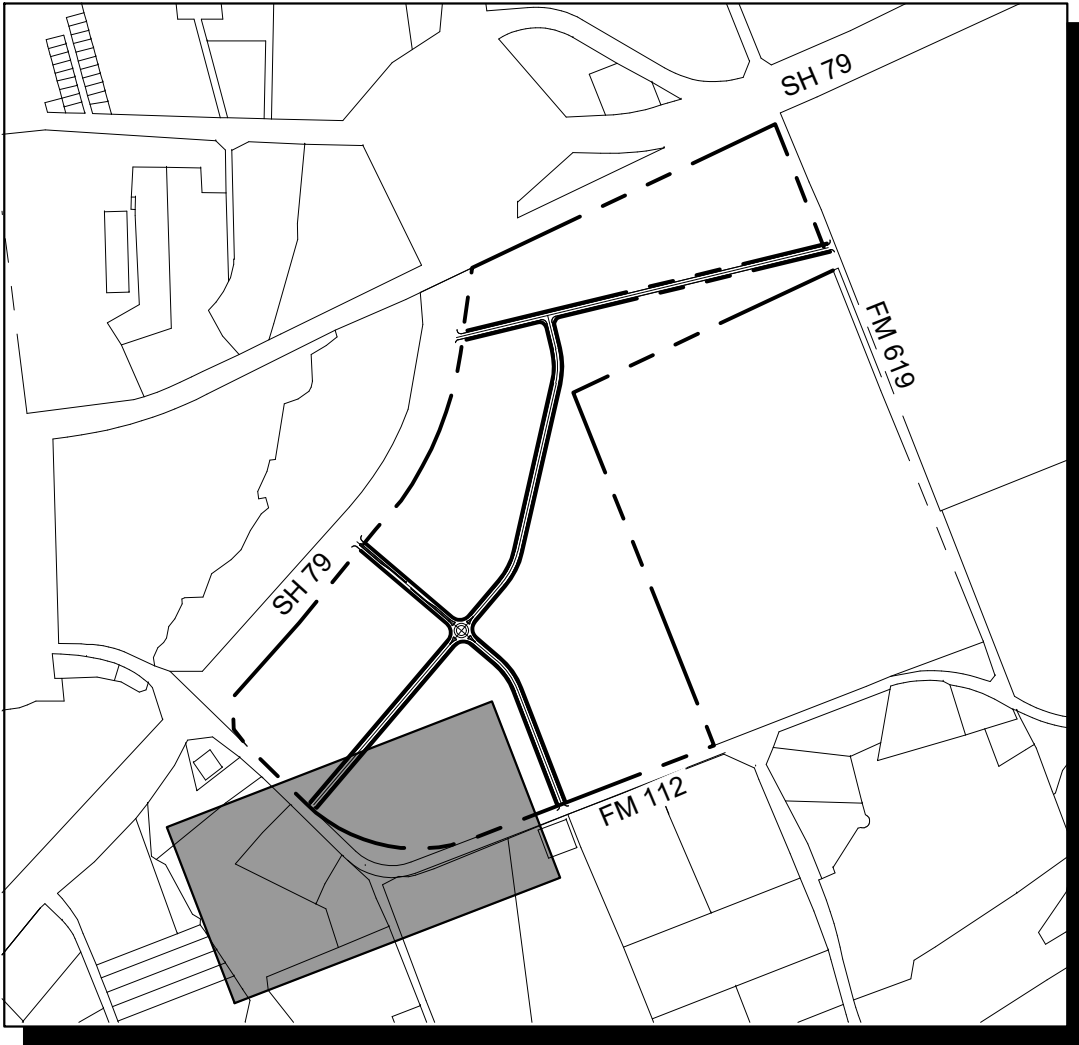
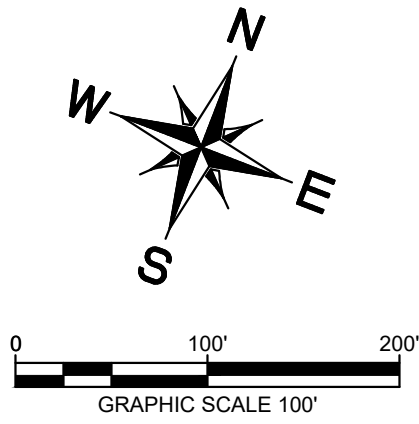
BLOCK
"E"
LOT 1

MATCHLINE - SHEET 9

ZIZINIA WILLIAMSON COUNTY, LTD
INST # 2013003728
O.P.R.W.C.T.
CORRECTED BY
INST # 2020065923
O.P.R.W.C.T.
CALLED 126.46 ACRES

GRADIANT TECHNOLOGY PARK PRELIMINARY PLAT

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KEYMAP
N.T.S.

LEGEND

—

PROPERTY LINE

- - - - -

APPROXIMATE CITY LIMIT LINE

XXX

EXISTING MAJOR CONTOUR

XXX

EXISTING MINOR CONTOUR

XXX

PROPOSED MAJOR CONTOUR

XXX

PROPOSED MINOR CONTOUR

• • • • •

PROPOSED SIDEWALK (SEE PLAT NOTE #3)

— — — — —

PROPOSED TRAIL

ATLAS 14 100 YR FLOODPLAIN

100 YEAR FEMA FLOODPLAIN

REV	DATE	DESCRIPTION	BY
	8/2/2024	INITIAL CITY SUBMITTAL	

CITY OF TAYLOR PROJECT NUMBER (PZ-2024-2258)

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TEXAS REGISTERED ENGINEERING FIRM F-928					
1" = 200"	Drawn by GA	Checked by JF	Date AUG 2024	KHA Project No. 065001200	Sheet No. 8 OF 10

City Project Number: PZ-2024-2258

MATCHLINE - SHEET 6

MATCHLINE - SHEET 9

T W FORD, LP
A TEXAS LIMITED PARTNERSHIP
CALLED 56.67 ACRES
INST. # 2019080599
O.P.R.W.C.T.

T W FORD, LP
CALLED 6.00 ACRES
INST. # 20
O.P.R.W.C.T.

FLOODPLAIN DRAINAGE EASEMENT/
PARK/CIVIC SPACE/TRAIL EASEMENT
(VARIED WIDTH)

SITE DISTANCE
EASEMENT

15' WASTEWATER
EASEMENT

PORTION OF
MRP TEXAS, LLC,
A WASHINGTON STATE LIMITED
LIBILITY COMPANY
CALLED 10.00 ACRES
INST. # 2019004630
O.P.R.W.C.T.

STATE OF TEXAS
VOL. 418, PG. 334
D.R.W.C.T.

STATE OF TEXAS
VOL. 335, PG. 127
D.R.W.C.T.

CARL BITTNER
CALLED 188.29 ACRES
(FIRST TRACT)
VOL. 355, PG. 215
D.R.W.C.T.

FARM TO MARKET HIGHWAY NO. 112
VARIABLE WIDTH
STATE OF TEXAS
VOL. 335, PG. 127, D.R.W.C.T.
VOL. 418, PG. 334, D.R.W.C.T.

BLOCK "C"
LOT 1

BLOCK
"C"
LOT 1

FLOODPLAIN DRAINAGE EASEMENT/
PARK/CIVIC SPACE/TRAIL EASEMENT
(VARIED WIDTH)

15' WASTEWATER
EASEMENT

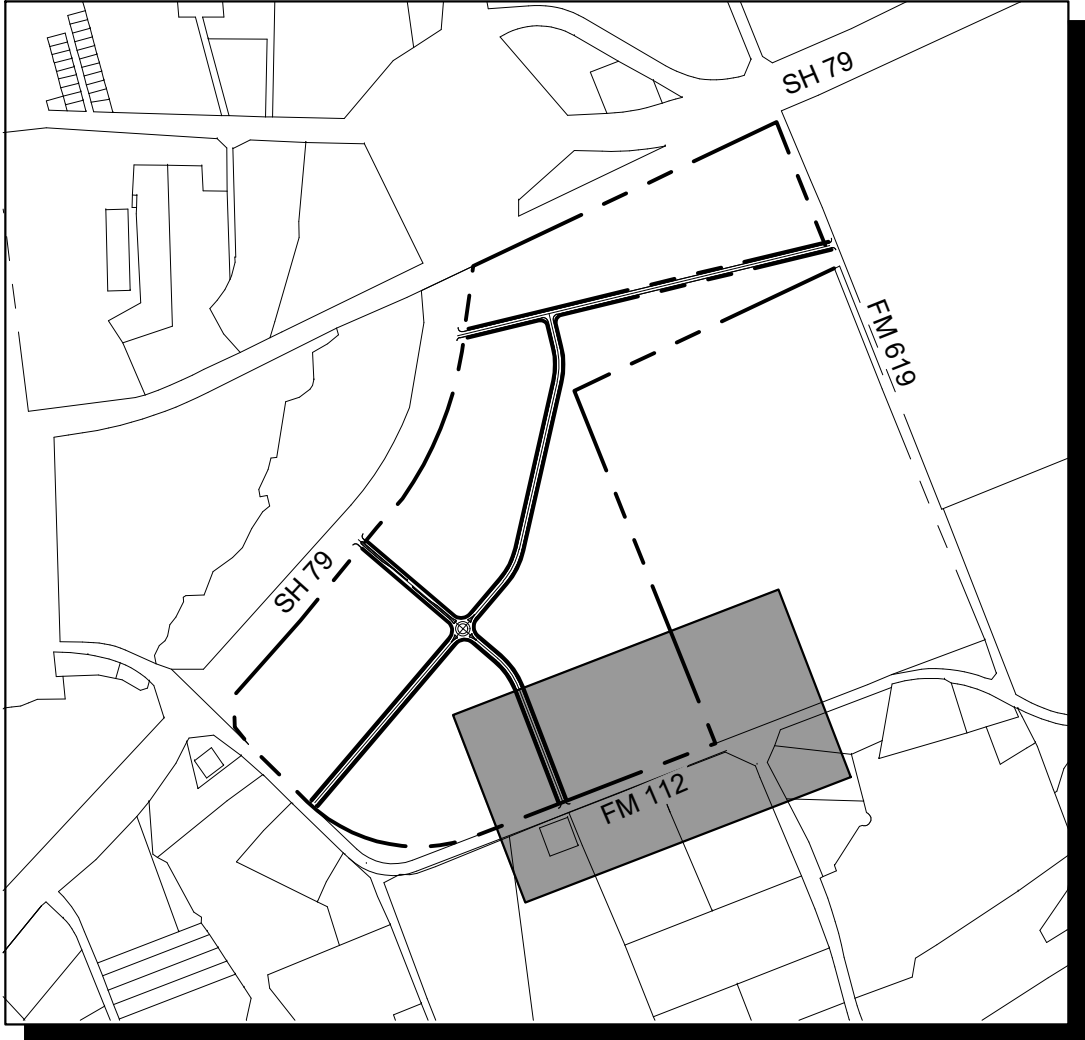
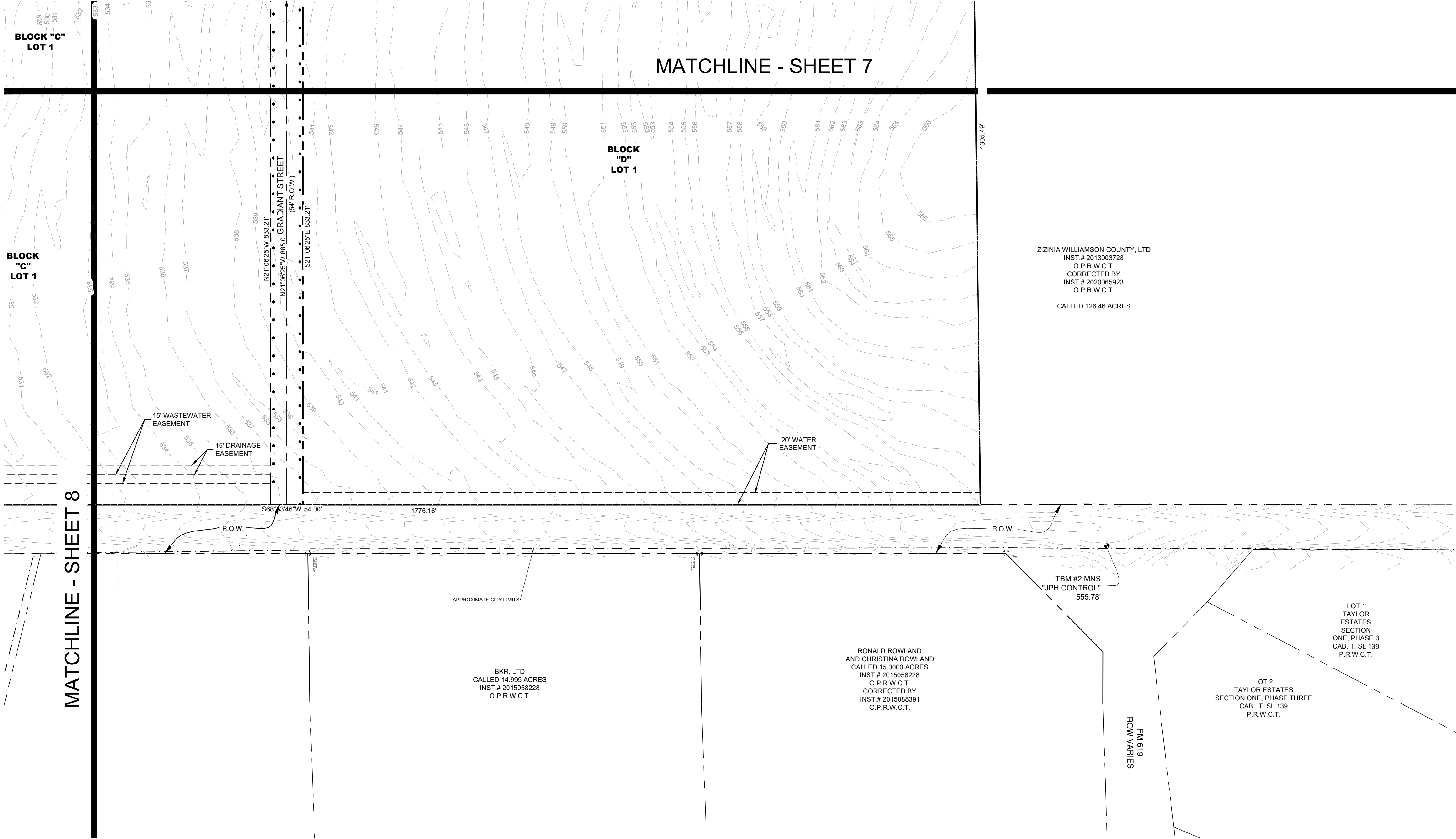
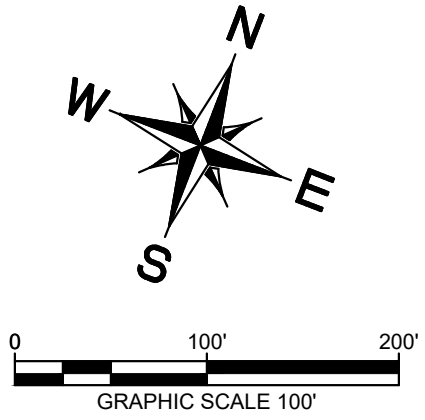
15' DRAINAGE
EASEMENT

15' WASTI
EASEMEN

OLG CEMETERY ROAD
ROW VARIES

GRADIANT TECHNOLOGY PARK PRELIMINARY PLAT

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REV	DATE	DESCRIPTION	BY
	8/2/2024	INITIAL CITY SUBMITTAL	

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Kimley»Horn

TEXAS REGISTERED ENGINEERING FIRM F-928					
Drawn by	Checked by	Date	KHA Project No.	Sheet No.	
GA	JF	AUG 2024	065001200	9 OF 10	

GRADIANT TECHNOLOGY PARK PRELIMINARY PLAT

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List all applicable FIRM
Panels 48491C0534F,
48491C0575F,
48491C0542F

OWNER'S CERTIFICATION

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

I, IMARKETAMERICA, INC., OWNER OF THE CERTAIN 211.84 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2022132983, 2023038805, AND 2023055308 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS GRADIANT TECHNOLOGY PARK.

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

NAME
ADDRESS

NOTARY'S CERTIFICATION

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF , 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

PLANNING & ZONING COMMISSION - PRELIMINARY PLATS

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS HAS BEEN APPROVED
ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE
DAY OF , 2024, A.D.

CHAIRMAN SIGNATURE DATE

SECRETARY SIGNATURE DATE

FLOODPLAIN ADMINISTRATOR'S CERTIFICATION

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

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR DATE

DEVELOPMENT SERVICES DIRECTOR

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

DATE

_____, DIRECTOR DATE

NOTES:

- BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203) OR SOUTH CENTRAL (4204). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.0001142472, SCALED FROM A POINT WITH THE FOLLOWING COORDINATES: N: 10184420.912 E: 3227465.232.
- ALL STREETS SHALL BE CONSTRUCTED TO CITY OF TAYLOR STANDARDS AND DEDICATED AS PUBLIC RIGHT-OF-WAY WITH A FINAL PLAT.
- PUBLIC SIDEWALKS, BUILT TO CITY OF TAYLOR STANDARDS, ARE REQUIRED ALONG THE INTERNAL PUBLIC STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. SIDEWALK WIDTHS SHALL COMPLY WITH EMPLOYMENT CENTER PLAN AND SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF TAYLOR FOR INSPECTION.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF TAYLOR WATER AND WASTEWATER UTILITY SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF TAYLOR DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY CITY OF TAYLOR. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF TAYLOR. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- THE ATLAS 14 100-YEAR FLOODPLAIN (TAYLOR FLOODPLAIN) AND FEMA 100-YEAR FLOODPLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF TAYLOR.
- ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 2.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. NO FILL SHALL BE ALLOWED IN THE FLOODPLAIN EXCEPT BY A SEPARATE PERMIT.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF TAYLOR.
- PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF TAYLOR.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF TAYLOR STANDARDS AS MODIFIED BY THE EMPLOYMENT CENTER PLAN FOR THIS SITE.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
- VEHICULAR ACCESS TO US HIGHWAY 79, FM 112, AND 619 ARE SUBJECT TO APPROVAL OF TEXAS DEPARTMENT OF TRANSPORTATION.
- EACH LOT IN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS AND SEPARATE WATER METERS, AND THEIR RESPECTIVE WATER AND SEWER LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48491C0534F AND 48491C0542F EFFECTIVE DATE 12/20/2019, WILLIAMSON COUNTY, TEXAS, AND IS SHOWN HEREON AS APPROXIMATE FLOOD HAZARD BOUNDARY. THERE IS HEREBY DEDICATED A DRAINAGE EASEMENT TO COVER ONE HUNDRED (100) YEAR FLOODPLAIN AREAS, DRAINAGE CHANNELS, PIPE SYSTEMS AND ANY OTHER RELATED DRAINAGE FACILITIES SITUATED HEREON.
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR, TEXAS; WASTEWATER: CITY OF TAYLOR, TEXAS; ELECTRICITY: ONCOR ELECTRIC.

ENGINEERS CERTIFICATION

I, JOSE M. FARIAS, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 480670, 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 , 2024.

JOSE M. FARIAS
LICENSED PROFESSIONAL
ENGINEER NO. 111389, STATE OF TEXAS
TBPELS FIRM NO. F-928

SURVEYORS CERTIFICATION

STATE OF TEXAS
COUNTY OF WILLIAMSON

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6890, STATE OF TEXAS

COUNTY CLERK'S CERTIFICATION

COUNTY OF WILLIAMSON

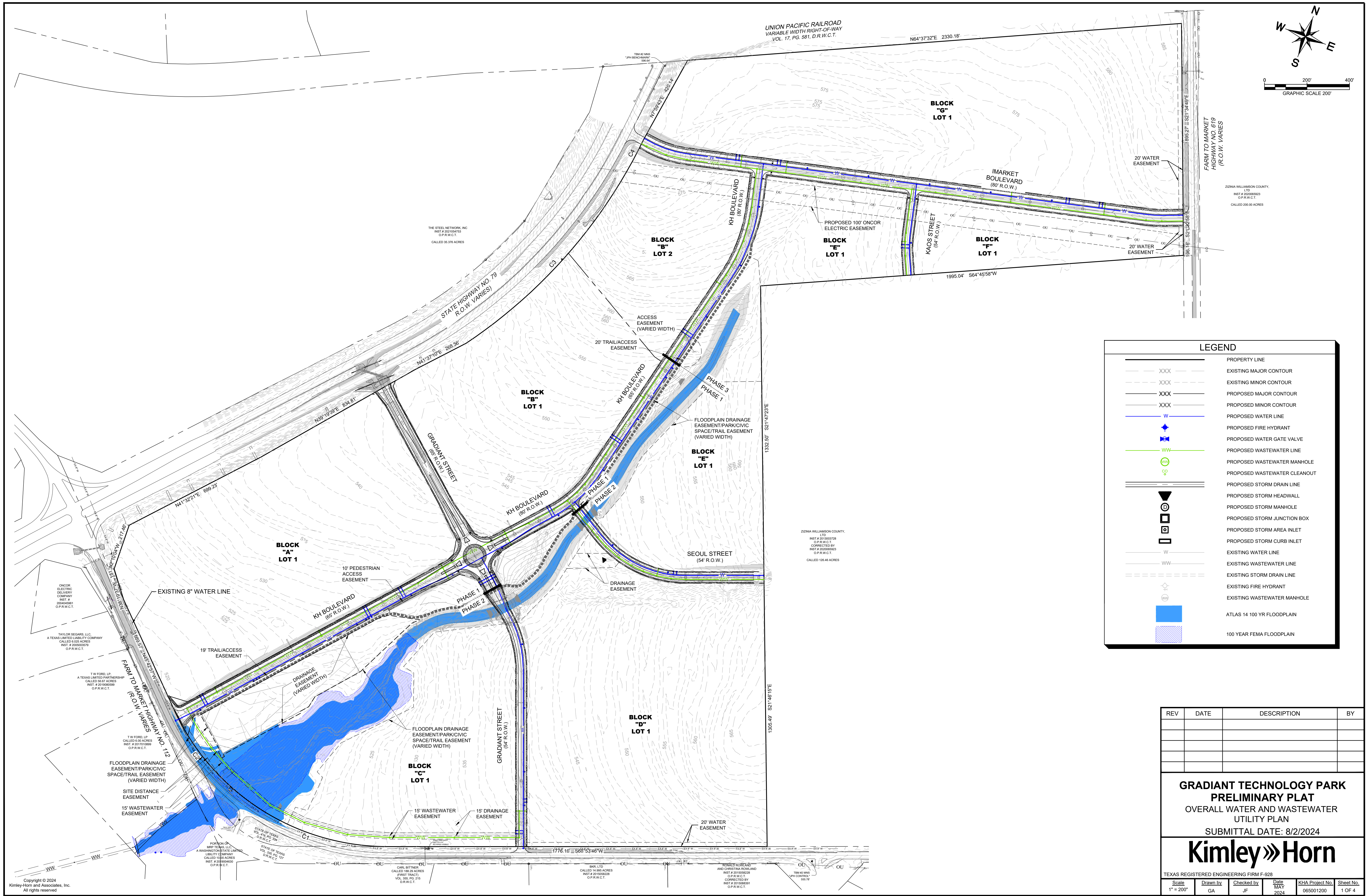
I, _____, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF , 2024, A.D., AT O'CLOCK, ____M., AND DULY RECORDED THIS THE DAY OF , 2024, A.D., AT O'CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

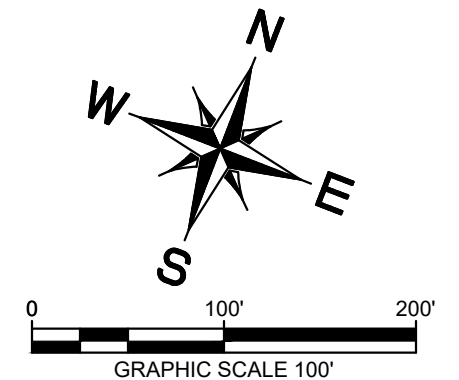
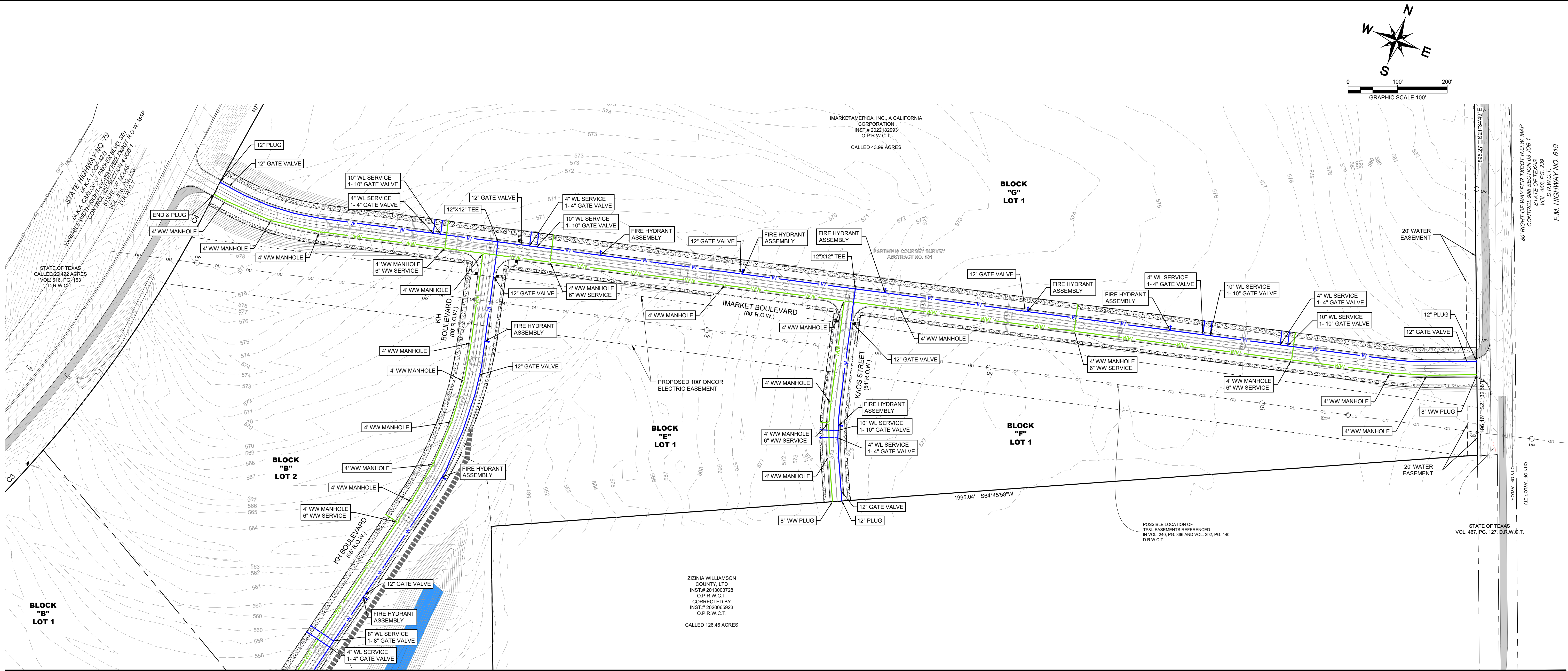
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

_____, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

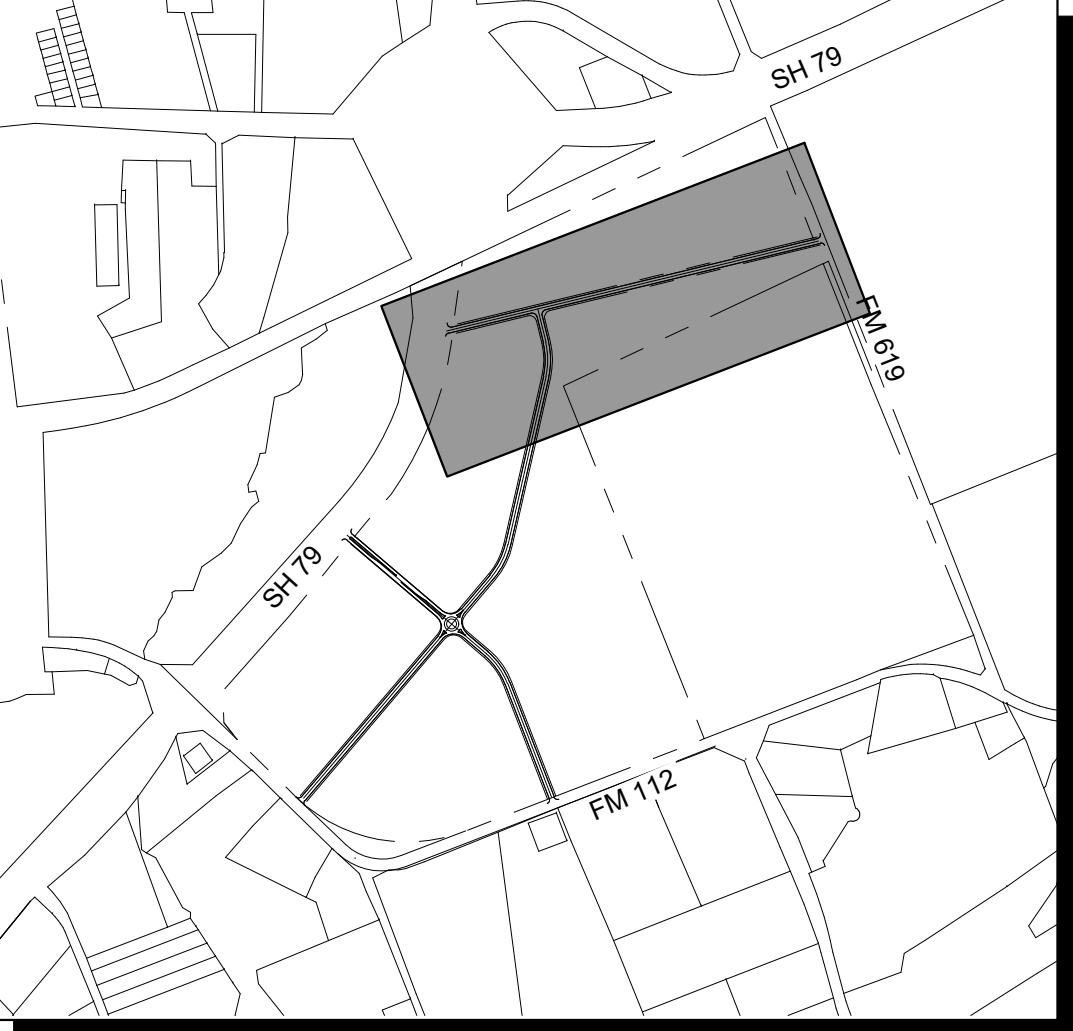
REV	DATE	DESCRIPTION	BY
	8/2/2024	INITIAL CITY SUBMITTAL	
CITY OF TAYLOR PROJECT NUMBER (PZ-2024-2258)			
Kimley»Horn			
TEXAS REGISTERED ENGINEERING FIRM F-928			
Drawn by	Checked by	Date	KHA Project No.
GA	JF	AUG 2024	065001200
Sheet No.		10 OF 10	





MATCHLINE - SHEET 3

LEGEND	
	PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER GATE VALVE
	PROPOSED WASTEWATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED WASTEWATER CLEANOUT
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM HEADWALL
	PROPOSED STORM MANHOLE
	PROPOSED STORM JUNCTION BOX
	PROPOSED STORM AREA INLET
	PROPOSED STORM CURB INLET
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM DRAIN LINE
	EXISTING FIRE HYDRANT
	EXISTING WASTEWATER MANHOLE
	ATLAS 14 100 YR FLOODPLAIN
	100 YEAR FEMA FLOODPLAIN



- UTILITY NOTES:
- ALL WATER MAINS SHALL BE 12" DIAMETER.
 - ALL WASTEWATER MAINS SHALL BE 8" DIAMETER.

REV	DATE	DESCRIPTION	BY

GRADIANT TECHNOLOGY PARK

PRELIMINARY PLAT

WATER AND WASTEWATER PLAN (1 OF 3)

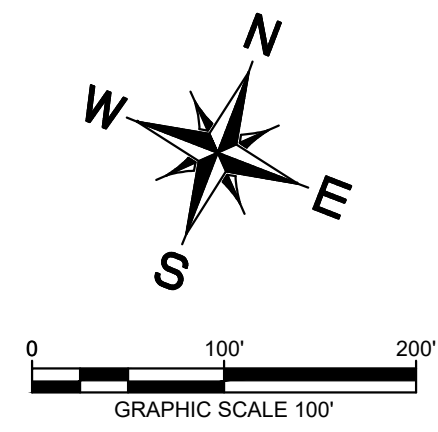
SUBMITTAL DATE: 8/2/2024

Kimley»Horn

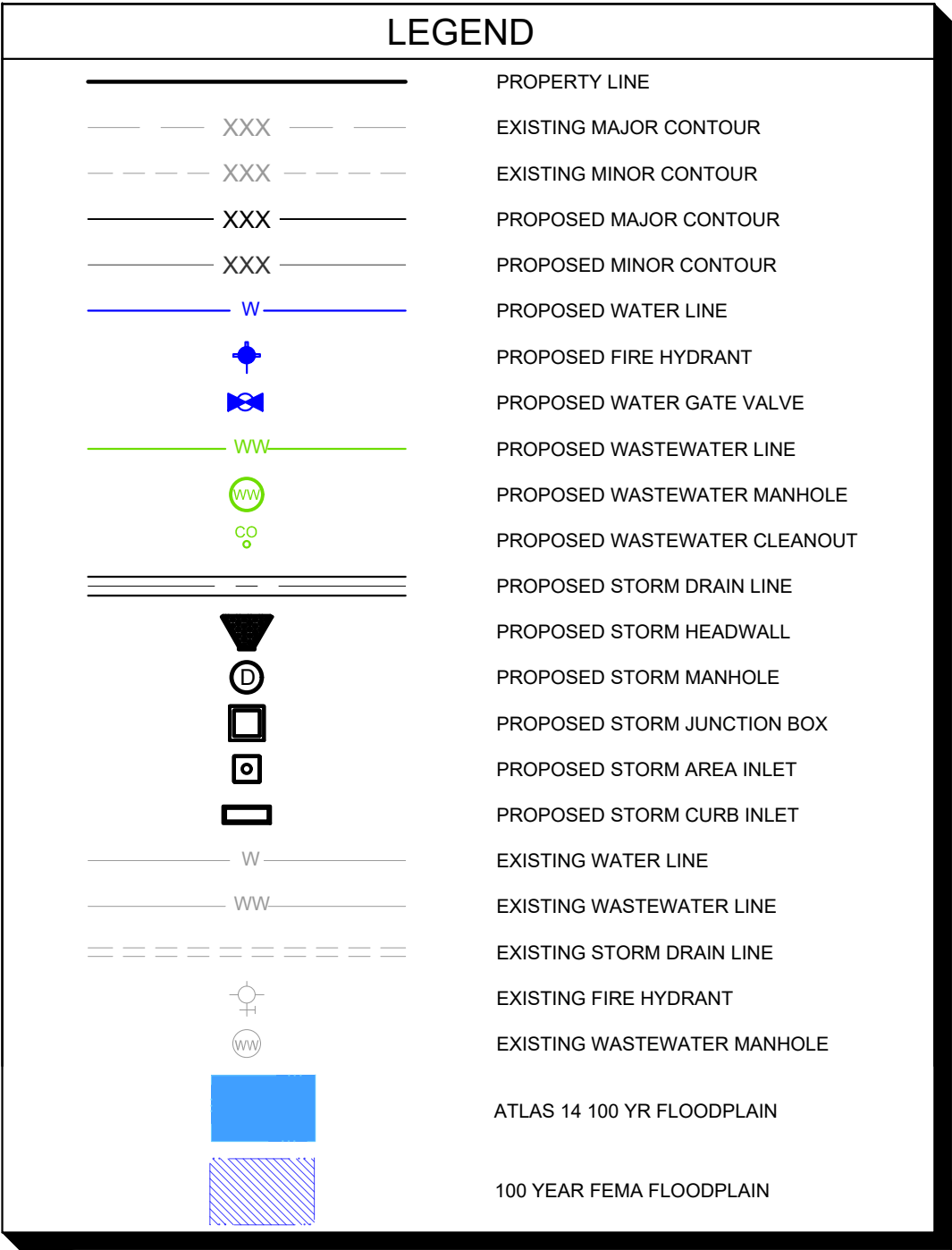
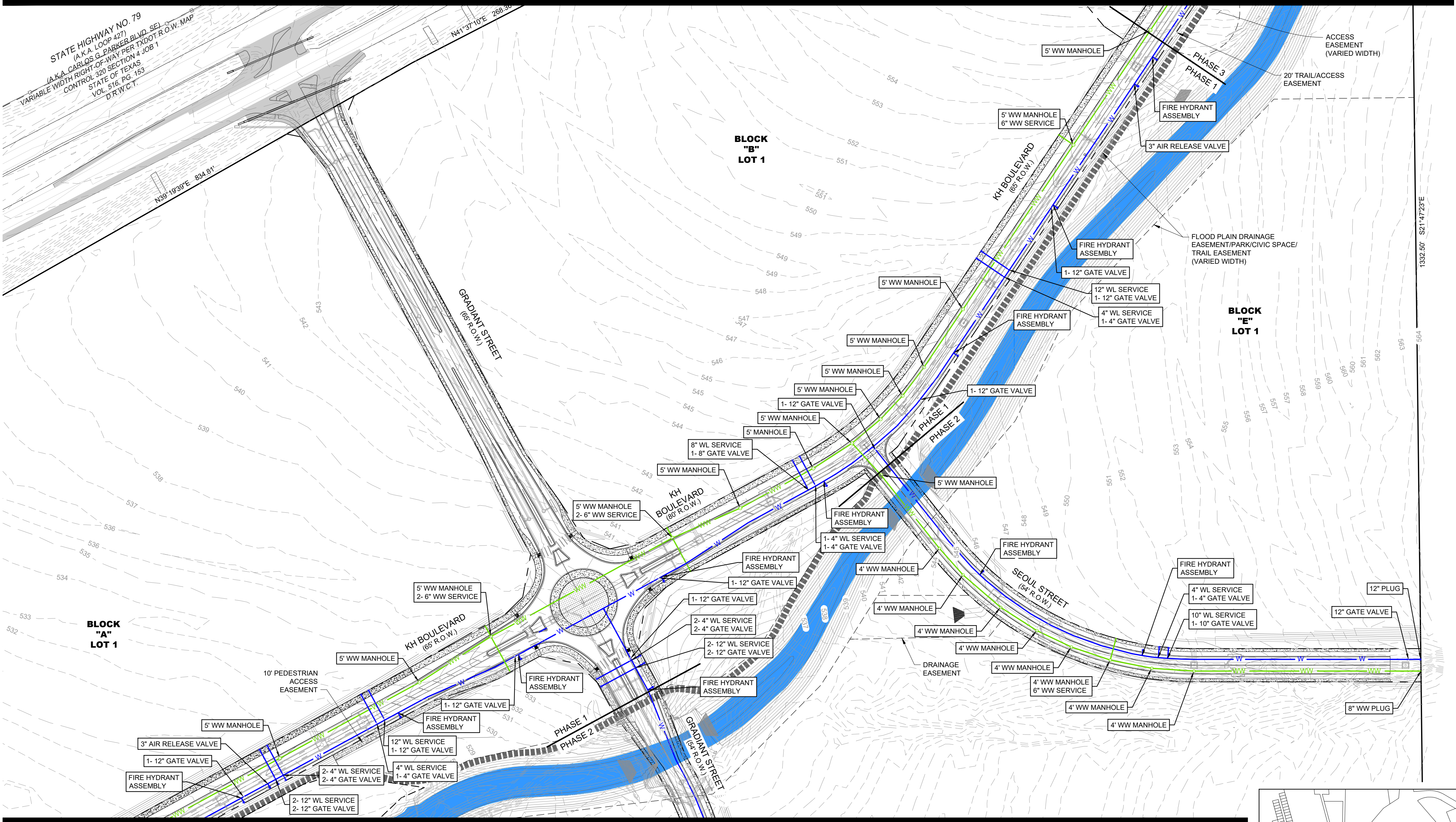
TEXAS REGISTERED ENGINEERING FIRM F-928

Scale	Drawn by	Checked by	Date	KHA Project No.	Sheet No.
1" = 100'	GA	JF	MAY 2024	065001200	2 OF 4

City Project Number: PZ-2024-XXXX



MATCHLINE - SHEET 2



MATCHLINE - SHEET 4

- UTILITY NOTES:
1. ALL WATER MAINS SHALL BE 12" DIAMETER.
 2. ALL WASTEWATER MAINS SHALL BE 8" DIAMETER.



KEYMAP
N.T.S

REV	DATE	DESCRIPTION	BY

**GRADIANT TECHNOLOGY PARK
PRELIMINARY PLAT**

WATER AND WASTEWATER PLAN (2 OF 3)

SUBMITTAL DATE: 8/2/2024

Kimley»Horn

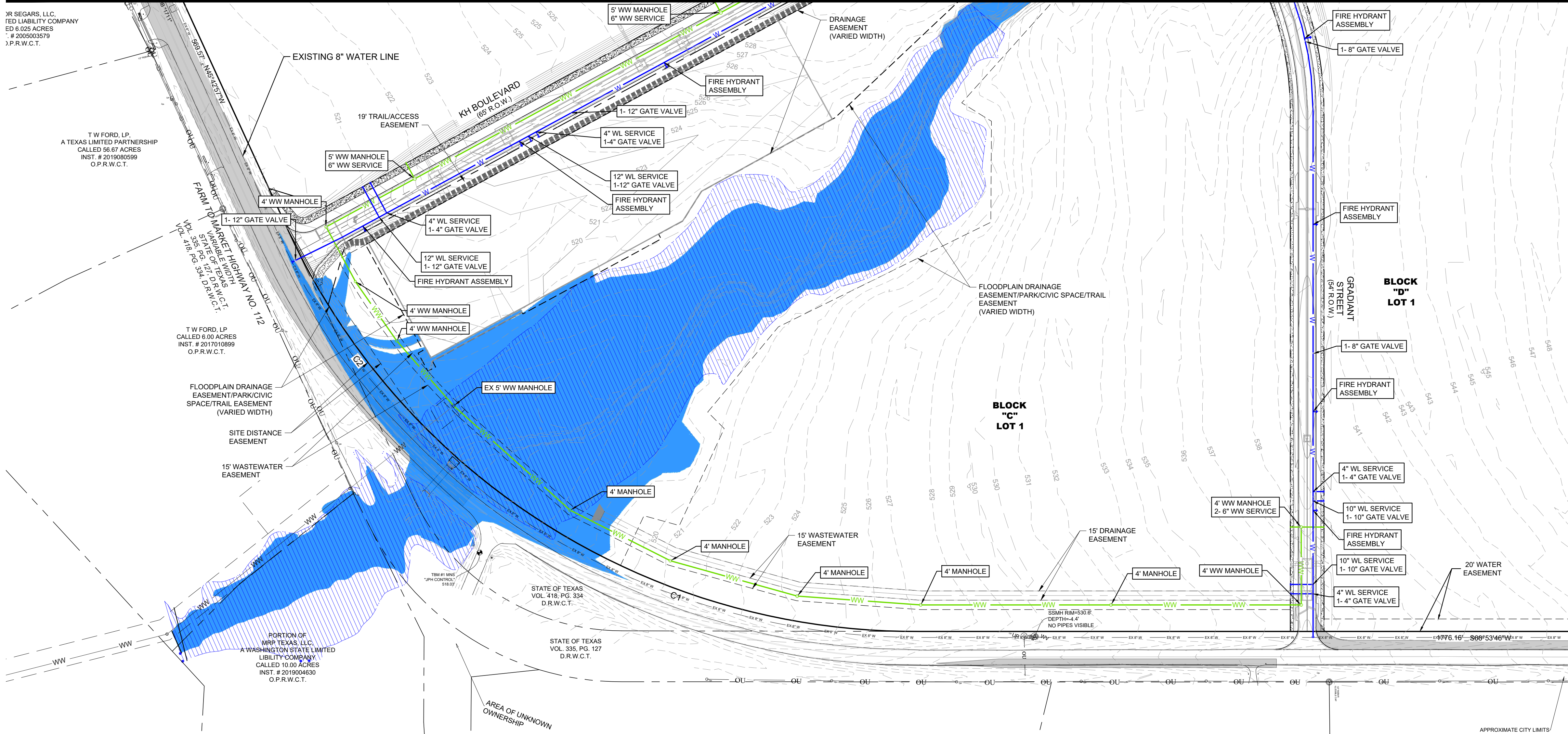
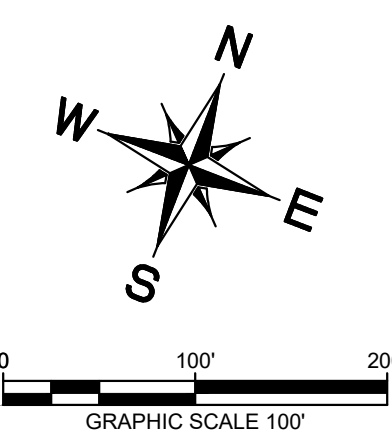
TEXAS REGISTERED ENGINEERING FIRM F-928

Scale 1" = 100'	Drawn by GA	Checked by JF	Date MAY 2024	KHA Project No. 065001200	Sheet No. 3 OF 4
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City Project Number: PZ-2024-XXXX

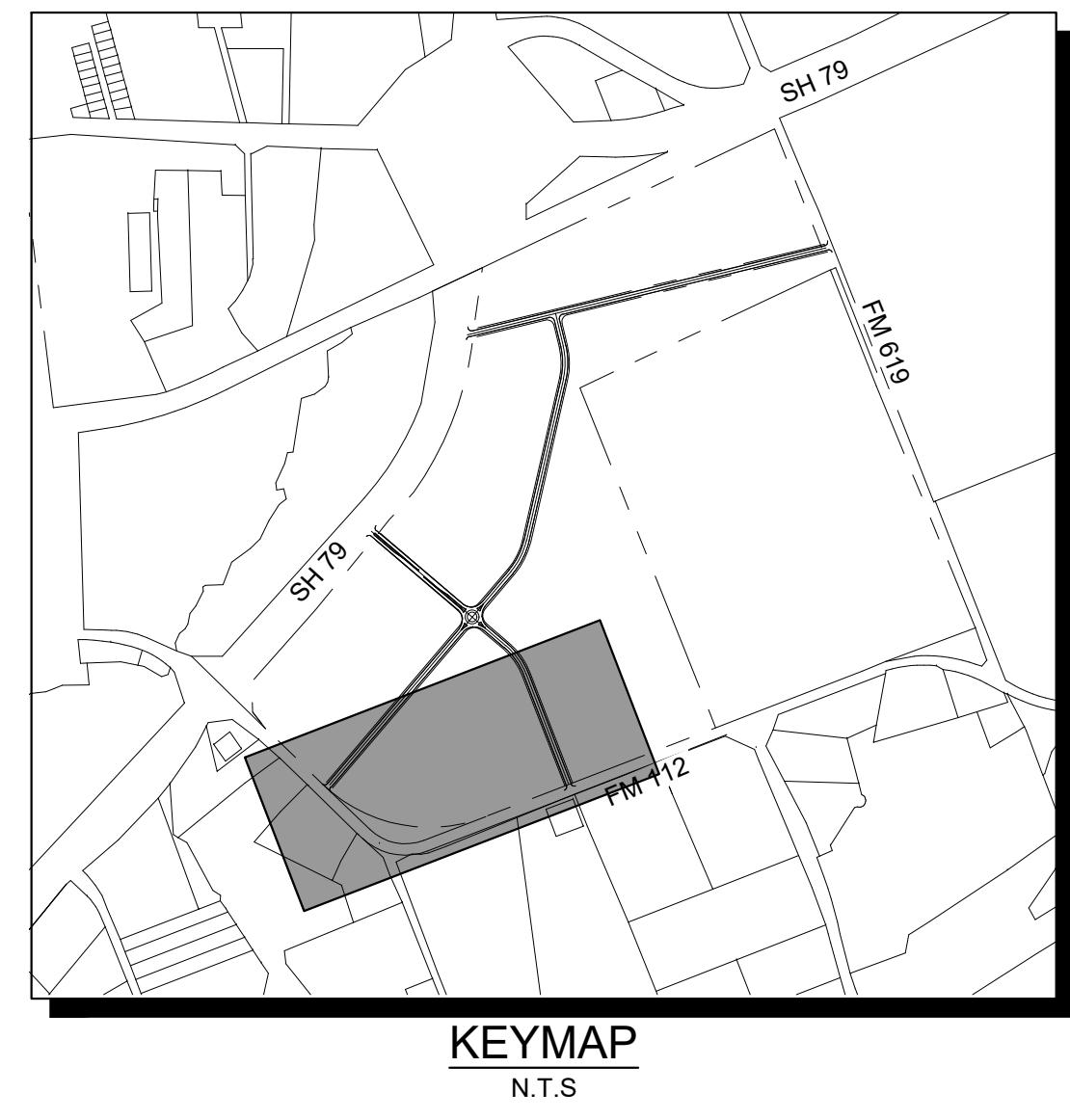
MATCHLINE - SHEET 3



LEGEND

---	XXX	---	PROPERTY LINE
---	XXX	---	EXISTING MAJOR CONTOUR
---	XXX	---	EXISTING MINOR CONTOUR
---	XXX	---	PROPOSED MAJOR CONTOUR
---	XXX	---	PROPOSED MINOR CONTOUR
---	W	---	PROPOSED WATER LINE
---	W	---	PROPOSED FIRE HYDRANT
---	W	---	PROPOSED WATER GATE VALVE
---	WW	---	PROPOSED WASTEWATER LINE
---	WW	---	PROPOSED WASTEWATER MANHOLE
---	WW	---	PROPOSED WASTEWATER CLEANOUT
---	SD	---	PROPOSED STORM DRAIN LINE
---	SD	---	PROPOSED STORM HEADWALL
---	SD	---	PROPOSED STORM MANHOLE
---	SD	---	PROPOSED STORM JUNCTION BOX
---	SD	---	PROPOSED STORM AREA INLET
---	SD	---	PROPOSED STORM CURB INLET
---	W	---	EXISTING WATER LINE
---	WW	---	EXISTING WASTEWATER LINE
---	SD	---	EXISTING STORM DRAIN LINE
---	W	---	EXISTING FIRE HYDRANT
---	WW	---	EXISTING WASTEWATER MANHOLE
---	SD	---	ATLAS 14 100 YR FLOODPLAIN
---	SD	---	100 YEAR FEMA FLOODPLAIN

- UTILITY NOTES:
1. ALL WATER MAINS SHALL BE 12" DIAMETER.
 2. ALL WASTEWATER MAINS SHALL BE 8" DIAMETER.



REV	DATE	DESCRIPTION	BY

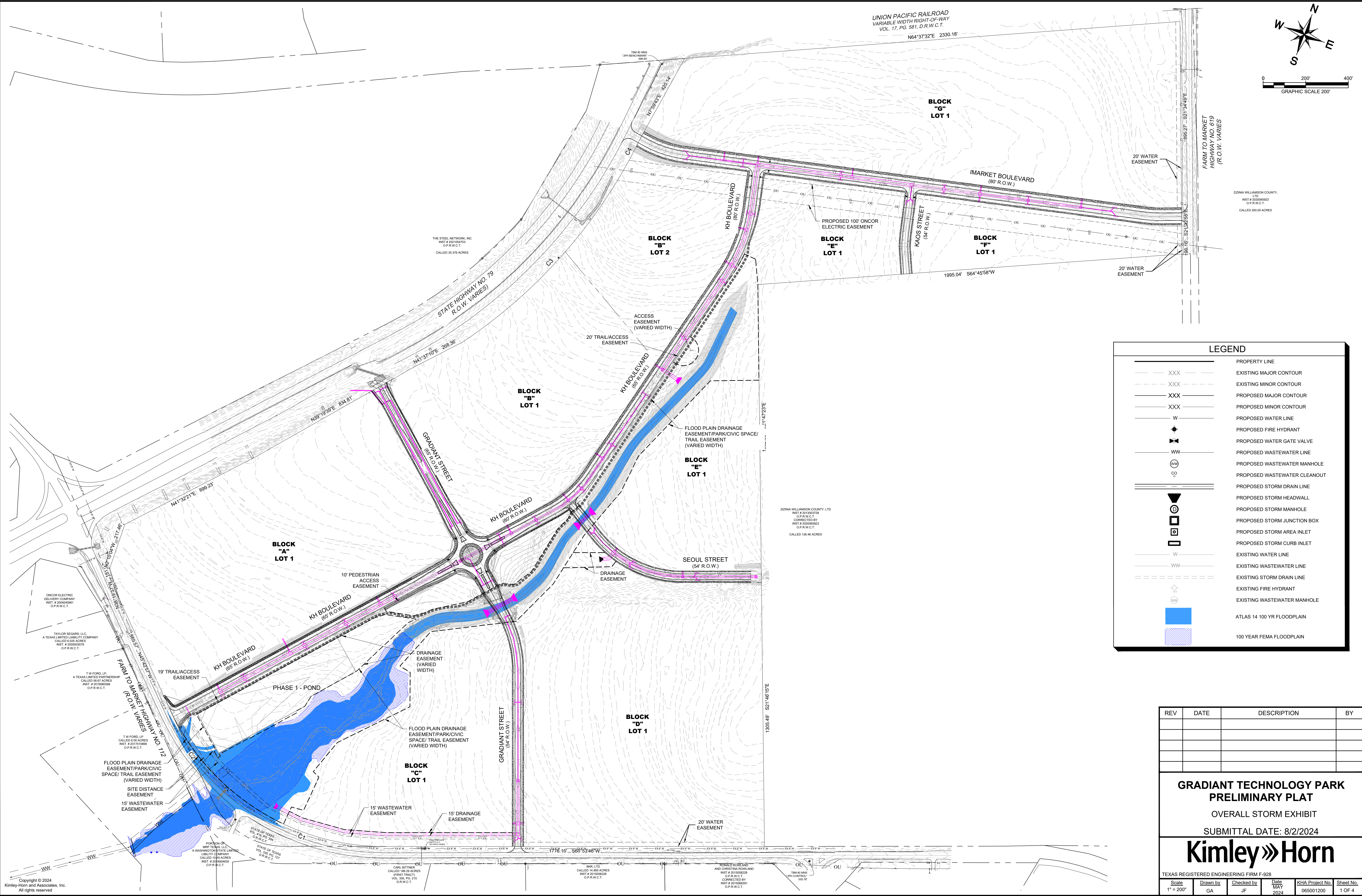
**GRADIANT TECHNOLOGY PARK
PRELIMINARY PLAT**

WATER AND WASTEWATER PLAN (3 OF 3)

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" = 100'	GA	JF	MAY 2024	065001200	4 OF 4



LEGEND	
---	PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED WATER LINE
---	PROPOSED FIRE HYDRANT
---	PROPOSED WATER GATE VALVE
---	PROPOSED WASTEWATER LINE
---	PROPOSED WASTEWATER MANHOLE
---	PROPOSED WASTEWATER CLEANOUT
---	PROPOSED STORM DRAIN LINE
---	PROPOSED STORM HEADWALL
---	PROPOSED STORM MANHOLE
---	PROPOSED STORM JUNCTION BOX
---	PROPOSED STORM AREA INLET
---	PROPOSED STORM CURB INLET
---	EXISTING WATER LINE
---	EXISTING WASTEWATER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING FIRE HYDRANT
---	EXISTING WASTEWATER MANHOLE
---	ATLAS 14 100 YR FLOODPLAIN
---	100 YEAR FEMA FLOODPLAIN

REV	DATE	DESCRIPTION	BY

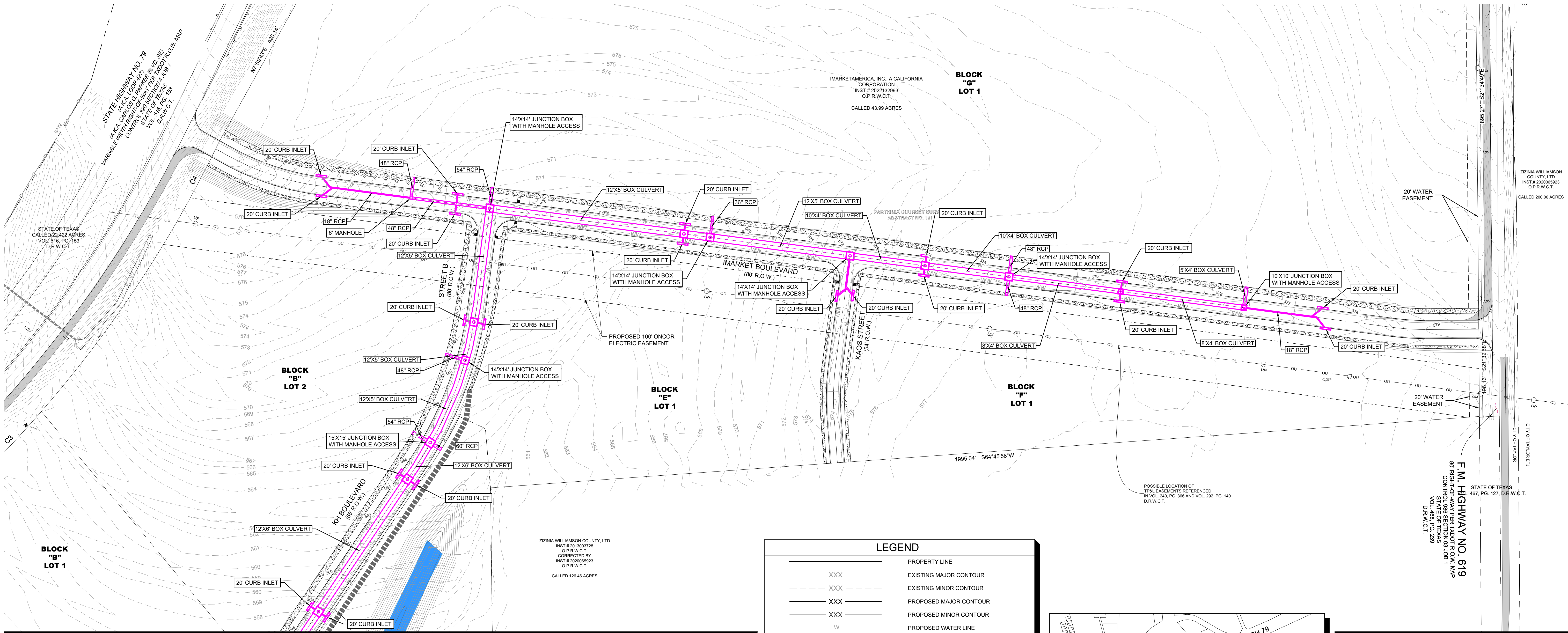
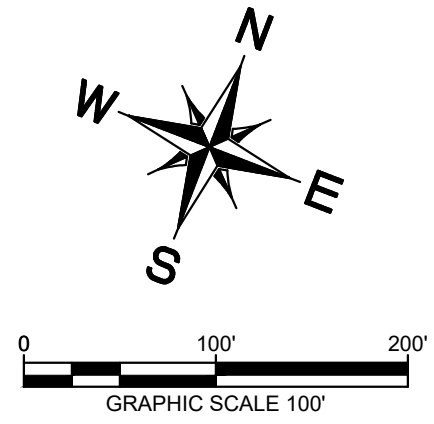
GRADIANT TECHNOLOGY PARK
PRELIMINARY PLAT
OVERALL STORM EXHIBIT
SUBMITTAL DATE: 8/2/2024

Kimley»Horn

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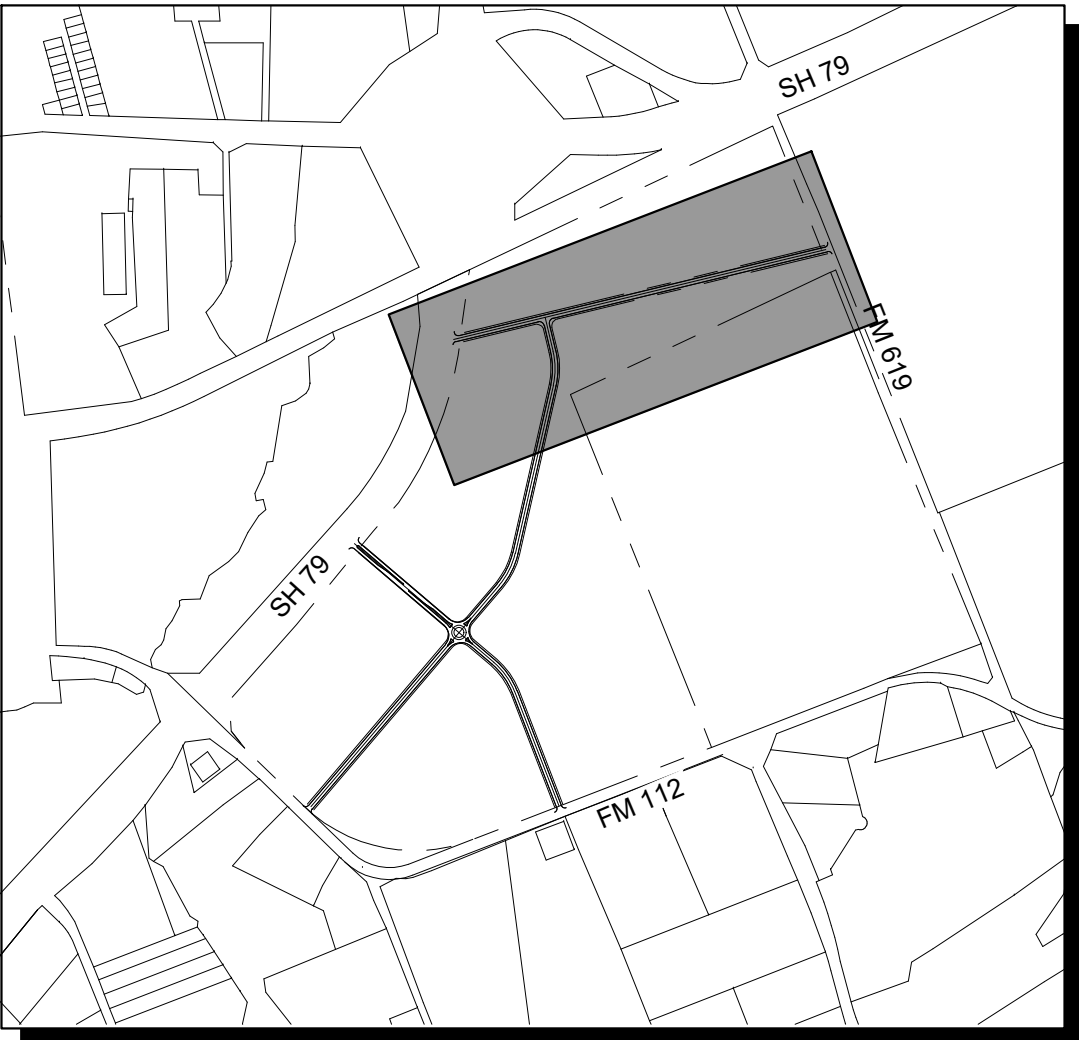
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City Project Number: PZ-2024-XXXX



MATCHLINE - SHEET 3

LEGEND	
---	PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED WATER LINE
---	PROPOSED FIRE HYDRANT
---	PROPOSED WATER GATE VALVE
---	PROPOSED WASTEWATER LINE
---	PROPOSED WASTEWATER MANHOLE
---	PROPOSED WASTEWATER CLEANOUT
---	PROPOSED STORM DRAIN LINE
---	PROPOSED STORM HEADWALL
---	PROPOSED STORM MANHOLE
---	PROPOSED STORM JUNCTION BOX
---	PROPOSED STORM AREA INLET
---	PROPOSED STORM CURB INLET
---	EXISTING WATER LINE
---	EXISTING WASTEWATER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING FIRE HYDRANT
---	EXISTING WASTEWATER MANHOLE
---	ATLAS 14 100 YR FLOODPLAIN
---	100 YEAR FEMA FLOODPLAIN



REV	DATE	DESCRIPTION	BY

GRADIANT TECHNOLOGY PARK
PRELIMINARY PLAT
STORM EXHIBIT (1 OF 3)

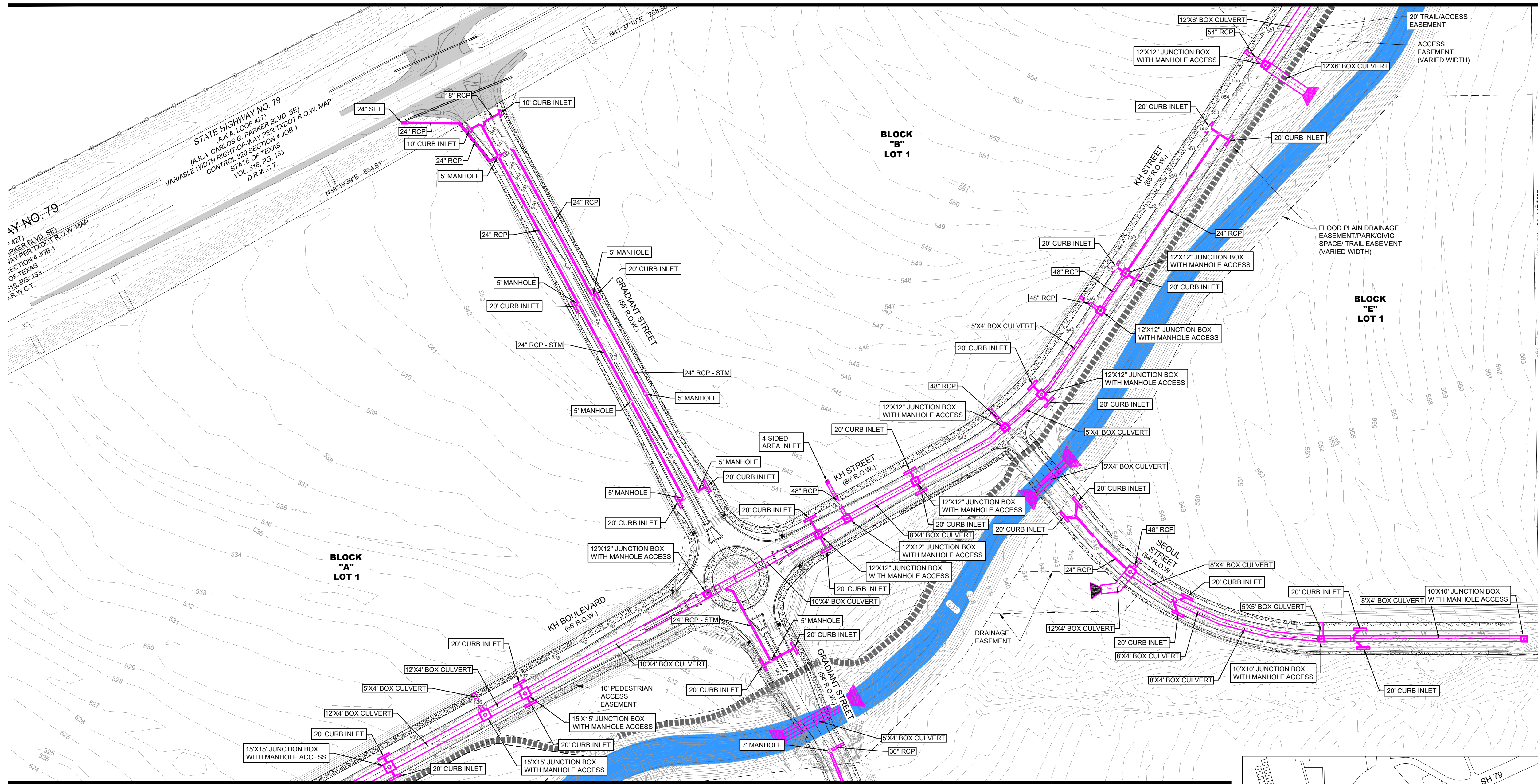
SUBMITTAL DATE: 8/2/2024

Kimley»Horn

Scale 1" = 100'	Drawn by GA	Checked by JF	Date MAY 2024	KHA Project No. 065001200	Sheet No. 2 OF 4
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City Project Number: PZ-2024-XXXX

MATCHLINE - SHEET 2



LEGEND

---	PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED WATER LINE
---	PROPOSED FIRE HYDRANT
---	PROPOSED WATER GATE VALVE
---	PROPOSED WASTEWATER LINE
---	PROPOSED WASTEWATER MANHOLE
---	PROPOSED WASTEWATER CLEANOUT
---	PROPOSED STORM DRAIN LINE
---	PROPOSED STORM HEADWALL
---	PROPOSED STORM MANHOLE
---	PROPOSED STORM JUNCTION BOX
---	PROPOSED STORM AREA INLET
---	PROPOSED STORM CURB INLET
---	EXISTING WATER LINE
---	EXISTING WASTEWATER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING FIRE HYDRANT
---	EXISTING WASTEWATER MANHOLE
---	ATLAS 14 100 YR FLOODPLAIN
---	100 YEAR FEMA FLOODPLAIN

MATCHLINE - SHEET 4



REV	DATE	DESCRIPTION	BY

**GRADIANT TECHNOLOGY PARK
PRELIMINARY PLAT
STORM EXHIBIT (2 OF 3)**

SUBMITTAL DATE: 8/2/2024

Kimley»Horn

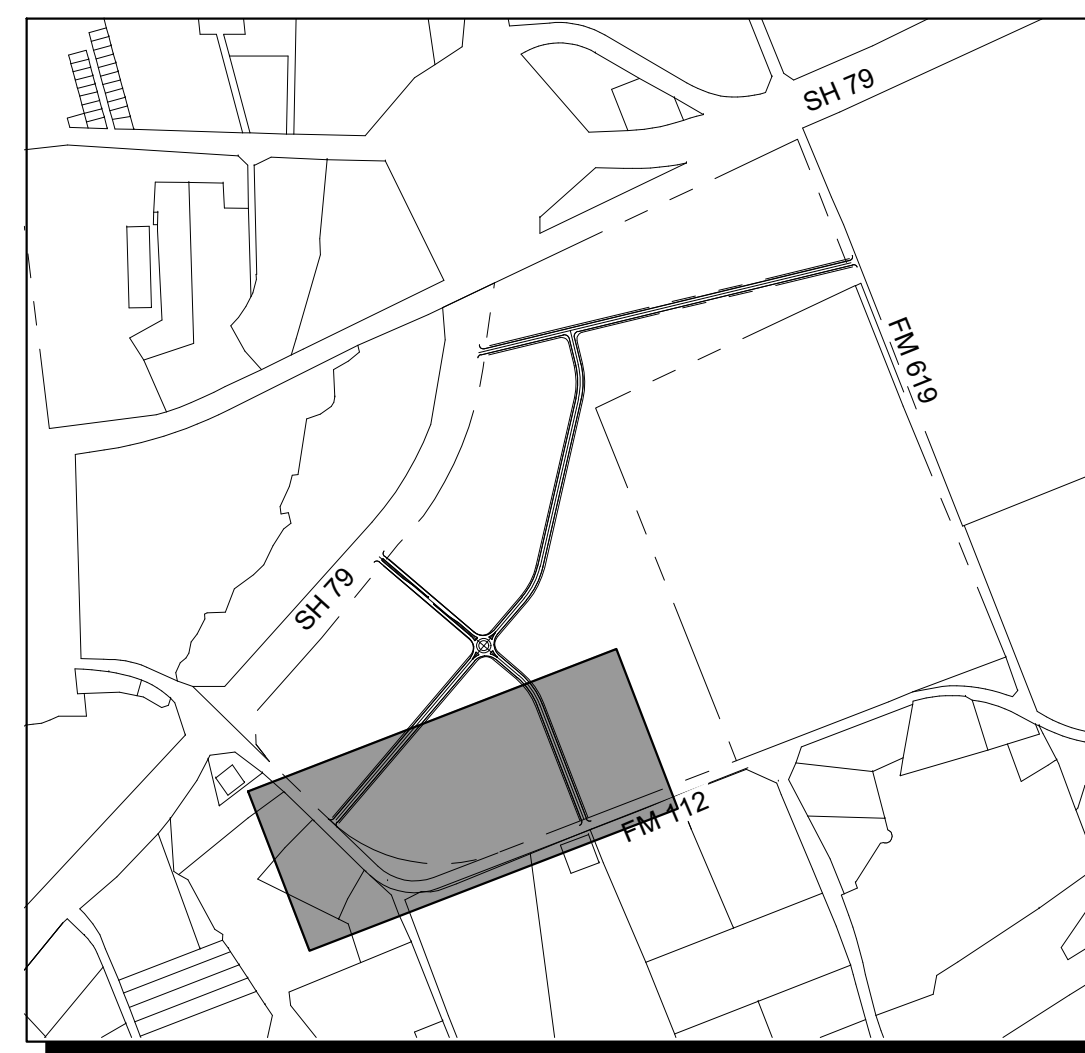
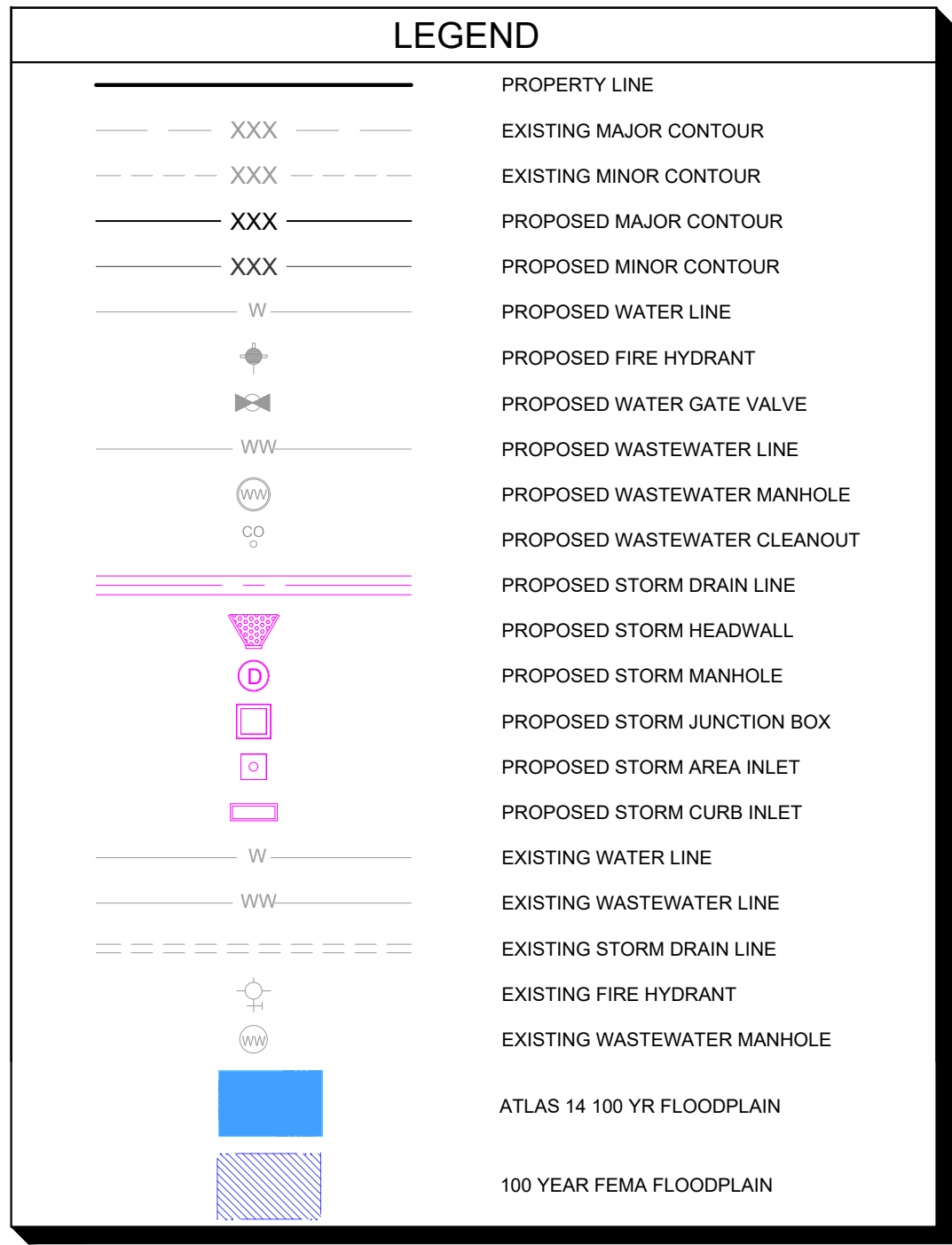
TEXAS REGISTERED ENGINEERING FIRM F-928

Scale 1" = 100'	Drawn by GA	Checked by JF	Date MAY 2024	KHA Project No. 065001200	Sheet No. 3 OF 4
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City Project Number: PZ-2024-XXXX

0 100' 200'

GRAPHIC SCALE 100'



REV	DATE	DESCRIPTION	BY

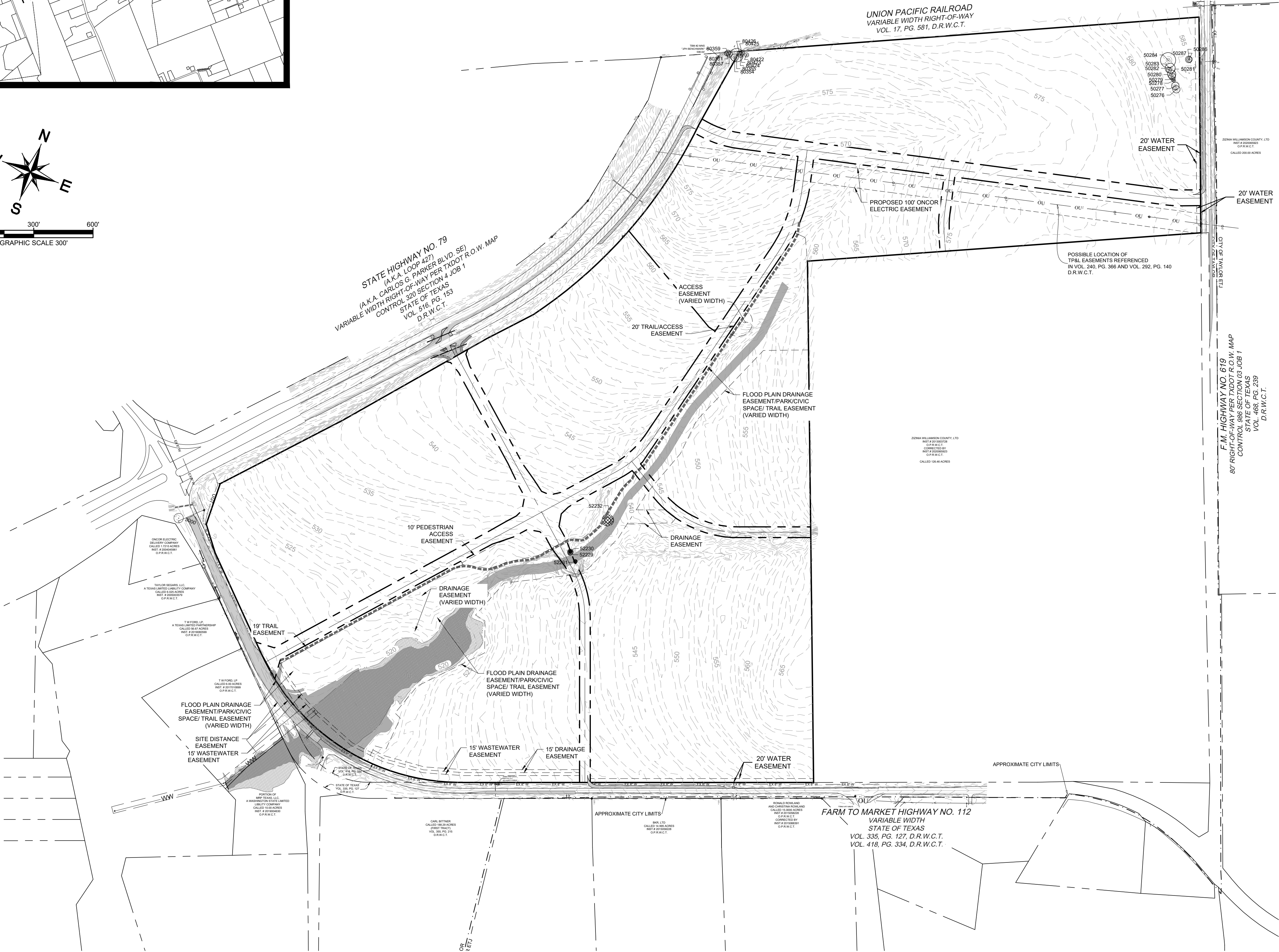
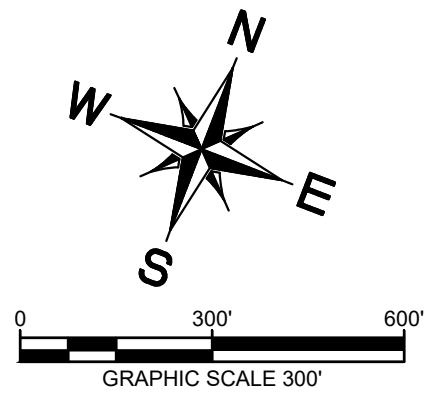
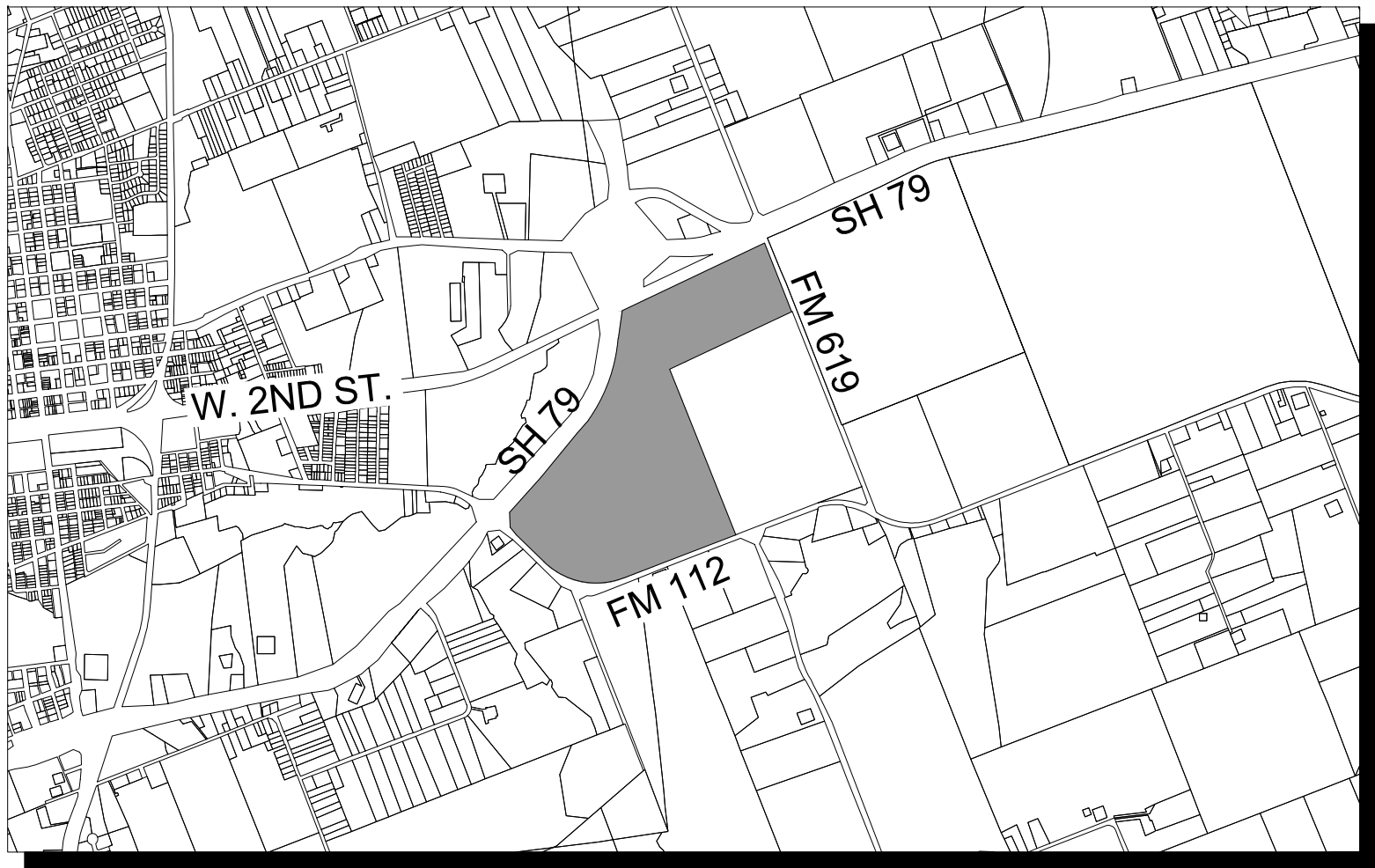
**GRADIANT TECHNOLOGY PARK
PRELIMINARY PLAT**

STORM EXHIBIT (3 OF 3)

SUBMITTAL DATE: 8/2/2024

Kimley»Horn

Scale " = 100"	Drawn by GA	Checked by JF	Date MAY 2024	KHA Project No. 065001200	Sheet No. 4 OF 4
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NOTE:
TREES SHOWN TO BE REMOVED ARE NOT A PROTECTED TREE
SPECIES PER CITY CODE; THEREFORE, NO TREE MITIGATION WILL BE
REQUIRED

Tree Table		
Point	Size & Species	REMOVE
50276	18.5" HACKBERRY	
50277	19" HACKBERRY (M) 13", 12"	
50278	6" MULBERRY (M) 6", 4"	
50279	11" HACKBERRY	
50280	17" MULBERRY (M) 13", 7.5"	
50281	21" HACKBERRY	
50282	13" MULBERRY	
50283	25.5" HACKBERRY	
50284	38.5" HACKBERRY (M) 16", 12", 12", 9"	
50286	13.5" HACKBERRY	
50287	17" CREPE-MYRTLE (M) 6", 6", 6", 5", 5"	
50406	TREE LINE	
50407	TREE LINE	
52229	15" WILLOW	X
52230	9" WILLOW	X
52231	10" WILLOW	X
52232	30" WILLOW	X
80354	18.5" HACKBERRY	
80355	34" HACKBERRY (M) 26", 16"	
80357	14.5" HACKBERRY	

Tree Table		
Point	Size & Species	REMOVE
80359	13.5" HACKBERRY	
80361	10.5" HACKBERRY	
80422	10.5" MULBERRY	
80423	8" HACKBERRY	
80424	13" HACKBERRY	
80425	11.5" HACKBERRY	
80426	11" HACKBERRY	

LEGEND

PROPERTY LINE

APPROXIMATE CITY LIMIT LINE

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED SIDEWALK (SEE PLAT NOTE #3)

PROPOSED TRAIL

ATLAS 14 100 YR FLOODPLAIN

100 YEAR FEMA FLOODPLAIN

REV	DATE	DESCRIPTION	BY

GRADIANT TECHNOLOGY PARK
PRELIMINARY PLAT
TREE EXHIBIT

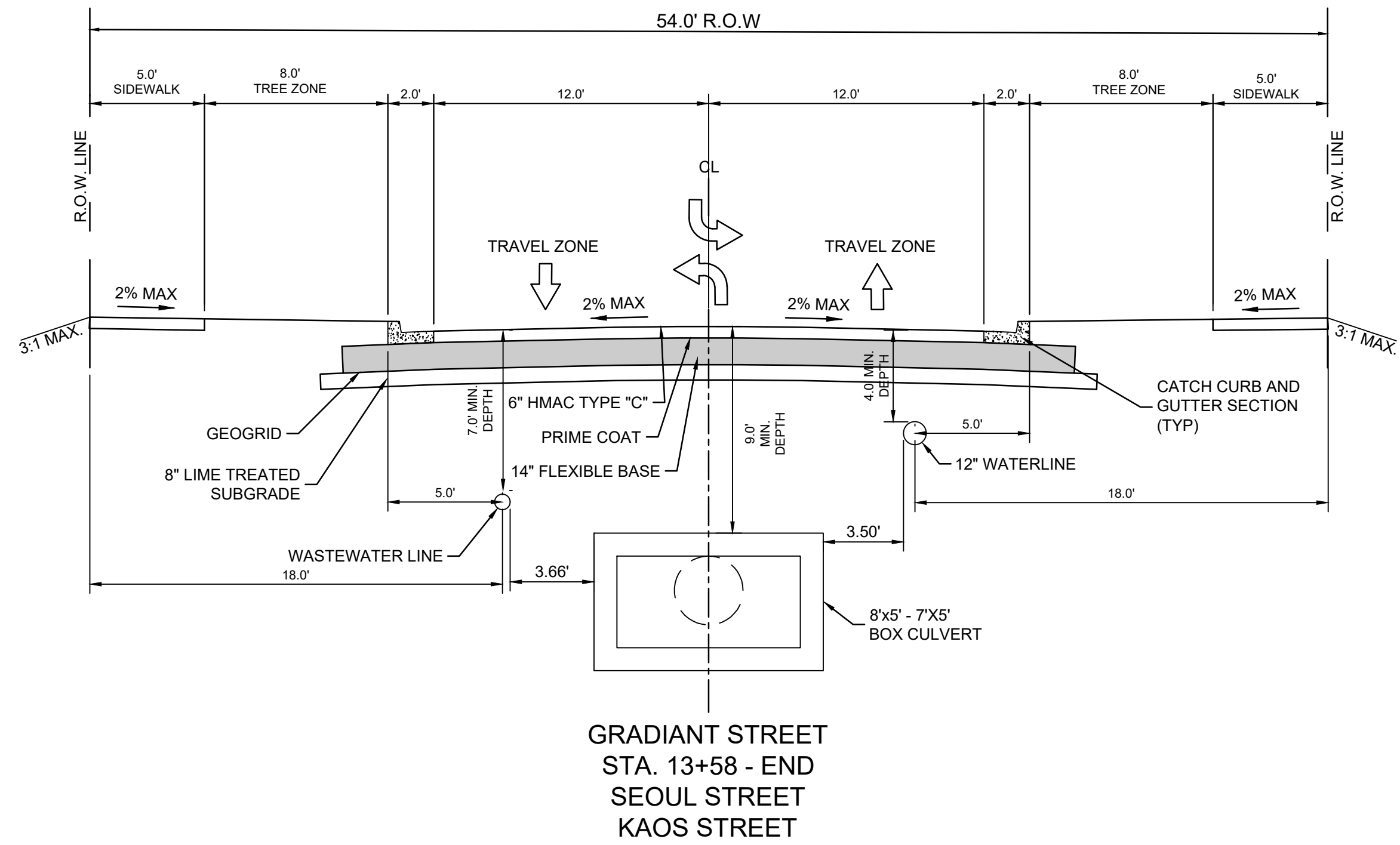
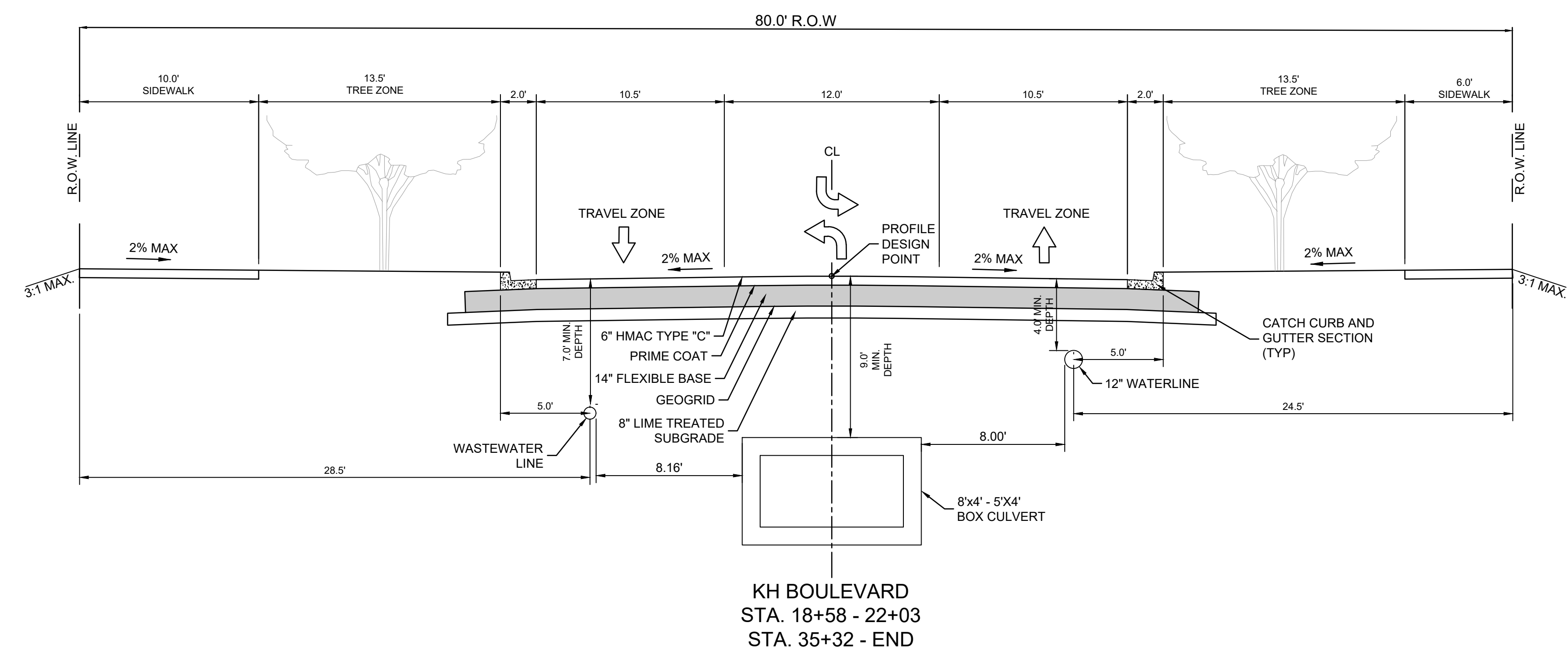
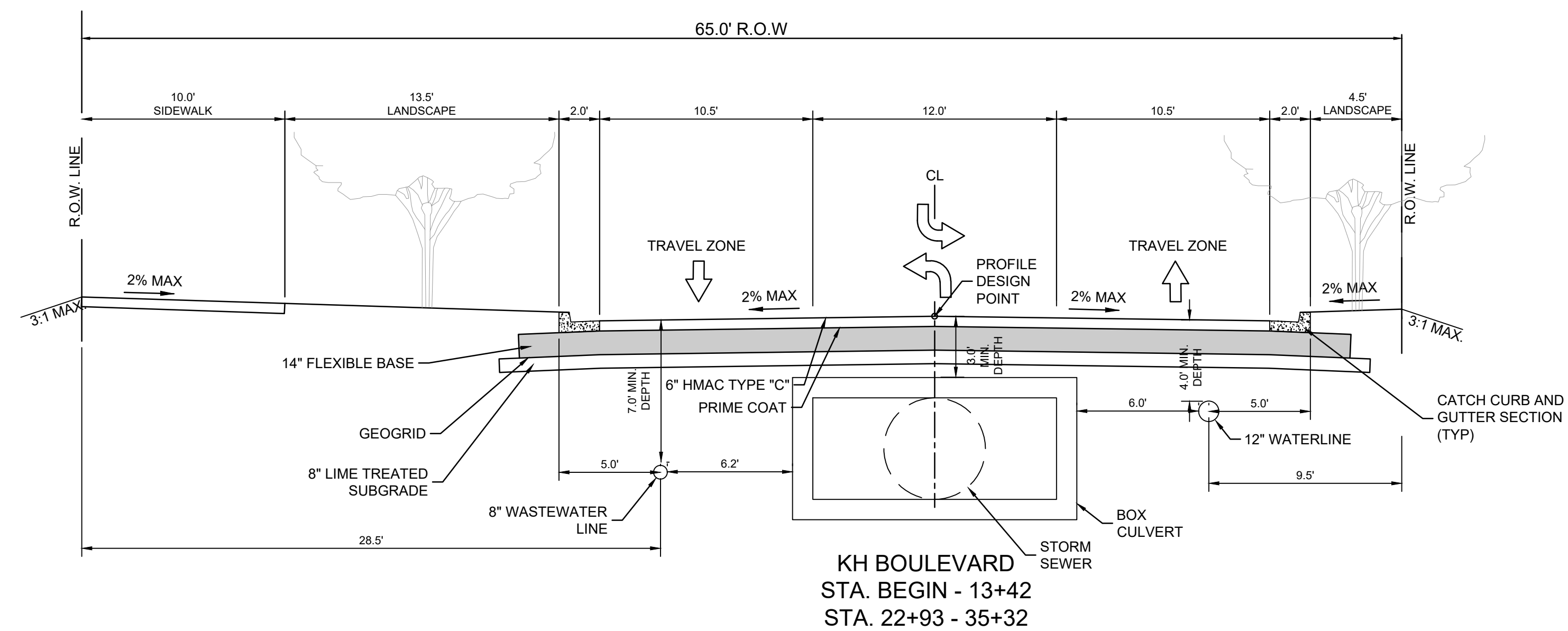
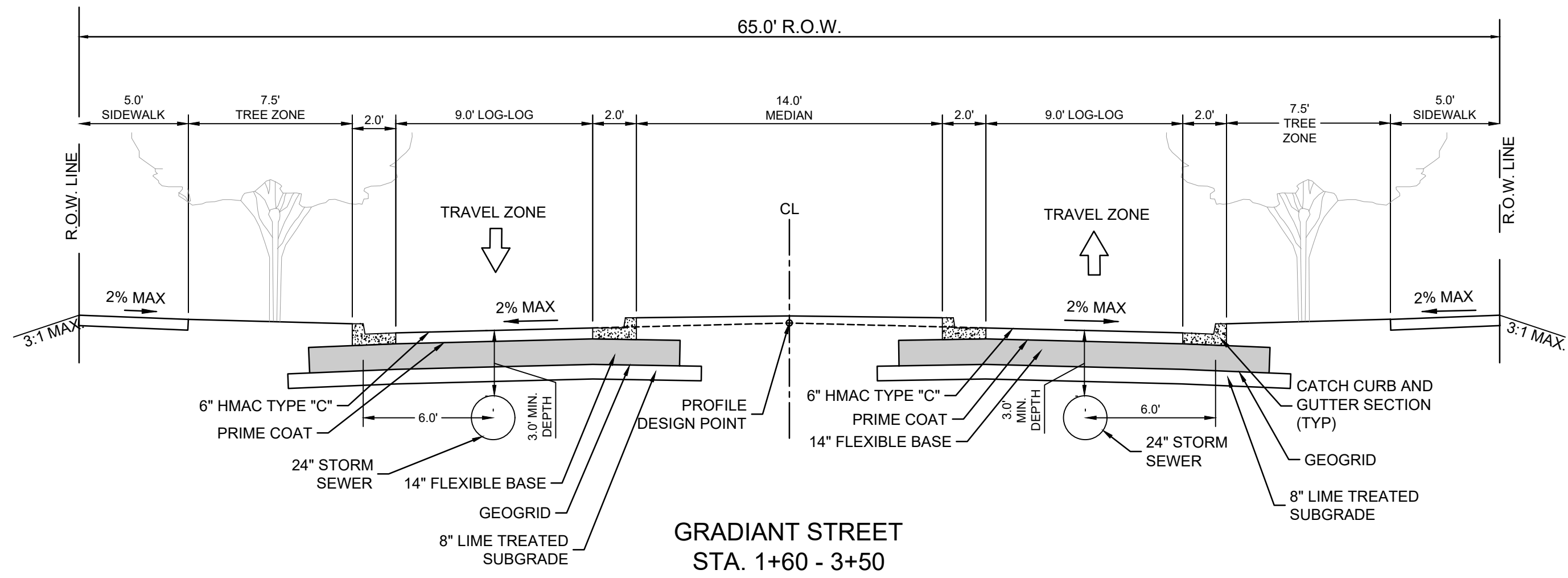
SUBMITTAL DATE: 8/2/2024

Kimley»Horn

TEXAS REGISTERED ENGINEERING FIRM F-928

Scale	Drawn by	Checked by	Date	KHA Project No.	Sheet No.
1" = 300'	GA	JF	MAY 2024	065001200	----

City Project Number: PZ-2024-XXXX



REV	DATE	DESCRIPTION	BY

GRADIANT TECHNOLOGY PARK
PRELIMINARY PLAT

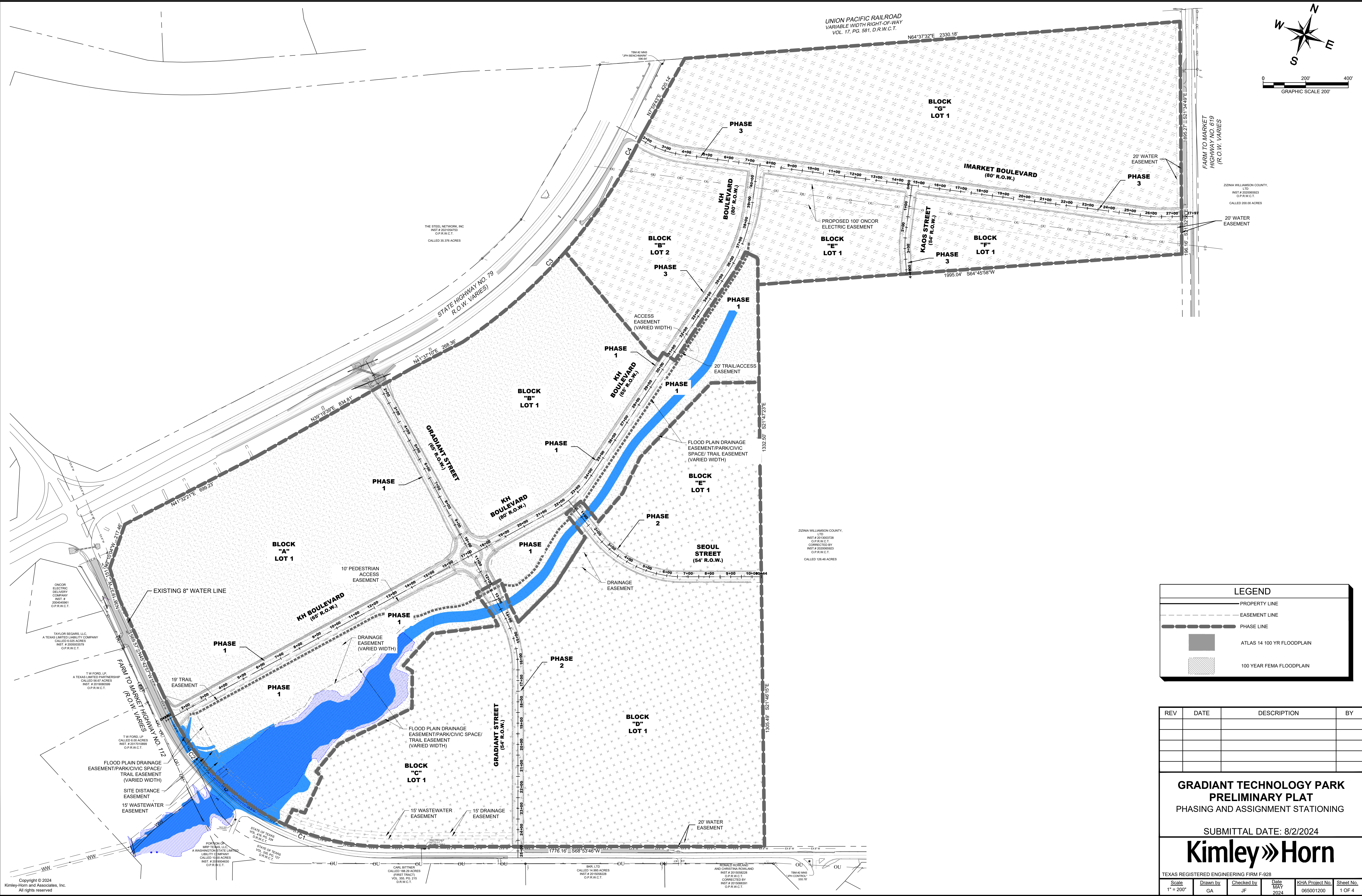
STREET ROW LAYOUT AND ASSIGNMENTS

SUBMITTAL DATE: 8/2/2024

Kimley»Horn

TEXAS REGISTERED ENGINEERING FIRM F-928

Scale	Drawn by	Checked by	Date	KHA Project No.	Sheet No.
	GA	JF	MAY 2024	065001200	----



LEGEND

PROPERTY LINE

EASEMENT LINE

PHASE LINE

ATLAS 14 100 YR FLOODPLAIN

100 YEAR FEMA FLOODPLAIN

REV	DATE	DESCRIPTION	BY

GRADIANT TECHNOLOGY PARK
PRELIMINARY PLAT
PHASING AND ASSIGNMENT STATIONING

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" = 200'	GA	JF	MAY 2024	065001200	1 OF 4

City Project Number: PZ-2024-XXXX

DWG NAME: K:\AUS_CIVIL\BIDDING\2024\TAYLOR INDUSTRIAL CAD\PRELIMINARY\EXHIBITS\C- OVERALL PHASING EXHIBIT.DWG PLOTTED BY: ALVAREZ, GERRY 12/26/2024 4:44 PM LAST SAVED: 12/26/2024 4:37 PM

SERVICE EXTENSION REQUEST REPORT FOR

TAYLOR INDUSTRIAL
TAYLOR, TEXAS 76574

May 2024

KH Project Number: 065001200

Completeness Check
Utilities: St. Tours, Lindner
Finished: 8/16/24
Staubs: Complete

Prepared by:

Kimley-Horn and Associates, Inc.
10814 Jollyville Rd, Building 4, Suite 200
Austin, TX 78759

Contact:

Joe Farias, P.E. (joe.farias@kimley-horn.com)



6/13/24

A handwritten signature in blue ink, appearing to read "Joe Farias".

Kimley»»Horn

Firm #928

Attn: City of Taylor – Development Services
400 Porter St
Taylor, Texas 76574

Dear Review Team,

Please accept this letter, including associated exhibits, as our formal engineering report for the submittal of water and wastewater SERs for a 212-acre mixed-use industrial development located in the City of Taylor full-purpose jurisdiction southeast of the US 79 and East 4th St. interchange.

Existing Conditions

The 212-acre property is a vacant field with grass and brush that is currently being harvested for hay. It has a dry water course running down the center of the property with FEMA floodplain at the lowest part of the site. A location map is included with this letter as **Exhibit 1**. Existing utility information is included as **Exhibit 2**. The WCAD Geographic IDs include R620064, R624522, R006142, R318773, R318771, R620065, R357492.

Per the City of Taylor's water utility map, there is an 8" waterline running south of the property along FM 112.

Per the City of Taylor's wastewater utility map, there is no wastewater line adjacent to the property; however, the City of Taylor's Economic Development Corporation is extending an 18" wastewater line to the southern property line. Please reference **Exhibit 3** for the attached progress plans.

Proposed Conditions

The proposed improvements will consist of 17 buildings that are comprised of factory, warehouse, research and development, and support buildings along with public water, public wastewater, and public drainage, and additional right-of-way improvements for proposed public roads all within the City of Taylor.

Water service for the development will be provided by connecting to the existing 8" waterline along FM 112.

Wastewater service for the development will be provided by connecting to the proposed 18" wastewater line that will terminate at the southern property line.

All water, wastewater, and fire flow calculations have been prepared and included as **Exhibit 4**. A preliminary site plan is included as **Exhibit 5**. Upon your review of this material, please contact me should you have any questions or require any additional information.

Sincerely,

KIMLEY-HORN



Joe Farias, P.E.
Project Manager

EXHIBITS

Exhibit 1 – Site Location Map

Exhibit 2 – Existing Utilities Map

Exhibit 3 – Taylor EDC Offsite WW Extension Progress Plans

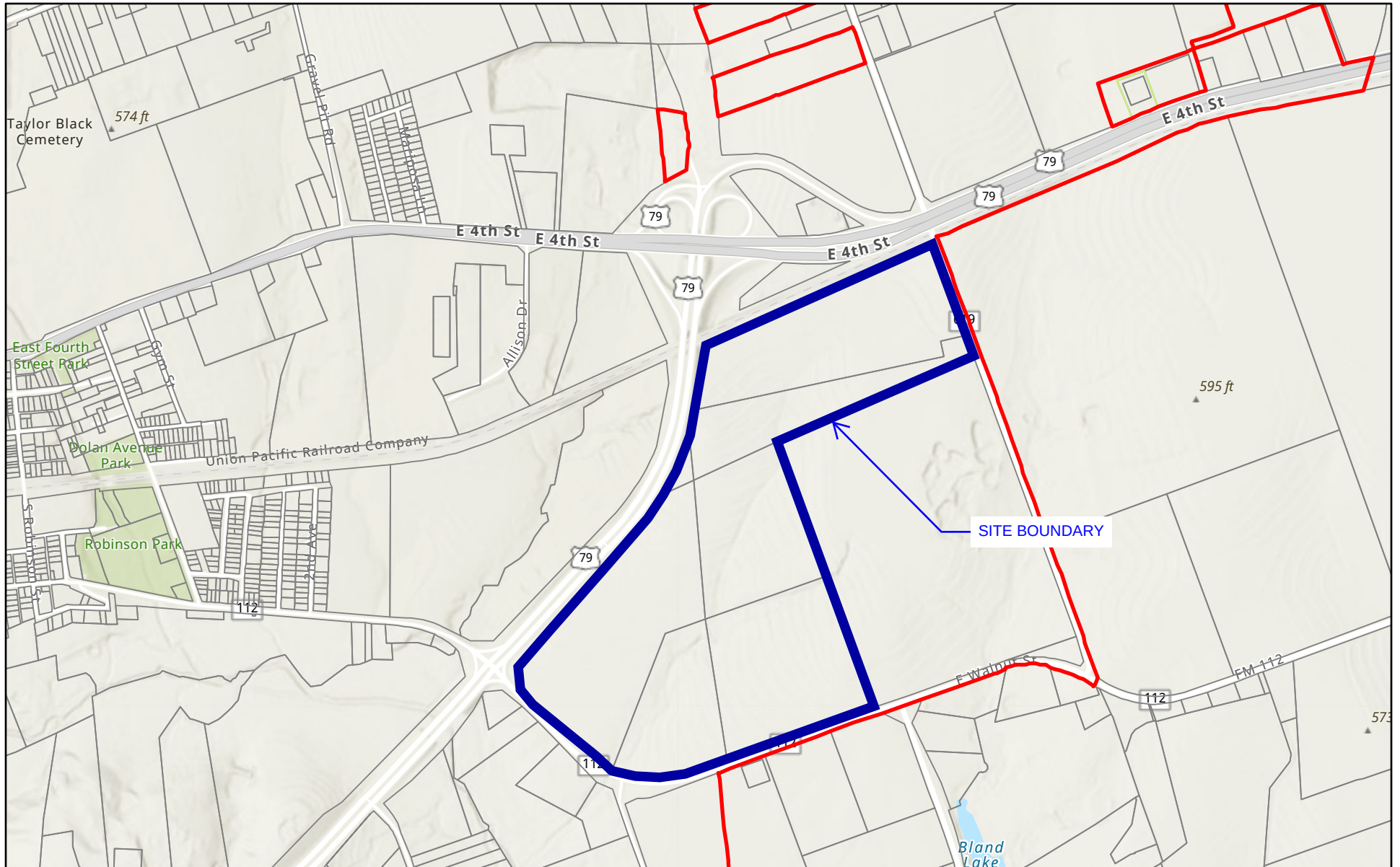
Exhibit 4 – Demand Calculations

Exhibit 5 – Conceptual Site Plan

EXHIBIT 1

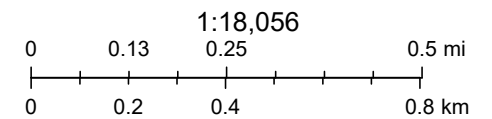
SITE LOCATION MAP

ArcGIS Web Map



5/13/2024, 1:23:11 PM

-  City Limits
-  WCAD Parcels
-  ETJ Boundary



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Baylor University, City of Austin, County of Williamson, Texas Parks & Wildlife,

ArcGIS Web AppBuilder

EXHIBIT 2

EXISTING UTILITIES MAP

Legend

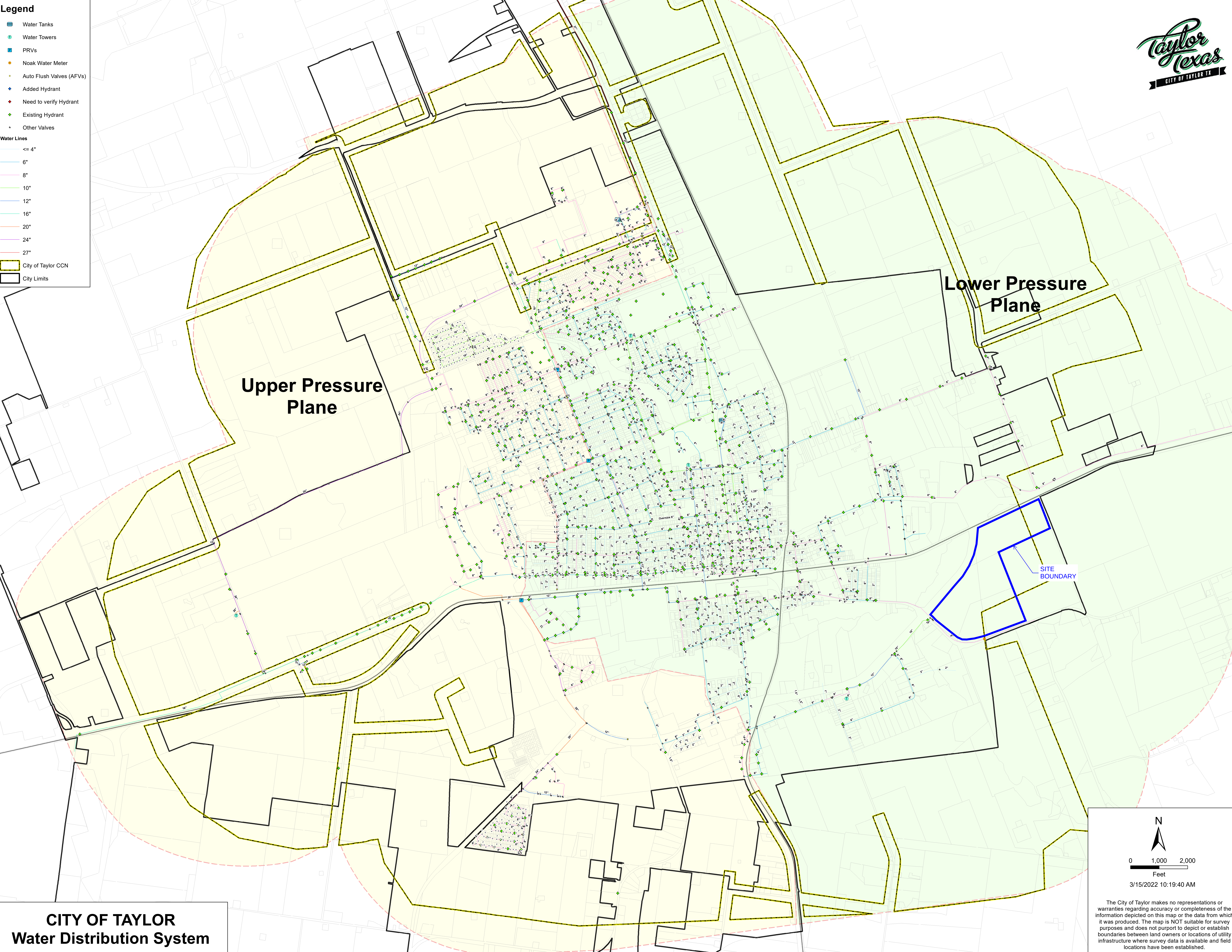
- Water Tanks
- Water Towers
- PRVs
- Noak Water Meter
- Auto Flush Valves (AFVs)
- Added Hydrant
- Need to verify Hydrant
- Existing Hydrant
- Other Valves

Water Lines

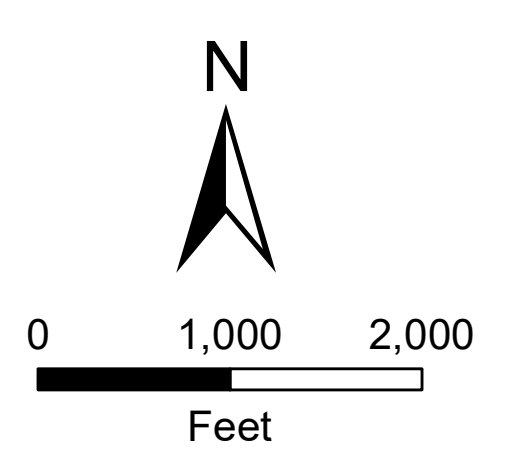
- <= 4"
- 6"
- 8"
- 10"
- 12"
- 16"
- 20"
- 24"
- 27"

City of Taylor CCN

City Limits



CITY OF TAYLOR
Water Distribution System



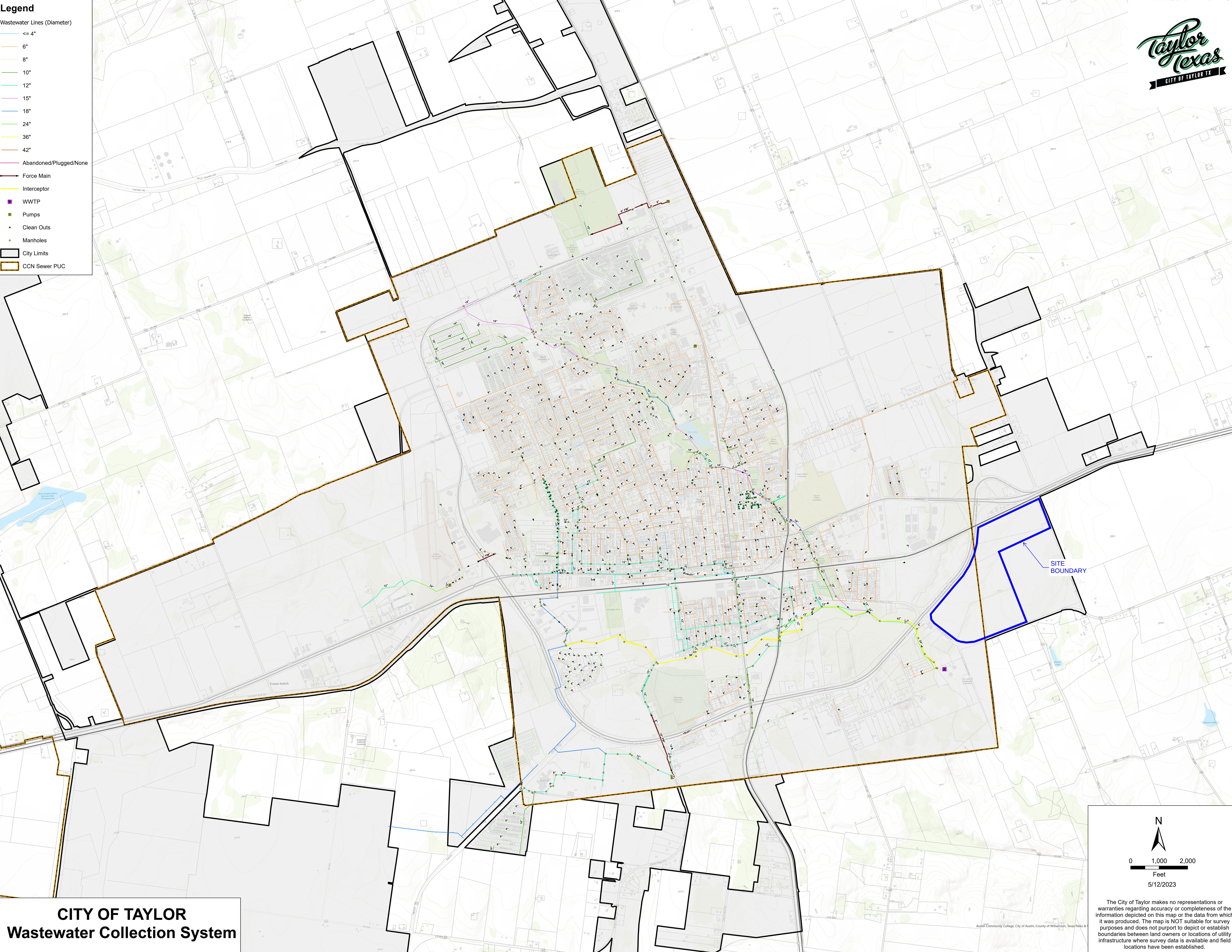
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The City of Taylor makes no representations or warranties regarding accuracy or completeness of the information depicted on this map or the data from which it was produced. The map is NOT suitable for survey purposes and does not purport to depict or establish boundaries between land owners or locations of utility infrastructure where survey data is available and field locations have been established.

Document Path: \\DALCTSRV01\Texas GIS Projects\10156823_10187_City of Taylor GIS\Map Docs\Basemap\WDS PP_COT_Base_3x44.mxd

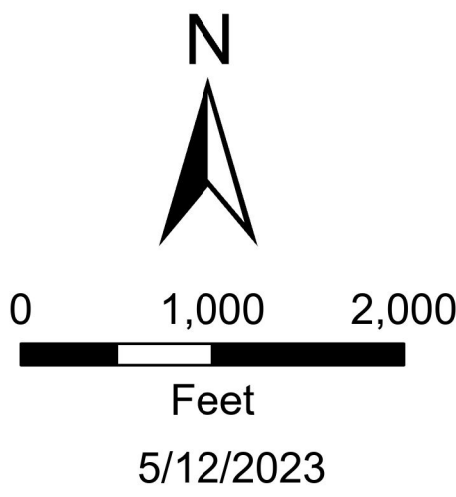
Legend

- Wastewater Lines (Diameter)
- <= 4"
 - 6"
 - 8"
 - 10"
 - 12"
 - 15"
 - 18"
 - 24"
 - 36"
 - 42"
 - Abandoned/Plugged/None
 - Force Main
 - Interceptor
 - WWTP
 - Pumps
 - Clean Outs
 - Manholes
 - City Limits
 - CCN Sewer PUC



SITE BOUNDARY

CITY OF TAYLOR
Wastewater Collection System



The City of Taylor makes no representations or warranties regarding accuracy or completeness of the information depicted on this map or the data from which it was produced. The map is NOT suitable for survey purposes and does not purport to depict or establish boundaries between land owners or locations of utility infrastructure where survey data is available and field locations have been established.

**EXHIBIT 3
TAYLOR EDC
OFFSITE WW EXTENSION
PROGRESS PLANS**

OWNER/DEVELOPER:
BEN WHITE
TAYLOR ECONOMIC
DEVELOPMENT CORPORATION
112 W. 2ND STREET, SUITE 203
TAYLOR, TEXAS 76574
(512) 352-4321

WASTEWATER SERVICE PROVIDER:
CITY OF TAYLOR UTILITIES
400 PORTER STREET
TAYLOR, TX 76574
(512) 352-2066

CIVIL ENGINEER:
JAIME URQUIDI, P.E.
HALFF ASSOCIATES, INC.
13620 BRIARWICK DRIVE
BUILDING C, SUITE 100
AUSTIN, TX 78729
(512) 777-4600

SURVEYOR:
HALFF ASSOCIATES, INC.
13620 BRIARWICK DRIVE
BUILDING C, SUITE 100
AUSTIN, TX 78729
(512) 777-4600

LAND USE SUMMARY:
THE SUBJECT SITE IS CURRENTLY UNDEVELOPED.

ZONING:
P2 : RURAL
EC : EMPLOYMENT CENTER

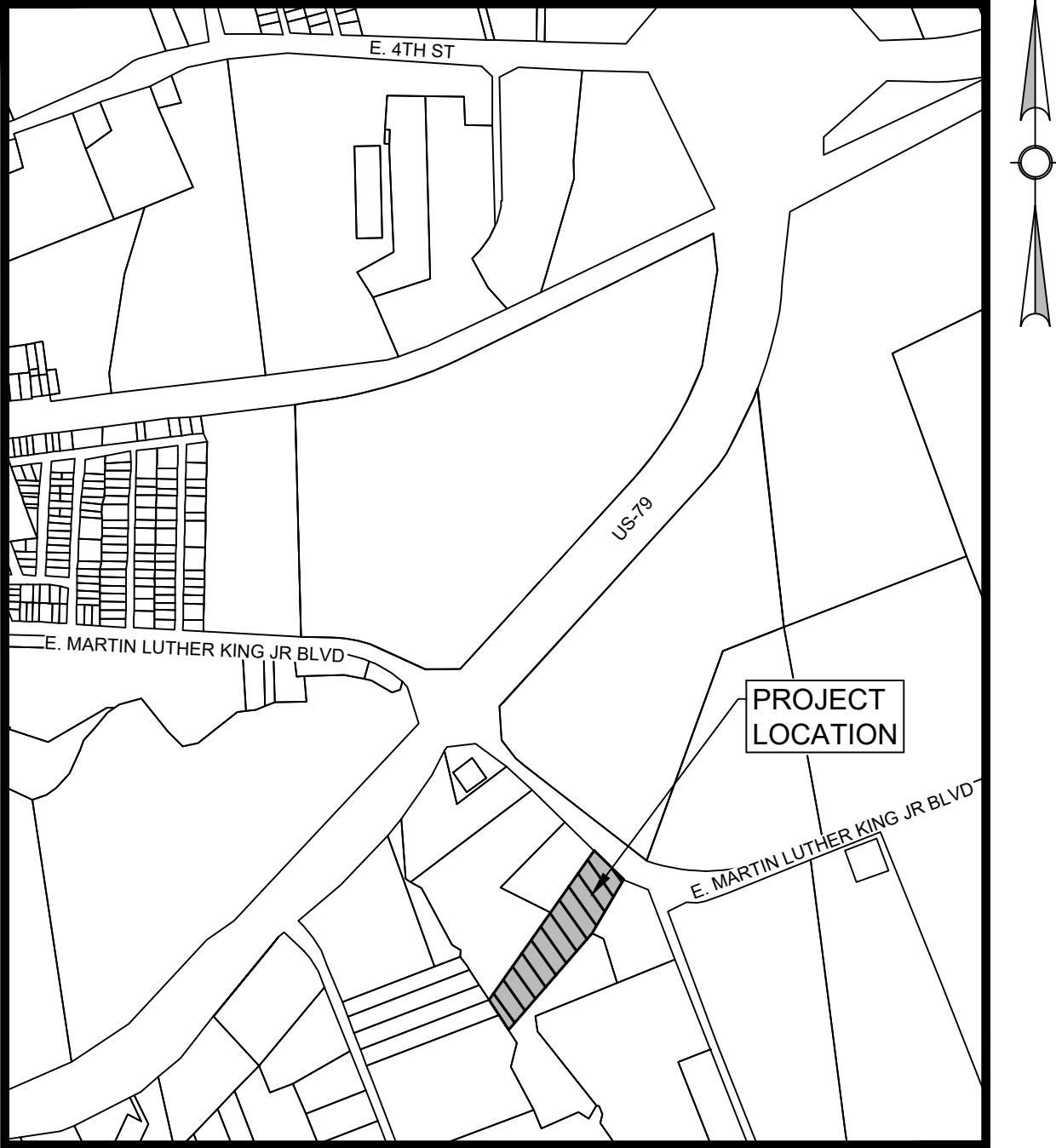
WATERSHED / DETENTION:
THE SUBJECT SITE IS LOCATED OUTSIDE OF THE EDWARDS AQUIFER RECHARGE AND TRANSITION ZONES AND WITHIN THE TURKEY CREEK-BRUSHY CREEK WATERSHED, MUSTANG CREEK SUB WATERSHED.

FLOODPLAIN INFORMATION:
A PORTION OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "X SHADED" (AREAS OF 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 "AE" (WITH BASE FLOOD ELEVATION) AND A REGULATORY FLOODWAY, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0542F, DATED 12/20/2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THE LIMITS OF FLOOD HAZARD AREAS SHOWN HEREON WERE SCALED FROM THE GEORECTIFIED FEMA FIRM MAP IMAGE PROVIDED BY FEMA.

BENCHMARKS:

BM10000	BM10001
1/2" IRON ROD WITH HALFF CAP	1/2" IRON ROD WITH HALFF CAP
SURFACE COORDINATES	SURFACE COORDINATES
N: 10179833.457	N: 10179198.510
E: 3224252.012	E: 3223701.748
ELEV: 514.334	ELEV: 496.390

WASTEWATER LINE EXTENSION PLAN
FOR
TAYLOR E.D.C.
FM 112
TAYLOR, TEXAS 76574
MAY, 2024



LOCATION MAP

1" = 1000'

CIVIL ENGINEER

PREPARED BY:



13620 BRIARWICK DRIVE, BLDG. C, SUITE 100
AUSTIN, TEXAS 78729
TEL. (512) 777-4600
www.halff.com

PRELIMINARY

FOR INTERIM REVIEW ONLY

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

JAIME URQUIDI, P.E. 106361
NAME P.E. NO.
DATE 5/7/2024
TBPELS ENGINEERING FIRM #F-312

SUBMITTED FOR APPROVAL BY:

ENGINEER OF RECORD
JAIME URQUIDI, PE

APPROVED BY:

CITY OF TAYLOR PLANNING

DATE

CITY OF TAYLOR FIRE DEPARTMENT

DATE

CITY OF TAYLOR ENGINEERING

DATE

Sheet List Table

Sheet Number	Sheet Title
000	COVER SHEET
001	GENERAL NOTES 1 OF 2
002	GENERAL NOTES 2 OF 2
003	EXISTING CONDITIONS & CONTROL POINTS
004	EROSION AND SEDIMENTATION CONTROL PLAN
005	WWL-A PNP STA 1+00 TO 7+50
006	WWL-A PNP STA 7+50 TO END
007	TRAFFIC CONTROL PLAN
008	DETAILS 1 OF 3
009	DETAILS 2 OF 3
010	DETAILS 3 OF 3

OWNER/CLIENT:



TEL. (512) 352-4321
www.taylorcdc.com

REVISIONS / CORRECTIONS

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



Know what's below.
Call before you dig.

SHEET TITLE:

COVER SHEET

000 OF 010

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 (DIG TESS) 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR- DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

GENERAL CONSTRUCTION NOTES

- GENERAL CONTRACTOR SHALL CALL FOR ALL UTILITY LOCATES PRIOR TO ANY CONSTRUCTION. WATER & WASTEWATER OWNED BY THE CITY OF TAYLOR CAN BE LOCATED BY CALLING THE UTILITY DEPARTMENT 512-352-3251. ALLOW THREE BUSINESS DAYS FOR UTILITY LOCATES BY THE CITY OF TAYLOR.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF TAYLOR ENGINEERING MANUAL.
- THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. THE PHASES OF CONSTRUCTION ARE AS FOLLOWS.
- PRIOR TO CITY ACCEPTANCE OF ALL IMPROVEMENTS, ALL GRADED AND DISTURBED AREAS ARE TO BE RE-VEGETATED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATIONS ITEM 6004 UNLESS ANOTHER RE-VEGETATION SPECIFICATION IS SPECIFICALLY IDENTIFIED IN THE PLANS AND/OR BID FORM. WHEN APPROPRIATE IN THE OPINION OF THE PUBLIC WORKS DEPARTMENT, THE CITY OF TAYLOR MAY REQUIRE NATIVE GRASSES TO BE USED.
- THE CONTRACTOR SHALL PROVIDE THE CITY OF TAYLOR COPIES OF ALL TEST RESULTS PRIOR TO ACCEPTANCE OF THIS PROJECT.
- CITY, OWNER, ENGINEER, CONTRACTOR, REPRESENTATIVES OF ALL UTILITY COMPANIES, AND A REPRESENTATIVE FROM THE TESTING LAB SHALL ATTEND PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE THE MEETING WITH THE CITY OF TAYLOR ENGINEERING DEPARTMENT 48 HOURS PRIOR TO THIS PRE-CONSTRUCTION MEETING (512-352-3633).
- EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF TAYLOR FOR APPROVAL IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
- BURNING IS PROHIBITED. NO BLASTING IS ALLOWED.
- ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL.
- THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY CITY UTILITY BY THE CONTRACTOR, REGARDLESS OF THESE PLANS.
- PRIOR TO CITY ACCEPTANCE OF THIS PROJECT, AN ENGINEER'S CONCURRENCE LETTER AND 22"x34" RECORD DRAWINGS (ONE MYLAR COPY, ONE BLUE-LINE OR XEROX, AND A DIGITAL COPY ON A CD ROM) SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT. THE CONSULTING ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO THE MYLAR, BLUE-LINE, AND DIGITAL COPY PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS SHALL BE PROVIDED TO THE CITY IN DIGITAL FORMAT AS AUTOCAD ".DWG" FILES, OR ESRI ".SHP" FILES ON CD ROM. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF-SIZE PRINTS (11" X 17") WERE PRODUCED, THE PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO (2) CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM - TEXAS CENTRAL ZONE (4203), IN US FEET AND SHALL INCLUDE ROTATION INFORMATION AND SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US FEET. HALF-SIZE PLANS MAY ALSO BE REQUIRED (SEE CONTRACT).
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF TAYLOR MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES.
- THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND MAINTAINED AT ALL TIMES. TO THE SATISFACTION OF THE CITY. THIS PROJECT WILL NOT BE ACCEPTED UNTIL THE SITE HAS BEEN CLEANED AND RE-VEGETATED TO THE SATISFACTION OF THE CITY.
- SIGNS ARE NOT PERMITTED IN PUBLIC UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
- INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS. ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP AS NECESSARY.
- CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO PRIVATE PROPERTY, WHICH OCCURRED AS A RESULT OF ANY PORTION OF THIS PROJECT. ANY DAMAGE TO PRIVATE PROPERTY SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION. THE CONTRACTOR SHALL COORDINATE ALL REPAIRS TO PRIVATE PROPERTY WITH THE PROPERTY OWNER. CONTRACTOR SHALL PAY AND/OR SETTLE WITH PRIVATE PROPERTY OWNER FOR ALL COSTS RELATED TO ANY DAMAGE. THE CITY WILL NOT PROVIDE SEPARATE PAY FOR REPAIR OF ANY DAMAGES, REIMBURSEMENTS OR SETTLEMENTS.
- CONTRACTOR SHALL PROVIDE THE SERVICES OF THE CITY'S APPROVED SCADA CONSULTANT AND CONTROLS INSTRUMENTATION CONSULTANT. (WHEN APPLICABLE TO SCADA) THE COST OF THE CONSULTANT AND/OR ANY EQUIPMENT SHALL BE SUBSIDIARY TO THE COST OF THE PROJECT (NO SEPARATE PAY) UNLESS SPECIFICALLY IDENTIFIED ON THE BID FORM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL UTILITY RELOCATIONS, INCLUDING BUT NOT LIMITED TO: ONCOR ELECTRIC, ATMOS GAS, AT&T TELEPHONE, UNITED STATED POST OFFICE, TIME WARNER CABLE TELEVISION, CITY OF TAYLOR WATER & WASTEWATER. CONTRACTOR SHALL CALL 800-DIG-TESS AND MAINTAIN ALL CONFIRMATION NUMBERS.
- IF TELEPHONE SERVICE IS REQUIRED BY THIS PROJECT, THE CONTRACTOR SHALL COORDINATE WITH PHONE COMPANY TO PROVIDE/EXTEND/RE-LOCATE THE SERVICE. NO SEPARATE PAY WILL BE PROVIDED AND THE CITY SHALL NOT BE RESPONSIBLE FOR SCHEDULING OR COORDINATING WITH PHONE COMPANY.
- ELECTRIC AND/OR TELEPHONE POLES THAT NEED TO BE RE-LOCATED FOR THIS PROJECT WILL BE AT THE EXPENSE OF THE CONTRACTOR. THE CITY OF TAYLOR WILL NOT PROVIDE SEPARATE PAY FOR POLE RE-LOCATION AND THE COST OF THE RELOCATION IS CONSIDERED SUBSIDIARY TO THE PROJECT BID. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING POLES THAT MAY CONFLICT WITH THESE PLANS AND MAKING ARRANGEMENTS TO RESOLVE THE CONFLICT WITH THE APPROPRIATE UTILITY. IF ELECTRIC, TELEPHONE, OR CATV SERVICE WILL BE INTERRUPTED AS A RESULT OF THE RE-LOCATION, THE CITY SHALL APPROVE THE MAXIMUM ALLOWABLE TIME THE SERVICE WILL BE INTERRUPTED.
- THE CONTRACTOR SHALL MAKE APPLICATIONS TO THE ELECTRIC COMPANY FOR ELECTRIC SERVICE IF NEW SERVICE IS REQUIRED. IMPACT FEES AND APPLICATION FEES REQUIRED BY THE ELECTRIC COMPANY ANY WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS SPECIFICALLY IDENTIFIED IN THE CONTRACT.
- THE CONTRACTOR SHALL PROVIDE COMBINATION LOCKS FOR ALL GATES, HATCHES, VAULTS, AND MCC BOXES. EACH LOCK SHALL BE PRE-APPROVED AND SET TO THE CITY'S REQUIREMENTS (NO SEPARATE PAY).
- ALL WORK ON THESE PLANS SHALL BE PERFORMED. PAY FOR WORK SHOWN ON THESE PLANS, WHICH ARE NOT IDENTIFIED IN THE CONTRACT, SHALL BE CONSIDERED INCIDENTAL TO THE ITEMS SPECIFICALLY IDENTIFIED FOR PAYMENT.
- THE CONTRACTOR SHALL PROVIDE A COMPETENT AND QUALIFIED SUPERINTENDENT TO SUPERVISE ALL WORK. THE SUPERINTENDENT SHALL BE PRESENT DURING ALL CONSTRUCTION ACTIVITIES.
- ANY SURVEY MONUMENTS DAMAGED OR MOVED AS A RESULT OF THIS PROJECT SHALL BE REPLACED TO EQUAL OR BETTER CONDITION. A TEXAS REGISTERED LAND SURVEYOR SHALL OVERSEE THE REPLACEMENT AND CERTIFY THE REPLACEMENT FOR ITS INTENDED USE. NO SEPARATE PAY WILL BE PROVIDED.
- ADEQUATE DRAINAGE CONDITIONS, IN ACCORDANCE WITH THE CITY ENGINEERING MANUAL, SHALL BE MAINTAINED AT ALL TIMES.
- ANY TREE REMOVED OR DAMAGED BY THIS PROJECT, WHICH IS NOT SPECIFICALLY IDENTIFIED TO BE REMOVED BY THE PLANS, WILL BE REPLACED ACCORDING TO THE REQUIREMENTS OF THE CITY OF TAYLOR CODE OF ORDINANCES. NO SEPARATE PAY WILL BE PROVIDED.
- THE CONTRACTOR SHALL UNCOVER ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND VERIFY THEIR LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL NOTIFY THE CITY AND THE ENGINEER, IN WRITING, OF ANY CONFLICTS PRIOR TO ANY OTHER CONSTRUCTION INCLUDING BUT NOT LIMITED TO EXACT LOCATIONS OF CONFLICTS WITH PROPOSED OR EXISTING UTILITIES. NO ADDITIONAL PAY UNLESS SPECIFICALLY IDENTIFIED FOR PAYMENT IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO MAKE HIS OWN SUB-SURFACE INVESTIGATION PRIOR TO BID.
- ONLY STAINLESS STEEL CASING SPACERS ARE ALLOWED IN ENCASEMENT PIPE(S).
- NO SEPARATE PAY WILL BE GIVEN TO DE-WATER TRENCHES OR OTHER EXCAVATED AREAS.
- SOIL MATERIAL IMPORTED FOR RE-VEGETATION OF DISTURBED AREAS SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT. A SAMPLE (SUBMITTAL) IS REQUIRED.
- THE CONTRACTOR SHALL PERFORM PUMPING STATIONS AND/OR LIFT STATION START-UP INDEPENDENTLY. PRIOR TO REQUESTING WITNESS OR ACCEPTANCE BY THE CITY, WHEN A FINAL START-UP FAILS TO BE COMPLETE AND ACCEPTABLE AND WHEN CITY PERSONNEL ARE PRESENT AT START-UP, EACH ADDITIONAL START-UP WILL BE CHARGED TO THE CONTRACTOR, AS LIQUIDATED DAMAGES, \$500.00 PER ADDITIONAL MEETING.
- SHUTOUT OF ANY CUSTOMERS OF THE CITY'S UTILITY DUE TO TIE-INS SHALL ONLY BE SCHEDULED FOR NIGHTTIME WORK UNLESS APPROVED BY THE ENGINEERING DEPARTMENT. THE CITY'S FIELD REPRESENTATIVE SHALL COORDINATE AND INSPECT ALL NIGHTTIME SHUTOUTS AND TIE-INS. THE CONTRACTOR SHALL REQUEST SHUTOUTS TWO WEEKS IN ADVANCE. SHUTOUTS WILL ONLY BE ALLOWED IN THE FOLLOWING TIMES AND ARE SUBJECT TO APPROVAL BY THE CITY: 10 PM - 6 AM; BEGINNING ON TUESDAY, WEDNESDAY OR THURSDAY NIGHT(S). NO EXTRA TIME WILL BE GRANTED TO THE CONTRACTOR FOR UNSCHEDULED WORK IN THE TIME PERIOD ALLOWED OR DUE TO REQUESTS OUTSIDE THE APPROVED TIME PERIODS.

STREET NOTES

- NO TRENCHING OF COMPACTED BASE WILL BE ALLOWED. A PENALTY AND/OR FINE MAY BE IMPOSED TO THE GENERAL CONTRACTOR IF TRENCHING OF COMPACTED BASE OCCURS WITHOUT CITY APPROVAL, REGARDLESS OF WHO PERFORMED THE TRENCHING.
- STREET BARRICADES SHALL BE INSTALLED ON ALL DEAD END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
- ANY DAMAGE CAUSED TO EXISTING PAVEMENT, CURBS, SIDEWALKS, RAMPS, ETC., SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THIS PROJECT.
- DENSITY TESTING OF COMPACTED SUBGRADE MATERIAL, FIRST COURSE AND SECOND COURSE COMPACTED BASE, SHALL BE MADE AT 500 FOOT INTERVALS. ANY FAILED TESTS WILL BE RE-TESTED AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY'S FIELD REPRESENTATIVE 48 HOURS PRIOR TO SCHEDULED DENSITY TESTING. THE CITY'S FIELD REPRESENTATIVE SHALL WITNESS ALL TESTING.
- THE CONTRACTOR SHALL SCHEDULE ALL TESTING WITH AN APPROVED MATERIALS TESTING LABORATORY AND NOTIFY THE CITY'S FIELD REPRESENTATIVE OF THE TIME AND LOCATION OF ALL TESTS.
- TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES TO BE INSTALLED AS DIRECTED BY THE CITY OF TAYLOR PRIOR TO CITY ACCEPTANCE OF THIS PROJECT.
- SLOPE OF NATURAL GROUND ADJACENT TO THE RIGHT-OF-WAY SHALL NOT EXCEED 4:1. IF A 4:1 SLOPE IS NOT POSSIBLE, A RETAINING WALL OR SOME OTHER FORM OF SLOPE PROTECTION APPROVED BY THE CITY SHALL BE PLACED IN A LOCATION ACCEPTABLE TO THE CITY.
- FAILED TESTS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.

EROSION AND SEDIMENTATION CONTROL NOTES

- PRIOR TO ANY SITE PREPARATION WORK, THE CONTRACTOR SHALL INSTALL EROSION CONTROLS IN ACCORDANCE WITH THE EROSION & SEDIMENTATION CONTROL PLAN.
- SEDIMENTATION AND TEMPORARY EROSION CONTROLS SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF TAYLOR SPECIFICATIONS.
- REVEGETATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF TAYLOR SPECIFICATIONS AND AS FURTHER SHOWN ON THIS SET OF PLANS.

TRAFFIC CONTROL AND PAVEMENT MARKINGS

- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE STANDARDS OF THE TEXAS DEPARTMENT OF TRANSPORTATION AND THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

ADDITIONAL CITY REQUESTED NOTES

- THE PROPOSED PROJECT SHALL NOT DISSEMINATE DUST, FUMES, GAS, NOXIOUS ODOR, SMOKE, GLARE, OR OTHER ATMOSPHERIC INFLUENCE BEYOND THE BOUNDARIES OF THE PROJECT.
- THE PROPOSED PROJECT SHALL NOT CREATE NOISE ABOVE THE AVERAGE INTENSITY OF STREET TRAFFIC NOISE BEYOND THE BOUNDARIES OF THE PROPERTY.
 - SITES SHALL BE LAID OUT AND USES SHALL BE OPERATED TO PREVENT NOISE FROM BECOMING A NUISANCE TO ADJACENT RESIDENTIAL DISTRICTS.
- THE PROPOSED PROJECT SHALL NOT CREATE FIRE HAZARDS ON SURROUNDING PROPERTY.
- THE FOLLOWING USES SHALL NOT BE PERMITTED WITHIN THE CITY: FAT RENDERING, FERTILIZER MANUFACTURE, DISTILLATION OF BONES AND GLUE MANUFACTURE, AND SMELTING OF TIN, COPPER, ZINC, OR IRON ORES AND METALS.
- ALL USES SHALL BE OPERATED, SO THAT GROUND VIBRATION IS NOT PERCEPTIBLE OUTSIDE THE LOT LINES OF THE SITE ON WHICH THE USE IS LOCATED.

WASTEWATER NOTES

- THE CONTRACTOR, WITH CITY APPROVAL, SHALL RAISE MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES TO FINISHED PAVEMENT GRADE AT THE CONTRACTOR'S EXPENSE. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
- THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BIDDING THE PROJECT.
- ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8-MIL POLYETHYLENE WRAP, ACCORDING TO THE COA SPECIFICATION.
- ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF TAYLOR MINIMUM COVER SPECIFICATIONS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS.
- ALL WASTEWATER LINES SHALL BE TV VIDEO TAPED ACCORDING TO COA 510. THE CONTRACTOR SHALL SUPPLY TWO COPIES TO THE CITY'S FIELD REPRESENTATIVE.
- GASKETED PVC SEWER MAIN FITTINGS SHALL BE USED TO CONNECT SDR-35 PVC TO SDR-26 PVC PRESSURE PIPE OR C-900.
- SDR-35 WW IS NOT ALLOWED.
- ALL SANITARY SEWERS, EXCLUDING SERVICE LINES, SHALL BE MANDREL TESTED PER TCEQ CRITERIA. A MANDREL TEST WILL NOT BE PERFORMED UNTIL BACKFILL HAS BEEN IN PLACE FOR A MINIMUM OF 30 DAYS.
- ALL SANITARY SEWERS, INCLUDING SERVICE LINES, SHALL BE AIR TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS.
- DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE, UNLESS SPECIFIED OTHERWISE BY THE CITY.
- CITY TO BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.
- WATER OR WASTEWATER LINE CROSSINGS SHALL BE INSTALLED PER TCEQ REQUIREMENTS
- ALL MANHOLE LIDS OUTSIDE THE PAVEMENT SHALL BE BOLTED.
- CONTRACTOR TO NOTIFY CITY OF TAYLOR 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES. INSPECTION OF CONNECTIONS TO EXISTING UTILITIES IS REQUIRED.
- ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
- UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI - 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 B0.
- PIPING IN AND AROUND LIFT STATION VALVE VAULTS WILL BE PAINTED AND/OR COATED TO THE CITY'S SPECIFICATIONS.
- MCC'S, JUNCTION BOXES OR ANY HOUSING FOR ELECTRICAL COMPONENTS SHALL BE NEMA 4X STAINLESS STEEL. PAINTED METAL OR ANY OTHER TYPE OF BOX WILL NOT BE ACCEPTED UNLESS SPECIFICALLY IDENTIFIED IN THE PLANS.

DEVELOPER'S CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF TAYLOR'S STANDARD SPECIFICATIONS AND DETAILS, UNLESS SPECIFICALLY DIRECTED OTHERWISE WITHIN THIS SET OF CONSTRUCTION DOCUMENTS. IN THE EVENT OF A DISCREPANCY, ENGINEER SHALL BE NOTIFIED VIA REQUEST FOR INFORMATION (RFI) TO PROVIDE CLARITY.
- IN THE EVENT THAT DISCREPANCIES ARE FOUND IN THE FIELD CONTRADICTORY TO THESE CONSTRUCTION PLANS WITH REGARD TO EXISTING UTILITIES, EXISTING TOPOGRAPHY, EXISTING IMPROVEMENTS, TREES, OR ANY OTHER FEATURE AFFECTING CONSTRUCTION, THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY AND DISCREPANCY SHALL BE DOCUMENTED VIA A REQUEST FOR INFORMATION (RFI).
- ALL EXISTING UTILITIES SHALL BE LOCATED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES FOUND FROM THE PLAN SET SHALL BE SENT TO ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH TXDOT REQUIREMENTS. TXDOT STANDARD TRAFFIC CONTROL METHODS AND DETAILS SHALL BE UTILIZED.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION LAWS AND REGULATIONS.
- ALL SUBMITTALS SHALL BE REVIEWED BY THE ENGINEER OF RECORD OR DESIGNATED REPRESENTATIVE PRIOR TO CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO SANITARY SEWER PIPES AND APPURTENANCES, EARTHWORK MATERIALS, TRENCH MATERIALS, PAVEMENTS, AND SIGNAGE. ALL SUBMITTALS NECESSARY FOR PUBLIC PROJECTS IN THE CITY OF TAYLOR SHALL BE APPLICABLE SUBMITTALS FOR THIS PROJECT.
- ALL UTILITIES SHALL BE TESTED IN ACCORDANCE WITH CITY OF TAYLOR TESTING REQUIREMENTS WHETHER THEY ARE PRIVATE UTILITIES OR PUBLIC. ALL TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS APPLY TO THIS PROJECT. ALL TEST RESULTS AND REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL HIRE AN INDEPENDENT THIRD PARTY TO CONDUCT NECESSARY INSPECTIONS FOR TEMPORARY BEST MANAGEMENT PRACTICES. CONTRACTOR IS RESPONSIBLE FOR PREPARING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND SUBMITTING NOTICE OF INTENT AND NOTICE OF TERMINATION.
- ALL STANDARD CITY OF TAYLOR NOTES AND DETAILS APPLY FOR THE WORK ASSOCIATED WITH THIS PLAN SET, UNLESS SPECIFICALLY WRITTEN OTHERWISE BY ENGINEER OF RECORD IN THIS PLAN SET OR DURING CONSTRUCTION PHASE.

TAYLOR ECONOMIC
DEVELOPMENT CORP.
112 W. 2ND STREET, SUITE 203
TAYLOR, TEXAS



REVISION NO.	DATE	DESCRIPTION							

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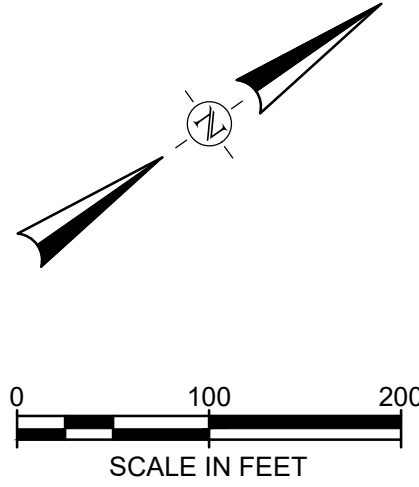
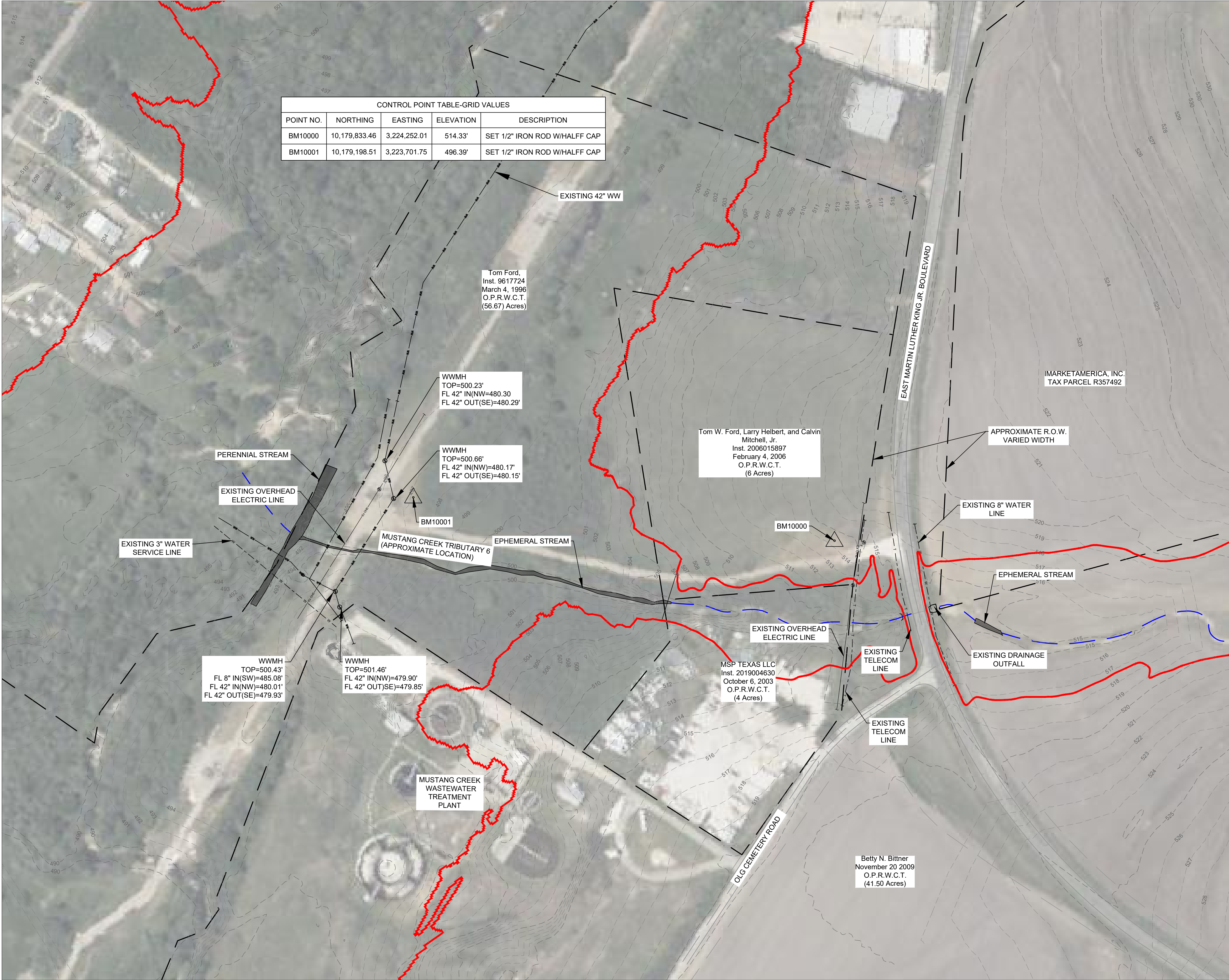
JAIME URQUIDI, P.E. 106361
NAME P.E. NO.
DATE 5/7/2024
TBP&LS ENGINEERING FIRM #F-312



Know what's below.
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE GEORGETOWN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 (DIG TESS) 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR- DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

PROJECT NO.: 45624
ISSUED: 5/7/2024
DRAWN BY: K. DOLEZAL
CHECKED BY: J. URQUIDI
SCALE: NONE
SHEET TITLE
GENERAL NOTES
1 OF 2
001



LEGEND:

- 500 --- EXISTING CONTOUR LINE
- --- EXISTING PROPERTY BOUNDARY
- --- ADJOINER PROPERTY BOUNDARY
- --- EXISTING EDGE OF PAVEMENT
- --- EXISTING CENTERLINE OF ROAD
- W --- W --- W --- EXISTING WATER LINE
- W --- W --- W --- EXISTING WASTEWATER LINE
- --- EXISTING OVERHEAD ELECTRIC
- --- MUSTANG CREEK TRIBUTARY (APPROXIMATE LOCATION)
- 100 YEAR FEMA FLOOD ZONE LINE
- △ CONTROL POINT
- BM = BENCHMARK

NOTES:

- CONTRACTOR SHALL COORDINATE WITH ELECTRIC COMPANY TO DE-ENERGIZE AND REMOVE NECESSARY ELECTRICAL LINES AND STRUCTURES.
- ALL EXISTING UTILITIES SHALL BE LOCATED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITIES. ANY DISCREPANCIES FOUND FROM THE PLAN SET SHALL BE SENT TO ENGINEER OF RECORD FOR COORDINATION PRIOR TO CONSTRUCTION OR DEMOLITION.
- THE BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE 4203 (NAD83/2011). ALL COORDINATES SHOWN HEREON ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SCALE FACTOR OF 1.00012. UNITS ARE IN U.S. SURVEY FEET.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 88 (NAV88), GEOID 18.
- THE LAST FIELD SURVEY WAS COMPLETED IN APRIL 2023.
- CONTROL WAS ESTABLISHED USING RTK-BASE WITH STATIC OPERATIONS.



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TAYLOR ECONOMIC
DEVELOPMENT CORP.
112 W. 2ND STREET, SUITE 203
TAYLOR, TEXAS



REVISION NO.	DATE	DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

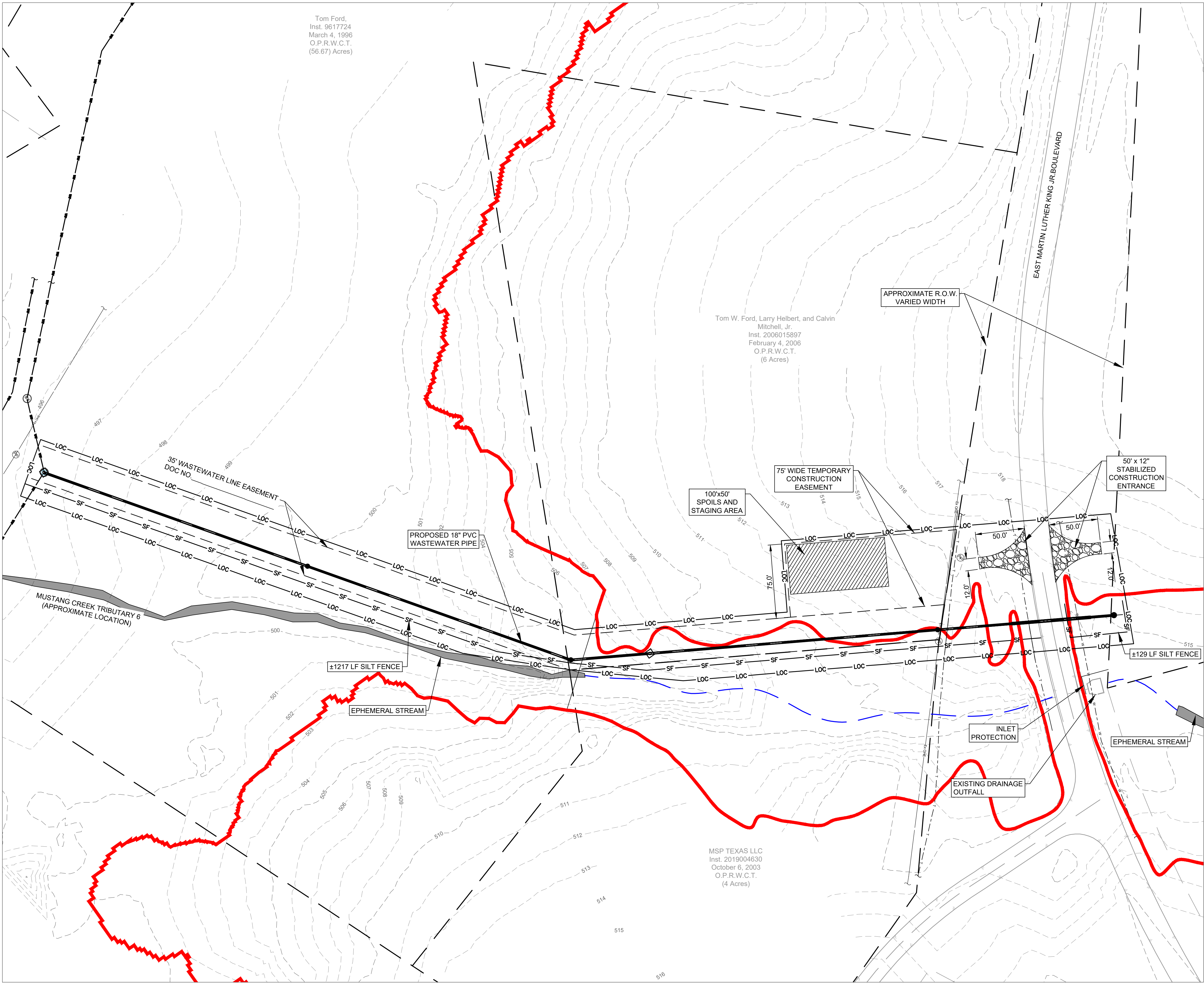
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JAIME URQUIDI, P.E. 106361
NAME P.E. NO.
DATE 5/7/2024
TBPELS ENGINEERING FIRM #F-312

PROJECT NO.: 45624
ISSUED: 5/7/2024
DRAWN BY: K. DOLEZAL
CHECKED BY: J. URQUIDI
SCALE: 1"= 100'

SHEET TITLE
EXISTING
CONDITIONS &
CONTROL POINTS

FILE NAME: A:\45000\45624\1021\DCADD\Sheets\AUS45624-EROS CTRL.dwg DATE: May 7, 2024, TIME: 4:26 PM, USER: ah4024 A.V.O. XXXXX



LEGEND:



LEGEND:

- 500 --- EXISTING CONTOUR LINE
- EXISTING PROPERTY BOUNDARY
- ADJOINING PROPERTY BOUNDARY
- EXISTING EDGE OF PAVEMENT
- EXISTING CENTERLINE OF ROAD
- SF --- SF --- SF PROPOSED SILT FENCE
- LOC --- LOC --- PROPOSED LIMITS OF CONSTRUCTION
- w --- w --- w EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING OVERHEAD ELECTRIC
- MUSTANG CREEK TRIBUTARY (APPROXIMATE LOCATION)
- 100 YEAR FEMA FLOOD ZONE LINE
- EASEMENT

LIMITS OF CONSTRUCTION
TOTAL AREA: ± 2.12 ACRES
± 92,370 SQ. FT.

NOTES:

- SLOPES SHALL BE SODDED OR SEEDDED WITH THE APPROPRIATE GRASS, GRASS MIXTURES, OR GROUND COVER SUITABLE TO THE AREA AND SEASON TO WHICH THEY ARE APPLIED.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.
- ALL EXISTING UTILITIES SHOWN ARE FROM THE BEST AVAILABLE INFORMATION AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE ENGINEER/SURVEYOR DOES NOT CERTIFY THAT ALL UTILITIES ARE SHOWN IN THIS AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION, SIZE AND MATERIAL OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL SPOILS MATERIAL AND DEBRIS SHALL BE DISPOSED OFFSITE BY CONTRACTOR IN A LEGAL MANNER. FURNISHING AND TRANSPORTATION OF ALL OFFSITE MATERIAL TO BE AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PREPARE EROSION CONTROL PLANS FOR THE SWPPP AS PART OF TCEQ REQUIREMENTS.
- ALL EROSION CONTROL MEASURES SHOWN ON THIS PLAN GRAPHICALLY ARE NOT TO SCALE.
- THE CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS WATERING WITH TRUCKS AND MULCHING AS PER CITY STANDARDS.
- THE CONTRACTOR SHALL CLEAN UP SPOILS THAT MIGRATE ONTO ROADS A MINIMUM OF ONCE DAILY.
- TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAINFALL.
- PLACEMENT OF SILT FENCE IS SHOWN SCHEMATICALLY ONLY. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF SILT FENCE TO BEST WORK WITH CONSTRUCTION OPERATIONS.



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TAYLOR ECONOMIC
DEVELOPMENT CORP.
112 W. 2ND STREET, SUITE 203
TAYLOR, TEXAS



halff
13820 BRIARWICK DR., SUITE 100
TAYLOR, TEXAS 77778-4800
TEL: (512) 777-4800

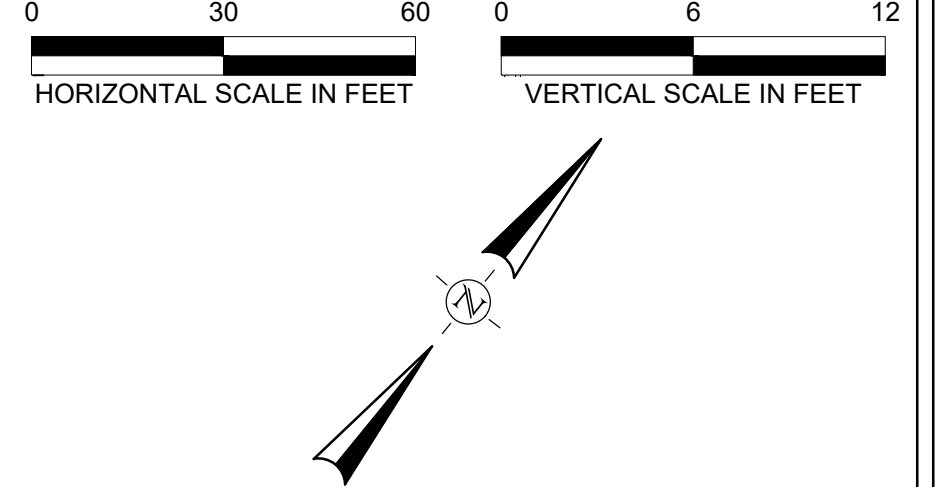
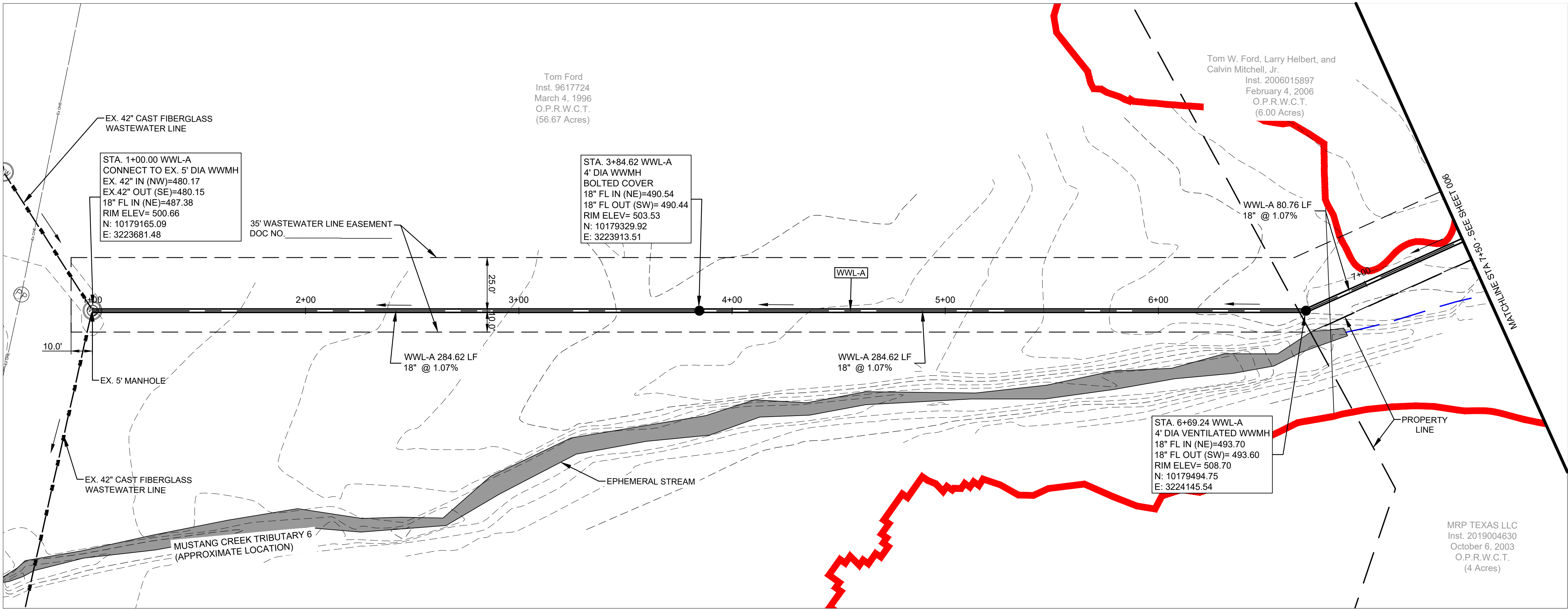
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JAIME URQUIDI, P.E. 106361
NAME P.E. NO.
DATE 5/7/2024
TBP&S ENGINEERING FIRM #F-312

PROJECT NO.: 45624
ISSUED: 5/7/2024
DRAWN BY: K. DOLEZAL
CHECKED BY: J. URQUIDI
SCALE: 1"= 50'
SHEET TITLE
EROSION
CONTROL &
SEDIMENTATION



- LEGEND:**
- PROPOSED EASEMENT
 - EXISTING PROPERTY BOUNDARY
 - ADJOINER PROPERTY BOUNDARY
 - EXISTING CONTOUR LINE
 - CENTER PIPE ALIGNMENT
 - EXISTING WASTEWATER
 - PROPOSED WASTEWATER
 - EXISTING OVERHEAD ELECTRIC
 - MUSTANG CREEK TRIBUTARY (APPROXIMATE LOCATION)
 - 100 YEAR FEMA FLOOD ZONE LINE
 - PROPOSED WASTEWATER MANHOLE
 - EXISTING WASTEWATER MANHOLE
 - POWERPOLE

- NOTES:**
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING INFRASTRUCTURE PRIOR TO COMMENCING WORK. ENGINEER TO BE NOTIFIED OF ANY INFORMATION THAT APPEARS CONTRARY TO THOSE PLANS.
 - VACUUM TEST EXISTING WASTEWATER MANHOLES PRIOR TO CORING.
 - ALL WASTEWATER MAIN PIPE SHALL BE SDR-26 PVC CONFORMING TO ASTM D3034 OR ASTM F679..
 - WASTEWATER PIPE SHALL NOT HAVE ANY JOINT DEFLECTIONS. ALL CHANGES IN GRADE OR ALIGNMENT SHALL BE MADE AT MANHOLES.
 - ALL MANHOLES SHALL BE COATED AND VACUUM TESTED.
 - TOPS OF MANHOLES UNDER PAVEMENT SHALL BE ADJUSTED TO MATCH FINISHED GRADES PRIOR TO ACCEPTANCE OF WORK.
 - ALL NON-CITY INFRASTRUCTURE INCLUDING GAS, ELECTRIC, CABLE, AND TELECOMMUNICATIONS SHALL TRAVERSE UNDERNEATH CITY INFRASTRUCTURE. THIS INCLUDES, BUT IS NOT LIMITED TO WATER LINES, WASTEWATER LINES, AND STORM SEWER, WITH A MINIMUM OUTSIDE TO OUTSIDE CLEARANCE OF 18\"/>
 - WASTEWATER LINE SIZE WAS BASED ON MASTER UTILITY PLAN FOR EAST TAYLOR DEVELOPED BY HALFF FOR TAYLOR EDC DATED JANUARY 2022 WITH UPDATED SERVICE ARE PER CITY OF TAYLOR WATER AND WASTEWATER MASTER PLAN DEVELOPED BY HDR ENGINEERING, INC. DATED MARCH 2023.

WASTEWATER FLOW CALCULATIONS			
	FLOW (CFS)	VELOCITY (FPS)	DEPTH (IN)
PDWF	6.71	7.89	8.70
PWWF	8.16	8.28	9.80
CAPACITY	14.12	7.99	18.00

* CALCULATIONS ARE BASED OFF OF 18" PVC PIPE @ 1.07% SLOPE, n=0.01



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DEVELOPMENT CORP.
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TAYLOR, TEXAS



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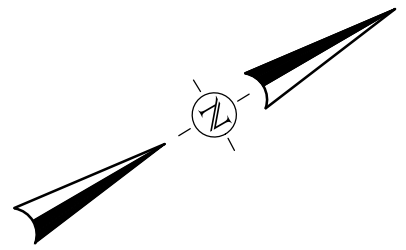
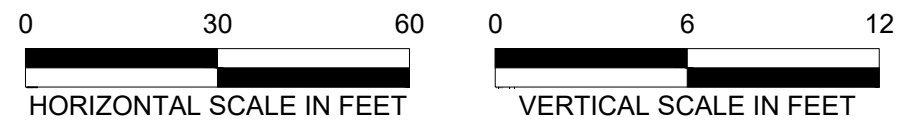
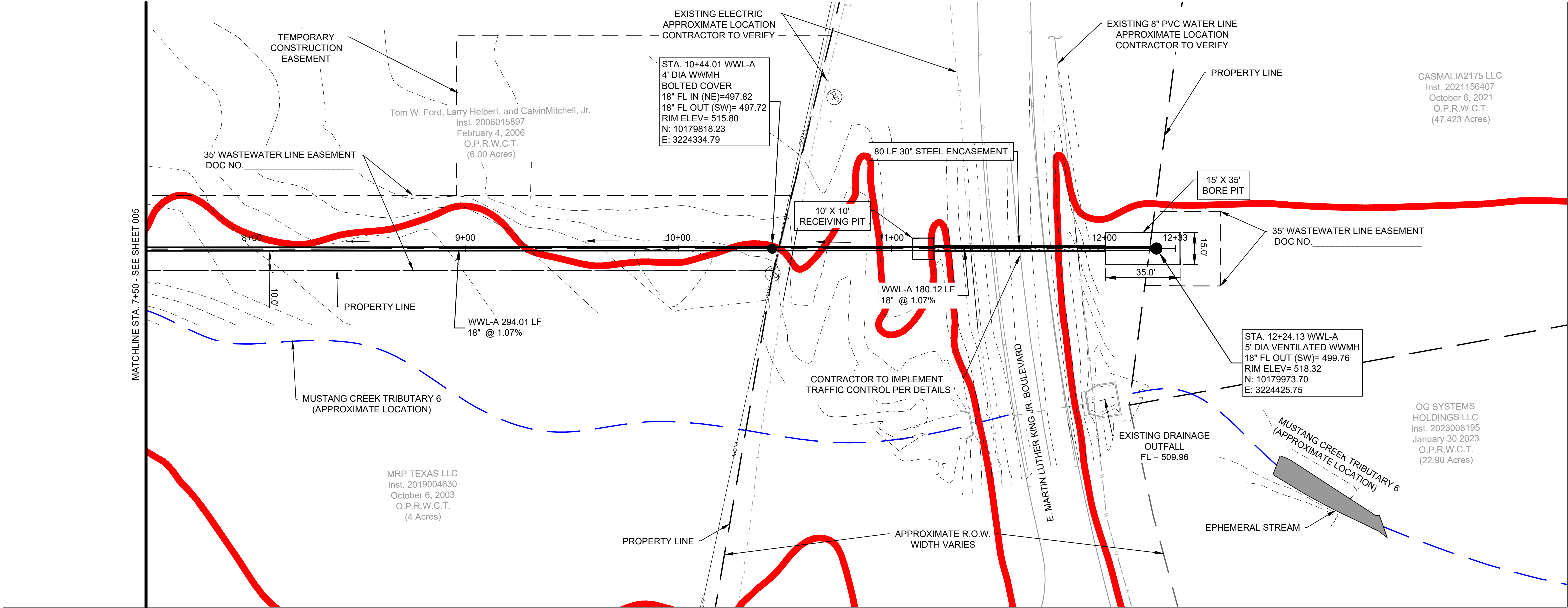
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NAME P.E. NO.
DATE 5/7/2024
TBPELS ENGINEERING FIRM #F-312

PROJECT NO.: 45624
ISSUED: 5/7/2024
DRAWN BY: K. DOLEZAL
CHECKED BY: J. URQUIDI
SCALE: 1"=30'

SHEET TITLE
WWL-A PNP STA
1+00 TO 7+50



LEGEND:

- PROPOSED EASEMENT
- EXISTING PROPERTY BOUNDARY
- ADJOINER PROPERTY BOUNDARY
- EXISTING CONTOUR LINE
- CENTER PIPE ALIGNMENT
- EXISTING WASTEWATER
- EXISTING WATER
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED WASTEWATER
- EXISTING OVERHEAD ELECTRIC
- MUSTANG CREEK TRIBUTARY (APPROXIMATE LOCATION)
- 100 YEAR FEMA FLOOD ZONE LINE
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- POWERPOLE

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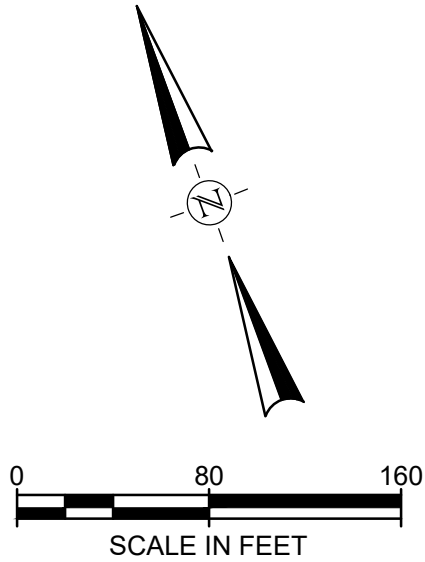
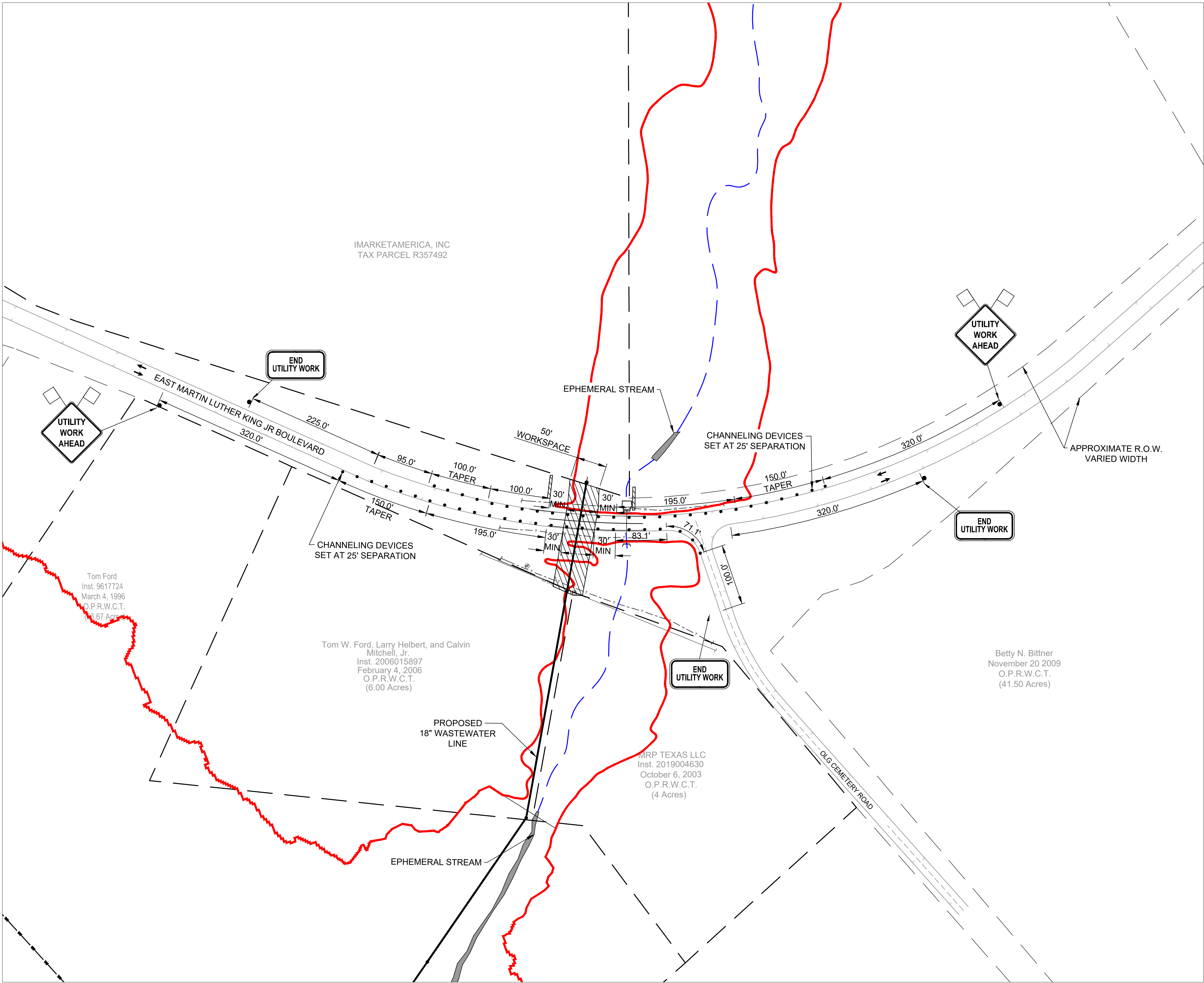
JAIME URQUIDI, P.E. 106361
NAME P.E. NO.
DATE 5/7/2024
TBPELS ENGINEERING FIRM #F-312

PROJECT NO.: 45624
ISSUED: 5/7/2024
DRAWN BY: K. DOLEZAL
CHECKED BY: J. URQUIDI
SCALE: 1"= 30'

SHEET TITLE

WWL-A PNP STA
7+50 TO END

FILE NAME: A:\45000s\45624\02\LD\CADD\Sheets\AUS\45624-TCP.dwg DATE: May 7, 2024, TIME: 4:26 PM, USER: ah4024 AVO: XXXXX



LEGEND:

- EXISTING PROPERTY BOUNDARY
- ADJOINER PROPERTY BOUNDARY
- EXISTING EDGE OF PAVEMENT
- EXISTING CENTERLINE OF ROAD
- MUSTANG CREEK TRIBUTARY (APPROXIMATE LOCATION)
- 100 YEAR FEMA FLOOD ZONE LINE
- PR. WORKSPACE
- TYPE 3 BARRIER
- CHANNELING DEVICE
- DIRECTION OF TRAFFIC
- SIGN LOCATION

- NOTES:**
- TCP BASED OFF TXDOT DETAIL TCP (2-1)-12, WORK SPACE ON SHOULDER ON SHEET 009.
 - POSTED SPEED ON E. MARTIN LUTHER KIND, JR @ WORK SITE IS 45 MPH.
 - 10' WIDTH OF OFFSET IS USED.



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DEVELOPMENT CORP.
112 W. 2ND STREET, SUITE 203
TAYLOR, TEXAS



haff
13820 BRIARWICK DR., SUITE 100
TAYLOR, TEXAS 77778-2239
TEL: (512) 777-4800

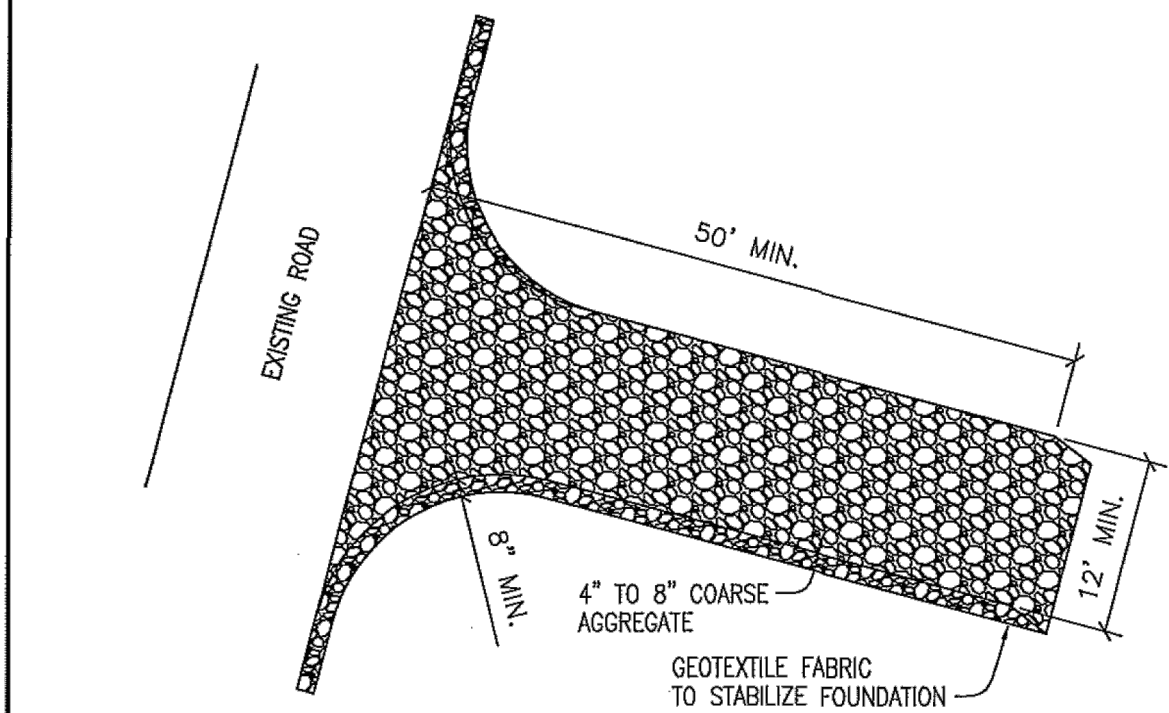
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DATE 5/7/2024
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PROJECT NO.: 45624
ISSUED: 5/7/2024
DRAWN BY: K. DOLEZAL
CHECKED BY: J. URQUIDI
SCALE: 1" = 80'
SHEET TITLE
TRAFFIC CONTROL PLAN



INSTALLATION:

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

INSPECTIONS AND MAINTENANCE GUIDELINES:

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



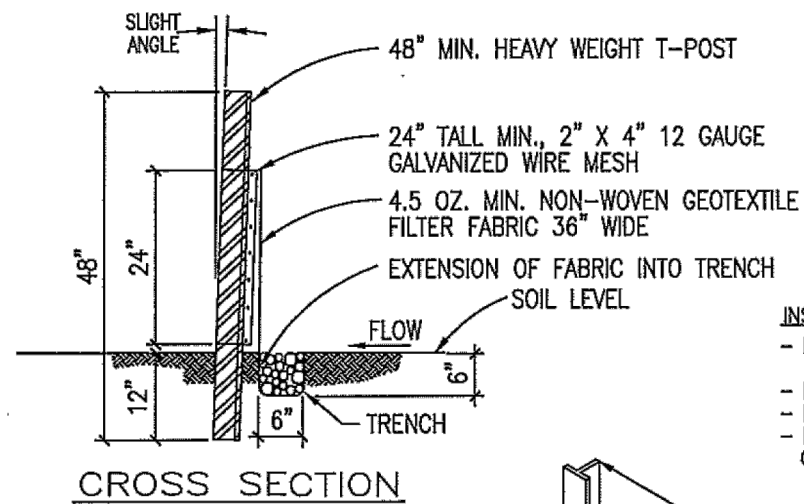
APPROVED BY:
CS

DATE:
JULY 2009

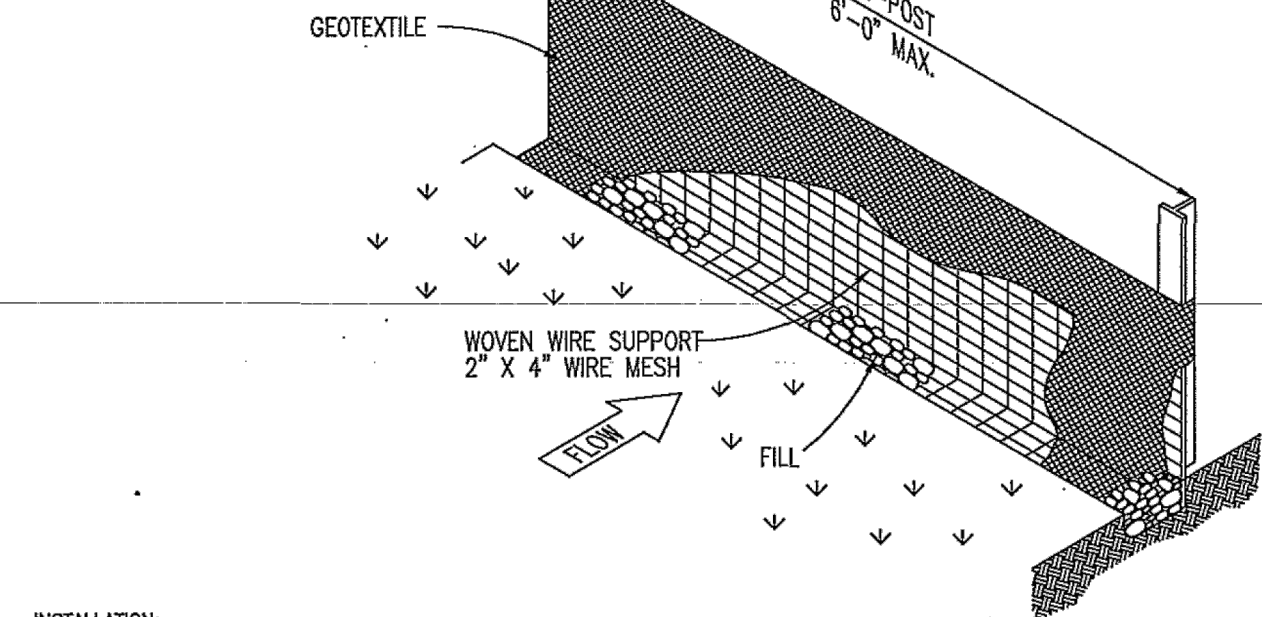
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS
STANDARD DETAILS

STABILIZED CONSTRUCTION ENTRANCE

EN 001



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



INSTALLATION:

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



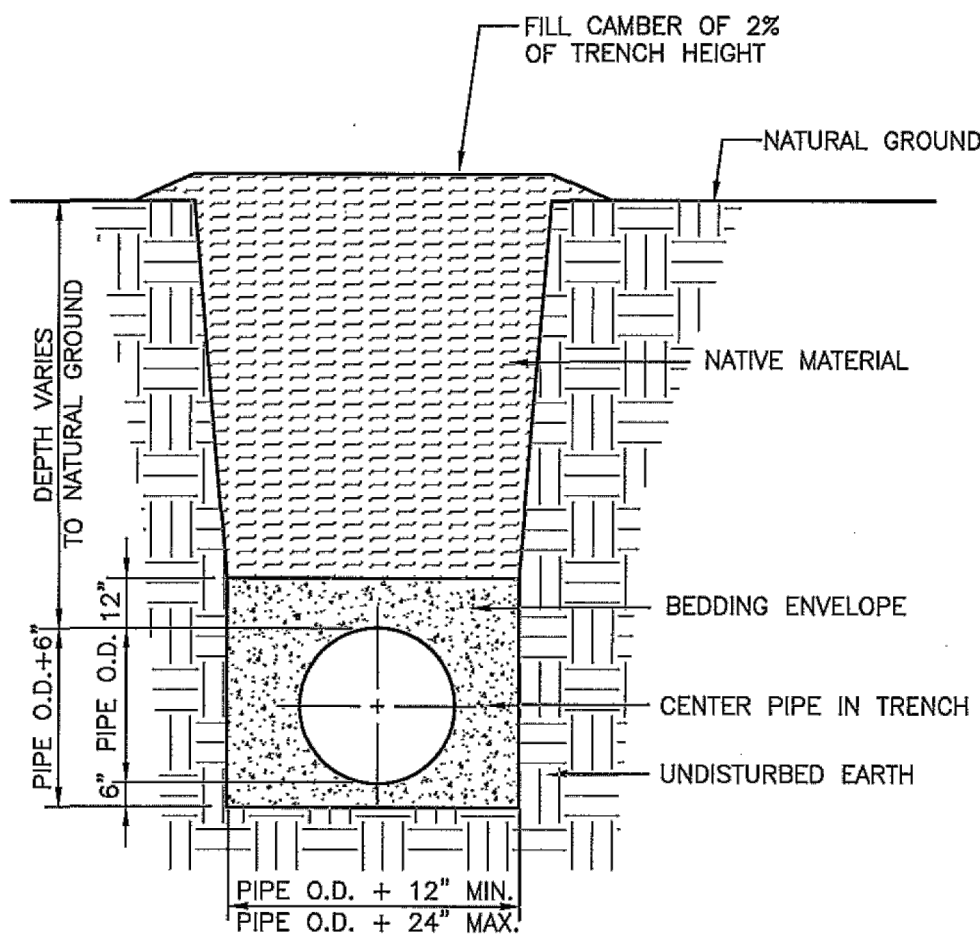
APPROVED BY:
CS

DATE:
JULY 2009

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS
STANDARD DETAILS

SILT FENCE DETAIL

EN 003



APPROVED BY:
CS

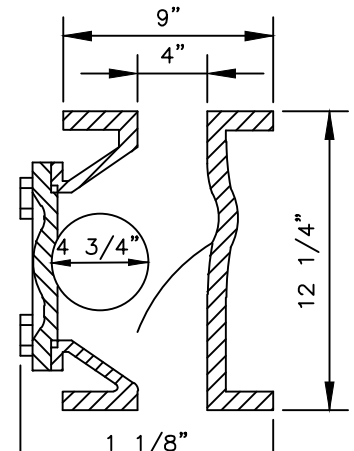
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CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS
STANDARD DETAILS

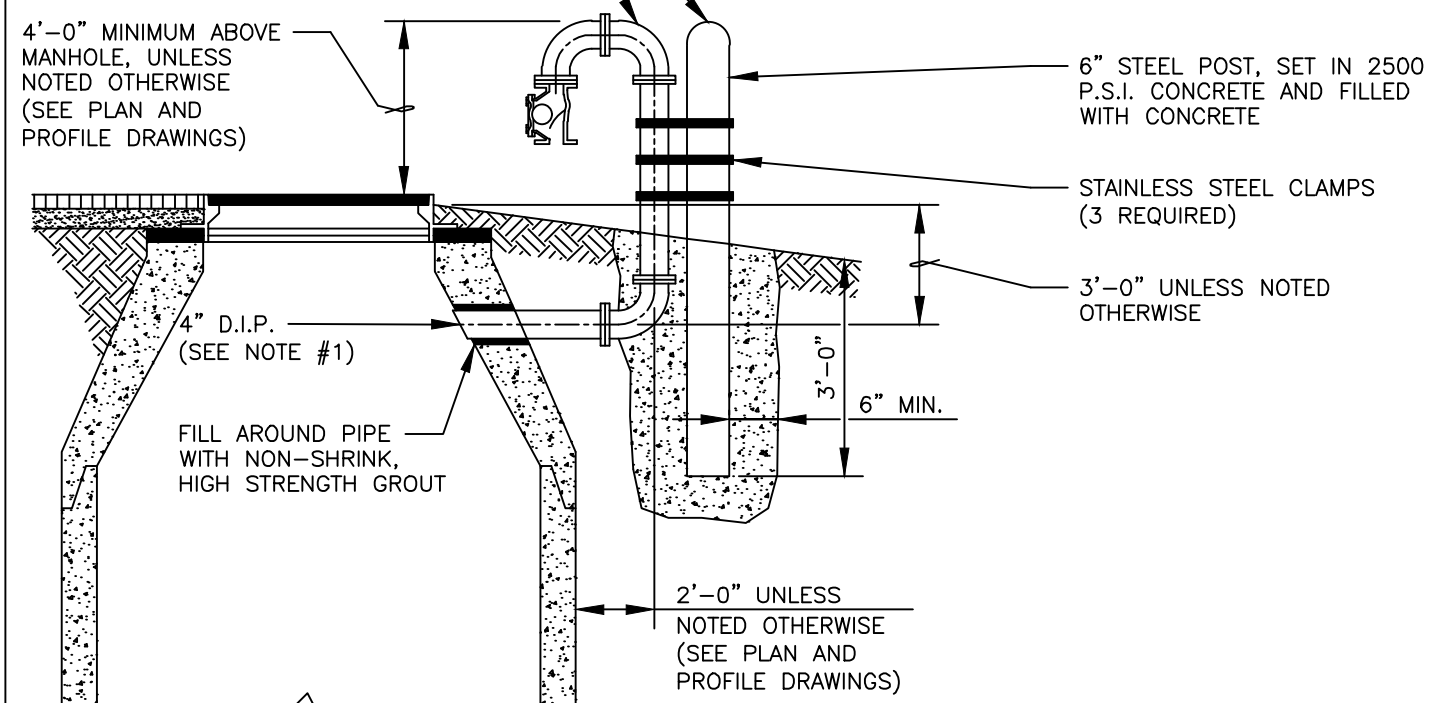
TYPICAL TRENCH
WITH UNFINISHED SURFACE

UT 003

EXTERIOR SURFACES OF EXPOSED AIR VENT PIPE AND STEEL SUPPORT POST SHALL BE CLEANED, PREPARED, PRIMED AND PAINTED WITH RUST-OLEUM SAFETY GREEN ACRYLIC #5233402 PAINT, OR APPROVED EQUAL



SECTION VIEW
FLOMATIC MODEL 408 BALL CHECK VALVE
(SEE NOTE #4)



NOTES:

1. AIR VENT PIPE TO BE 4" D.I.P., CLASS 53 WITH FLANGED CONNECTIONS.
2. ALL FITTINGS TO BE 150 PSIG RATED & ANSI/AWWA C110/A21.10.
3. AIR VENT PIPE RISER SHALL BE INSTALLED TO A MINIMUM DEPTH FROM GROUND SURFACE AS POSSIBLE, PREFERABLY LOCATED IN THE CONCENTRIC CONCRETE CONE.
4. MINIMUM ELEVATION AT THE VENT OPENING SHALL BE 1 FOOT (1'-0") ABOVE THE ULTIMATE 100 YEAR FLOOD PLAIN ELEVATION. IF ELEVATION OF VENT OPENING IS LESS THAN 1 FOOT (1'-0") ABOVE THE ULTIMATE 100 YEAR FLOOD PLAIN ELEVATION, A FLOMATIC MODEL 408, PART #2145 BALL CHECK VALVE, OR APPROVED EQUAL, WITH FLOATING TYPE BALL, SHALL BE INSTALLED AT DOWN TURNED OPENING OF VENT. A 16 MESH 304 STAINLESS STEEL INSECT SCREEN SHALL BE PLACED IN THE OPENING.

RECORD SIGNED COPY
ON FILE AT U&ES DEPARTMENT
APPROVED
03-01-18
DATE
THE ARCHITECT/ENGINEER ASSUMES
RESPONSIBILITY FOR THE APPROPRIATE
USE OF THIS DETAIL. (NOT TO SCALE)

MANHOLE VENT FOR ABOVE
GROUND INSTALLATION DETAIL
(UNDEVELOPED AREAS)

DRAWING NO:
WW-06



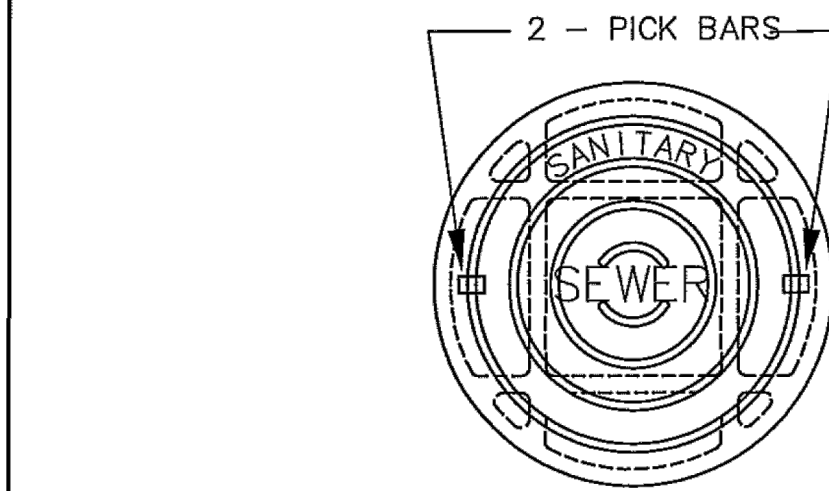
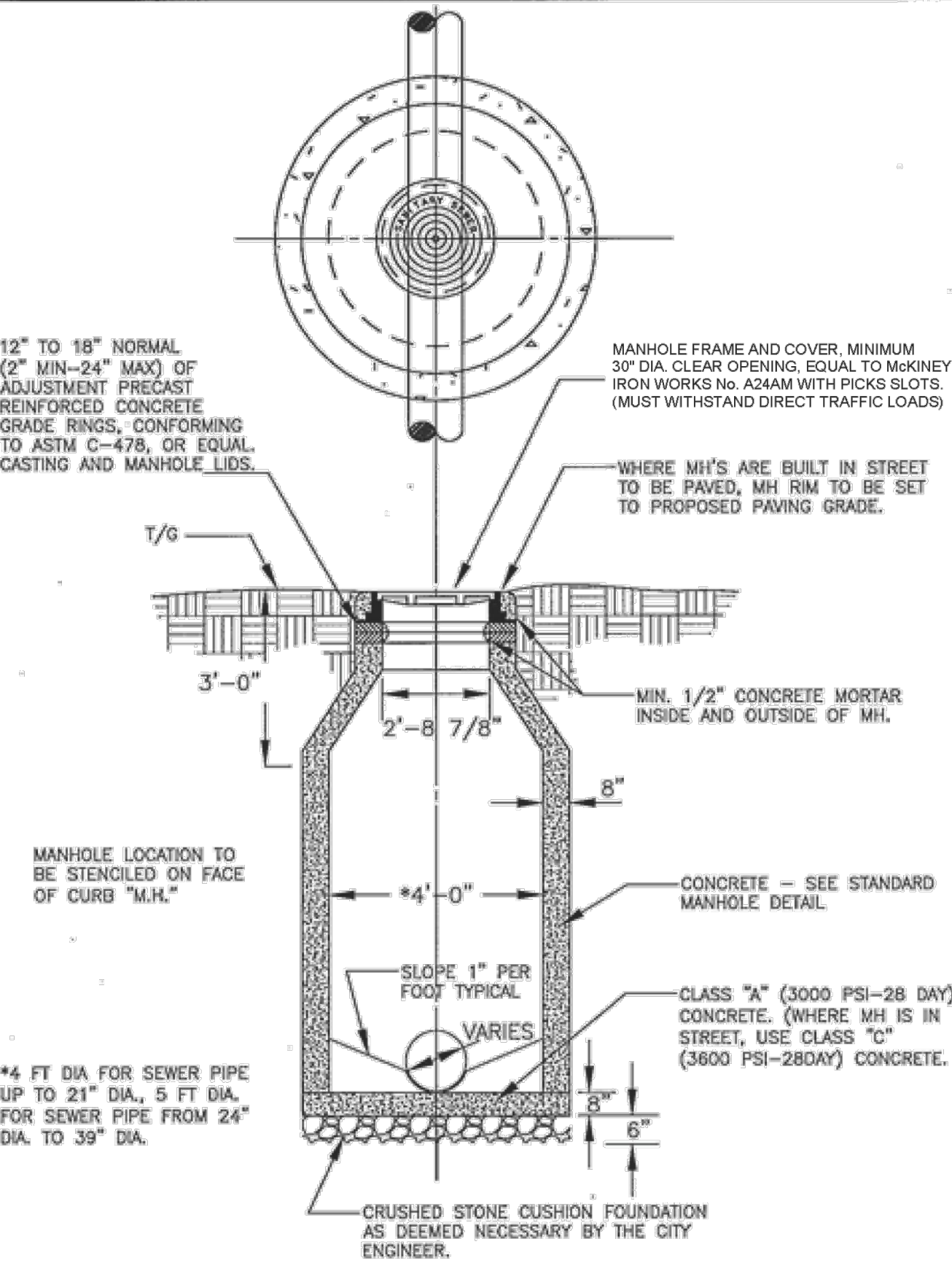
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CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS
STANDARD DETAILS

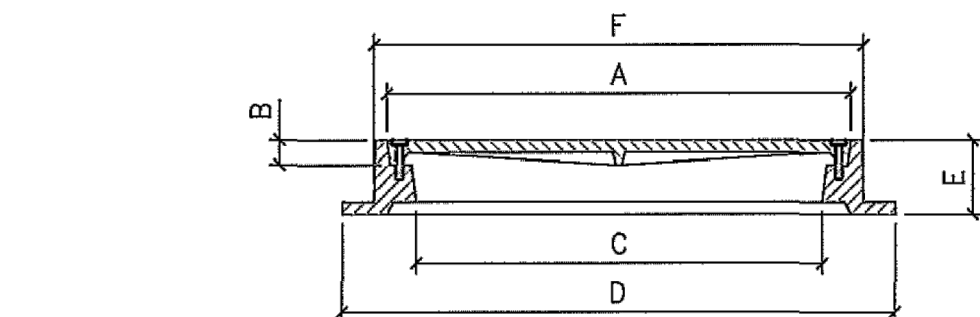
STANDARD CAST-IN-PLACE MANHOLE

UT 203

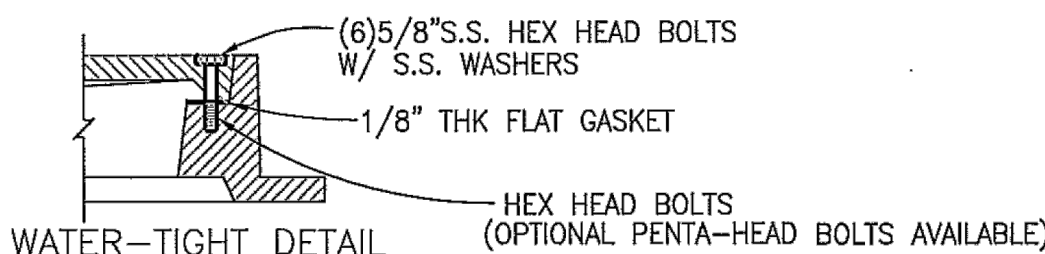


VULCAN #VM-42 OR
APPROVED EQUAL

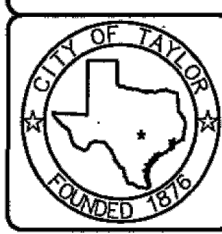
NOTE:
LID SHALL HAVE TWO (2)
TYPE 4 PICK BAR



PLEASE SPECIFY TOP OR BOTTOM FLANGE WHEN ORDERING.
FOR TOP FLANGE ORDER No. V-1800-5 (East Jordan Iron Works, Inc.)
FOR BOTTOM FLANGE ORDER No. V-1600-5 (East Jordan Iron Works, Inc.)
THE WATER-TIGHT MANHOLE SETS (V-2600-5) FEATURE SIX STAINLESS STEEL BOLTS IN COUNTERSUNK POCKETS AND A SEALING FLAT GASKET IN THE RING SET.
BOLTING PADS REDUCE THE STANDARD CLEAR OPENING BY TWO TO THREE INCHES.



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



APPROVED BY:
CS

DATE:
JULY 2009

CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS
STANDARD DETAILS

STANDARD WASTEWATER MANHOLE
SET

UT 205



Know what's below.
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE GEORGETOWN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 (DIG TESS) 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR- DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

TAYLOR ECONOMIC
DEVELOPMENT CORP.
112 W. 2ND STREET, SUITE 203
TAYLOR, TEXAS



half
13620 BRIARWICK DR., SUITE 100
TAYLOR, TEXAS 77785
TEL: (512) 777-4800

REVISION	NO.	DATE	DESCRIPTION

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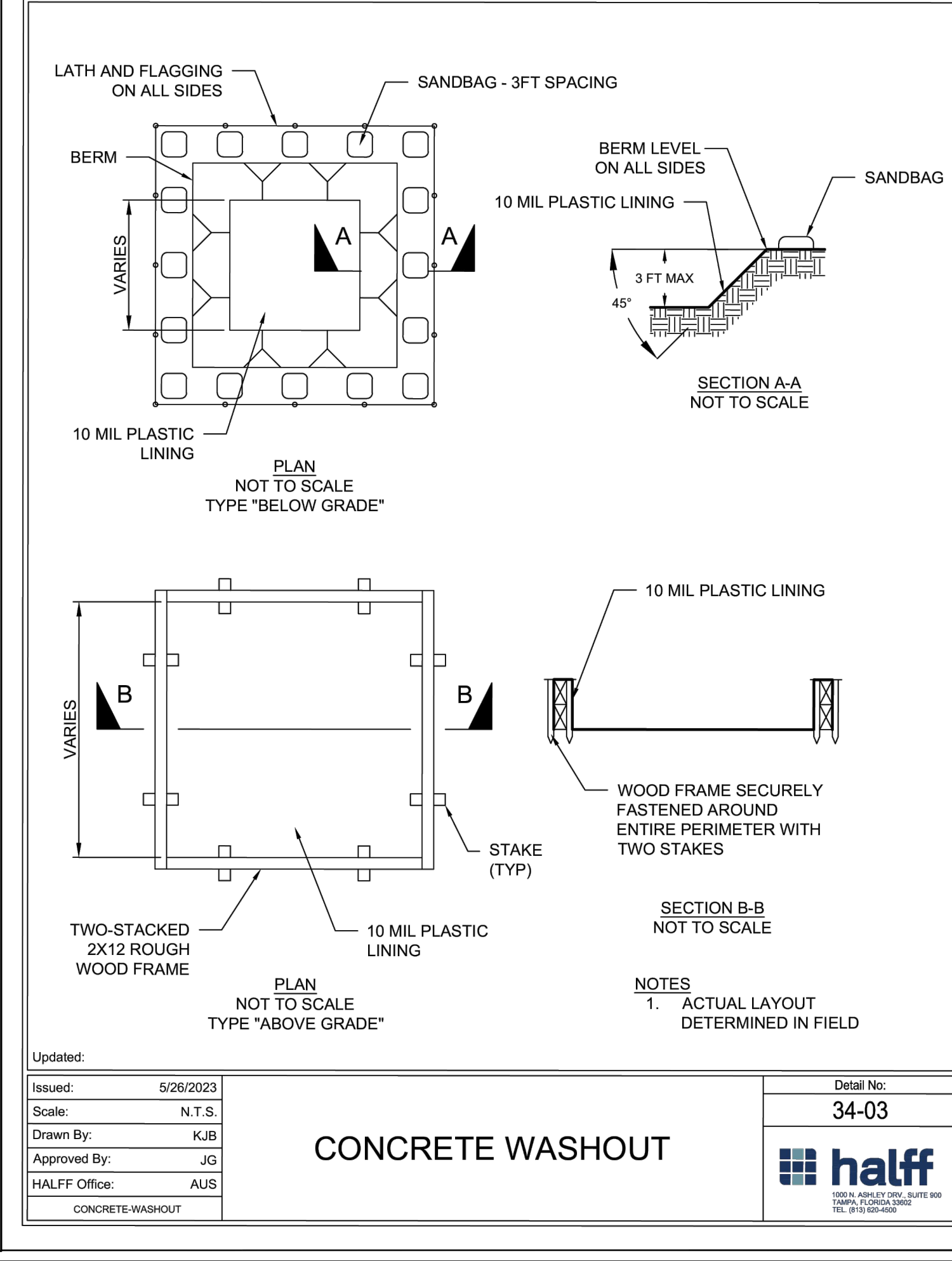
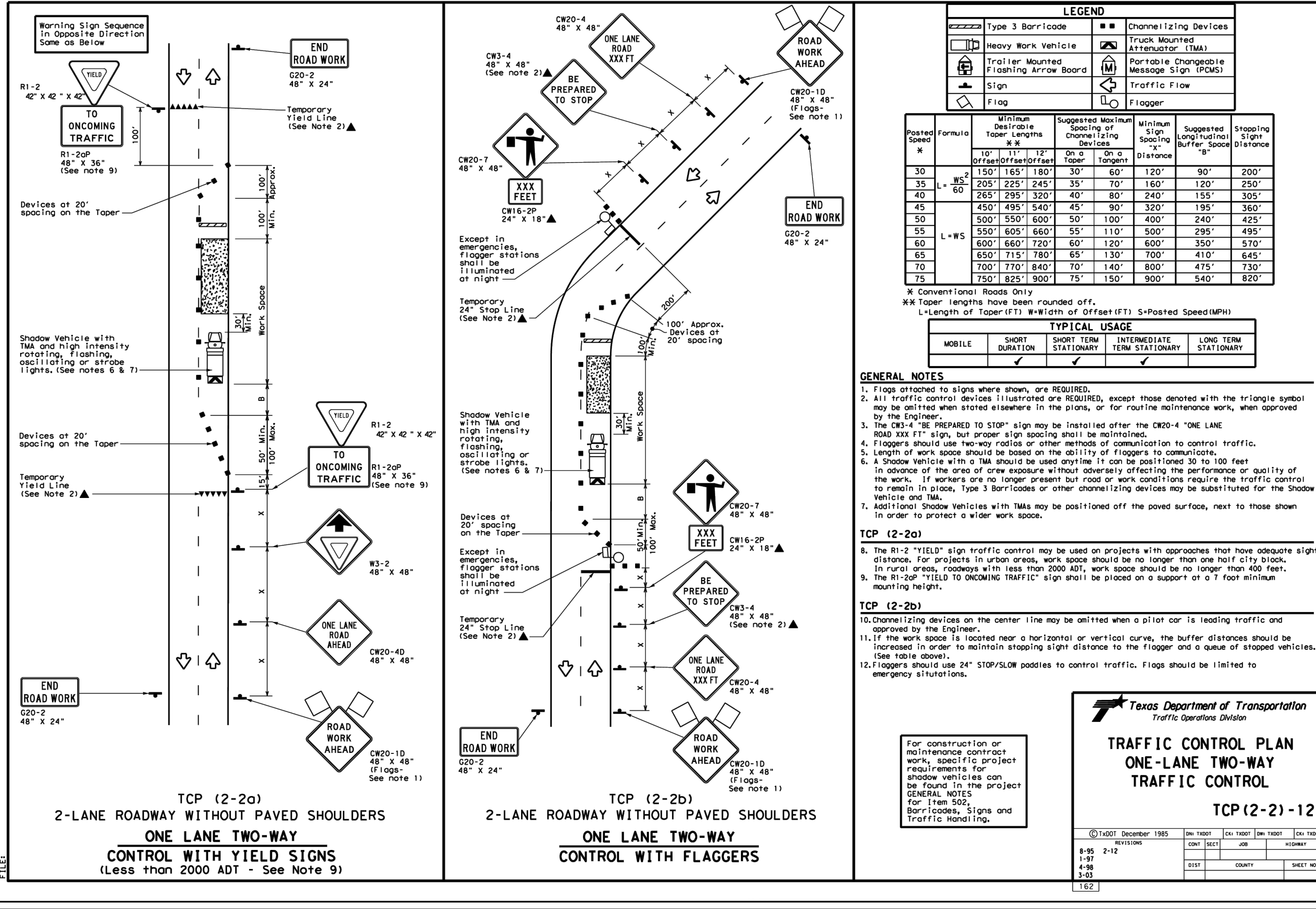
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

JAIME URQUIDI, P.E. 106361
NAME P.E. NO.
DATE 5/7/2024
TBP&S ENGINEERING FIRM #F-312

PROJECT NO.: 45624
ISSUED: 5/7/2024
DRAWN BY: K. DOLEZAL
CHECKED BY: J. URQUIDI
SCALE: NONE
SHEET TITLE

DETAILS
1 OF 3

008



THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE GEORGETOWN WATER ONE CALL SYSTEM (703) 443-1101 (DIG TESS) 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

CASING PIPE

CARRIER PIPE JOINT

PIPE CASING SPACER

CARRIER PIPE

2' MAX BETWEEN SPACERS AND END OF CASING

1' MAX BETWEEN SPACERS AND JOINTS

1' MAX BETWEEN SPACERS AND JOINTS

10' MAX (TYP) BETWEEN SPACERS

2' MAX BETWEEN SPACERS AND END OF CASING

DISTANCE OF BORE

CARRIER PIPE		
PIPE SIZE	CASING O.D.	THICKNESS
6"	16"	1/4"
8"	18"	1/4"
10"	20"	5/16"
12"	24"	5/16"
16"	30"	3/8"
18"	30"	3/8"
20"	36"	1/2"
24"	42"	1/2"

RUNNER

RISER

STAINLESS STEEL SHELL

RIBBED FLANGE

LINER

TOP HALF

LINER

BOTTOM HALF

ANGLES TO BE CONSTANT AROUND ENTIRE CIRCUMFERENCE OF THE PIPE. NUMBER OF SPACERS PER MANUFACTURER'S SPECIFICATIONS

PIPE CASING SPACER

CARRIER PIPE

CASING PIPE

1. NOTE. CASING SPACERS SHALL BE CCS SERIES BY CASCADE WATERWORKS MFG. ALTERNATE CASING SPACERS MAY BE USED WITH PRIOR APPROVAL FROM CITY UTILITIES PROJECT ENGINEER.

2. NOTE. CITY UTILITIES APPROVED CASING SPACERS AND END SEALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. USE A " CENTERED" CONFIGURATION AND PROVIDE THE MANUFACTURER WITH THE FOLLOWING INFORMATION: CARRIER PIPE O.D., CASING PIPE I.D., AND CASING LENGTH.

TYPICAL CASING SPACERS

SCALE: N.T.S.

STAINLESS STEEL BAND

RUBBER SEAL

CARRIER PIPE

CASING PIPE

METHOD 'A'

BRICKS AND MORTAR (AS REQUIRED)

WRAP WATER PIPES AT BULKHEADS WITH TWO LAYERS OF 15 POUND BUILDING FELT

PIPE CASING SPACER

CASING PIPE

CARRIER PIPE

METHOD 'B'

1. NOTE. THIS STANDARD IS APPLICABLE FOR 4" DIAMETER AND LARGER CARRIER PIPE

TYPICAL CASING END SEALS

SCALE: N.T.S.

Updated: 05/10/2023

Issued: XXXXX/XXXX

Scale: N.T.S.

Drawn By: XXX

Approved By: XXX

HALFF Office: XXX

ENCASEMENT DETAIL

Detail No: 11-03

half

13820 BRIARWICK DR., SUITE 100
AUSTIN, TEXAS 78754
TEL: (512) 777-4800

Updated: 05/10/2023

Scale: N.T.S.

Drawn By: XXX

Approved By: XXX

HALFF Office: XXX

BORING-DETAIL

Detail No: 11-04

half

13820 BRIARWICK DR., SUITE 100
AUSTIN, TEXAS 78754
TEL: (512) 777-4800

MARKING POST (SEE "MARKING POST (FOR POTABLE WATER)" DETAIL)

PROTECTION AT ENDS OF CASINGS (SEE "CASING END SEALS" DETAIL)

FINAL GRADE

ROADWAY PAVEMENT

PAVEMENT CENTERLINE

5' MIN

5' MIN

5' MIN

RECEIVE OR BORE PIT

RECEIVE OR BORE PIT

PIPE CASING SPACER (SEE "CASING SPACERS (TYP.)" DETAIL)

CASING PIPE

CARRIER PIPE

DISTANCE OF BORE

WELDING: STEEL CASING SECTIONS SHALL BE CONNECTED BY WELDING. WELD SHALL CONFORM TO AWWA C206.

NOTES:

1. ALL PIPE JOINTS WITHIN THE CASING ARE TO BE RESTRAINED.

2. TRACING WIRE TO BE INSTALLED THROUGH ALL CASED BORINGS AND CONNECTED TO MARKING POSTS.

3. NOTE STEEL PIPE CASING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A283, GRADE B,C, OR D. ALL JOINTS SHALL BE WELDED. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C206, "AWWA STANDARD FOR FIELD WELDING OF STEEL WATER PIPE". COATING FOR STEEL CASING IS NOT REQUIRED.

4. STEEL PIPE CASING SHALL BE INSTALLED SYMMETRICAL ABOUT WATER MAIN CENTERLINE(TYP). PIPE CASING SHALL BE LAID TRUE TO LINE AND GRADE WITH NO BENDS OR CHANGES IN GRADE FOR THE FULL LENGTH OF CASING.

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TAYLOR, TEXAS

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JAIME URQUIDI, P.E.

106361

NAME

P.E. NO.

DATE

5/7/2024

TBPELS ENGINEERING FIRM #F-312

PROJECT NO.: 45624

ISSUED: 5/7/2024

DRAWN BY: K. DOLEZAL

CHECKED BY: J. URQUIDI

SCALE: NONE

SHEET TITLE

DETAILS

3 OF 3

010

Page 56 of 151

EXHIBIT 4

DEMAND CALCULATIONS

TAYLOR INDUSTRIAL PHASE 1

WATER CAPACITY CALCULATIONS

Population:

	Units	LUE Conversion	LUE
Factory	461,936	1 LUE/3,000 SQFT	154
Warehouse	293,431	1 LUE/4,000 SQFT	73
Support			
Restaurant	5,000	1 LUE/200 SQFT	25
Coffee Shop	3,000	1 LUE/200 SQFT	15
Retail	5,000	1 LUE/1660 SQFT	3
Office	3,000	1 LUE/3000 SQFT	1
Phase 1 Total			271

Data from City of Austin Utility Criteria Manual

Peak Hour Demand 900 Gal/Person/Day

Peak Daily Demand 530 Gal/Person/Day

Calculations

Total Peak Hour Demand	854,748 Gal/Day	or	594 gpm
------------------------	-----------------	----	---------

Total Peak Daily Demand	503,351 Gal/Day	or	350 gpm
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Fire Flow

Preliminary Building Design:

Type of Building Construction: IIB Construction

Fire Flow Calculation Area = 146,640 sf

Unadjusted Fire Flow Demand =

Sprinkler Reduction Used is 75%

8,000 gpm

Proposed NFPA 13 Automatic Sprinkler System (ESFR)

Anticipated Fire Flow Demand After Sprinkler Reduction =

2,000 gpm

Duration of Fire Flow

2 hours

TAYLOR INDUSTRIAL PH2

WATER CAPACITY CALCULATIONS

Population:

	Units	LUE Conversion	LUE
Factory	708,480	1 LUE/3,000 SQFT	236
Warehouse	136,920	1 LUE/4,000 SQFT	34
R&D	115,200	1 LUE/3,000 SQFT	38
Support			
Restaurant	5,000	1 LUE/200 SQFT	25
Office	5,000	1 LUE/3000 SQFT	2
Coffee Shop	2,800	1 LUE/200 SQFT	14
Phase 2 Total			349

Data from City of Austin Utility Criteria Manual

Peak Hour Demand

900 Gal/Person/Day

Peak Daily Demand

530 Gal/Person/Day

Calculations

Total Peak Hour Demand	1,100,789 Gal/Day	or	764 gpm
------------------------	-------------------	----	---------

Total Peak Daily Demand	648,242 Gal/Day	or	450 gpm
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Fire Flow

Preliminary Building Design:

Type of Building Construction: IIB Construction

Fire Flow Calculation Area = 537,600 sf

Unadjusted Fire Flow Demand =

8,000 gpm

Sprinkler Reduction Used is 75%

Proposed NFPA 13 Automatic Sprinkler System (ESFR)

Anticipated Fire Flow Demand After Sprinkler Reduction =

2,000 gpm

Duration of Fire Flow

2 hours

TAYLOR INDUSTRIAL PH3

WATER CAPACITY CALCULATIONS

Population:

	Units	LUE Conversion	LUE
Factory	185,640	1 LUE/3,000 SQFT	62
Warehouse	260,160	1 LUE/4,000 SQFT	65
Support			
Restaurant	5,000	1 LUE/200 SQFT	25
Medical Office Building	10,000	1 LUE/1660 SQFT	6
Office	5,000	1 LUE/3000 SQFT	2
Phase 3 Total			160

Data from City of Austin Utility Criteria Manual

Peak Hour Demand

900 Gal/Person/Day

Peak Daily Demand

530 Gal/Person/Day

Calculations

Total Peak Hour Demand	502,774 Gal/Day	or	349 gpm
Total Peak Daily Demand	296,078 Gal/Day	or	206 gpm

Fire Flow

Preliminary Building Design:

Type of Building Construction: IIB Construction

Fire Flow Calculation Area = 194,400 sf

Unadjusted Fire Flow Demand =

8,000 gpm

Sprinkler Reduction Used is 75%

Proposed NFPA 13 Automatic Sprinkler System (ESFR)

Anticipated Fire Flow Demand After Sprinkler Reduction =

2,000 gpm

Duration of Fire Flow

2 hours

TAYLOR INDUSTRIAL

WATER CAPACITY CALCULATIONS

Population:

			LUE
Phase 1			271
Phase 2			349
Phase 3			160
Total			780

Data from City of Austin Utility Criteria Manual

Peak Hour Demand

900 Gal/Person/Day

Peak Daily Demand

530 Gal/Person/Day

Calculations

Total Peak Hour Demand	2,458,310 Gal/Day	or	1,707 gpm
------------------------	-------------------	----	-----------

Total Peak Daily Demand	1,447,671 Gal/Day	or	1,005 gpm
-------------------------	-------------------	----	-----------

Fire Flow

Preliminary Building Design:

Type of Building Construction: IIB Construction

Fire Flow Calculation Area = 537,600 sf

Unadjusted Fire Flow Demand =

8,000 gpm

Sprinkler Reduction Used is 75%

Proposed NFPA 13 Automatic Sprinkler System (ESFR)

Anticipated Fire Flow Demand After Sprinkler Reduction =

2,000 gpm

Duration of Fire Flow

2 hours

TAYLOR INDUSTRIAL PHASE 1

WASTEWATER CAPACITY CALCULATIONS

Population:

	Units	LUE Conversion	LUE
Factory	461,936	1 LUE/3,000 SQFT	154
Warehouse	293,431	1 LUE/4,000 SQFT	73
Support			
Restaurant	5,000	1 LUE/200 SQFT	25
Coffee Shop	3,000	1 LUE/200 SQFT	15
Retail	5,000	1 LUE/1660 SQFT	3
Office	3,000	1 LUE/3000 SQFT	1
Phase 1 Total			271

Calculations

Average Flow	245	Gal./LUE/Day
Inflow/Infiltration	750	Gal./LUE/Day
Acres Served	68.00	Acres

Average Dry Weather Flow	66,480	Gal/Day	or	46.17	gpm
Peaking Factor	3.81				
Peak Dry Weather Flow	253,553	Gal/Day	or	176.08	gpm
Inflow/Infiltration Flow	51,000	Gal/Day	or	35.42	gpm
Peak Wet Weather Flow	304,553	Gal/Day	or	211.50	gpm

TAYLOR INDUSTRIAL PH2

WASTEWATER CAPACITY CALCULATIONS

Population:

	Units	LUE Conversion	LUE
Factory	708,480	1 LUE/3,000 SQFT	236
Warehouse	136,920	1 LUE/4,000 SQFT	34
R&D	115,200	1 LUE/3,000 SQFT	38
Support			
Restaurant	5,000	1 LUE/200 SQFT	25
Office	5,000	1 LUE/3000 SQFT	2
Coffee Shop	2,800	1 LUE/200 SQFT	14
Phase 2 Total			349

Calculations

Average Flow	245	Gal./LUE/Day
Inflow/Infiltration	750	Gal./LUE/Day
Acres Served	88.00	Acres

Average Dry Weather Flow	85,617	Gal/Day	or	59.46	gpm
Peaking Factor	3.74				
Peak Dry Weather Flow	320,335	Gal/Day	or	222.45	gpm
Inflow/Infiltration Flow	66,000	Gal/Day	or	45.83	gpm
Peak Wet Weather Flow	386,335	Gal/Day	or	268.29	gpm

TAYLOR INDUSTRIAL PH3

WASTEWATER CAPACITY CALCULATIONS

Population:

	Units	LUE Conversion	LUE
Factory	185,640	1 LUE/3,000 SQFT	62
Warehouse	260,160	1 LUE/4,000 SQFT	65
Support			
Restaurant	5,000	1 LUE/200 SQFT	25
Medical Office Building	10,000	1 LUE/1660 SQFT	6
Office	5,000	1 LUE/3000 SQFT	2
Phase 3 Total			160

Calculations

Average Flow	245	Gal./LUE/Day
Inflow/Infiltration	750	Gal./LUE/Day
Acres Served	56.00	Acres

Average Dry Weather Flow	39,105	Gal/Day	or	27.16	gpm
Peaking Factor	3.95				
Peak Dry Weather Flow	154,410	Gal/Day	or	107.23	gpm
Inflow/Infiltration Flow	42,000	Gal/Day	or	29.17	gpm
Peak Wet Weather Flow	196,410	Gal/Day	or	136.40	gpm

TAYLOR INDUSTRIAL

WASTEWATER CAPACITY CALCULATIONS

Population:

	Units	LUE Conversion	LUE
Phase 1			271
Phase 2			349
Phase 3			160
Total			780

Calculations

Average Flow	245	Gal./LUE/Day
Inflow/Infiltration	750	Gal./LUE/Day
Acres Served	212.00	Acres

Average Dry Weather Flow	191,202 Gal/Day	or	132.78 gpm
Peaking Factor	3.48		
Peak Dry Weather Flow	664,653 Gal/Day	or	461.56 gpm
Inflow/Infiltration Flow	159,000 Gal/Day	or	110.42 gpm
Peak Wet Weather Flow	823,653 Gal/Day	or	571.98 gpm



LIVING UNIT EQUIVALENT (LUE) GUIDANCE DOCUMENT

Definition: A living unit equivalent (LUE) is defined as the typical flow that would be produced by a single family residence located in a typical subdivision. An LUE is assumed to represent 3.5 people living in a residence. For water requirements, this includes consumptive uses, such as lawn watering and evaporative coolers. The wastewater system does not receive all of these water flows, so the calculated flows differ between water and wastewater. The number of LUEs for a project is constant; only the water and wastewater flows are different. An LUE is not equivalent to a fixture unit.

WATER

Details on calculating the Water Utility Requirements for a project can be found in the Utilities Criteria Manual (UCM 2.9.2). The UCM is available online at:

<https://www.municode.com/library/tx/austin>

WASTEWATER

Details on calculating the Wastewater Utility Requirements for a project can be found in the Utilities Criteria Manual (UCM 2.9.4)

For Service Extension Request (SER) projects the following Wastewater Peak Flow Factor can be used:

$$\text{Peak Flow Factor} = [18 + (0.0206 \times F)^{0.5}] / [4 + (0.0206 \times F)^{0.5}], \text{ Maximum} = 4$$

The Following LUE Conversions can be used to estimate flows for various development types (Use is Not Mandatory; if using other factors please explain how the factors better represent a specific development).

Proposed Use (Residential)	LUE CONVERSION (L.U.E. per Unit)
Single Family Residence; Modular Home; Mobile Home:	1
Duplex:	2
Triplex; Fourplex; Condo Unit; P.U.D., Apartment Unit (6+ Units/Acre to 24 Units/Acre):	0.7
Condo or Apartment Unit (24+ Units/Acre):	0.5
Hotel or Motel Room:	0.5
Proposed Use (Commercial)	LUE CONVERSION (Units per L.U.E.)
Office (Square Feet of Floor)	3000
Office Warehouse (Square Feet of Floor)	4000
Retail; Shopping Center (Square Feet of Floor)	1660
Restaurant; Cafeteria (Square Feet of Floor)	200
Hospital (Beds)	1
Rest Home (Beds)	2
Church (Worship Services Only) (seats)	70
High / Middle School (Includes Gym and Cafeteria) (Students)	13
Elementary School (Includes Gym and Cafeteria) (Students)	15

DRAFT: April 20, 2021

City of Hutto

Engineering Department

Living Unit Equivalent Table

Notes: This table is for water and wastewater system demands in LUEs. Flow per LUE shall be defined by City Utility Criteria Manual

Line No.	Type of Development	LUE	Service Unit Equivalent
1	Barber Shop or Beauty Salon	1.0	1.65 Chairs
2	Bowling Alley (Dining Additional Charge)	1.0	1.25 Lanes
3	Carwash, Tunnel, Self-Service	1.0	10 Carwashes in a Day
4	Carwash, Tunnel, Full Service	1.0	15 Carwashes in a day
5	Carwash, Self Serve	1.0	0.75 Carwash Bays
6	Church or Fellowship Hall	1.0	70 Seats
7	Club, Concert Hall, Tavern, or Lounge	1.0	25 Occupants
8	County Club	1.0	3 Members
9	Dance School or Dance Studio	1.0	25 Occupants
10	Day Care Center	1.0	25 Occupants
11	Fire Station	1.0	3 Occupants
12	Fitness Center/Club	1.0	667 Square Feet
13	Gas Station (No Carwash)	2.0	1 Station
14	Gas Station with Carwash	12.00	1 Station
15	Grocery Store	1.0	2000 Square Feet
16	Hospital	1.0	1 Bed
17	Hotel or Motel	1.0	2 Rooms
18	Laundromat	1.0	1.75 Machines
19	Manufacturing	1.0	5000 Square Feet
20	Mobile Home Park	1.0	1.5 Space
21	Movie Theater	1.0	50 Seats
22	Movie Theater - With Dining	1.0	25 Seats
23	Nursing Home	1.0	2 Beds
24	Office	1.0	3000 Square Feet
25	Park	1.0	50 Occupants
26	Post Office	1.0	3125 Square Feet
27	Recreational Vehicle Park	1.0	3.33 Vehicles
28	Residence, Apartment or Condominium	1.0	1.25 Units
29	Residence, Single Family or Townhouse	1.0	1 Unit
30	Restaurant	1.0	200 Square Feet
31	Retail	1.0	1660 Square Feet
32	High School	1.0	13 Students & Staff
33	Middle and Elementary School	1.0	15 Students & Staff
34	Stadium	1.0	80 Seats
35	Swimming Pool	1.0	50 Swimmers
36	Warehouse	1.0	4000 Square Feet

TABLE B105.1(1) REQUIRED FIRE-FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

FIRE-FLOW CALCULATION AREA (square feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
0-3,600	No automatic sprinkler system	1,000	1
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at the required fire-flow rate
0-3,600	Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i>	500	1/2
3,601 and greater	Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i>	1/2 value in Table B105.1(2)	1

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m.

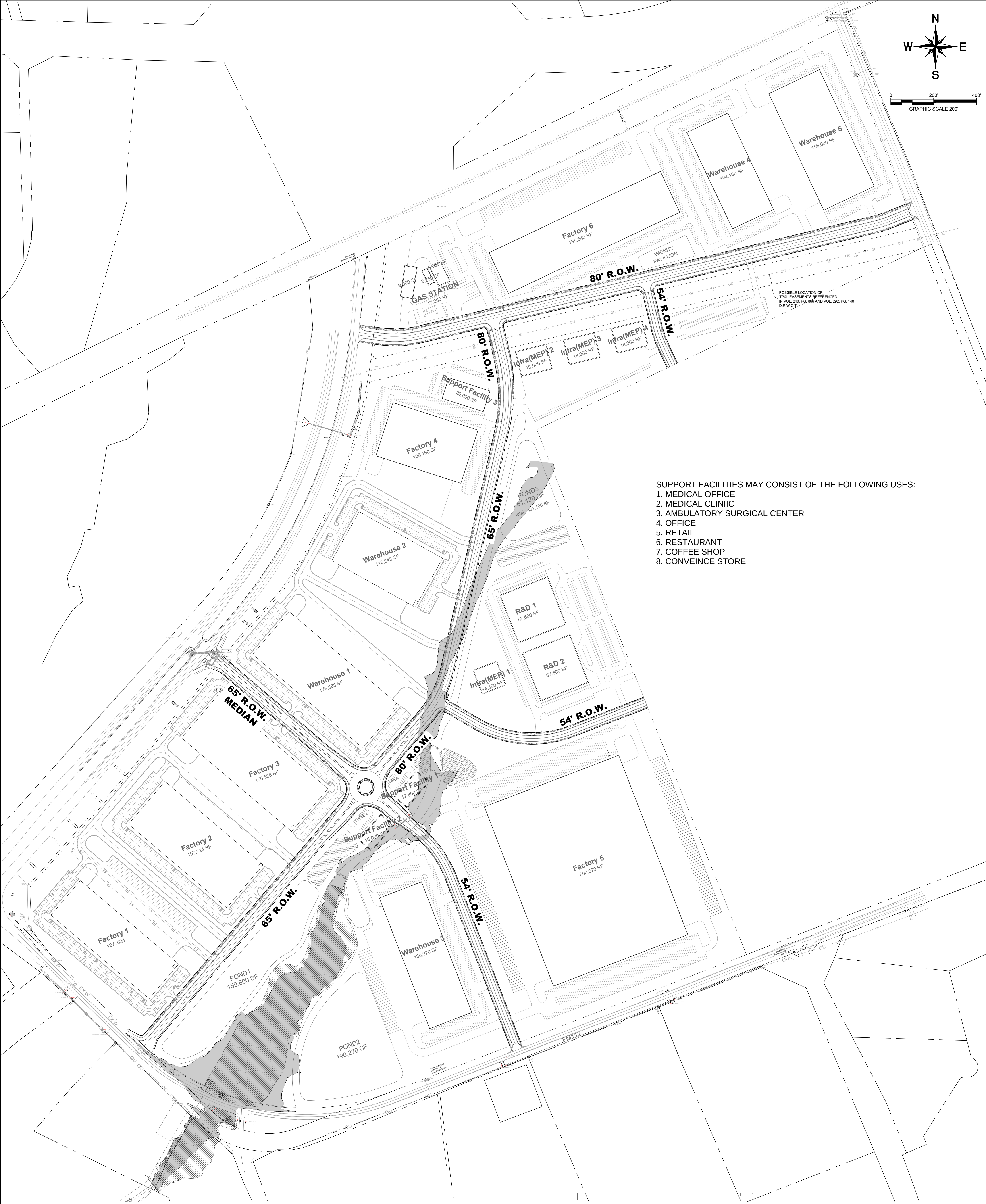
TABLE B105.1(2) REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2

FIRE-FLOW CALCULATION AREA (square feet)					FIRE-FLOW (gallons per minute) ^b	FLOW DURATION (hours)
Type IA and IB ^a	Type IIA and IIIA ^a	Type IV and V-A ^a	Type IIB and IIIB ^a	Type V-B ^a		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

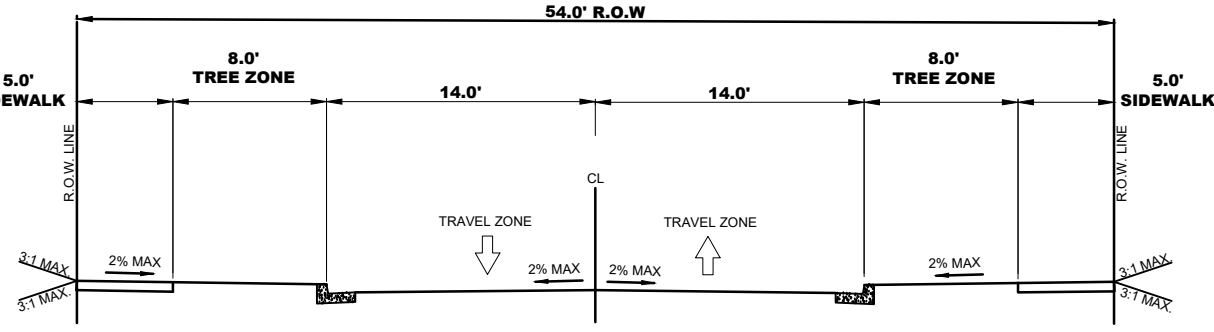
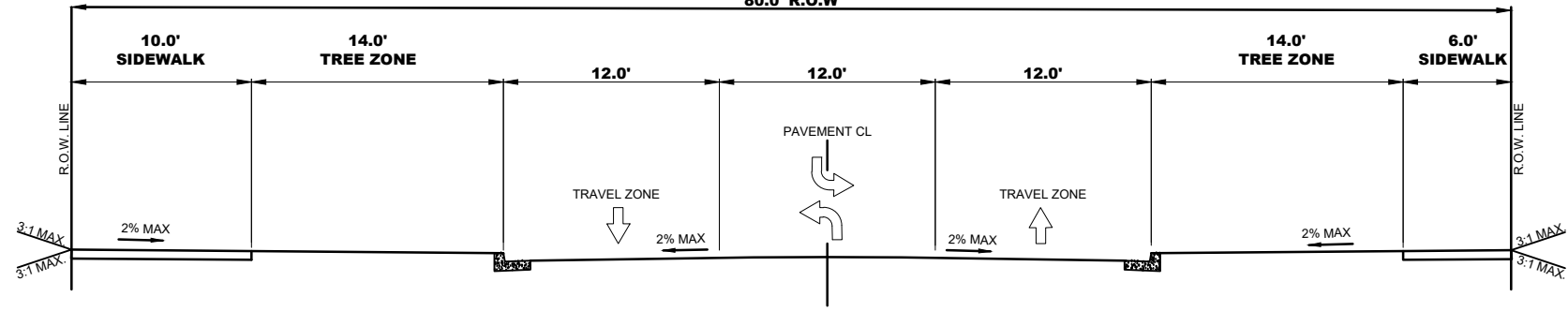
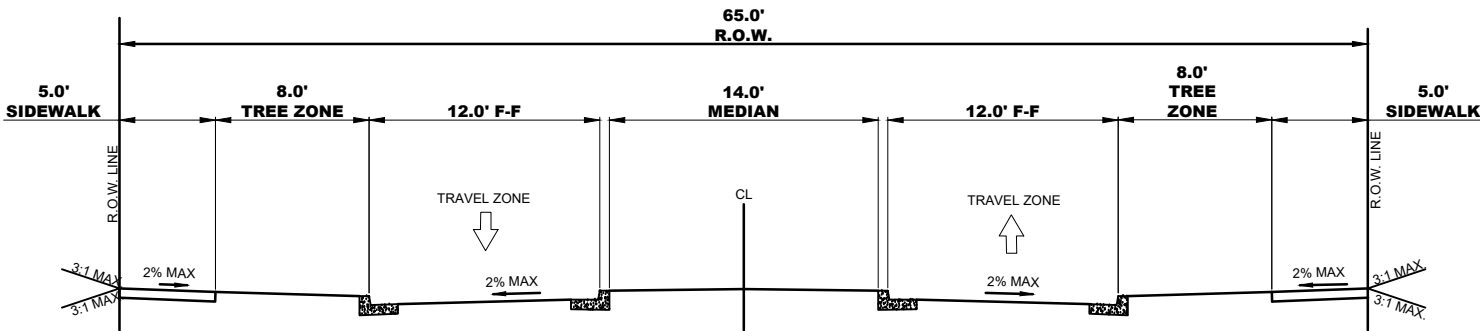
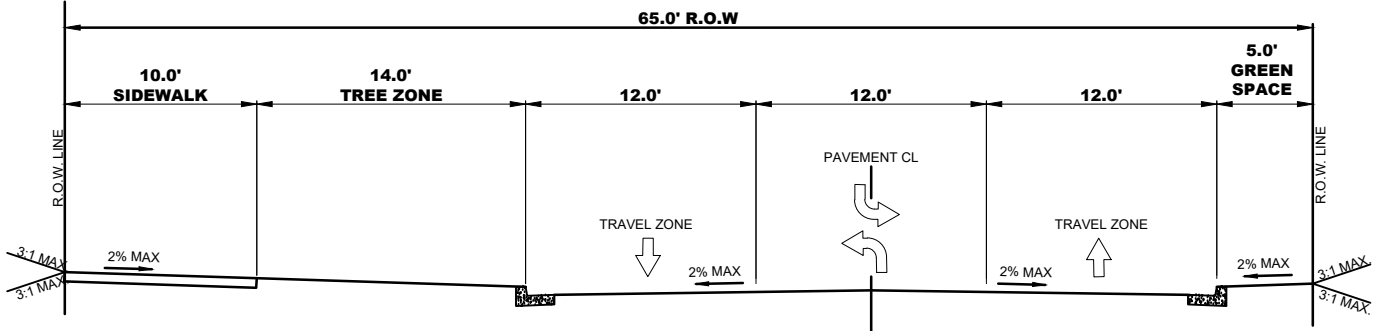
EXHIBIT 5

CONCEPTUAL SITE PLAN

Plotted By: Alvarez, Gerry Date: June 04, 2024 04:11:17pm File Path: K:\AUS_Civil\065001200-Taylor Industrial\Cad\Exhibits\ECP - Submittal Exhibit.dwg



- SUPPORT FACILITIES MAY CONSIST OF THE FOLLOWING USES:
1. MEDICAL OFFICE
 2. MEDICAL CLINIC
 3. AMBULATORY SURGICAL CENTER
 4. OFFICE
 5. RETAIL
 6. RESTAURANT
 7. COFFEE SHOP
 8. CONVINCE STORE



Taylor Industrial

June 4, 2024

Kimley»Horn

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

Traffic Impact Analysis

iMarketAmerica TIA

Taylor, Texas

Prepared for:

iMarketAmerica, Inc.

810 Hesters Crossing, Ste. 205

Round Rock, Texas 78681

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9.30.2024

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KH Project No. 065001200

August 2, 2024

iMarketAmerica TIA



SEPTEMBER 30, 2024

Prepared By:

Kimley»Horn

EXECUTIVE SUMMARY

The proposed iMarketAmerica development is a site contained within US 79, FM 112, and FM 619 in Taylor, Texas which is a part of Williamson County. The site is anticipated to contain approximately 2000 square feet of manufacturing and warehouse space, as well as a gas stations. The project is assumed to be completed in the year 2027. This study determines traffic generation characteristics, analyzes potential traffic related impacts on the adjacent road network, and identifies mitigation measures.

The site will have access to the surrounding roadway network via 5 driveways, 2 on US 79, 2 on FM 112, and 1 on FM 619. Both driveways on US-79 (driveways 2 and 3) are to be right-in, right-out only. The driveway on FM 619, referred to as Driveway 1, is a full access driveway. Finally, the driveways on FM 112, referred to as Driveways 4 and 5, are also both full access driveways. Intersections to be analyzed were determined after discussions with review agency staff and are listed below.

- FM 619 & Driveway 1
- US 79 & Driveway 2
- US 79 & Driveway 3
- FM 112 & Driveway 4
- FM 112 & Driveway 5
- FM 112 & FM 619
- FM 619 & US 79
- US 79 & FM 112

Turning movement counts were obtained at the above existing intersections during weekday AM and PM peak demand periods on Thursday, May 16, 2024. Traffic operations were analyzed at the study intersections for Existing conditions, 2027 No Build, and 2027 Site Build-Out. Background traffic was projected to 2027 by applying a 3.50% annual growth factor that was determined by using historical traffic counts in the area. More detailed discussion of the turning movement counts methodology can be found in the Existing Traffic Volumes section.

Site traffic is distributed into and out of the site driveways and onto the street system based on the area street system characteristics, existing traffic patterns, and the location of driveway access to/from the site.

For the proposed land uses, projected site traffic is calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual* 11th Edition. The development is anticipated to generate approximately 12,334 Daily Trips, 1,210 net new trips during the AM peak-hour and 1,547 net new trips during the PM peak-hour. Analysis of the 2027 Build-Out scenario showed some study intersections operate below acceptable LOS D or lower than the No Build LOS. To restore operating conditions to acceptable LOS, the following mitigations are recommended:

1. Driveway 1 & FM 619
 - a. Install southbound right turn lane
2. Driveway 2 & US 79
 - a. Install northbound right turn lane
3. Driveway 3 & US 79
 - a. Install northbound right turn lane
4. Driveway 4 & FM 112
 - a. Install eastbound left turn lane
5. Driveway 5 & FM 112
 - a. Install eastbound left turn lane
6. FM 619 & US Highway 79
 - a. Install traffic signal
7. US Highway 79 & FM 112
 - a. Install traffic signal

For the above mitigations, the developer pro-rata cost share is expected to be approximately \$335,750. Additionally, the developer will be responsible for constructing each required improvement at Driveways 1-4.

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INTRODUCTION AND BACKGROUND

PURPOSE

Kimley-Horn and Associates, Inc. was retained to conduct a Traffic Impact Analysis (TIA) of future traffic conditions associated with the iMarketAmerica development. The proposed development is a site at the northeast corner of US 79 and FM 112 in Taylor, Texas. A site vicinity map is provided in **Figure 1**.

This study addresses potential traffic impacts of the proposed development on the surrounding roadway network and intersections. This traffic impact study was prepared based on criteria set forth by the review agency. The specific objectives of this study are to determine the future operational levels-of-service (LOS) at the various study intersections and to identify capacity related improvements.

GENERAL STUDY INFORMATION

This development will consist of 49,600 square feet of general light industrial space, 1,348,440 square feet of manufacturing, 735,000 square feet of warehousing space, 115,200 square feet for a research and development center, and a gas station with 16 fueling stations. The scope of analysis for this study was prepared in consultation with the review agency staff and is provided in **Appendix A**. The following scenarios were analyzed:

- 2024 Existing Conditions
- 2027 No Build
- 2027 Site Build-Out

The following intersections were studied in the scenarios listed above for both AM and PM peak hour periods:

- US 79 & FM 112
- FM 619 & US 79
- FM 619 & FM 112

Figure 1 shows the study intersections and proposed driveways. Driveway 1 is a full access driveway along FM 619, while Driveways 2 and Driveway 3 are both right-in/right-out driveways. The southernmost driveways, Driveway 4 and Driveway 5, are full access with FM 112. **Figure 2** shows the proposed site plan.

Land uses and daily trips for the development are summarized in **Table 1**.

Table 1 – Proposed Land-Uses

Land Uses	Size	ITE Code	Daily Trips
General Light Industrial	49.6 KSF	110	242
Manufacturing(1)	449.48 KSF	140	1,762
Manufacturing(2)	449.48 KSF	140	1,762
Manufacturing(3)	449.48 KSF	140	1,762
Warehousing	735.88 KSF	150	1,202
Research and Development Center	115.2 KSF	760	1,366
Gasoline Station w/ Convenience Market	16 VFP	945	4,244
Total			13,458

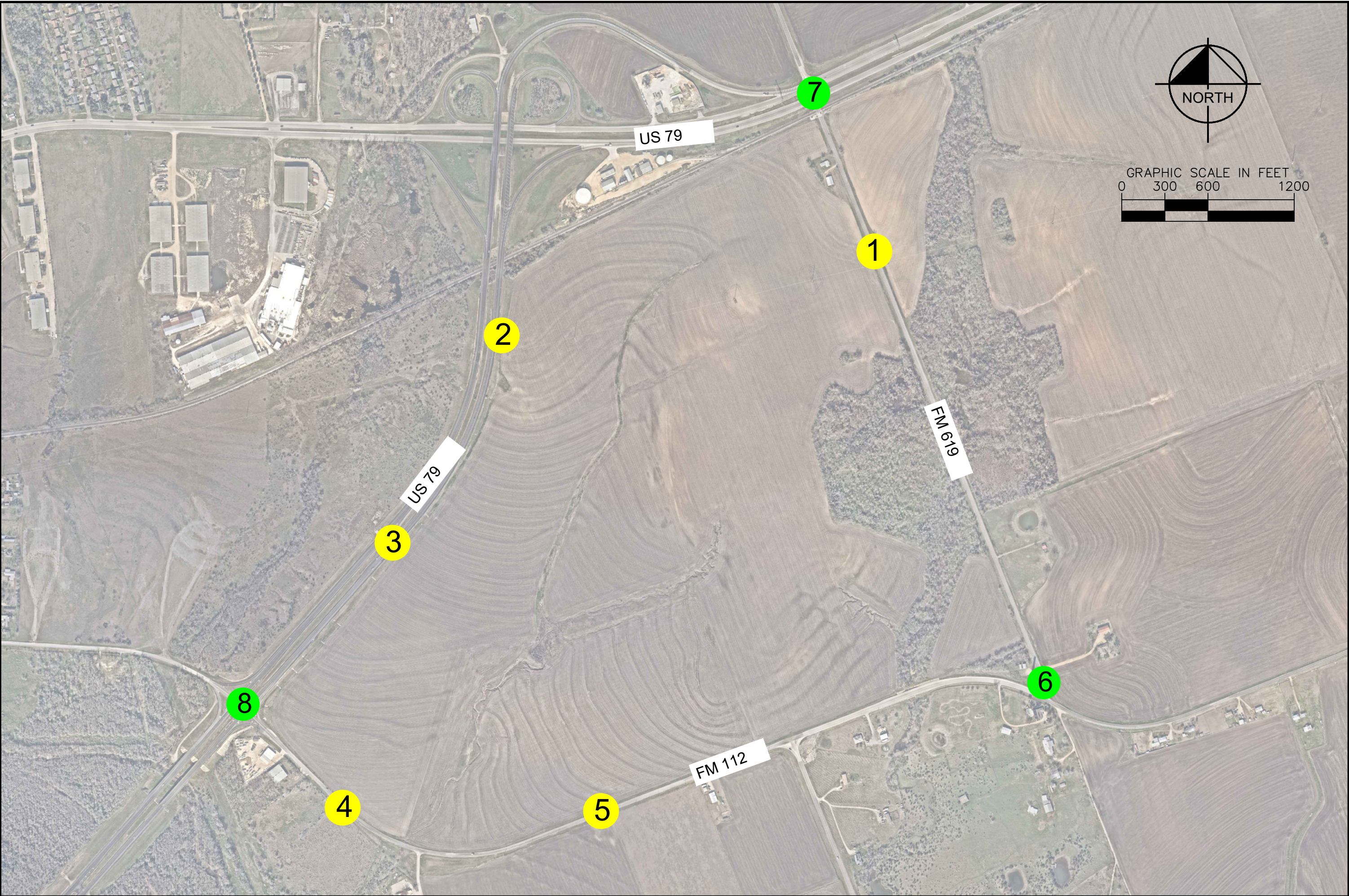
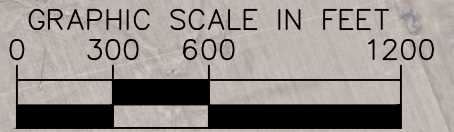




FIGURE
2

EXISTING OPERATING CONDITIONS

SURROUNDING TRANSPORTATION SYSTEM

The major study area roadways are described below.

US 79 – is currently a four (4) lane divided roadway, with two lanes in each direction of travel. It is classified by TxDOT as a Principal Arterial. It runs in the north-south and east-west direction around the site. There is a posted speed limit of 65 miles per hour (mph) in the project vicinity. There are currently no bicycle or pedestrian facilities in the project vicinity.

FM 112 – is currently a two (2) lane undivided roadway, with one lane in each direction of travel. It is classified by TxDOT as a Major Collector. It runs generally in the east-west direction near all site study intersections. There is a posted speed limit of 45 mph and currently no bicycle or pedestrian facilities in the project vicinity.

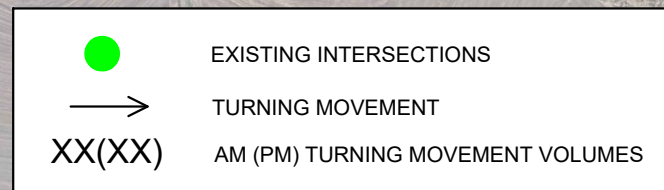
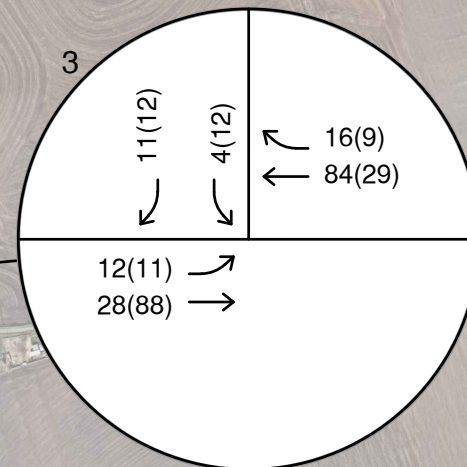
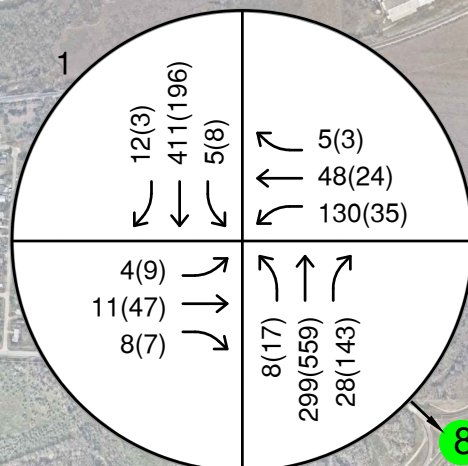
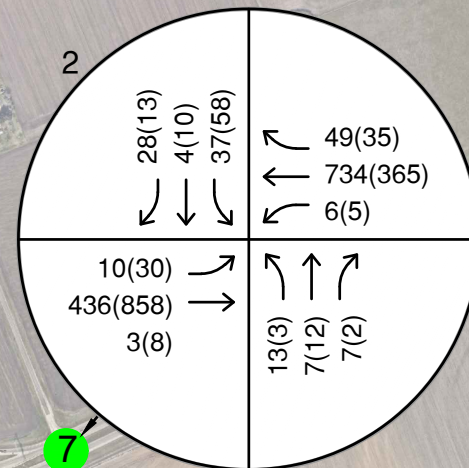
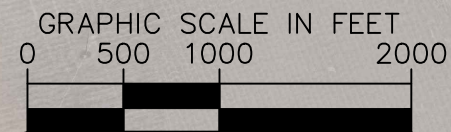
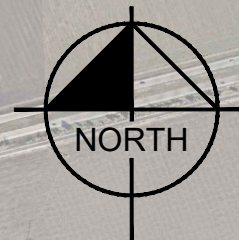
FM 619 – is currently a two (2) lane undivided roadway, with one lane in each direction of travel. It is classified by TxDOT as a Major Collector. It runs generally in the north-south direction. There is a posted speed limit of 45 mph and currently no bicycle or pedestrian facilities in the project vicinity.

EXISTING TRAFFIC VOLUMES

Weekday AM and PM peak period turning movement counts were collected at the following study intersections on Thursday May 16, 2024, during the AM peak period from 7:00 to 9:00 AM and the PM peak period from 4:00 to 6:00 PM:

- US 79 & FM 112
 - AM Peak Hour: 7:00 AM – 8:00 AM
 - PM Peak Hour: 4:30 PM – 5:30 PM
- FM 619 & US 79
 - AM Peak Hour: 7:00 AM – 8:00 AM
 - PM Peak Hour: 4:30 PM – 5:30 PM
- FM 619 & FM 112
 - AM Peak Hour: 7:15 AM – 8:15 AM
 - PM Peak Hour: 5:00 PM – 6:00 PM

Figure 3 shows the existing traffic volumes. The raw count sheets are provided in **Appendix C**.



NO BUILD (FORECASTED) OPERATING CONDITIONS

To obtain 2027 background traffic projections, historic counts near the site were compared to find expected growth trends within the study area. Based on data from TxDOT's Traffic Count Database System (TCDS), traffic volumes were assumed to increase at a growth rate of 3.50% per year. **Table 2** shows the location of historic counts from TCDS used to calculate the assumed growth rate. The TCDS counts are included in **Appendix B**. The equation used for determining the average annual growth is provided below.

$$\text{Growth Rate} = \frac{\text{Total Trips}_{\text{Current Year}}}{\text{Total Trips}_{\text{Previous Year}}} \frac{1}{\text{Current Year} - \text{Previous Year}} - 1$$

Table 2 – Growth Rate Calculation

Year	FM 112	US 79 N/S	US 79 E/W
2022	2330	7842	9007
2019	2,307	6,750	7,753
Growth	0.33%	5.13%	5.12%
Average		3.53%	
Assumed	3.50%		

NO BUILD (FORECASTED) VOLUMES

The resulting 2027 No Build weekday AM and PM peak hour traffic volumes are shown in *Figure 4*.



TRIP GENERATION AND DISTRIBUTION

TRIP GENERATION

Site-generated traffic estimates are determined through a process known as trip generation. The acknowledged source for trip generation rates is the 11th edition of *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. The trips indicated are one-way trips or trip ends, where one vehicle entering and exiting the site is counted as two trips (one inbound trip and one outbound trip).

Since the intensity of the *manufacturing* land use falls outside ITE's data extremes, its fixed rate cannot accurately capture the trips generated by this development. To address this, the land use was divided into three equal, separate calculations to provide a more precise estimate of the trip demand.

Internal capture is the tendency for customers or residents to visit several parts of a mixed-use development in one trip but be counted twice in the trip generation since the formula assumes the land uses are isolated. For this project, there were no internal capture reductions for all land uses.

Pass-by trips are existing vehicles on the adjacent roadways that choose to visit the new site, and then return to their original path. Pass-by trips do not reduce the driveway volumes projected for the site but are deducted from the through traffic volume and routed as right-in / right-out or left-in / left-out movements at driveways on the area roadways. The methodology for determining pass-by followed the ITE 11th Edition *Trip Generation Manual*. This report is the acknowledged source to calculate pass-by trips for different land uses. For this project, there were pass-by reductions for the gas station land use.

Using ITE Trip Generation, the heavy vehicle factor for this site was calculated based on the development's square footage and determined the proportion of heavy vehicles among total trips, provided in **Table 4**. A straight average was more conservative than a weighted average, so a straight average was applied. These heavy vehicle rates were applied to the AM and PM peak movements at all proposed driveways and at locations where site traffic constitutes more than 50% of the volume for the projected traffic conditions.

Table 3 summarizes the resulting Daily and Weekday AM and PM peak hour trip generation for 2027. Details of site trip generation are provided in **Appendix C**.

Table 3 – 2027 Site Trip Generation

Land Use Code	Land Use	Size	Units	Daily Trips	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
110	General Light Industrial ¹	49.6	1,000 Sq Ft	238	38	33	5	24	3	21
140(1)	Manufacturing ²	449.48	1,000 Sq Ft	1,762	278	211	67	385	119	266
140(2)	Manufacturing ²	449.48	1,000 Sq Ft	1,762	278	211	67	385	119	266
140(3)	Manufacturing ²	449.48	1,000 Sq Ft	1,762	278	211	67	385	119	266
150	Warehousing ³	735.88	1,000 Sq Ft	1,202	112	86	26	115	32	83
760	Research and Development Center ⁴	115.2	1,000 Sq Ft	1,366	128	105	23	122	19	103
945	Gasoline Station w/ Convenience Market ⁵	16	Fueling Position(s) 2-4k SF	4,242	257	129	128	295	148	147
Total Project Trips				12,334	1,369	987	382	1,712	560	1,152
Pass By				-	159	80	79	165	83	82
Total External Project Trips				12,334	1,210	907	303	1,547	477	1,070

Notes:

1. General Light Industrial
 - Daily: $T = 3.76(X) + 50.47$
 - AM: $T = 0.68(X) + 3.81$; 88% IN, 12% OUT
 - PM: $Ln(T) = 0.72 Ln(X) + 0.38$; 14% IN, 86% OUT
 - Where T = Trips and X = 1,000 Sq Ft
2. Manufacturing
 - Daily: $T = 3.77(X) + 201.98$
 - AM: $T = 0.61(X) + 9.54$; 76% IN, 24% OUT
 - PM: $T = 0.87(X) - 17.50$; 31% IN, 69% OUT
 - Where T = Trips and X = 1,000 Sq Ft
3. Warehousing
 - Daily: $T = 1.58(X) + 38.29$
 - AM: $T = 0.12(X) + 23.62$; 77% IN, 23% OUT
 - PM: $T = 0.12(X) + 26.48$; 28% IN, 72% OUT
 - Where T = Trips and X = 1,000 Sq Ft
4. Research and Development Center
 - Daily: $T = 9.70(X) + 247.71$
 - AM: $T = 0.89(X) + 24.54$; 82% IN, 18% OUT
 - PM: $T = 0.84(X) + 25.08$; 16% IN, 84% OUT
 - Where T = Trips and X = 1,000 Sq Ft GLA
5. Convenience Store/Gas Station
 - Daily: $T = 265.12 (X)$
 - AM: $T = 16.06(X)$; 50% IN, 50% OUT
 - PM: $T = 18.42(X)$; 50% IN 50% OUT
 - Where T = Trips and X = Vehicle Fueling Positions

Table 4 – Trip Generation for Trip Types

Land Use Code	Land Use	Heavy Vehicle Trips		Vehicle Trips		Heavy Vehicle Trips/Total Vehicle Trips (%)	
		AM	PM	AM	PM	AM	PM
110	General Light Industrial	0	0	38	24	0%	0%
140	Manufacturing (1)	13	13	278	385	5%	3%
140	Manufacturing (2)	13	13	278	385	5%	3%
140	Manufacturing (3)	13	13	278	385	5%	3%
150	Warehousing	15	22	112	115	13%	19%
760	Research & Development Center	0	0	128	122	0%	0%
945	Gas Station	0	0	257	295	0%	0%
% HV (average)						3.9%	4.2%

TRIP DISTRIBUTION AND ASSIGNMENT

The trip distribution for this site is based on existing traffic data, using cordon line calculations. The cordon line methodology consists of delineating an imaginary line around the study area and calculating the number of vehicles entering and exiting the study area through that line. This calculation provides a picture of how many vehicles approach or leave the study area from each direction and roadway connection. The percentage of vehicles approaching or departing the study area on each roadway connection forms the basis for the overall distribution of traffic in the study area. The percentages determined from the cordon line calculations should also reflect expected traffic patterns.

Table 5 displays the directional distribution percentages calculated using the Cordon count methodology for the proposed development.

Table 5 – Cordon Count Distribution

Intersection	Direction	Cordon Counts		Distribution		Average	Percent to Development
		AM	PM	AM	PM		
1	To/From S on US 79	884	957	23%	23%	23%	40%
1	To/From W on FM 112	91	107	2%	3%	2%	5%
2	To/From N on FM 619	135	158	3%	4%	4%	5%
2	To/From E on US 79	1269	1323	33%	32%	33%	15%
2	To/From W on US 79	1224	1277	32%	31%	31%	30%
3	To/From E on FM 112	132	138	3%	3%	3%	5%
Total		3870	4100	100%	100%	100%	100%

The cordon counts projected that site traffic would come from many sources, including to/from south on US 79, to/from west on US 79, and to/from north on FM 619. Using engineering judgment, the cordon count was analyzed to determine if it would reflect the expected trip destination and sources. The 33% average distribution to /from east on US 79 was decreased to 15%, while to/from south on US 79 was increase to 40% to account for the lack of the development northeast of the site. It was assumed that the distribution of traffic from west of the site would need to be increased, since that is where the majority of residential and commercial development is.

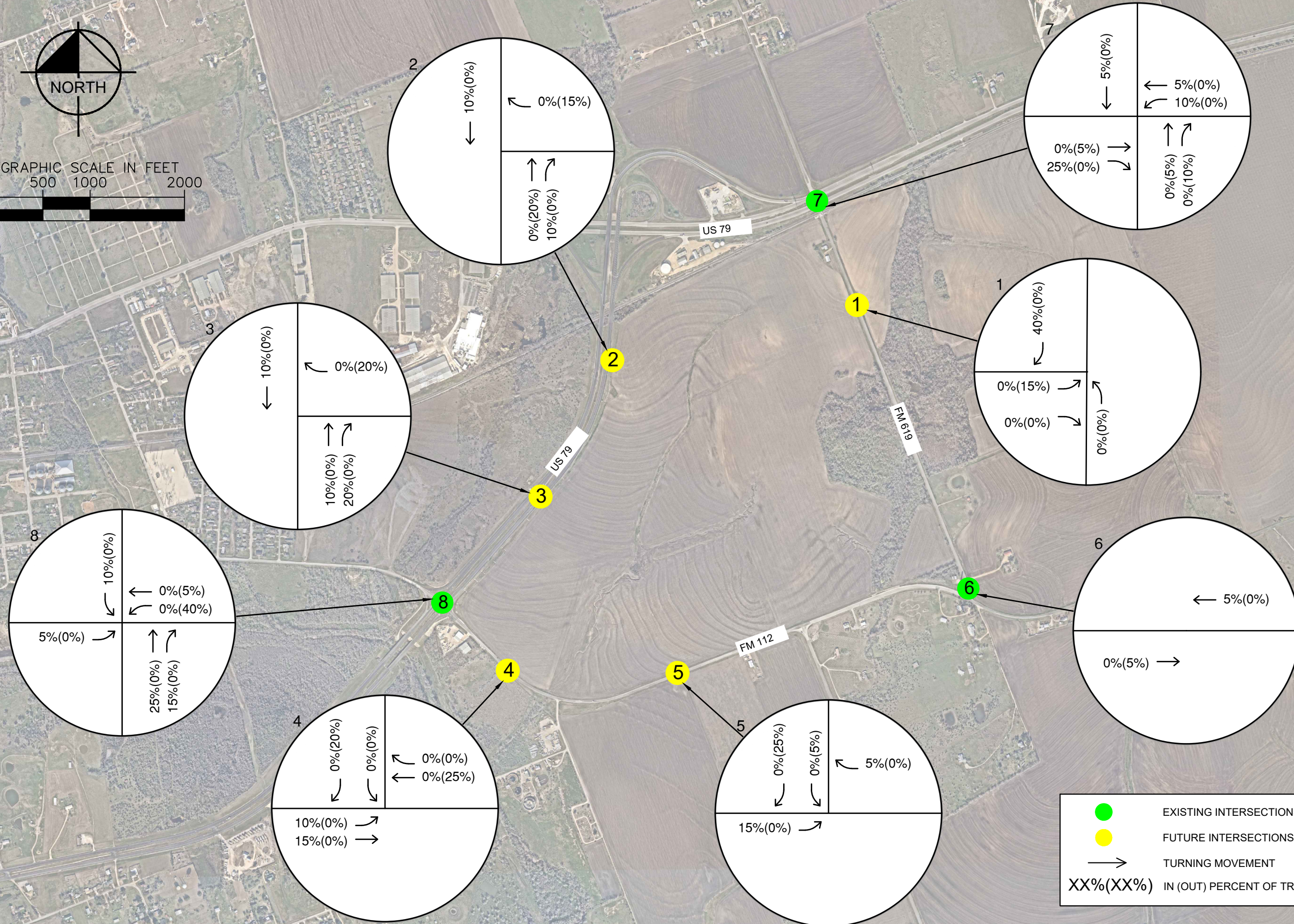
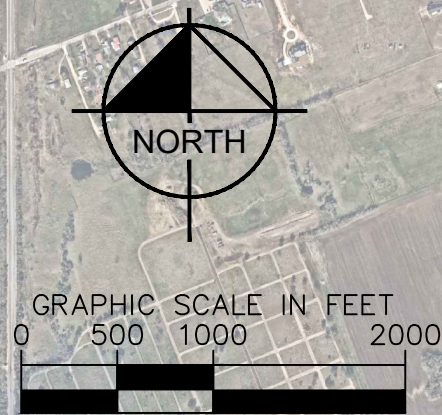
After considering the overall distribution of the site traffic, assumptions can be made for a development about how vehicles will choose the most appropriate exit point. Some factors that are included in distributing site traffic between the proposed driveways include the following:

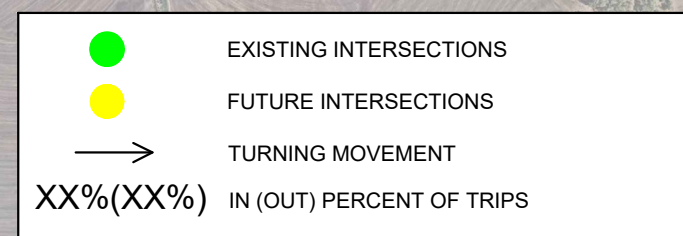
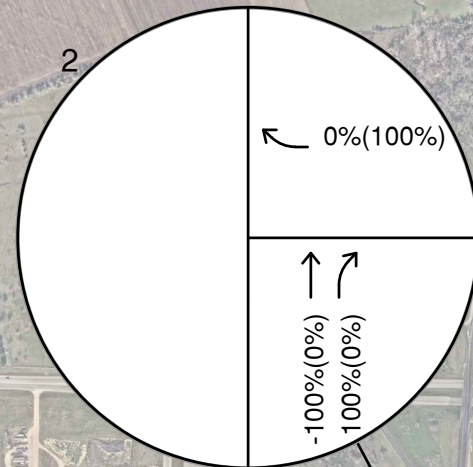
- The accessibility of the driveway to the primary travel directions,
- The preference of drivers to use the first available driveway when entering and exiting the site
- The preference of drivers to make right-turns versus left-turns, and
- The choice of a route to provide the most opportunity to make preferred maneuvers.

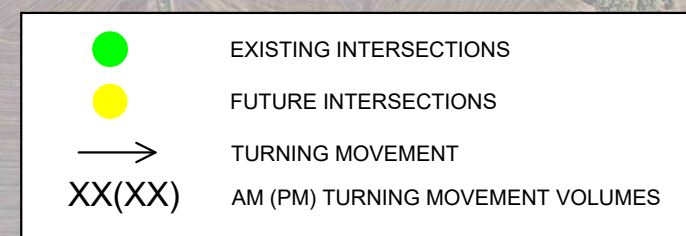
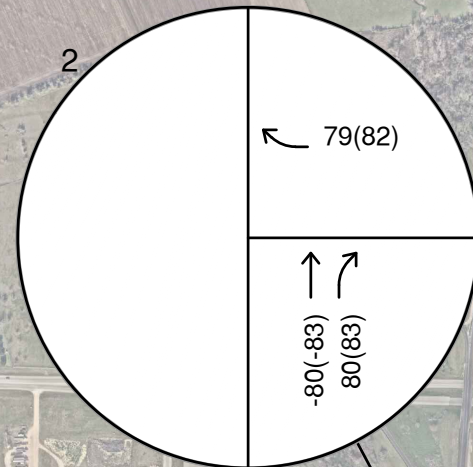
Figure 5 shows the resulting weekday AM and PM peak hour site trip assignment at all study intersections for the site development. **Figure 6** shows the pass-by trip assignment at all study intersections for the development. Pass-by trips are shown in **Figure 7**. **Figure 8** shows the total site traffic after being calculated using the percentages for each trip assignment group in **Figure 5**.

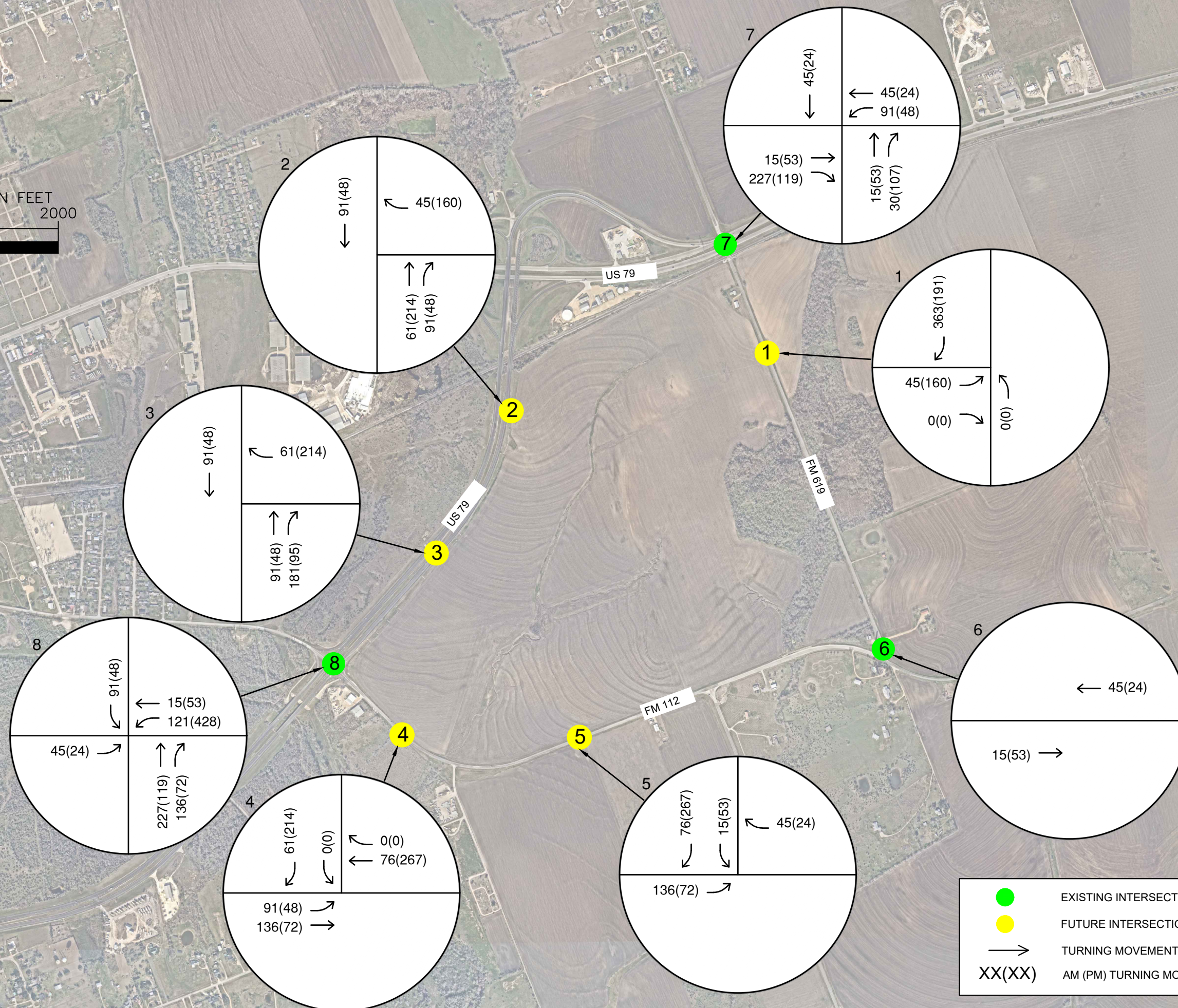
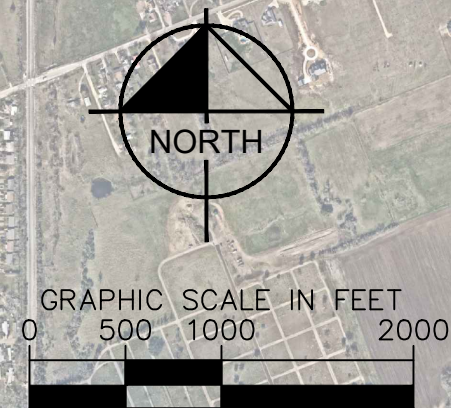
ASSUMPTIONS

- Cordon line calculations were performed on existing count data for all study intersections.
- The traffic generated by the site was assigned to the future roadway network using the appropriate trip distribution percentages for the AM and PM peak hours.
- Site trips are added to the forecasted year 2027 background trips to determine the total 2027 traffic volumes.
- Peak Hour Factors (PHF) and HV% from existing counts were used for every existing intersection.
- *Synchro 12™* default PHF (0.92) was used for proposed intersections.
- ITE *Trip Generation* data shown in **Table 4** was used to develop HV factors for proposed intersections.



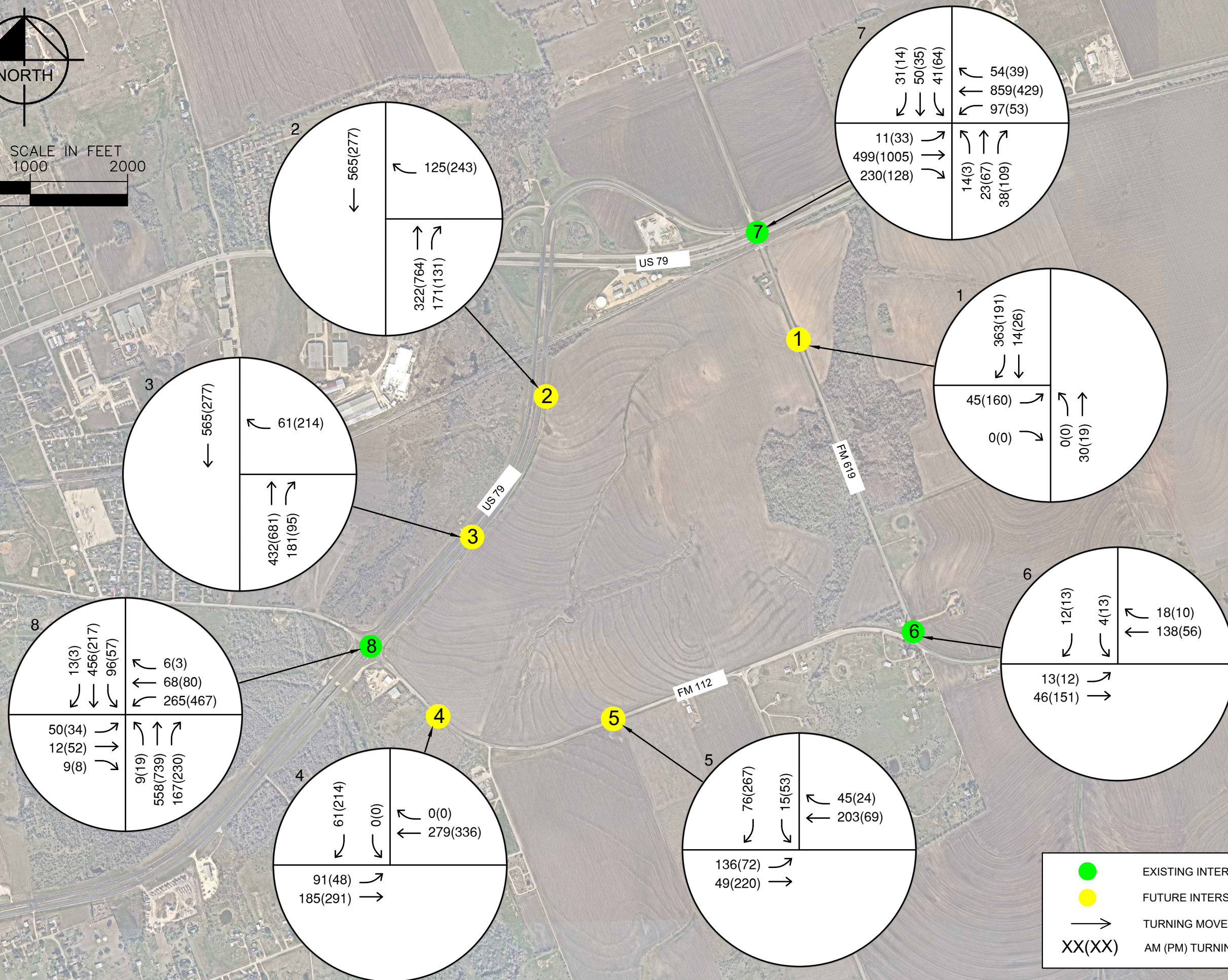
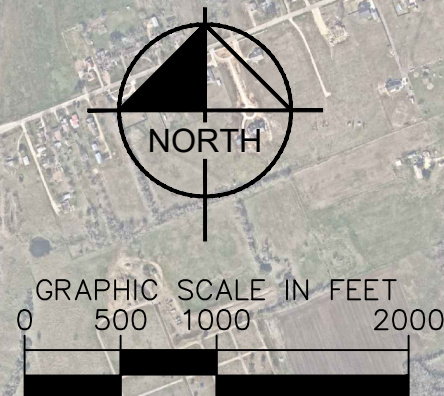






BUILD (SITE + FORECASTED) OPERATING CONDITIONS

Site traffic was added to the No Build volumes to represent estimated total buildout (growth plus site-generated) traffic conditions in 2027 after the completion of the proposed development. The resulting 2027 total weekday AM and PM peak hour traffic volumes are shown in *Figure 9*.



BUILD WITH MITIGATIONS OPERATING CONDITIONS

A mitigation plan must be developed for every development phase considered in a Traffic Impact Analysis. Mitigation plans are designed to show the recommended improvements to bring intersection operations back to Level of Service (LOS) D or to at least the operating conditions of the No Build scenario.

To accommodate traffic from the proposed development, the following mitigations are proposed:

1. Driveway 1 & FM 619
 - a. Install southbound right turn lane
2. Driveway 2 & US 79
 - a. Install northbound right turn lane
3. Driveway 3 & US 79
 - a. Install northbound right turn lane
4. Driveway 4 & FM 112
 - a. Install eastbound left turn lane
5. Driveway 5 & FM 112
 - a. Install eastbound left turn lane
6. FM 619 & US Highway 79
 - a. Install traffic signal
7. US Highway 79 & FM 112
 - a. Install traffic signal

The above intersection mitigations bring most movements to an acceptable LOS or reduce delay below No Build conditions where feasible

INTERSECTION CAPACITY ANALYSIS

Kimley-Horn conducted a traffic operations analysis to determine potential capacity deficiencies in 2027 at the study intersections. The acknowledged source for determining overall capacity is the *Highway Capacity Manual*.

ANALYSIS METHODOLOGY

Capacity analysis results are listed in terms of Level of Service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. It ranges from “A” (very little delay) to “F” (long delays and congestion). **Table 6** shows the definition of level of service for signalized and unsignalized intersections. LOS D is the threshold for acceptable operations for signalized intersections.

Table 6 – Level of Service

Level of Service	Signalized Intersection Average Total Delay (sec/veh)	Unsignalized Intersection Average Total Delay (sec/veh)
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

Definitions provided from the Highway Capacity Manual, Special Report 209, Transportation Research Board, 2010.

Study area intersections were analyzed based on average total delay for signalized intersections. For the unsignalized analysis, the level of service (LOS) is defined for each controlled approach.

Where possible, HCM 7th analysis is used. For intersections not possible to analyze using HCM 7th, HCM 2000 is used.

ANALYSIS RESULTS & MITIGATIONS

2024 EXISTING TRAFFIC OPERATIONS

Existing conditions measures of effectiveness (MOEs) are summarized in **Table 7** and **Table 8**.

2027 NO BUILD TRAFFIC OPERATIONS

The 2027 No Build condition represents traffic operations if this project is never built. The 2027 No Build conditions also assume traffic growth using the previously discussed growth factor and background projects have been completed.

No Build conditions MOEs are summarized in **Table 7** and **Table 8**.

2027 BUILD-OUT TRAFFIC OPERATIONS

Site trips from the proposed project are added to the No Build scenario for the Build-Out scenario.

Build-Out conditions MOEs are summarized in **Table 7** and **Table 8**.

2027 BUILD-OUT WITH MITIGATIONS TRAFFIC OPERATIONS

Intersection operations were improved to the acceptable LOS by adding the mitigations identified in the previous section.

2027 Build-Out with Mitigations conditions MOEs are summarized in **Table 7** and **Table 8**.

Table 7: 2024 and 2027 MOEs (AM)

Node	Intersection	Movement	2024 Existing AM						2027 No Build AM						2027 Build Out AM						2027 Mitigated AM					
			Volume	Queue	Storage	V/C	Delay	LOS	Volume	Queue	Storage	V/C	Delay	LOS	Volume	Queue	Storage	V/C	Delay	LOS	Volume	Queue	Storage	V/C	Delay	LOS
1	FM 619 & Driveway 1	EBL													45	5	0	0.07	10.6	B	45	5	0	0.054	9.2	A
		EBR													0						0					
		NBL													0	0	-	-	0	A	0	0	-	-	0	A
		NBT													30	-	-	-	-	-	30	-	-	-	-	-
		SBT													14	-	-	-	-	-	14	-	-	-	-	-
		SBR													363	-	-	-	-	-	363	-	330	-	-	-
		Intersection													N/A Unsig						N/A Unsig					
2	US 79 & Driveway 2	WBL													0						0					
		WBR													125	17.5	0	0.197	11.5	B	125	15	0	0.172	10.5	B
		NBT													322	-	-	-	-	-	322	-	-	-	-	-
		NBR													171	-	-	-	-	-	171	-	530	-	-	-
		SBL													0						0					
		SBT													565	-	-	-	-	-	565	-	-	-	-	-
		Intersection													N/A Unsig						N/A Unsig					
3	US 79 & Driveway 3	WBL													0						0					
		WBR													61	10	0	0.108	11.6	B	61	7.5	0	0.093	10.6	B
		NBT													432	-	-	-	-	-	432	-	-	-	-	-
		NBR													181	-	-	-	-	-	181	-	530	-	-	-
		SBL													0						0					
		SBT													565	-	-	-	-	-	565	-	-	-	-	-
		Intersection													N/A Unsig						N/A Unsig					
4	FM 112 & Driveway 4	EBL													91	7.5	-	0.083	8.3	A	91	7.5	340	0.083	8.3	A
		EBT													185	-	-	-	-	-	185	-	-	-	-	-
		WBT													279	-	-	-	-	-	279	-	-	-	-	-
		WBR													0	-	-	-	-	-	0	-	-	-	-	-
		SBL													0	7.5	0	0.098	10.9	B	0	7.5	0	0.098	10.9	B
		SBR													61	-	-	-	-	-	61	-	-	-	-	-
		Intersection													N/A Unsig						N/A Unsig					
5	FM 112 & Driveway 5	EBL													136	10	-	0.12	8.3	A	136	10	340	0.12	8.3	A
		EBT													49	-	-	-	0	A	49	-	-	-	0	A
		WBT													203	-	-	-	-	-	203	-	-	-	-	-
		WBR													45	-	-	-	-	-	45	-	270	-	-	-
		SBL													15	10	0	0.111	9.5	A	15	10	0	0.107	9.4	A
		SBR													76		-				76		-			
		Intersection													3.4						3.4					
6	FM 112 & FM 619	EBL	12	2.5	-	0.016	7.5	A	13	2.5	-	0.018	7.5	A	13	2.5	-	0.019	7.6	A	13	2.5	-	0.019	7.6	A
		EBT	28	-	-	-	0	A	31	-	-	-	0	A	46	-	-	-	0	A	46	-	-	-	0	A
		WBT	84	-	-	-	-	-	93	-	-	-	-	-	138	-	-	-	-	-	138	-	-	-	-	-
		WBR	16	-	-	-	-	-	18	-	-	-	-	-	18	-	-	-	-	-	18	-	-	-	-	-
		SBL	4	2.5	0	0.037	9.3	A	4	2.5	0	0.04	9.4	A	4	2.5	0	0.043	9.8	A	4	2.5	0	0.043	9.8	A
		SBR	11	-	-	-	-	-	12	-	-	-	-	-	12	-	-	-	-	-	12	-	-	-	-	-
		Intersection	N/A Unsig						N/A Unsig						N/A Unsig						N/A Unsig					
7	FM 619 & US 79	EBL	10	2.5	730	0.035	13.3	B	11	2.5	730	0.043	14.3	B	11	2.5	730	0.046	15	B	11	14	730	0.57	48	D
		EBT	436	-	-	-	-	-	483	-	-	-	-	-	499	-	-	-	-	-	499	111		0.48	14.8	B
		EBR	3	-	965	-	-	-	3	-	965	-	-	-	230	-	965	-	-	-	230	40	965	0.16	13.1	B
		WBL	6	0	890	0.011	8.4	A	7	0	890	0.014	8.5	A	97	10	890	0.13	10.1	B	97	#92	890	0.76	45.3	D
		WBT	734	-	-	-	-	-	814	-	-	-	-	-	859	-	-	-	-	-	859	123		0.53	13	B
		WBR	49	-	840	-	-	-	54	-	840	-	-	-	54	-	840	-	-	-	54	3	840	0.06	10.4	B
		NBL	13						14						14						14					
		NBT	7	20	-	0.214	22.4	C	8	20	-	0.286	27.8	D	23			-	-	-	23	33		0.1	12	B
		NBR	7						8						38						38					
		SBL	37						41						41						41					
		SBT	4	70	-	0.545	44.4	E	4	112.5	-	0.74	75.8	F	50	387.5	-	2.52	832.4	F	50	66		0.25	13.4	B
		SBR	28						31						31						31					
		Intersection	N/A Unsig						N/A Unsig						N/A Unsig						0.44					
8	US 79 & FM 112	EBL	4						4						50						50					
		EBT	11	10	-	0.125	16.6	C	12	15	-	0.159	18.9	C	12	50	-	0.451	63.2	F	12	16		0.18	12.5	B
		EBR	8						9						9						9					
		WBL	130						144						265						265					
		WBT	48	25	-	0.266	20.5	C	53	37.5	-	0.343	24.8	C	68	145	-	0.899	119.6	F	68	184		0.89	34.6	C
		WBR	5						6						6						6					
		NBL	8	2.5	155	0.018	8.3	A	9	2.5	155	0.021	8.4	A	9	2.5	155	0.021	8.4	A	9	13	155	0.43	33.6	C
		NBT	299	-	-	-	-	-	332	-	-	-	-	-	558	-	-	-	-	-	558	153		0.65	18.9	B
		NBR	28	-	165	-	-	-	31	-	165	-	-	-	167	-	165	-	-	-	167	39	165	0.12	14.5	B
		SBL	5	0	190	0.007	8.1	A	6	0	190	0.008	8.2	A	96	10	190	0.12	9.7	A	96	#101	190	0.76	47.9	D
		SBT	411	-	-	-	-	-	456	-	-	-	-	-	456	-	-	-	-	-	456	117		0.38	14.1	B
		SBR	12	-	340	-	-	-	13	-	340	-	-	-	13	-	340	-	-	-	13	0	340	0.01	12.1	B
		Intersection	N/A Unsig						N/A Unsig						N/A Unsig						0.77					

Table 8: 2024 and 2027 MOEs (PM)

			2024 Existing PM						2027 No Build PM						2027 Build Out PM						2027Mitigated PM					
Node	Intersection Name	Movement	Volume	Queue	Storage	V/C	Delay	LOS	Volume	Queue	Storage	V/C	Delay	LOS	Volume	Queue	Storage	V/C	Delay	LOS	Volume	Queue	Storage	V/C	Delay	LOS
1	FM 619 & Driveway 1	EBL													160	20	0	0.214	10.6	B	160	17.5	0	0.187	9.8	A
		EBR													0		-		0.214		0		-			
		NBL													0	0	-	-	0	A	0	0	-	-	0	A
		NBT													19	-	-	-	-	-	19	-	-	-	-	-
		SBT													26	-	-	-	-	-	26	-	-	-	-	-
		SBR													191	-	-	-	-	-	191	-	330	-	-	-
		Intersection	N/A Unsig						N/A Unsig						N/A Unsig						N/A Unsig					
2	US 79 & Driveway 2	WBL													0		-				0		-			
		WBR													243	77.5	0	0.529	20	C	243	62.5	0	0.475	17.2	C
		NBT													764	-	-	-	-	-	764	-	-	-	-	-
		NBR													131	-	-	-	-	-	131	-	530	-	-	-
		SBL													0		-				0		-			
		SBT													277	-	-	-	-	-	277	-	-	-	-	-
		Intersection	N/A Unsig						N/A Unsig						N/A Unsig						N/A Unsig					
3	US 79 & Driveway 3	WBL													0		-				0		-			
		WBR													214	52.5	0	0.421	16.2	C	214	45	0	0.389	14.8	B
		NBT													681	-	-	-	-	-	681	-	-	-	-	-
		NBR													95	-	-	-	-	-	95	-	530	-	-	-
		SBL													0		-				0		-			
		SBT													277	-	-	-	-	-	277	-	-	-	-	-
		Intersection	N/A Unsig						N/A Unsig						N/A Unsig						N/A Unsig					
4	FM 112 & Driveway 4	EBL													48	2.5	-	0.044	8.2	A	48	2.5	340	0.044	8.2	A
		EBT													291	-	-	-	-	-	291	-	-	-	-	-
		WBT													336	-	-	-	-	-	336	-	-	-	-	-
		WBR													0		-				0		-			
		SBL													0	37.5	0	0.344	13.1	B	0	37.5	0	0.344	13.1	B
		SBR													214	-	-	-	-	-	214	-	-	-	-	-
		Intersection	N/A Unsig						N/A Unsig						N/A Unsig						N/A Unsig					
5	FM 112 & Driveway 5	EBL													72	5	-	0.054	7.6	A	72	5	340	0.054	7.6	A
		EBT													220	-	-	-	0	A	220	-	-	-	0	A
		WBT													69	-	-	-	-	-	69	-	-	-	-	-
		WBR													24	-	-	-	-	-	24	-	270	-	-	-
		SBL													53	32.5	0	0.309	9.6	A	53	32.5	0	0.304	9.5	A
		SBR													267		-				267		-			
		Intersection	N/A Unsig						N/A Unsig						N/A Unsig						N/A Unsig					
6	FM 112 & FM 619	EBL	11	0	-	0.01	7.3	A	12	0	-	0.011	7.4	A	12	0	-	0.012	7.4	A	12	0	-	0.012	7.4	A
		EBT	88	-	-	-	0	A	98	-	-	-	0	A	151	-	-	-	0	A	151	-	-	-	0	A
		WBT	29	-	-	-	-	-	32	-	-	-	-	-	56	-	-	-	-	-	56	-	-	-	-	-
		WBR	9	-	-	-	-	-	10	-	-	-	-	-	10	-	-	-	-	-	10	-	-	-	-	-
		SBL	12	2.5	0	0.041	9.3	A	13	2.5	0	0.045	9.4	A	13	5	0	0.05	9.8	A	13	5	0	0.05	9.8	A
		SBR	12		-				13		-				13		-				13		-			
		Intersection	N/A Unsig						N/A Unsig						N/A Unsig						N/A Unsig					
7	FM 619 & US 79	EBL	30	5	730	0.053	10	B	33	5	730	0.061	10.3	B	33	5	730	0.062	10.4	B	33	29	730	0.27	24.9	C
		EBT	858	-	-	-	-	-	951	-	-	-	-	-	1005	-	-	-	-	-	1005	246		0.81	19.7	B
		EBR	8	-	965	-	-	-	9	-	965	-	-	-	128	-	965	-	-	-	128	29	965	0.09	11.6	B
		WBL	5	0	890	0.011	9.9	A	6	0	890	0.014	10.4	B	53	7.5	890	0.103	12.1	B	53	52	890	0.71	50.8	D
		WBT	365	-	-	-	-	-	405	-	-	-	-	-	429	-	-	-	-	-	429	78		0.28	14.1	B
		WBR	35	-	840	-	-	-	39	-	840	-	-	-	39	-	840	-	-	-	39	0	840	0.03	12.9	B
		NBL	3		-				3		-				3		-				3		-			
		NBT	12	17.5	-	0.185	34.2	D	13		-	0.244	44.4	E	67	305	-	1.342	251.3	F	67	60		0.2	13.9	B
		NBR	2		-				2		-				109		-				109		-			
		SBL	58		-				64		-				64		-				64		-			
		SBT	10	75	-	0.558	41	E	11	122.5	-	0.757	71.2	F	35	-	-	-	-	-	35	80		0.3	15.1	B
		SBR	13		-				14		-				14		-				14		-			
		Intersection	N/A Unsig						N/A Unsig						N/A Unsig						N/A Unsig					
		8	US 79 & FM 112	EBL	9		-				10		-				34		-				34		-	
EBT	47			32.5	-	0.314	22.9	C	52	47.5	-	0.408	29	D	52	95	-	0.671	67.1	F	52	45		0.18	11.7	B
EBR	7				-				8		-				8		-				8		-			
WBL	35				-				39		-				467		-				467		-			
WBT	24			22.5	-	0.244	27.3	D	27	35	-	0.341	36.8	E	80	82.5	-	0.619	62.8	F	80	#544		0.95	44.9	D
WBR	3				-				3		-				3		-				3		-			
NBL	17			2.5	155	0.024	7.7	A	19	2.5	155	0.027	7.8	A	19	2.5	155	0.027	7.8	A	19	29	155	0.51	45.6	D
NBT	559			-	-	-	-	-	620	-	-	-	-	-	739	-	-	-	-	-	739	297		0.85	36	D
NBR	143			-	165	-	-	-	159	-	165	-	-	-	230	-	165	-	-	-	230	46	165	0.21	23.5	C
SBL	8			2.5	190	0.021	8.9	A	9	2.5	190	0.025	9.2	A	57	7.5	190	0.081	10.1	B	57	#92	190	0.63	50.9	D
SBT	196			-	-	-	-	-	217	-	-	-	-	-	217	-	-	-	-	-	217	86		0.22	22.5	C
SBR	3			-	340	-	-	-	3	-	340	-	-	-	3	-	340	-	-	-	3	0	340	0.01	20.9	C
Intersection	N/A Unsig						N/A Unsig						N/A Unsig						0.9							

TURN LANE ANALYSIS

TxDOT defines right turn deceleration auxiliary lane thresholds as 50 vehicles per hour for roads with a posted speed of greater than 45 mph and 60 vehicles per hour for roads with a posted speed of less than or equal to 45 mph. US 79, a TxDOT road, has a posted speed limit of 65 mph. FM 112 and FM 619 are also TxDOT roads and have speed limits of 45 and 60 mph, respectively. TxDOT's guidelines for left turn lanes consist of an analysis of advancing traffic volume, the percent of this volume that is left turning, and opposing volume. For driveways with fewer than the minimum threshold of right- or left-turning vehicles per hour, a right- or left-turn auxiliary deceleration lane is not required.

Results of the analysis for both the morning and afternoon peak periods for is summarized below:

- Driveway 1 & FM 619
 - o Right-turn lane warranted
 - o Left-turn lane not warranted
- Driveway 2 and US 79 (Right-In, Right-Out)
 - o Right-turn lane warranted
- Driveway 3 & US 79 (Right-In, Right-Out)
 - o Right-turn lane warranted
- Driveway 4 & FM 112
 - o Left-turn lane warranted
 - o Right-turn lane not warranted
- Driveway 5 & FM 112
 - o Left-turn lane warranted
 - o Right-turn lane not warranted

Turn lanes at Driveways 1-5 should follow TxDOT Roadway Design Manual guidelines.

ADDITIONAL ANALYSIS

To determine the impact of the development, the following additional analysis were completed at intersection and roadways per the approved scope:

- Sight distance analysis
- Signal warrant analysis

A safety/geometric review and access management analysis were not included in the project's scope. The subsequent sections detail the results of each of this analysis.

2027 SIGHT DISTANCE ANALYSIS

All locations where signals are proposed as a mitigation are TxDOT facilities. The TxDOT Roadway Design Manual (RDW) governs for TxDOT facilities. The RDW Ch2 §3 draws its Stopping Sight Distance (SSD) requirements from the American Association of State Highway and Transportation Officials (AASHTO) guidelines. Initial site observations indicate that adequate SSD is possible at all intersections where signals are proposed as a mitigation. Per AASHTO, SSD should be measured from a 3.5-foot height of the driver's eye (as they are approaching the proposed driveway) to an object 2.0 feet above the roadway surface (located at the proposed driveway). Per the AASHTO document *A Policy on Geometric Design of Highways and Streets*, a passenger car approaching any site driveway needs a desirable minimum of 200 feet of SSD along FM 112 looking west, 360 feet along FM 112 looking east, 645 feet along US 79, and 570 feet along FM 619.

Aerial photography and vertical contours were used to determine SSD for vehicles traveling to Driveways 4-8. Existing contours are also available for the proposed location. Figures showing the Stopping Sight Distance are included in **Appendix H** and **Appendix I**. Results for the intersection sight distance are also provided in **Table 9** below.

Table 9 –Stopping Sight Distance Analysis Summary Table

Location		Case	Design Speed (MPH)	AASHTO Design Sight Distance (ft)	Horizontal ISD Met?	Vertical ISD Met?
FM 112 & US 79	FM 112	Looking East	45	360	Yes	Yes
		Looking West	30	200	Yes	Yes
	US 79	Looking North	65	645	Yes	Yes
		Looking South	65	645	Yes	Yes
FM 619 & US 79	US 79	Looking East	70	730	Yes	Yes
		Looking West	70	730	Yes	Yes
	FM 619	Looking North	60	570	Yes	Yes
		Looking South	60	570	Yes	Yes

The RDW Ch2 §3 draws its Intersection Sight Distance (ISD) requirements from the American Association of State Highway and Transportation Officials (AASHTO) guidelines. Initial site observations indicate that adequate ISD is possible at all site driveways. Per AASHTO, ISD should be measured from a 3.5-foot height of the driver's eye (as they are approaching the proposed driveway) to an object 3.5 feet above the roadway surface (located at the proposed driveway). Per the AASHTO document *A Policy on Geometric Design of Highways and Streets*, a passenger car approaching any site driveway needs a desirable minimum of 720 feet of SSD along US 79, 665 feet along FM 619, and 500 feet along FM 112.

Aerial photography and vertical contours were used to determine ISD for vehicles traveling from Driveways 4-8. Existing contours are also available for the proposed location. Figures showing the Intersection Sight Distance are included in **Appendix J** and **Appendix K**. Results for the intersection sight distance are also provided in **Table 10** below.

Table 10 – Intersection Sight Distance Analysis Summary Table

Location	Case	Design Speed (MPH)	AASHTO Design Sight Distance (ft)	Horizontal ISD Met?	Vertical ISD Met?
Driveway 1 and FM 619	Looking North	60	665	Yes	Yes
	Looking South	60	665	Yes	Yes
Driveway 2 and US 79	Looking South	65	645	Yes	Yes
Driveway 3 and US 79	Looking North	65	645	Yes	Yes
Driveway 4 and FM 112	Looking West	45	500	Yes	Yes
	Looking East	45	500	Yes	Yes
Driveway 5 and FM 112	Looking West	45	500	Yes	Yes
	Looking East	45	500	Yes	Yes

2027 SIGNAL WARRANT ANALYSIS

Signal warrants were performed for US 79 & FM 112 and FM 619 & US 719.

The peak hour counts and 24-hour counts used for analysis are in **Appendix B**. The signal warrant analysis reports and volume projections are provided in **Appendix L**, and the results are summarized as follows:

Intersection 1 (US 79 & FM 112) and Intersection 2 (FM 619 & US 79) meet signal warrants 1, 2, and 3 in the build-out analysis scenario. Therefore, a traffic signal **is recommended** for these intersections beginning in the build-out condition (2027). These intersections should be signalized based on real counts and should not be signalized if the iMarketAmerica development is not complete and generating sufficient traffic volumes. The volume warrants are summarized in **Table 11** for the 2027 Build-Out analysis scenarios. The remaining warrants were not considered for the following reasons:

- **Warrant 4, Pedestrian Volume:** No pedestrians or ped crossings present.
- **Warrant 5, School Crossing:** No schools or school crossings present.
- **Warrant 6, Coordinated Signal System:** No engineering study for a coordinated system has been conducted.
- **Warrant 7, Crash Experience:** Warrant 7 was only run for intersections that did not meet volume warrants. No crashes were reported at these intersections within the last 3 years.
- **Warrant 8, Roadway Network:** No engineering study for a roadway network has been conducted.
- **Warrant 9, Intersection Near a Grade Crossing:** No grade crossing present.

A pro-rata cost share for the traffic signals at Intersection 1 and Intersection 2 were calculated based on the percentage of site traffic compared to the total traffic present at the overall intersection in the peak hour build-out scenario. The pro-rata cost share is provided in **Table 11**. The pro-rata cost share for this signal is based on the percentage of site traffic compared to the total traffic present at the overall intersection in the peak hour build-out scenario.

Table 11 – 2027 Signal Warrant Analysis Summary

Warrant	2027 Build-Out	
	Condition Met	Hours Satisfied
US 79 & FM 619		
1A	No	1
1B	Yes	12
2	Yes	10
3A	No	N/A
3B	Yes	7
US 79 & FM 112		
1A	Yes	13
1B	Yes	11
2	Yes	13
3A	Yes	N/A
3B	Yes	10

RECOMMENDATIONS, MITIGATIONS, AND CONCLUSIONS

This study analyzes traffic impacts of the proposed iMarketAmerica development located in Taylor, Texas. The scenarios studied include – Existing conditions, 2027 No Build, and 2027 Build-Out.

Analysis of the 2027 Build-Out scenario showed some study intersections operate below acceptable LOS D. To restore operating conditions to acceptable LOS, the following mitigations are recommended:

1. Driveway 1 & FM 619
 - a. Install southbound right turn lane
2. Driveway 2 & US 79
 - a. Install northbound right turn lane
3. Driveway 3 & US 79
 - a. Install northbound right turn lane
4. Driveway 4 & FM 112
 - a. Install eastbound left turn lane
5. Driveway 5 & FM 112
 - a. Install eastbound left turn lane
6. FM 619 & US Highway 79
 - a. Install traffic signal
7. US Highway 79 & FM 112
 - a. Install traffic signal

The above intersection mitigations bring most movements to an acceptable LOS or reduce delay below No Build conditions.

For the above mitigation measures, the total contribution by the developer is broken down in **Table 12**.

Table 12 – Mitigation Cost Estimate

Intersection	Approach	Mitigation Measure	Unit Cost	Total Estimated Cost	% Site Traffic at Location	Pro Rata Calculated By	Pro-Rata Cost Share
US 79 & FM 112	All	Install Signal	\$500,000 per signal	\$500,000	37.15%	Full Intersection	\$ 185,750
FM 619 & US 79	All	Install Signal	\$500,000 per signal	\$500,000	30.00%	Full Intersection	\$ 150,000
Driveway 1 at FM 619	SB	Install southbound right turn lane (400' storage length, 100' taper)*	Site access improvements to be built by the developer.				
Driveway 2 at US 79	NB	Install northbound right turn lane (530' storage length, 100' taper)	Site access improvements to be built by the developer.				
Driveway 3 at US 79	NB	Install northbound right turn lane (530' storage length, 100' taper)	Site access improvements to be built by the developer.				
Driveway 4 at FM 112	EB	Install eastbound left turn lane (340' storage length, 100' taper)	Site access improvements to be built by the developer.				
Driveway 5 at FM 112	EB	Install eastbound left turn lane (340' storage length, 100' taper)	Site access improvements to be built by the developer.				
TOTAL							\$ 335,750

*Due to geometric constraints, the recommended storage length for this proposed turn lane is 400' instead of the standard 530'.

CERTIFICATION STATEMENT

I hereby certify that this report complies with the City Code and with applicable technical requirements of the City of Taylor and is complete to the best of my knowledge.

KIMLEY-HORN AND ASSOCIATES



Kelly Rees, P.E.
Project Manager

City of Taylor
PZ-2022-1456
Alternative Landscape Plan
Staff Report

Item Details

Agenda Item:	4
Subject Property:	2002 West 2nd Street
Total Acreage:	Approximately 2.013 acres
Legal Description:	Approximately 2.013 acres of land part of The Boxwoods At 2nd Sreet Condos of the Boxwood Subdivision, Block , Lot 3, more particularly described by Williamson Central Appraisal District Parcel R665492, Taylor, Williamson County, Texas.
Applicant:	Turnstyle Homes, LLC.
Property Owner(s):	Rachel Lowder, Larry Magehee
Request:	A request to seek an Alternative Landscape Plan in which the seek relief from mitigation through a fee in lieu.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant received an approved landscape plan within their Site Development Plan submission (PZ-2022-1456). The applicant and contractor made in the field deviations to the approved landscape plan that altered the overall calculation due to the removal of trees on site. The removal and replacement of caliper inches required recalculation to the landscape plan and thus an amended quantity of trees to be placed on the subject property. The applicant requested an alternative Landscape Plan in which they will pay a fee in lieu instead of mitigating 159 tree caliper inches, which is equivalent to the planting of 53 new trees.

Location:

The subject property consists of 14 duplexes in a condo regime. The subject property fronts onto the northern side of West 2nd Street and east of the intersection of Debus Drive and West Second Street.

Physical and Natural Features:

The subject property consists of 14 duplexes in a condo regime with a detention pond in the northwestern side and a creek that flows from north to south on the western side of the property.

Growth Sector Designations:

The subject property is located within Infill Growth Sector (G-4), which includes areas that are already developed and served by infrastructure. These areas are intended for higher intensity uses than those currently in place (Envision Taylor Comprehensive Plan page 50). Additionally, the property is partially within the Reserved Open Sector (O-2) along the western side. The Reserved Open Sector consists of land that is not yet protected but is valuable as open space (Envision Taylor Comprehensive Plan page 50).

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Open Space on the western side and the Neighborhood Infill designation on the remainder of the property.

Infill Neighborhoods represent existing developed areas in Taylor with access to existing streets and utility infrastructure. Infill development is anticipated to fill vacant and underutilized lots within the City of Taylor.

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P4 – Mix	(G-4) Infill Neighborhood Growth Sector	Neighborhood Infill	Single Family Residential
South	P4 – Mix	(G-4) Infill Neighborhood Growth Sector	Open Space	Commercial Use
East	P5 – Urban Center	(G-4) Infill Neighborhood Sector	Market: Community	Single Family Residential
West	P4 – Mix	(G-5) Infill Growth Sector	Neighborhood Infill	Commercial Use

Transportation

The subject property gains access off West Second Street. West Second is a Community Boulevard, which is a moderate-speed, high-volume street.

Utilities

The subject property is located within the City of Taylor water and wastewater CCN. A 12-inch water line is located on the northern side of West Second Street, and there is also a 12-inch wastewater line on the southern side of West Second Street.

Public Notification

Public Notice was not required for this request

Staff Analysis

The Vegetation Ordinance (Chapter 28) and specifically the tree mitigation section aims to preserve, protect, and enhance the ecological and aesthetic environments of the city, as well as promote the pleasant appearance and character of neighborhoods and high-intensity commercial

and industrial corridors. The Protected Tree List is meant to promote native trees that support water conservation and efficiency.

The subject property demonstrated a tree survey that was lush in existing foliage and reputable species. Due to the existing mature trees on site the applicant took advantage of the credit for trees that would ultimately reduce the quantity of new plantings from the landscape requirements. A plan was reviewed and approved but, in the field, changes occurred without prior approval of a modified landscape plan. Certain trees that were considered for credit were removed from the subject property and therefore required a recalculation of the required landscaping on site.

The applicant is seeking relief from tree mitigation requirements outlined in Section 28-31 (8), which requires consideration by the Planning and Zoning Commission and ultimate decision by City Council.

Staff Recommendation

Staff determined that there are 162-inches in need of mitigation, which equates to 54 trees. The discrepancy between staff and the applicant calculations is due to tree #1279 not having an undisturbed area of 100 feet or 50% of the canopy, whichever is larger See document “PZ-2022-1456-Landscape Rev with comments 11.18.2024”.

After inquiring with nearby nurseries (Snooper Nursery, Cantu Nursery, and Farmers Nursery), the average price for a protected tree that is 6 feet tall with a 3-inch diameter is \$194.67. Staff’s determination for the cost of lost protected trees is \$10,512.

Staff is amenable to an alternative Landscape Plan with the fee in lieu cost of \$10,512.

Planning and Zoning Commission Recommendation

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

Are there circumstances, such as the presence of existing facilities, unusual topography, or number of protected trees on site that limit the applicant's ability to comply

- Yes, accommodating 54 additional trees would be difficult on the remaining area of the site.

Does relief from mitigation maintain public health, safety, or general welfare?

- Staff analysis determined that relief from mitigation will not negatively impact the site’s intended shading. Additionally, reducing the required number of trees will likely promote the healthy growth of the newly planted trees.

Attachments:

1. Letter of Intent from Applicant
2. Location Map

3. PZ-2022-1456-Landscape revisions with comments 11.18.2024
4. Staff Calculation of mitigation requirements

Turnstyle Homes, LLC.

11-22-2024

Preston Gunn
Planner, Development Services
City of Taylor
400 Porter St. Taylor, TX 76574

Dear Mr. Gunn:

We are seeking approval of a fee in lieu of tree plantings at the Boxwoods at 2nd Street community.

- 1) Thirty-two (32) additional trees have been planted in this community.
- 2) Fifteen (15) of the 32 additional trees go toward the landscape calculations to complete the landscape requirements as a new multifamily development.
- 3) Seventeen (17) of the 32 additional trees go toward mitigation requirements (17 trees x 3"=51") for the trees removed during construction for roads, foundations, and utilities (see site plan).
- 4) One hundred fifty-nine (159) additional inches (159" / 3" = 53 additional trees) are needed to meet mitigation requirements per the city calculations for removed trees.

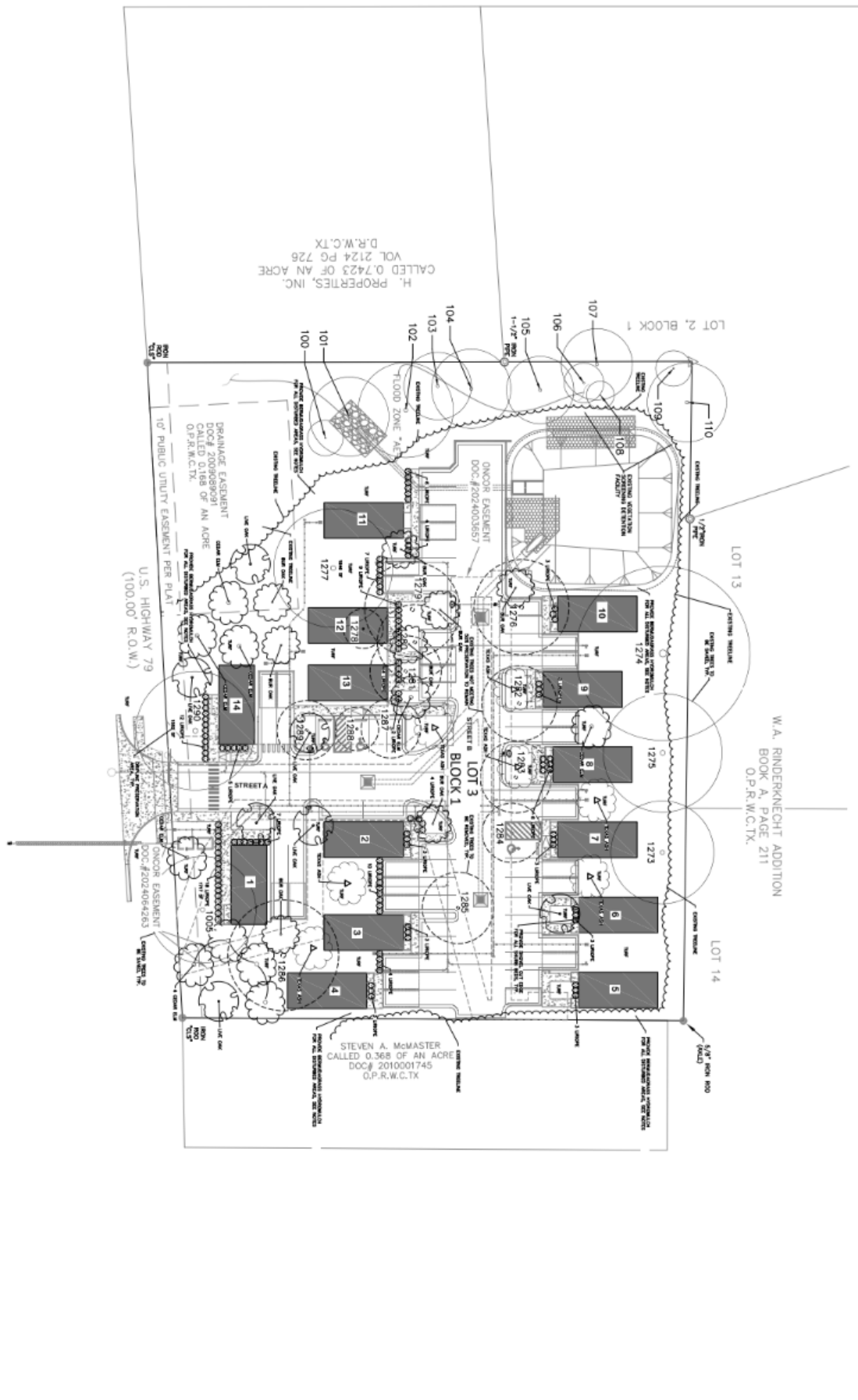
The property is currently saturated with existing and new trees. The recommended planting distance for the tree species planted is 20-50 feet apart. We are asking to pay a fee in lieu of the additional inches needed to meet the requirements because there is not sufficient space to add 53 more trees. We appreciate the consideration.

Sincerely,

Rachel Lowder  Digitally signed by Rachel Lowder
Date: 2024.11.22 13:22:26 -06'00'

Larry Magehee  Digitally signed by Larry Magehee
Date: 2024.11.22 13:22:11 -06'00'

Rachel Lowder & Larry Magehee
Managing Members
Turnstyle Homes, LLC.

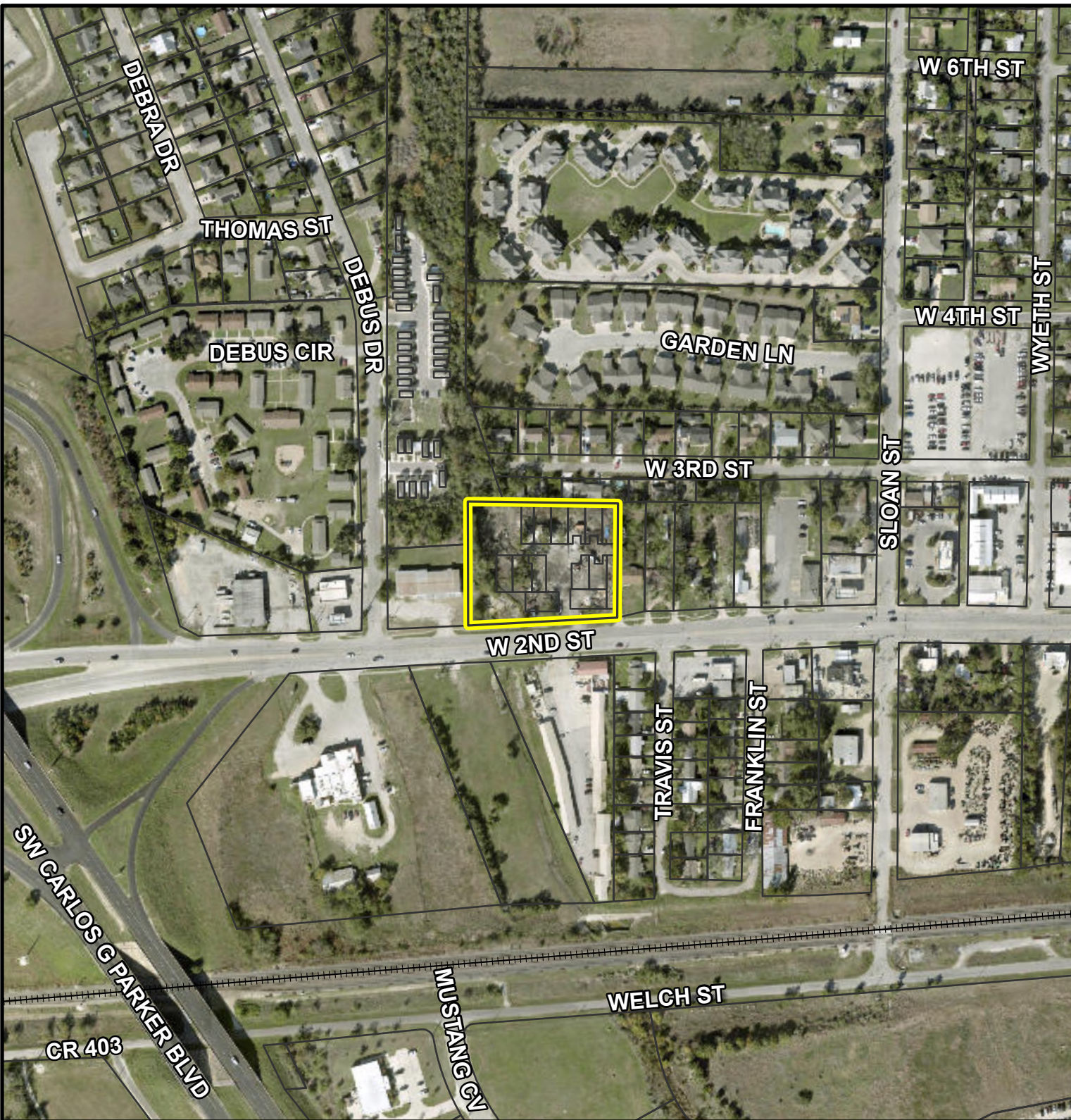
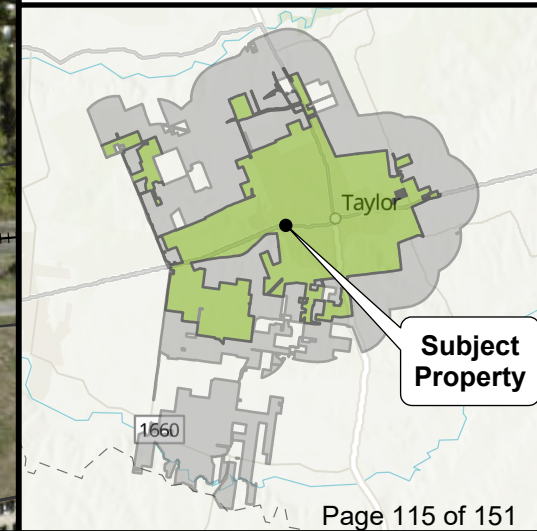
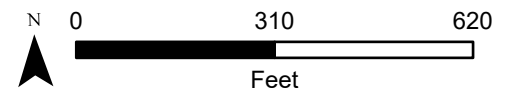




PZ-2022-1456

**2002 West 2nd Street
Alternative Landscape Plan
Location Map
Approximately 2 acres**

-  Subject Property
-  Parcels



SITE DEVELOPMENT PLAN
FOR

BOXWOODS TWO

2002 WEST 2ND ST.
TAYLOR, TEXAS 76574

OWNER: ONE WORLD DEVELOPMENT, LLC.
LARRY G. MAGEHEE
222 CADDO LAKE DRIVE
GEORGETOWN, TX 78628
LARRYGMAGEHEE@OWD.COM

ENGINEER: TRINE ENGINEERING, PLLC
JAVIER BARAJAS, P.E.
5811 BLUE BLUFF RD
AUSTIN, TEXAS 78724
PHONE: (512) 913-5080
FAX: (512) 628-3528
E-MAIL: JBARAJAS@TRINEENGINEERING.COM

SURVEYOR: MANUEL CARRIZALES, RPLS
4807 GONDOLA AVENUE
EDINBURG, TEXAS 78542
PHONE: (512) 470-1489
E-MAIL: FNFCD@GMAIL.COM

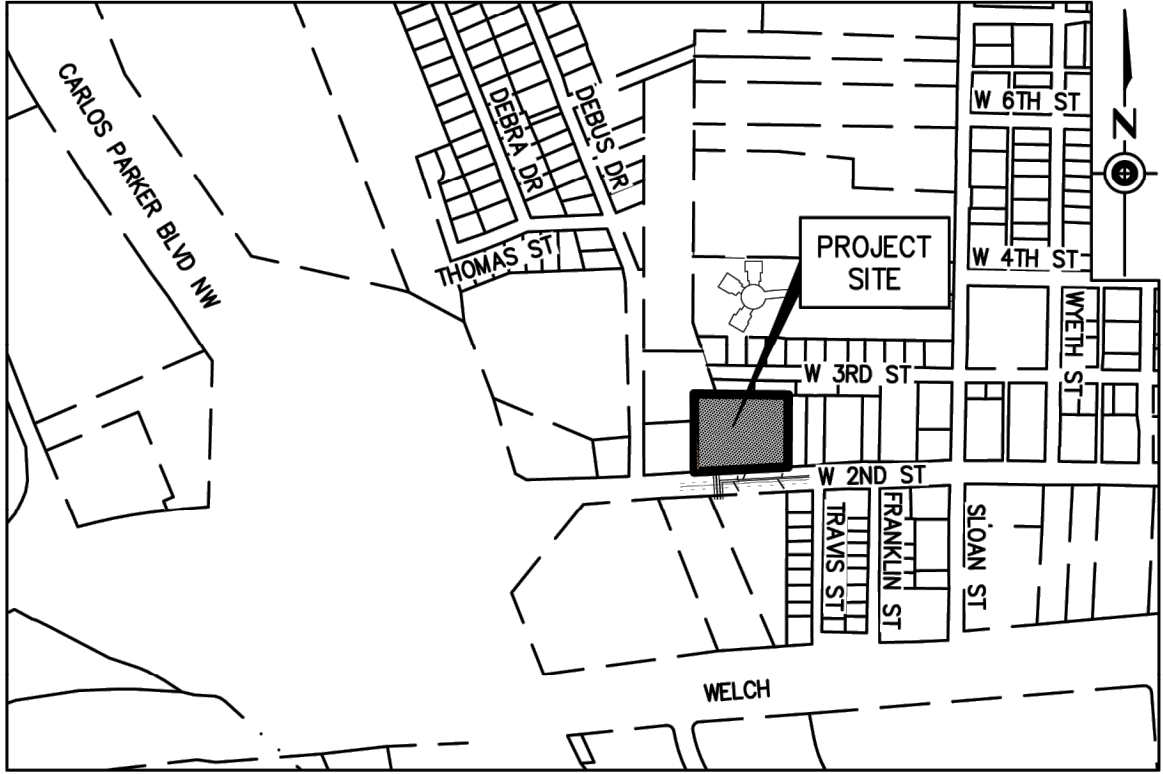
LEGAL DESCRIPTION:
BEING 2.013 ACRES DESCRIBED IN A WARRANTY DEED CONVEYED TO ONE WORLD DEVELOPMENT, LLC RECORDED IN DOCUMENT NO. 2021043578 AND BOXWOOD SUBDIVISION PER DOCUMENT NO. 2021100139 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SITE INFORMATION/PROPOSED IMPROVEMENTS:
THIS COMMERCIAL PROJECT CONSIST OF 15 DUPLEX BUILDINGS (30 TOTAL UNITS), THE CONSTRUCTION OF STREETS, UTILITIES, AND DRAINAGE CONTROL.

WATERSHED AND CLASSIFICATION:
THIS TRACT FALLS WITHIN THE TURKEY CREEK-BRUSHY CREEK WATERSHED, THE RIVER BASIN FOR THIS WATERSHED IS BRAZOS RIVER BASIN, THE MUSTANG CREEK IS THE SUB WATERSHED AND THE SAN GABRIEL IS THE RIVER SUB BASIN (PER TEXAS PARKS & WILDLIFE, TEXAS WATERSHED VIEWER DATE 03/06/2020)

AQUIFER:
THIS TRACT FALLS OUTSIDE THE RECHARGE ZONE AND THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.

FLOODPLAIN:
A PORTION OF THIS TRACT FALLS WITHIN ZONE AE DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NUMBER 48491C0533F, EFFECTIVE DATE: DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS.



P:\PROJECTS\205.02\1\205.02.dwg
PLOT DATE: 08/14/2023 11:25:40 AM
FILE NAME: P:\PROJECTS\205.02\1\205.02.dwg
PLOTTER: HP DesignJet 2550C
PLOT SCALE: 1"=20'-0"

GENERAL CONSTRUCTION NOTES:

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

STREET NOTES:

- NO TRENCHING OF COMPACTED BASE WILL BE ALLOWED. A PENALTY AND/OR FINE MAY BE IMPOSED TO THE GENERAL CONTRACTOR IF TRENCHING OF COMPACTED BASE OCCURS WITHOUT CITY APPROVAL, REGARDLESS OF WHO PERFORMED THE TRENCHING.
- ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF TAYLOR HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, OR ANY OTHER ACCESSIBILITY LEGISLATION, AND DOES NOT WARRANT OR APPROVE THESE PLANS FOR ANY ACCESSIBILITY STANDARDS.
- STREET BARRICADES SHALL BE INSTALLED ON ALL DEAD END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
- ANY DAMAGE CAUSED TO EXISTING PAVEMENT, CURBS, SIDEWALKS, RAMPS, ETC., SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THIS PROJECT.
- DENSITY TESTING OF COMPACTED SUB-GRADE MATERIAL, FIRST COURSE AND SECOND COURSE COMPACTED BASE, SHALL BE MADE AT 500 FOOT INTERVALS. ANY FAILED TESTS WILL BE RETESTED AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY'S FIELD REPRESENTATIVE 48 HOURS PRIOR TO SCHEDULED DENSITY TESTING. THE CITY'S FIELD REPRESENTATIVE SHALL WITNESS ALL TESTING.
- THE CONTRACTOR SHALL SCHEDULE ALL TESTING WITH AN APPROVED MATERIALS TESTING LABORATORY AND NOTIFY THE CITY'S FIELD REPRESENTATIVE OF THE TIME AND LOCATION OF ALL TESTS.
- TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES TO BE INSTALLED AS DIRECTED BY THE CITY OF TAYLOR PRIOR TO CITY ACCEPTANCE OF THIS PROJECT.
- SLOPE OF NATURAL GROUND ADJACENT TO THE RIGHT-OF-WAY SHALL NOT EXCEED 4:1. IF A 4:1 SLOPE IS NOT POSSIBLE, A RETAINING WALL OR SOME OTHER FORM OF SLOPE PROTECTION APPROVED BY THE CITY SHALL BE PLACED IN A LOCATION ACCEPTABLE TO THE CITY.
- THE CITY, ENGINEER, CONTRACTOR, AND A REPRESENTATIVE FROM THE TESTING LAB SHALL ATTEND A PRE-PAVING CONFERENCE PRIOR TO THE START OF PAVING. THE CONTRACTOR SHALL GIVE THE CITY'S FIELD REPRESENTATIVE 48 HOURS NOTICE PRIOR TO THIS MEETING.
- FAILED TESTS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.

WASTEWATER NOTES:

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

WATER NOTES:

- THE TOP OF VALVE STEMS SHALL BE AT LEAST 18", AND NO MORE THAN 36", BELOW FINISHED GRADE. VALVE STEM RISERS SHALL BE WELDED ON EACH END TO THE CITY'S SATISFACTION.
- FIRE HYDRANT LEADS TO BE DUCTILE IRON, CLASS 350, AND INSTALLED PER CITY OF TAYLOR STANDARD SPECIFICATIONS AND DETAIL.
- THE CONTRACTOR SHALL PROVIDE CUTS FOR ALL WATER LINES AND FH BURY LINES IN ACCORDANCE WITH THE CONTRACT.
- APPROVED 5 1/4" FIRE HYDRANTS: AMERICAN FLOW CONTROL, B848 MUELLER COMPANY, SUPER CENTURION 250, CLOW MEDALLION HYDRANT.
- *ALL FIRE HYDRANTS MUST MEET CITY OF TAYLOR THREAD SPECIFICATIONS (NATIONAL THREAD).
- *BLUE REFLECTOR MARKERS SHALL BE LOCATED ON THE CENTERLINE OF THE PAVEMENT ACROSS FROM ALL FIRE HYDRANTS. PAVEMENT MARKERS AT INTERSECTIONS SHALL BE FOUR-SIDED.
- ALL WATER LINES, INCLUDING SERVICE LINES, SHALL BE PRESSURE AND LEAK TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND WITNESSED BY THE CITY OF TAYLOR REPRESENTATIVE. ALL FAILED TESTS SHALL BE THE FISCAL RESPONSIBILITY OF THE CONTRACTOR, AND THE CONTRACTOR MAY BE REQUIRED TO RE-TEST LINES IF THE TESTING IS NOT WITNESSED BY THE CITY. CONTRACTOR MUST NOTIFY THE CITY OF TAYLOR 48 HOURS PRIOR TO ANY TESTING.
- ALL WATER LINES SHALL BE STERILIZED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR STERILIZATION AND THE CITY OF TAYLOR IS RESPONSIBLE FOR SUBMITTING BACTERIOLOGICAL SAMPLES TO THE STATE UNLESS OTHERWISE APPROVED BY THE ENGINEERING DEPARTMENT.
- ALL WATER VALVE RISERS NOT IN PAVEMENT SHALL BE SET IN CONCRETE IN ACCORDANCE WITH THE CITY'S SPECIFICATIONS AND DETAILS. THE STANDARD DETAIL IS AVAILABLE ON THE CITY'S WEB SITE.
- DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- CONTRACTOR TO OBTAIN A WATER METER FROM THE CITY OF TAYLOR FOR ANY WATER THAT MAY BE REQUIRED DURING CONSTRUCTION. (512-352-3251).
- ALL WATER PIPE AND APPURTENANCES LARGER THAN 12" SHALL HAVE A MAXIMUM OPERATING PRESSURE GREATER THAN 250 PSI UNLESS SPECIFICALLY IDENTIFIED ON THE BID FORM.
- MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE CONTRACTOR'S EXPENSE WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
- THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE TOTALLY ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. THE ENGINEER AND/OR THE CITY MAKE NO GUARANTEE OR WARRANTY TO THE ACCURACY OF THESE PLANS.
- ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH THE COA SPECIFICATION.
- ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF AUSTIN SPECIFICATIONS MINIMUM COVER REQUIREMENTS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS.

- CITY TO BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.
- ALL WATER VALVES OVER 24" IN SIZE SHALL HAVE A BY-PASS LINE AND VALVE INSTALLED. BY-PASS VALVES AND LINES ARE SUBSIDIARY TO THE COST OF THE VALVE UNLESS SPECIFICALLY IDENTIFIED ON THE BID FORM.
- CONTRACTOR TO NOTIFY CITY OF TAYLOR 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES. INSPECTION IS REQUIRED.
- ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF TAYLOR STANDARD DETAILS.
- TRACER TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS REGARDLESS OF THE TYPE OF PIPE OR DEPTH OF PIPE INSTALLED.
- UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
- THE CITY CONSIDERS PROTECTION OF ITS WATER SYSTEM PARAMOUNT TO CONSTRUCTION ACTIVITIES. CITY PERSONNEL WILL OPERATE, OR AUTHORIZE THE CONTRACTOR TO OPERATE, ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY NOT OPERATE ANY WATER VALVE, EXISTING OR PROPOSED, THAT WILL ALLOW WATER FROM THE CITY'S WATER SYSTEM TO FLOW TO A PROPOSED OR EXISTING WATER SYSTEM WITHOUT THE EXPRESS CONSENT OF THE CITY. NOTIFY THE CITY TWO BUSINESS DAYS IN ADVANCE OF ANY REQUEST TO OPERATE A WATER VALVE. THE GENERAL CONTRACTOR MAY BE FINED \$500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.

STORM SEWER NOTES:

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

SEQUENCE OF CONSTRUCTION:

- THE PROPOSED DEVELOPMENT WILL CONSIST OF SINGLE FAMILY HOMES, WITH STREET IMPROVEMENTS, UTILITIES AND DRAINAGE CONTROLS.
- THE CONTRACTOR MUST CALL ONE-CALL CENTER AT 1 (800) AND THE CITY OF TAYLOR UTILITY DEPARTMENT TO HAVE EXISTING UTILITIES LOCATED ON THE GROUND PRIOR TO ANY CONSTRUCTION ACTIVITY.
- INSTALL TEMPORARY EROSION CONTROL MEASURES, THE TREE PROTECTION, AND STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. ONCE INSTALLED, SCHEDULE THE PRE-CONSTRUCTION CONFERENCE AT LEAST 72 HOURS IN ADVANCE.
- CONVENE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF TAYLOR STAFF, CONSULTING ENGINEER, CONTRACTOR AND ANY OTHER AFFECTED PARTIES.
- CLEAR AND GRUB THE SITE.
- BEGIN CONSTRUCTION OF DRAINAGE CHANNEL IMPROVEMENTS.
- ROUGH CUT/FILL/COMPACT TO SUBGRADE ALL PARKING AREAS, DRIVES AND BUILDING SLAB IMPROVEMENTS.
- INSTALL ALL UTILITY AND DRAINAGE IMPROVEMENTS.
- FINISH OUT PROPOSED DRIVEWAY AND PARKING GRADES TO SUBGRADE.
- FORM CONCRETE PAVEMENT, INCLUDING ALL REINFORCEMENT, EXPANSION JOINTS, ETC. AND PLACE CONCRETE PAVEMENT.
- PLACE ALL PAVEMENT MARKINGS AND INSTALL PROJECT SIGNAGE.
- INSPECT AND RESTORE ANY AREAS DISTURBED BY CONSTRUCTION.
- CONCRETE FINAL GRADING AND RESTORATION OF DISTURBED AREAS.
- COMPLETE PERMANENT EROSION AND RESTORATION MEASURES FOR THE SITE AS INDICATED IN THE CITY OF TAYLOR GENERAL CONSTRUCTION NOTES (NOTE #4)
- OBTAIN CONCURRENCE LETTER FROM PROJECT ENGINEER AND LANDSCAPE ARCHITECT.
- SCHEDULE FINAL INSPECTION WITH CITY STAFF, OWNERS REPRESENTATIVE, CONSULTING ENGINEER AND LANDSCAPE ARCHITECT.
- ADDRESS PUNCH LIST ITEMS.
- REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS ONCE INSTRUCTED BY CITY AND CONSULTING ENGINEER.
- RESTORE ANY AREAS DISTURBED WITH THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES.

AMERICANS WITH DISABILITIES ACT:

- THE CITY HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

EROSION CONTROL NOTES:

CITY OF TAYLOR EROSION NOTES AS ADOPTED PER INTERNATIONAL BUILDING CODE 2009, APPENDIX J, SECTION J110 - EROSION CONTROL.

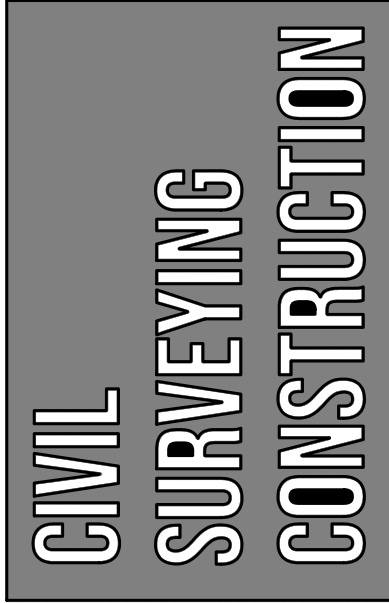
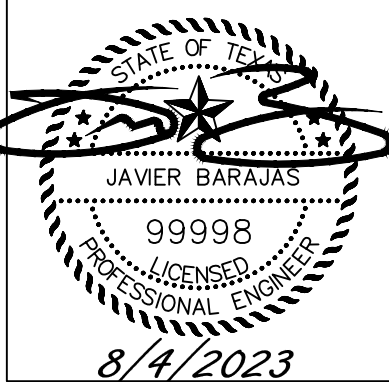
J110.1 GENERAL. THE FACES OF CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION. THIS CONTROL SHALL BE PERMITTED TO CONSIST OF EFFECTIVE PLANTING.

EXCEPTION: EROSION CONTROL MEASURES NEED NOT TO BE PROVIDED ON CUT SLOPES NOT SUBJECT TO EROSION DUE TO THE EROSION-RESISTANT CHARACTER OF THE MATERIALS.

EROSION CONTROL FOR THE SLOPES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND PRIOR TO CALLING FOR FINAL INSPECTION.

J110.2 OTHER DEVICES. WHEN NECESSARY, CHECK DAMS, CRIBBING, RIP-RAP OR OTHER DEVICES OR METHODS SHALL BE EMPLOYED TO CONTROL EROSION AND PROVIDE SAFETY.

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/12/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023



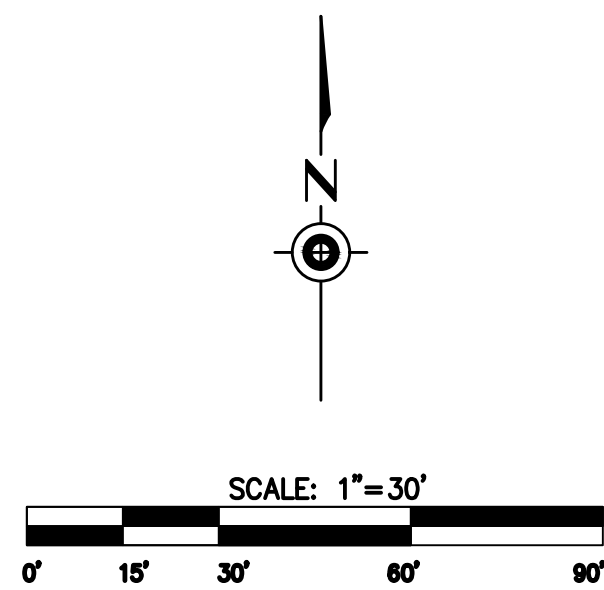
GENERAL
CONSTRUCTION NOTES

BOXWOODS TWO

2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No.	2	OF	25
DATE:	8/4/2023		
	C1.2		
PROJECT No:	205.02.01		

TBPE FIRM REGISTRATION No. F-22228



- | | |
|--|------------------------|
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | EASEMENT & SETBACKS |
| | OVERHEAD UTILITIES |
| | 100 YR FLOOD FEMA |
| | 500 YR FLOOD FEMA |
| | EXISTING CONTOUR |
| | MANHOLE |
| | POWER POLE |
| | PROPOSED CONTOUR |
| | LIMITS OF CONSTRUCTION |
| | SILT FENCE |
| | SILT FENCE |

KEYNOTES	
ITEM	DESCRIPTION
2	INSTALL SILT FENCE (REFER TO DETAIL ON SHEET C3.2)
3	INSTALL INLET PROTECTION (REFER TO DETAIL ON SHEET C3.2)
4	INSTALL A WASHOUT AREA (REFER TO DETAIL 10 ON SHEET C3.2)
5	INSTALL ROCK BERM (REFER TO DETAIL ON SHEET C3.2)

TREE TABLE			
TAG	TRUNK DIA(IN)	CANOPY (FT)	SPECIES
1005	27	54	PECAN
1273	26	52	PECAN
1274	44	88	PECAN
1275	30	60	PECAN
1276	24	48	PECAN
1277	30	60	PECAN
1278	10	20	PECAN
1279	24	48	PECAN
1280	19	38	PECAN
1281	18	36	PECAN
1282	19	38	PECAN
1283	18	36	PECAN
1284	15	30	PECAN
1285	18	36	PECAN
1286	28	56	PECAN
1287	15	30	PECAN
1288	11	22	PECAN
1289	15	30	PECAN
1290	30	60	PECAN
TOTAL	421	842	

* TREE TO BE REMOVED

LOC	8,395 SY
SILT FENCE	665 LF
ROCK BERM	35 LF

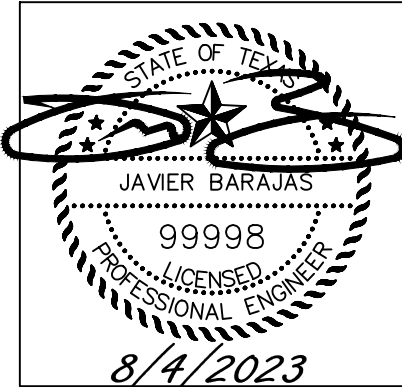
GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. EROSION CONTROL NOTES ARE FOUND IN THE GENERAL NOTES SHEET. REFER TO DETAILS SHEETS FOR EROSION CONTROL DETAILS.
3. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS. ANY DAMAGE BY THE CONTRACTOR TO THE EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AT HIS OWN EXPENSE. THE CONTRACTOR SHALL CONTACT THE CITY UTILITY DEPARTMENT AS INDICATED IN THE CITY OF TAYLOR GENERAL CONSTRUCTION NOTES, NOTE #1. GENERAL CONSTRUCTION NOTES PLAN SHEET C1.1. FOR OTHER UTILITIES REFER TO NOTE #20, CITY OF TAYLOR GENERAL CONSTRUCTION NOTES, PLAN SHEET C1.1.
4. ANY DIRT, MUD , ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREET SHALL BE CLEANED UP IMMEDIATELY.
5. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING OR PLOWING OF SEDIMENT ONTO PUBLIC ROADWAY.
6. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION SEDIMENTATION CONTROLS ON-SITE TO KEEP THE PROJECT IN COMPLIANCE WITH THE CITY OF TAYLOR RULES AND REGULATIONS.
7. THE CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS AN IRRIGATION TRUCK AND MULCHING AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
8. SILT FENCE INSTALLATION SHALL COMPLY WITH CITY OF TAYLOR. SILT FENCE TYPE SHALL BE HANES GEO COMPONENTS SILT FENCE OR APPROVED EQUIVA. MULCH SOCKS SHALL COMPLY WITH CITY OF TAYLOR.
9. IF DISTURBED AREAS ARE NOT TO BE WORKED ON FOR 14-DAYS, DISTURBED AREAS NEED TO BE STABILIZED BY RE-VEGETATION, MULCH, TARP OR RE-VEGETATION MATTING.
10. THE CONTRACTOR WILL CLEANUP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
11. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF TAYLOR DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
12. ALL EROSION CONTROLS WILL BE REMOVED WHEN APPROVED BY CITY OF TAYLOR INSPECTOR.

Approved by Shai Roos

09/18/23 [04:04 PM]

1	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023				
2	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023				
3	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023				
4	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023				
5	SUBMISSION TO THE CITY OF TAYLOR					



CIVIL SURVEYING CONSTRUCTION

TRINE
ENGINEERING

TBPE FIRM REGISTRATION No. F-22228

EROSION, SEDIMENTATION CONTROL & TREE PROTECTION PLAN

BOXWOODS TWO

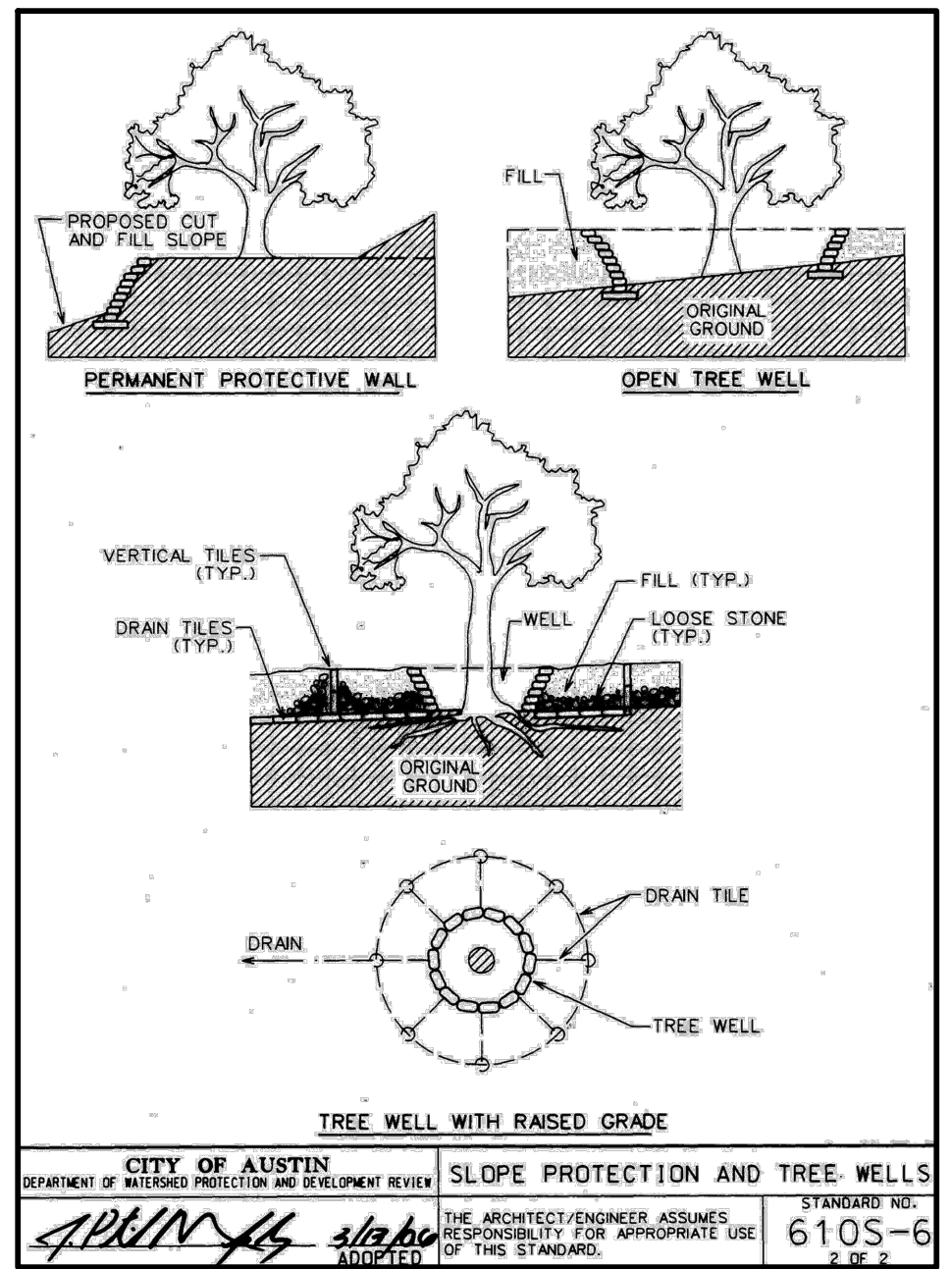
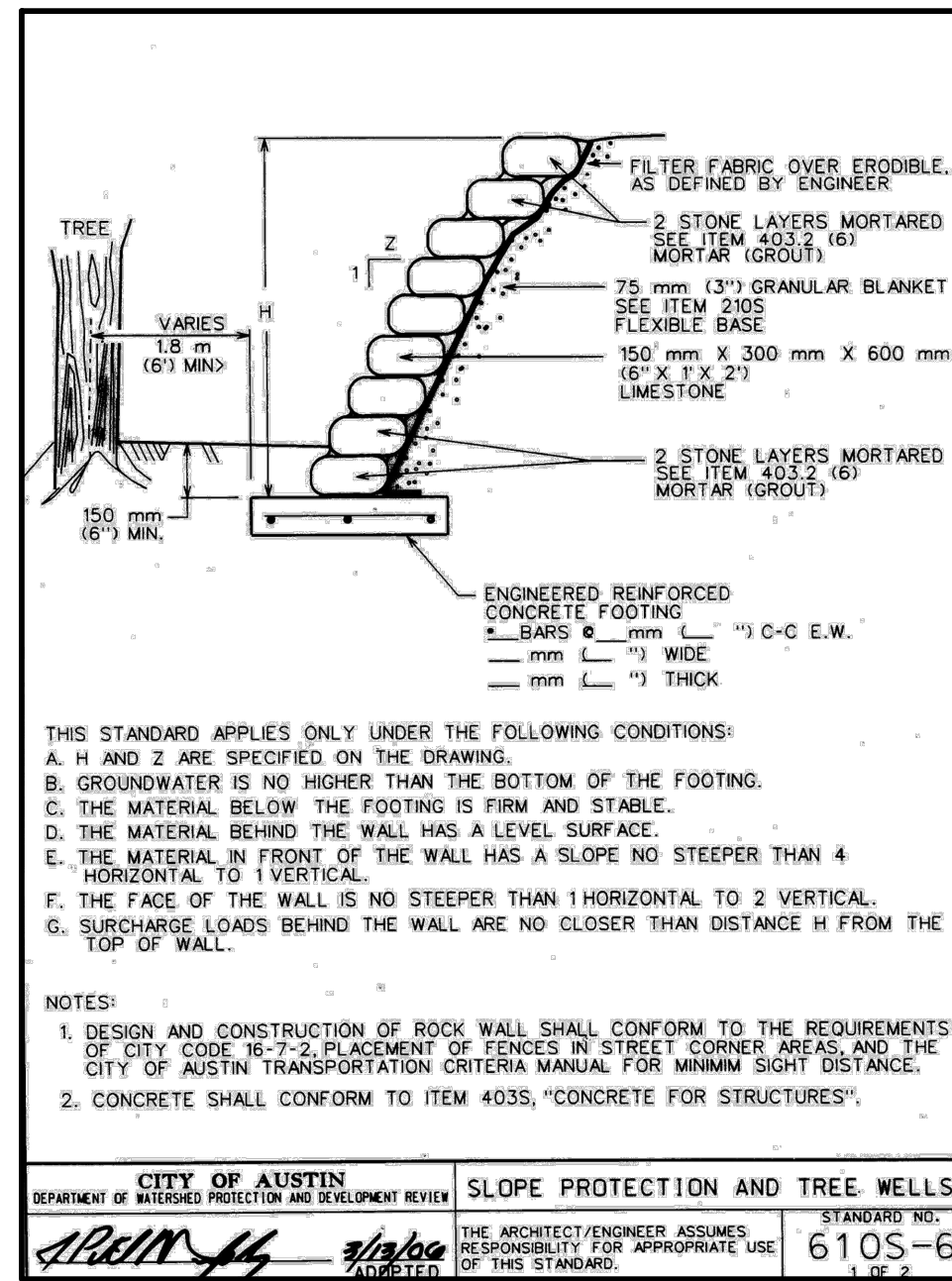
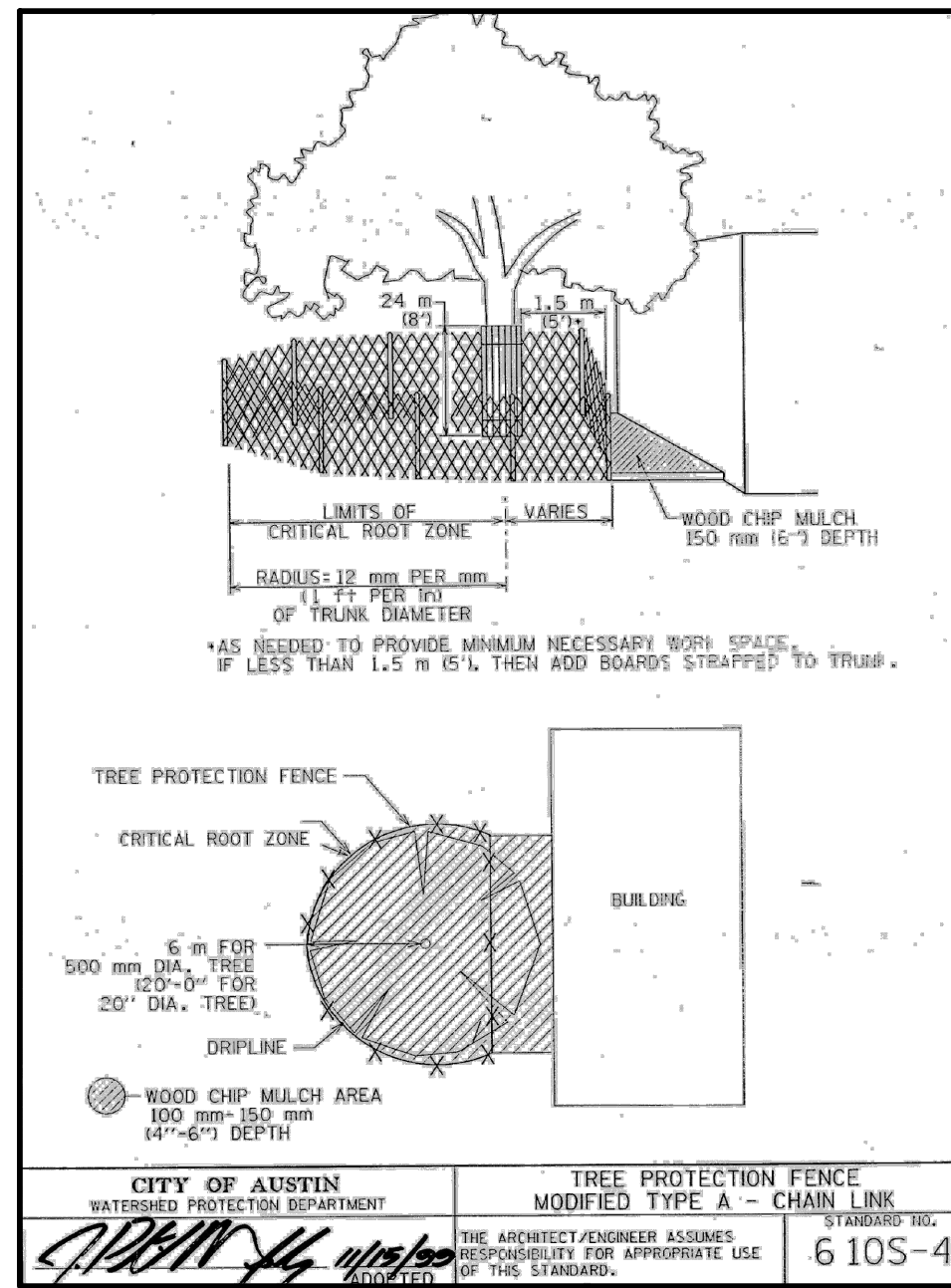
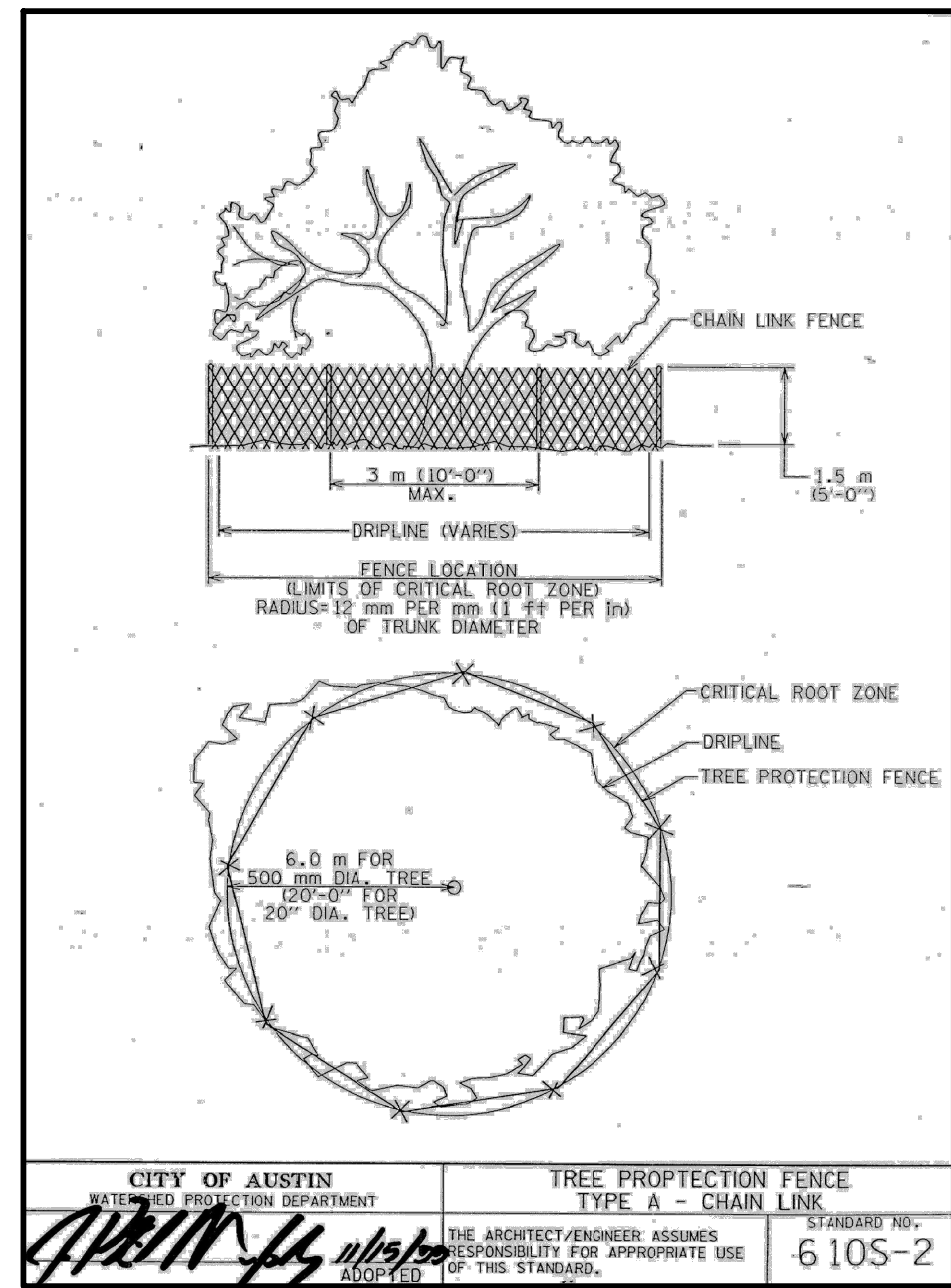
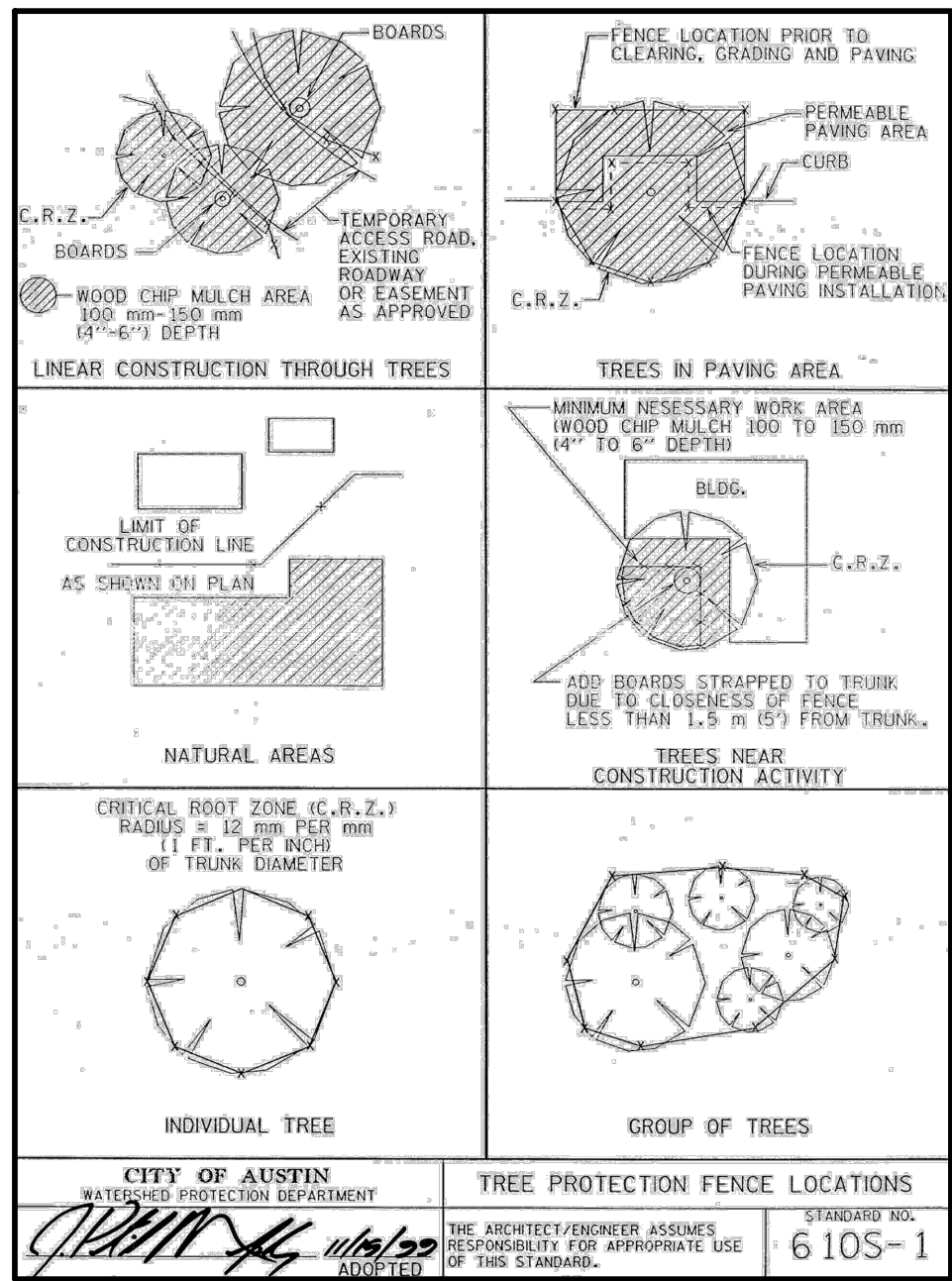
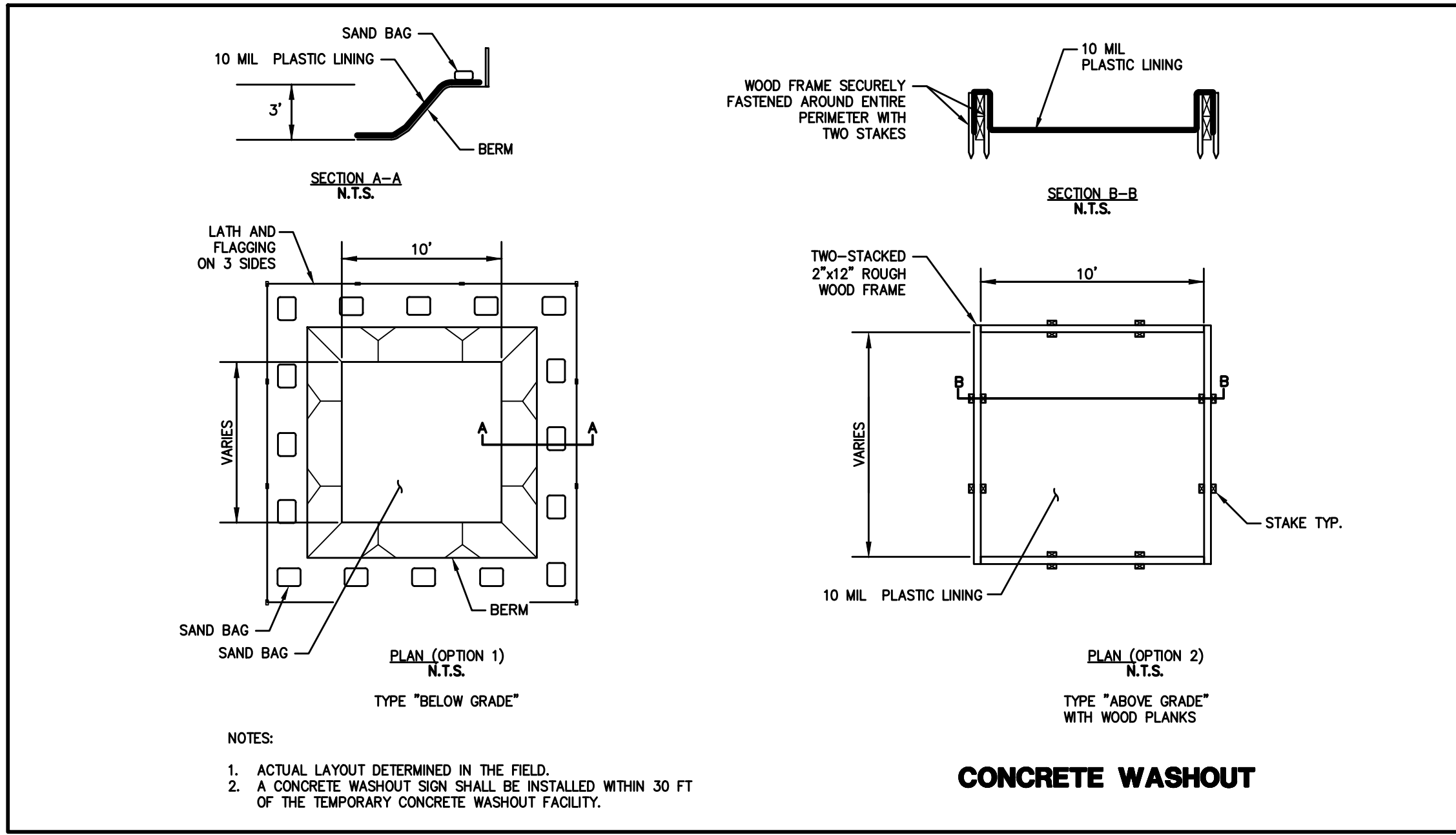
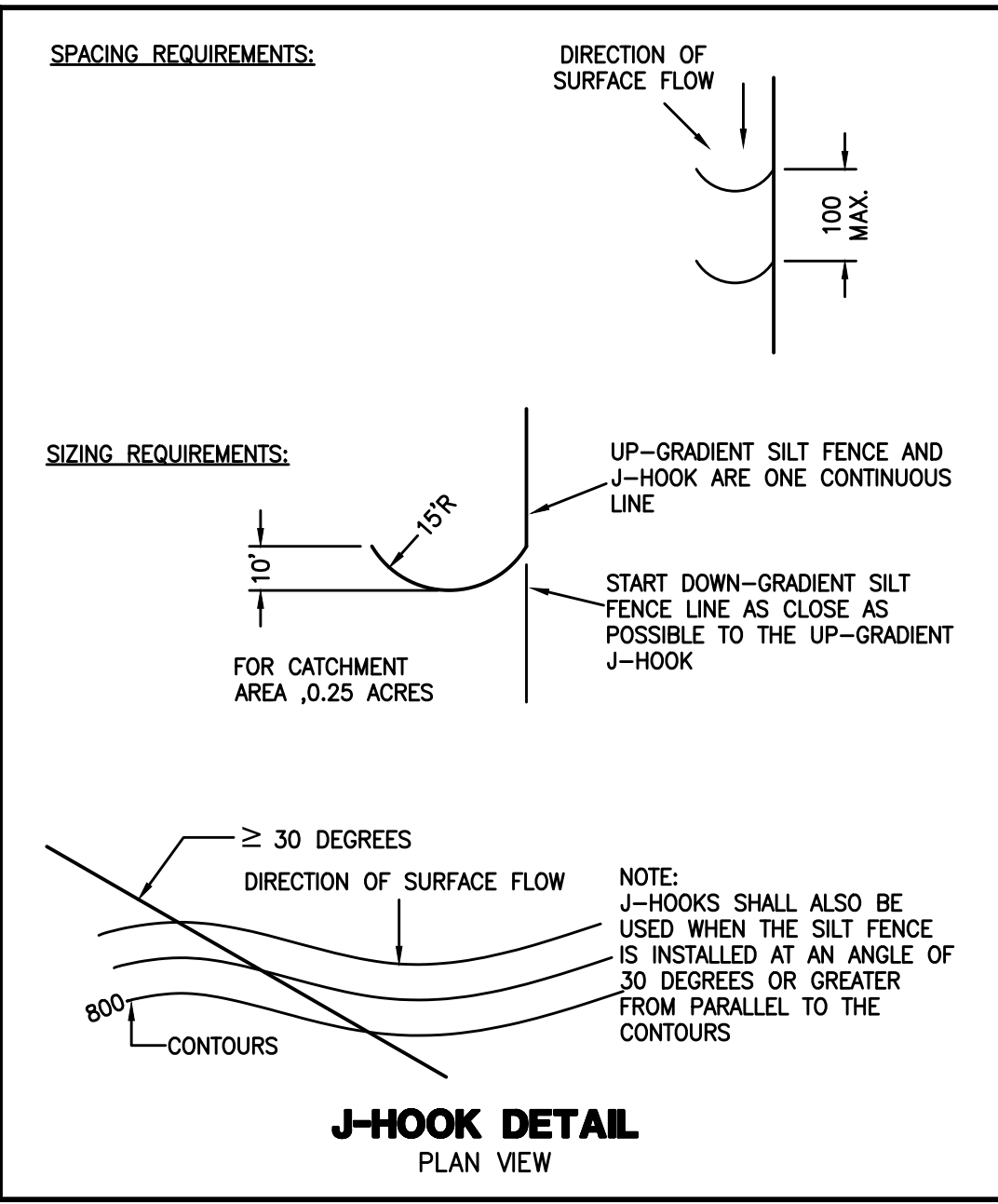
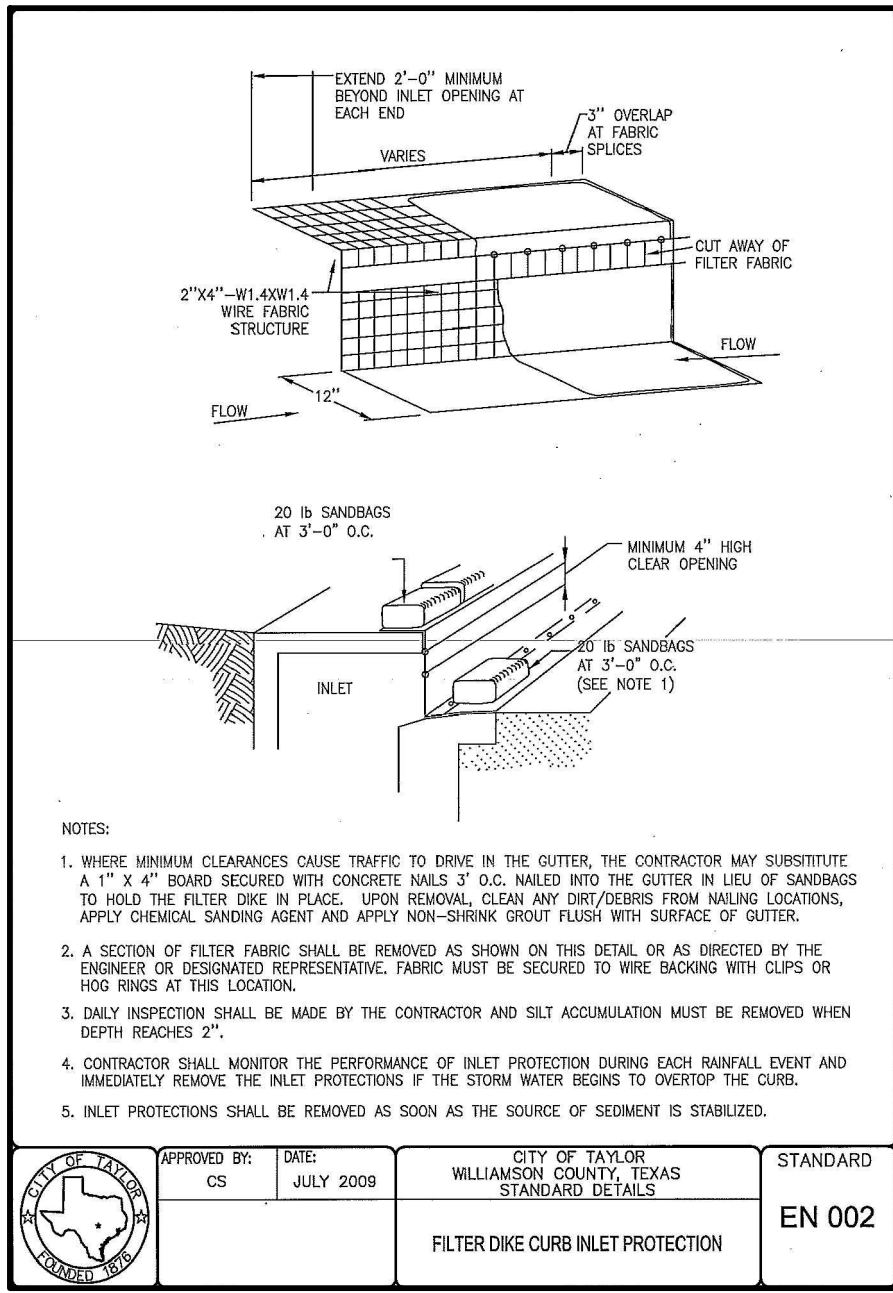
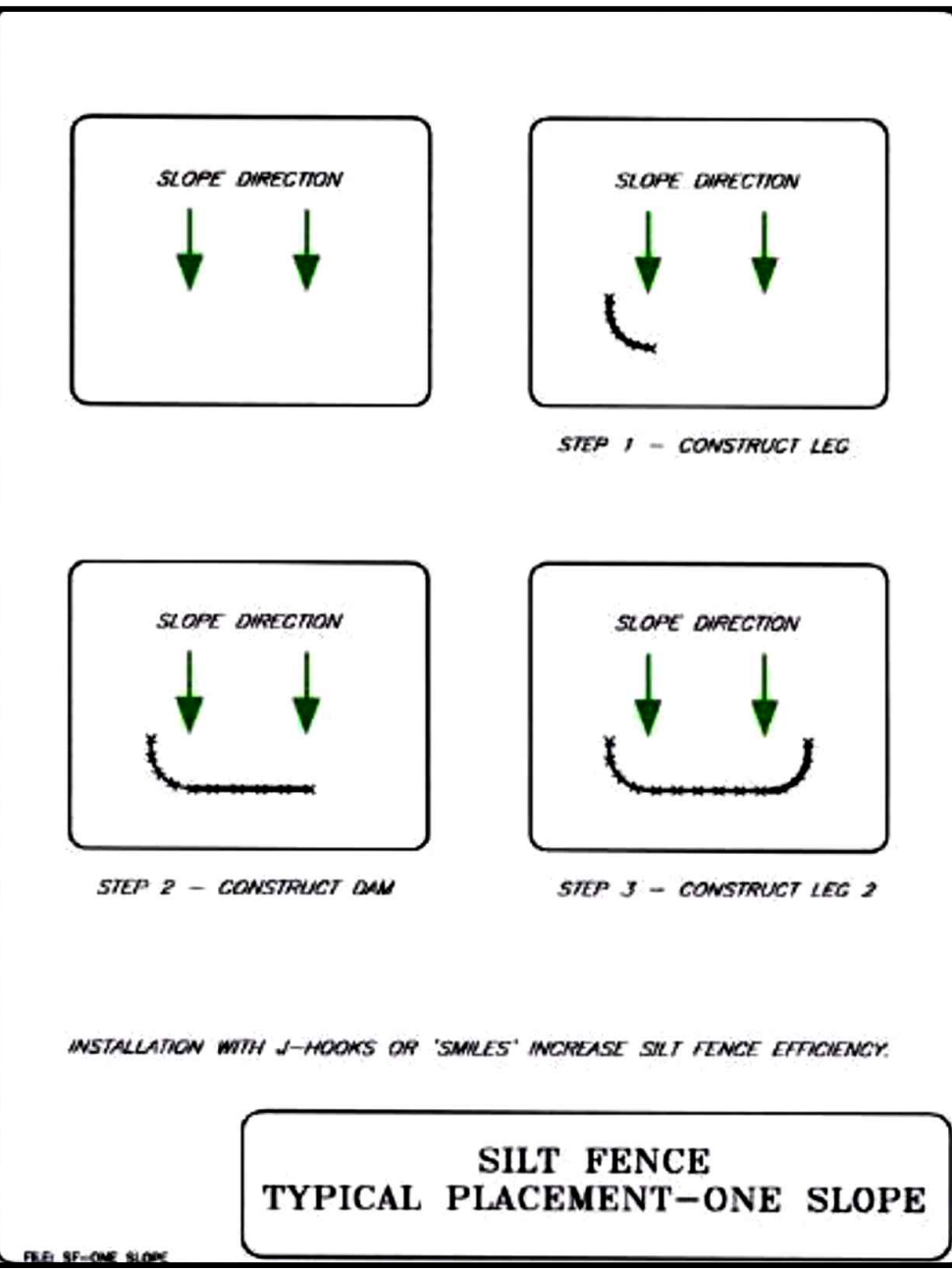
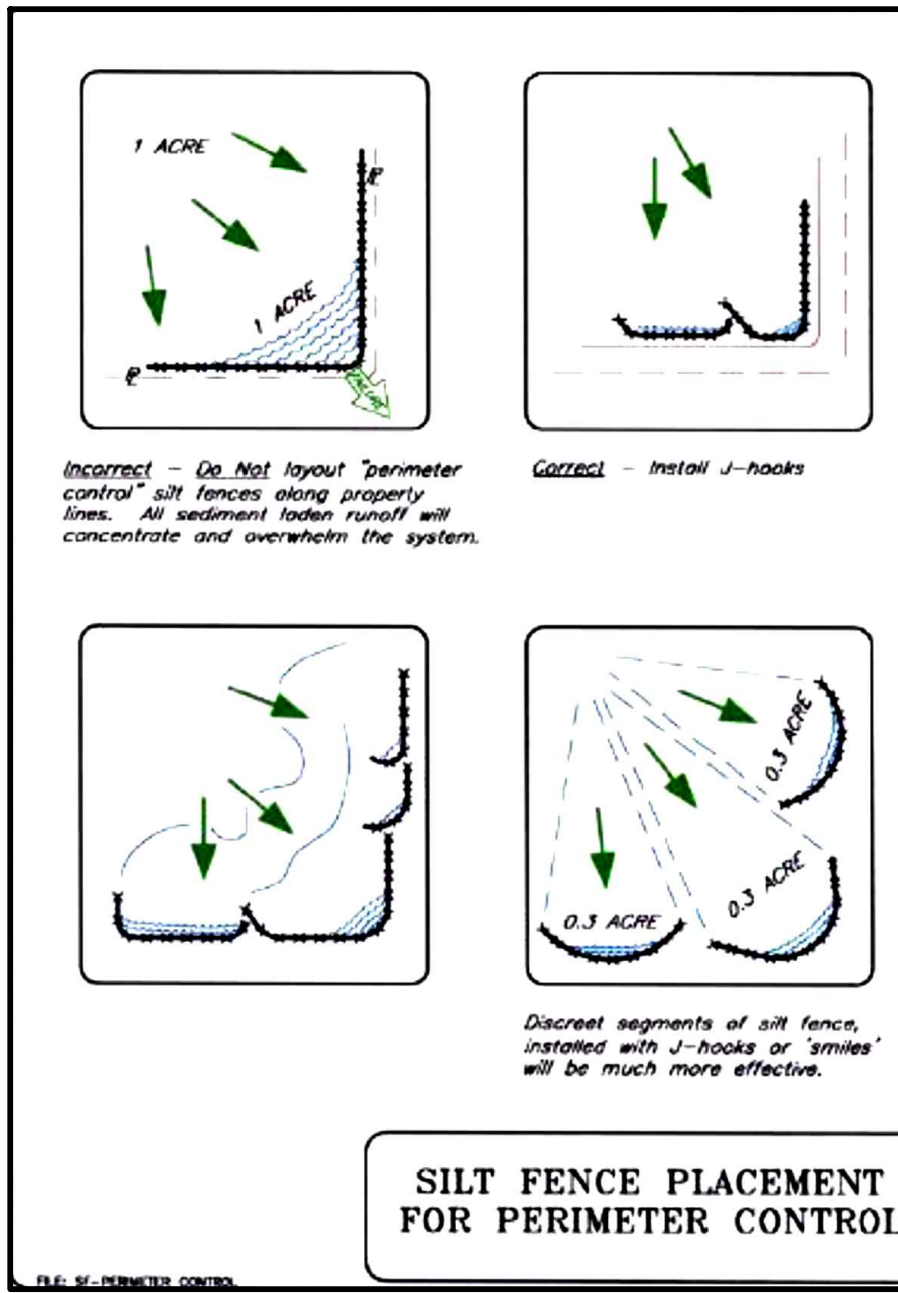
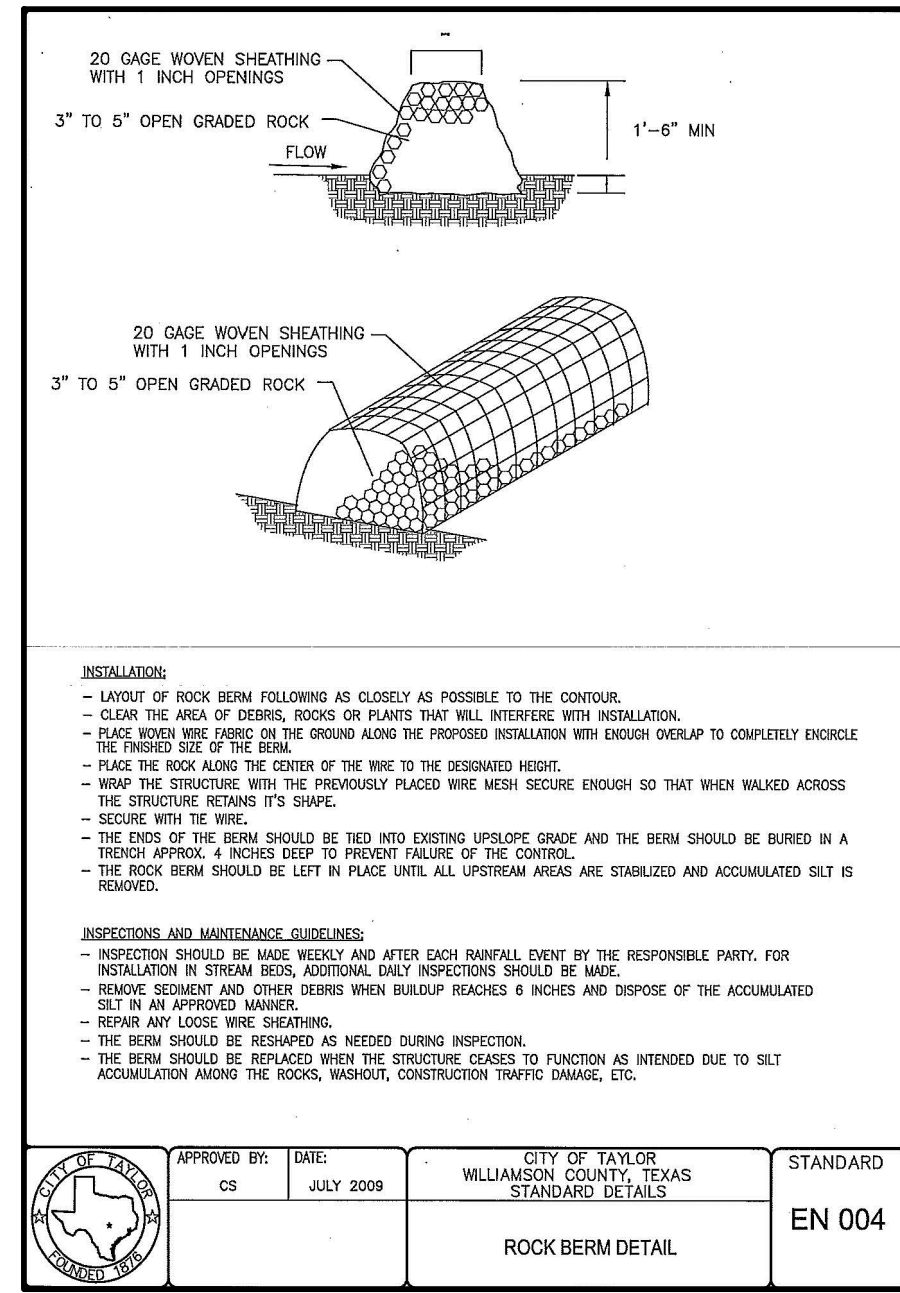
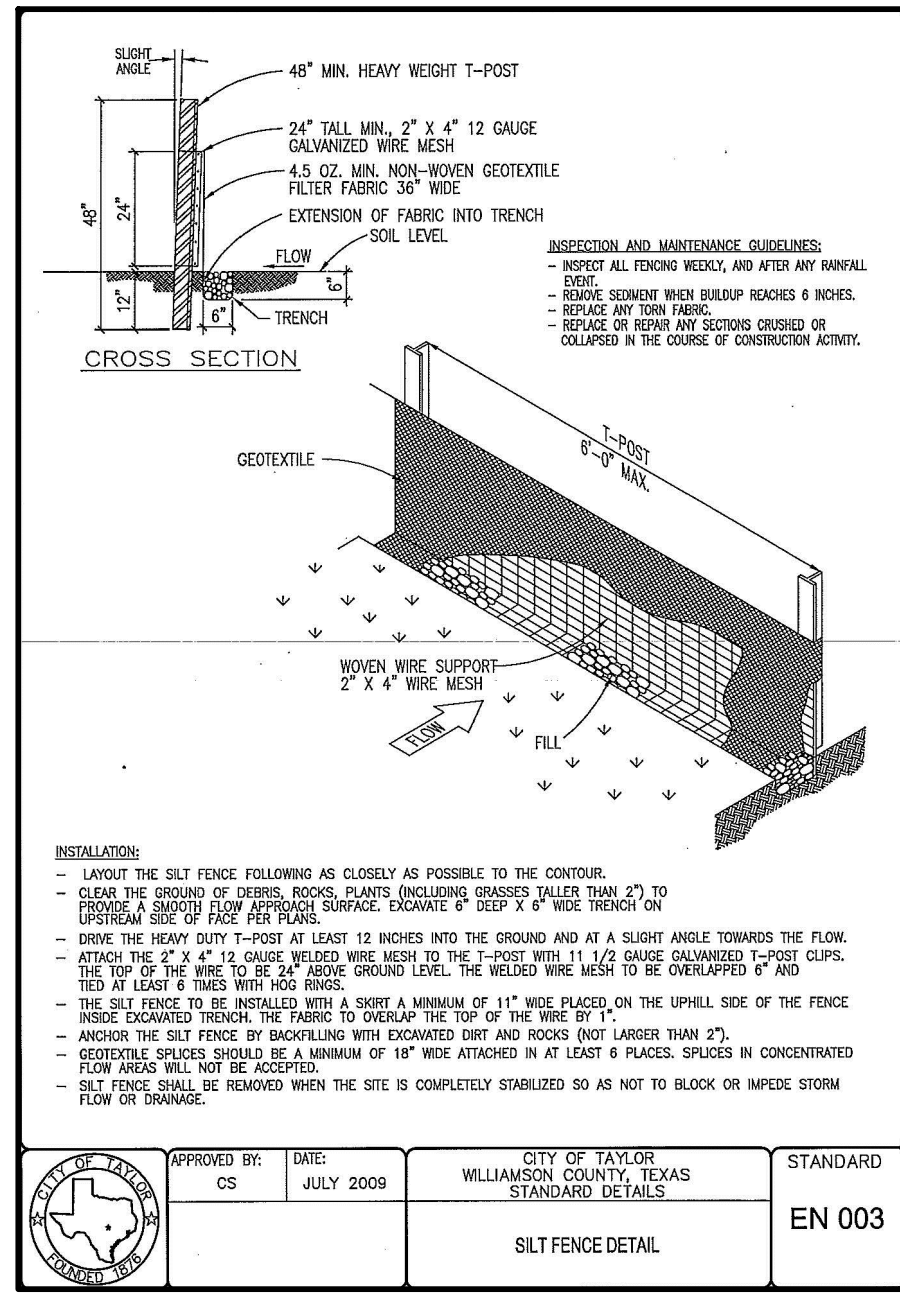
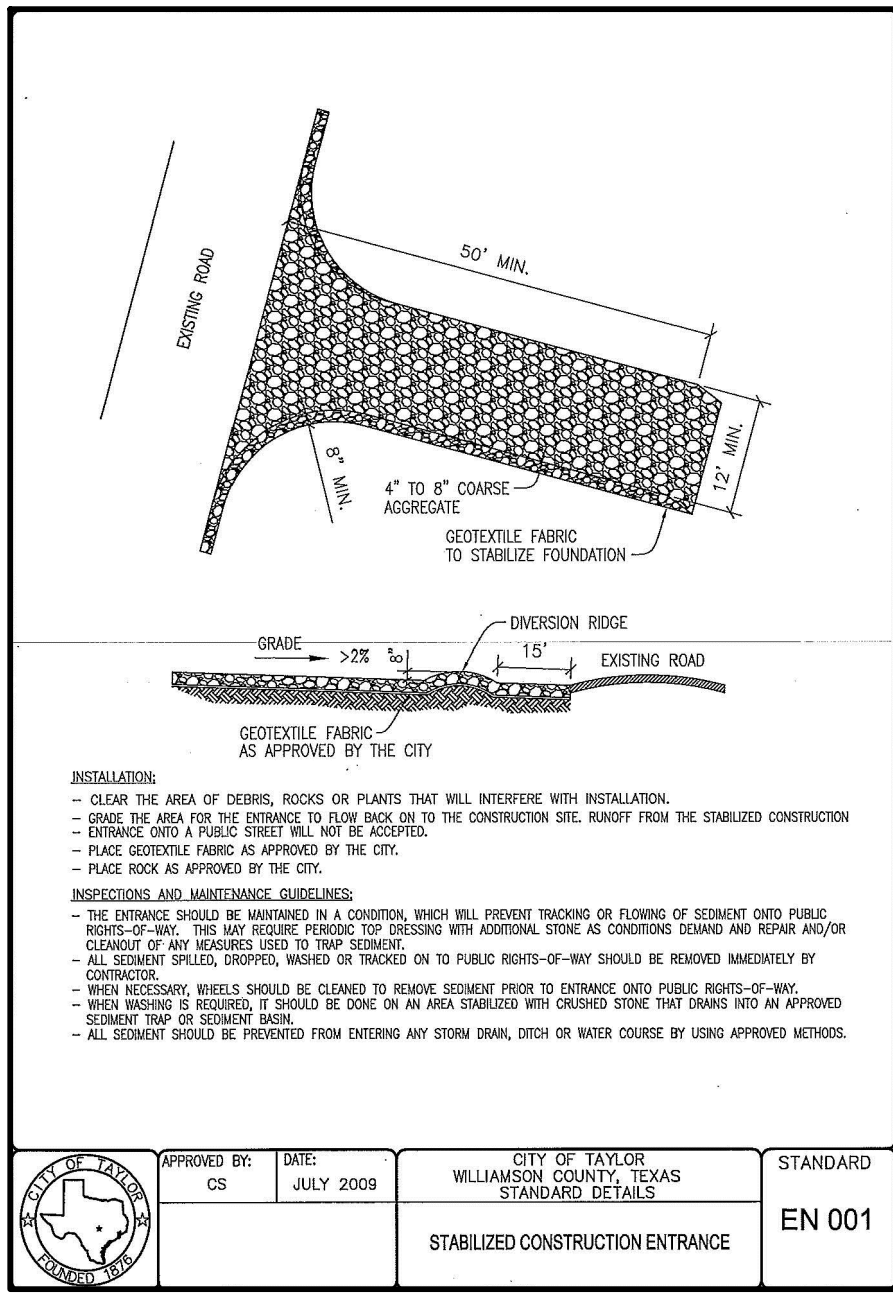
2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. **4** OF **25**

DATE: 8/4/2023

C3.1

PROJECT No: 205.02.01



EROSION, SEDIMENTATION CONTROL & TREE PROTECTION DETAILS

BOXWOODS TWO

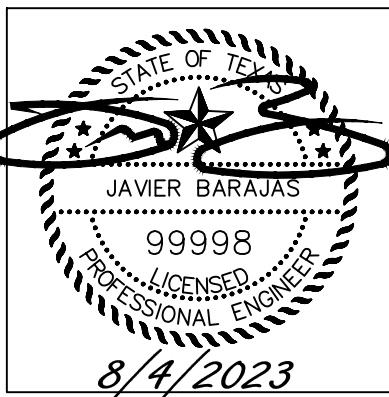
2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. **5** OF **25**

DATE: **8/4/2023**

C3.2

PROJECT No: 205.02.01



CIVIL SURVEYING CONSTRUCTION

TRINE ENGINEERING

TBPE FIRM REGISTRATION No. F-22228

RUNOFF CALCULATIONS

SOURCES:

1. UNITED STATES DEPARTMENT OF AGRICULTURE - SOIL CONSERVATION SERVICE TECHNICAL RELEASE NO. 55 (2ND EDITION, JUNE 1968) 210-VI, URBEN HYDROLOGY FOR SMALL WATERSHEDS.
2. UNITED STATES ARMY CORPS OF ENGINEERS, HEC-HMS 4.9
3. NATIONAL RESOURCES CONSERVATION SERVICE - WEB SOIL SURVEY NATIONAL COOPERATIVE SOIL SURVEY
4. CORMPT FLOW WAS CALCULATED BASED ON FULLY DEVELOPED CONDITIONS USING TABLE 2-2A FROM RELEASE NO. 55 (2ND EDITION, JUNE 1968) 210-VI, URBAN HYDROLOGY FOR SMALL WATERSHEDS.
5. ATLAS 14 RAINFALL DATA PER CITY OF TAYLOR ENGINEERING MANUAL, TABLE 8-1: DDF TABLE FOR CITY OF TAYLOR.
6. FOR DETAILED RUNOFF CURVE NUMBER (CN) AND TIME OF CONCENTRATION (T_C) CALCULATIONS REFER TO ENGINEERING REPORT.

SOURCES

- | | | |
|----|---|--|
| 1. | UNITED STATES DEPARTMENT OF AGRICULTURE - SOIL CONSERVATION SERVICE TECHNICAL RELEASE NO. 55 (2ND EDITION, JUNE 1968) 210-VI, URBAN HYDROLOGY FOR SMALL WATERSHEDS. | |
| 2. | UNITED STATES ARMY CORPS OF ENGINEERS, HEC-HMS 4.9 | |
| 3. | NATIONAL RESOURCES CONSERVATION SERVICE - WEB SOIL SURVEY NATIONAL COOPERATIVE SOIL SURVEY. | |
| 4. | ALL OFFSITE FLOW WAS CALCULATED BASED ON FULLY DEVELOPED CONDITIONS USING TABLE 2-2A FROM RELEASE NO. 55 (2ND EDITION, JUNE 1968) 210-VI, URBAN HYDROLOGY FOR SMALL WATERSHEDS. | |
| 5. | ATLAS 14 RAINFALL DATA PER CITY OF TAYLOR ENGINEERING MANUAL, TABLE 8-1: DOF TABLE FOR CITY OF TAYLOR | |
| 6. | FOR DETAILED RUNOFF CURVE NUMBER (CN) AND TIME OF CONCENTRATION (Tc) CALCULATIONS REFER TO ENGINEERING REPORT. | |



BASE FLOOD ELEVATIONS PER FEMA FLOOD INSURANCE STUDY
VOLUME 6 OF 7 FOR WILLIAMSON COUNTY, TEXAS AND
INCORPORATED AREAS REVISED DECEMBER 20, 2019. FLOOD
INSURANCE STUDY NUMBER 48491CV006B.

BASE FLOOD ELEVATIONS PER FEMA FLOOD INSURANCE STUDY
VOLUME 6 OF 7 FOR WILLIAMSON COUNTY, TEXAS AND
INCORPORATED AREAS REVISED DECEMBER 20, 2019. FLOOD
INSURANCE STUDY NUMBER 48491CV006B.

Approved by Shai Roos

09/18/23 [04:04 PM]



RUNOFF CALCULATIONS WITH DETENTION POND ATTENUATION									
PROPOSED CONDITIONS RUNOFF									
BASIN AREA NO.	BASIN AREA (AC)	BASIN AREA (MI2)	RUNOFF CN	BASIN % IMP	T(lag) (min.)	RUNOFF, Q (CFS)			
						2-YR	10-YR	25-YR	100-YR
P1	0.37	0.000572	93	41.0	3.3	1.7	2.6	3.2	4.2
P2	1.71	0.002666	93	47.9	3.0	8.3	12.7	15.6	20.2
POND RELEASE						5.8	8.1	10.6	15.1
DISCHARGE POINT 1		2.07	0.003238			5.8	8.1	10.6	14.8
P3	0.14	0.000219	91	21.6	3.0	0.6	1.0	1.3	1.6

SOURCES

1. UNITED STATES DEPARTMENT OF AGRICULTURE - SOIL CONSERVATION SERVICE TECHNICAL RELEASE NO. 55 (2ND EDITION, JUNE 1966) 210-VI URBAN HYDROLOGY FOR SMALL WATERSHEDS.
2. UNITED STATES ARMY CORPS OF ENGINEERS, HEC-HMS 4.9
3. NATIONAL RESOURCES CONSERVATION SERVICE - WEBB SOIL SURVEY NATIONAL COOPERATIVE SOIL SURVEY.
4. ALL OFFSITE FLOW WAS CALCULATED BASED ON FULLY DEVELOPED CONDITIONS USING TABLE 2-2A FROM RELEASE NO. 55 (2ND EDITION, JUNE 1966) 210-VI URBAN HYDROLOGY FOR SMALL WATERSHEDS.
5. ATLAS 14 RAINFALL DATA PER CITY OF TAYLOR ENGINEERING MANUAL, TABLE 8-1: DDF TABLE FOR CITY OF TAYLOR
6. FOR DETAILED RUNOFF CURVE NUMBER (CN) AND TIME OF CONCENTRATION (Tc) CALCULATIONS REFER TO ENGINEERING REPORT.

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED
PROFESSIONAL ENGINEER
8/4/2023

CIVIL SURVEYING CONSTRUCTION

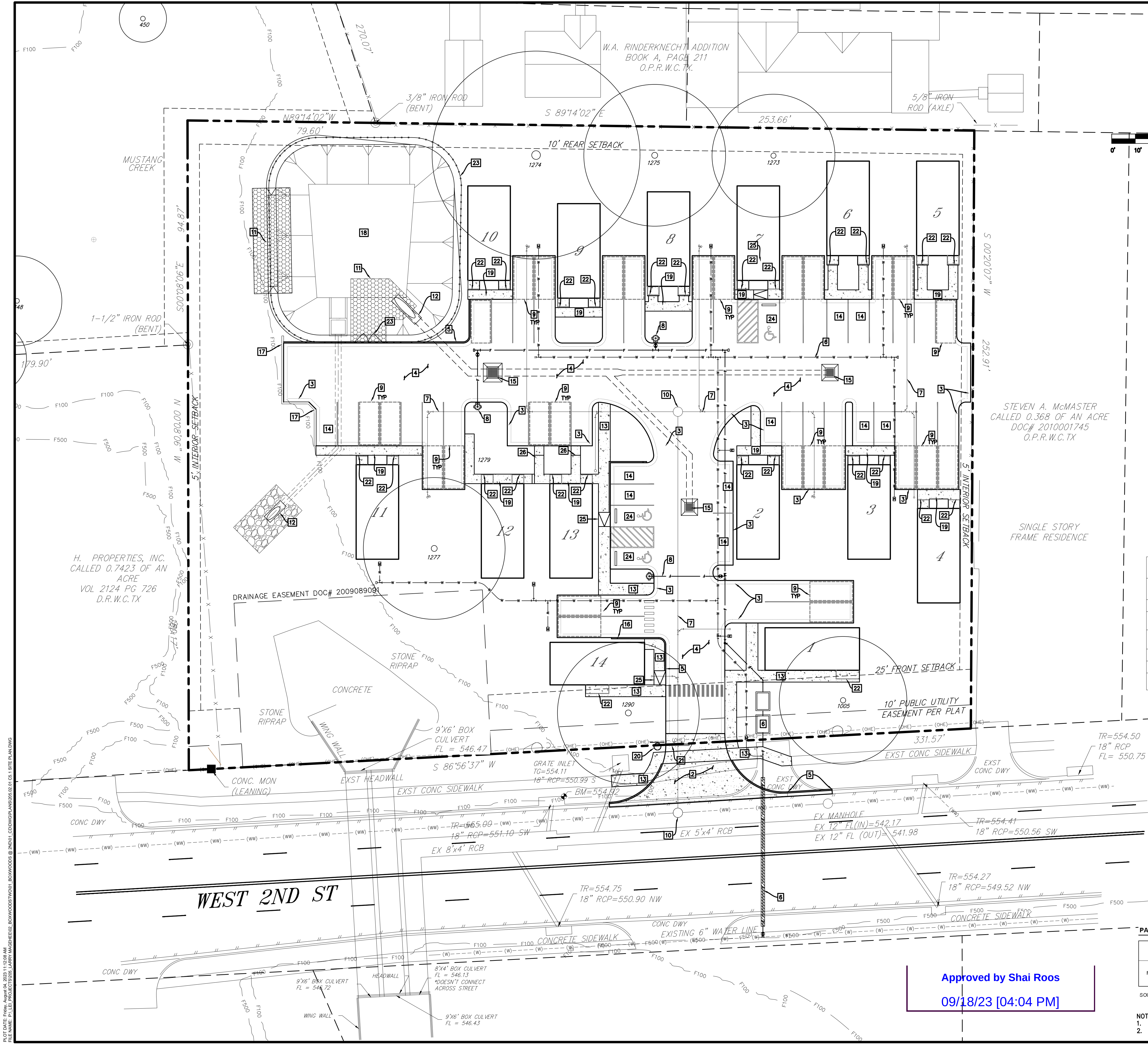
**TRINE
ENGINEERING**

**EXISTING & PROPOSED
DRAINAGE AREA MAP**

BOXWOODS TWO

12002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No.	6	OF	25
DATE:	8/4/2023		
C4.1			
PROJECT No:	205.02.01		



LEGEND

PROPERTY LINE

ADJACENT PROPERTY LINE

EASEMENT & SETBACKS

OVERHEAD UTILITIES

100 YR FLOOD FEMA

500 YR FLOOD FEMA

MANHOLE

POWER POLE

KEYNOTES

ITEM	DESCRIPTION
2	CONSTRUCT CONCRETE DRIVEWAY (REFER TO DETAIL PV005 ON SHEET C5.3) (REFER TO GRADING PLAN FOR DRIVEWAY SPOT ELEVATIONS)
3	CONSTRUCT 18" WIDE CONCRETE RIBBON CURB (REFER TO DETAIL PV008 ON SHEET C5.3)
4	CONSTRUCT FLEXIBLE PAVEMENT PER GEOTECHNICAL RECOMMENDATIONS (REFER TO PAVEMENT DESIGN ON SHEET C5.4 DETAIL 5, REFER TO GRADING PLAN FOR SPOT ELEVATIONS)
5	CONSTRUCT CONCRETE CURB & GUTTER (PER TO DETAIL PV007 ON SHEET C5.3)
6	INSTALL A WATER SERVICE SYSTEM (REFER TO SHEET C8.3)
7	INSTALL A WASTEWATER LINE SYSTEM (REFER TO SHEET C8.4)
8	INSTALL A STANDARD FIRE HYDRANT ASSEMBLY (REFER TO SHEET C8.2)
9	INSTALL CAR CANOPY (PER ARCHITECTURAL PLANS)
10	INSTALL WASTEWATER MANHOLE (REFER TO SHEET C8.4)
11	SHOREFLEX EMERGENCY OVERFLOW SPILLWAY PERMANENT EROSION PROTECTION AND MAINTENANCE ACCESS (128 SURFACE SY), TOPSOIL AND SEED.
12	INSTALL SAFETY END TREATMENT, REFER TO DETENTION POND SHEET C7.1
13	CONSTRUCT 5' WIDE CONCRETE SIDEWALK PER DETAIL PV006 ON SHEET C5.3 (REFER TO GRADING PLAN FOR SPOT ELEVATIONS)
14	GUEST PARKING
15	INSTALL CONCRETE GRATE INLET (REFER DETENTION POND PLAN TO SHEET C7.1)
16	CONSTRUCT CURB END TRANSITION (REFER TO DETAIL 11 ON SHEET C5.3)
17	CONCRETE RETAINING WALL (REFER TO GRADING PLAN SHEET)
18	STORMWATER DETENTION POND
19	CONSTRUCT 4' WIDE CONCRETE SIDEWALK PER DETAIL PV006 ON SHEET C5.3
20	STOP SIGN (SEE PAVEMENT PLAN, SHEET C5.4)
21	STOP BAR (SEE PAVEMENT PLAN, SHEET C5.4)
22	INSTALL COVERED FRONT PORCH
23	6' TALL SAFETY FENCE AND 12' WIDE MAINTENANCE ACCESS GATE (TYPE BY OWNER)
24	CONSTRUCT A HANDICAP PARKING SPACE (REFER TO DETAILS 7, 8, 9 & 10 ON SHEET C5.3) REFER TO GRADING PLAN FOR SPOT ELEVATIONS
25	CONSTRUCT HANDICAP RAMP
26	STEP(S)

IMPERVIOUS COVER CALCULATION

SITE AREA:	2.01	AC	87,677	SF			
SURFACE	EXISTING	%	DEMO	%	PROPOSED	%	TOTAL
BUILDING COVERAGE	0.00	0.00	0.00	0.00	10,080.00	11.50	10,080.00
PAVEMENT/ ASPHALT	0.00	0.00	0.00	0.00	23,702.68	27.03	23,702.68
SIDEWALK	0.00	0.00	0.00	0.00	3,211.25	3.66	3,211.25
OTHERS	0	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	36,993.93	42.19	36,993.93

- GENERAL NOTES:
1.

ALL WORK AND MATERIAL SHALL COMPLY WITH ALL STATE OF TEXAS LOCAL GOVERNMENT CODES, TEXAS STANDARD SPECIFICATIONS 2004, O.S.H.A. STANDARDS AND LOCAL CITY ADOPTED STANDARDS AND SPECIFICATIONS.
2.

PAVEMENT CROSS SECTIONS PER STRUCTURAL AND OR GEOTECHNICAL RECOMMENDATIONS.
3.

MINIMUM VERTICAL CLEARANCE, INCLUDING TREE LIMBS FOR DRIVEWAY AND INTERNAL FIRE ACCESS, LARGE VEHICLE CIRCULATION AREAS SHALL BE NO LESS THAN 13'-6".
4.

CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND PRECISE BUILDING DIMENSIONS, ARCHITECTURAL FEATURES AND EXACT BUILDING UTILITY SERVICE LOCATIONS.
5.

ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
6.

ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
7.

ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
8.

FOR DRIVEWAY CONSTRUCTION: THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.

PARKING SUMMARY TABLE

USE	DWELLING UNITS	PARKING RATIO (SPACE/SF) 2 PER DWELLING UNIT	PARKING SPACES REQUIRED	REGULAR SPACES	HANDICAP SPACES	TOTAL SPACES
RESIDENTIAL TWO FAMILY STRUCTURE	28		56	66	3	69

SOURCE: TAYLOR, TEXAS - CODE OF ORDINANCES/ APPENDIX B-ZONING ORDINANCE CHAPTER 6, SECTION 6.1 OFF-STREET PARKING TABLE 6.1

NOTES:

1.

PARKING SPACES WITH CANOPIES ARE EQUAL TO TWO PER UNIT FOR A TOTAL OF 28 CANOPIES.

2.

TANDEM PARKING STALLS PER DIMENSIONS DEPICTED HEREON (37'x9').

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/19/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/19/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023



CIVIL SURVEYING CONSTRUCTION

TRINE ENGINEERING

SITE PLAN

BOXWOODS TWO

2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. 7 OF 25

DATE: 8/4/2023

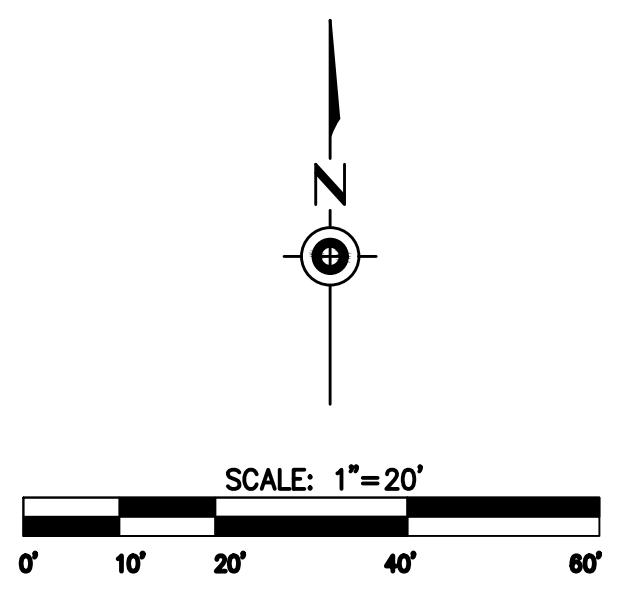
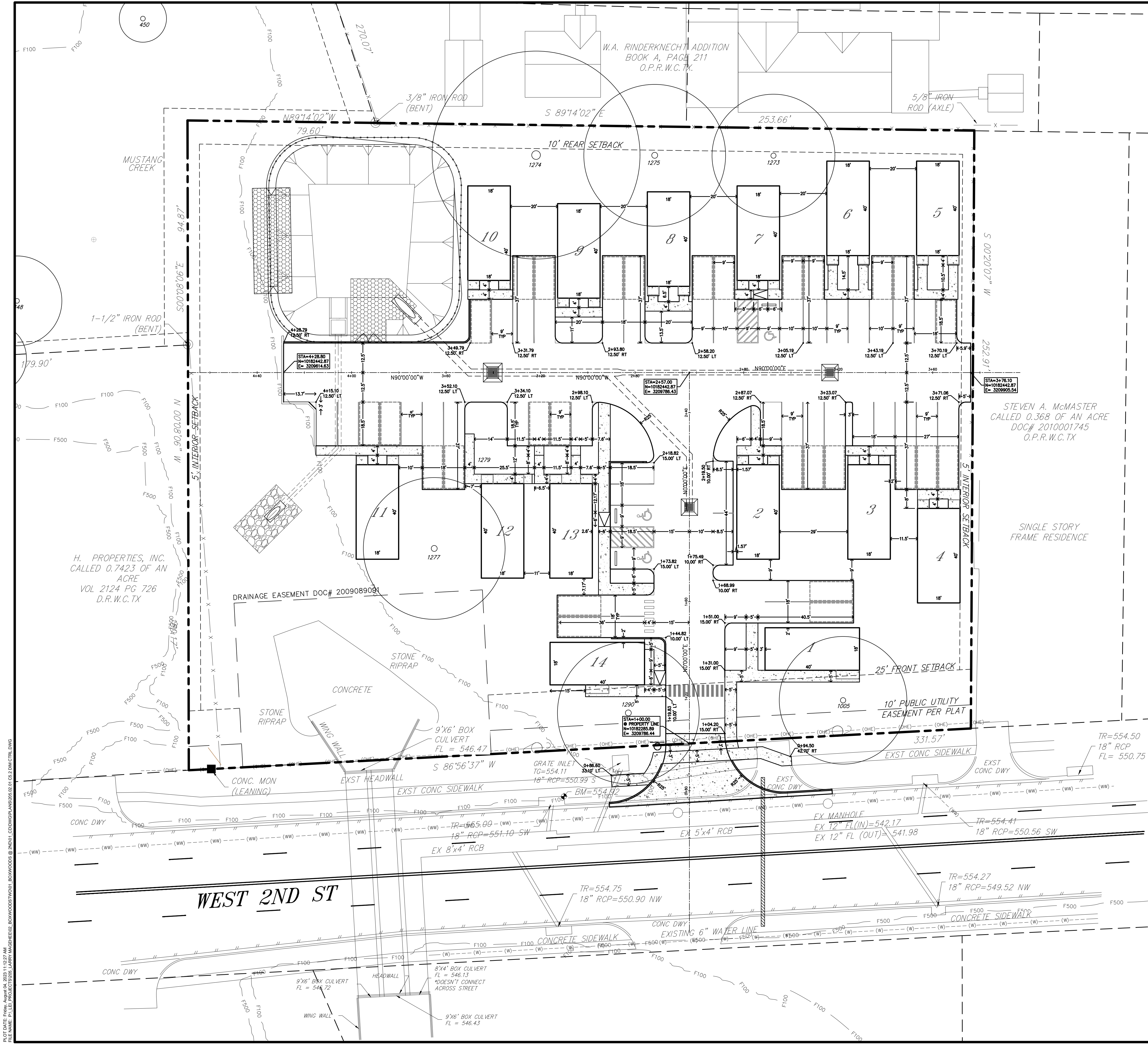
C5.1

PROJECT No: 205.02.01

Approved by Shai Roos

09/18/23 [04:04 PM]

PLT DATE: 09/18/23 11:55:40 AM
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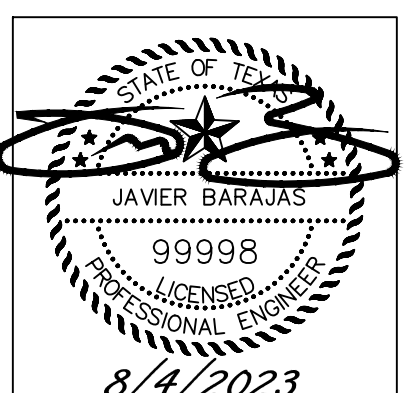
- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT & SETBACKS
 - (OHE) --- OVERHEAD UTILITIES
 - F100 100 YR FLOOD FEMA
 - F500 500 YR FLOOD FEMA
 - (MH) MANHOLE
 - POWER POLE

GENERAL NOTES:

- ALL WORK AND MATERIAL SHALL COMPLY WITH ALL STATE OF TEXAS LOCAL GOVERNMENT CODES, TEXAS STANDARD SPECIFICATIONS 2004, O.S.H.A. STANDARDS AND LOCAL CITY ADOPTED STANDARDS AND SPECIFICATIONS.
- PAVEMENT CROSS SECTIONS PER STRUCTURAL AND OR GEOTECHNICAL RECOMMENDATIONS.
- MINIMUM VERTICAL CLEARANCE, INCLUDING TREE LIMBS FOR DRIVEWAY AND INTERNAL FIRE ACCESS, LARGE VEHICLE CIRCULATION AREAS SHALL BE NO LESS THAN 13'-6".
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND PRECISE BUILDING DIMENSIONS, ARCHITECTURAL FEATURES AND EXACT BUILDING UTILITY SERVICE LOCATIONS.
- ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- FOR DRIVEWAY CONSTRUCTION: THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.

Approved by Shai Roos
09/18/23 [04:04 PM]

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/19/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/19/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023



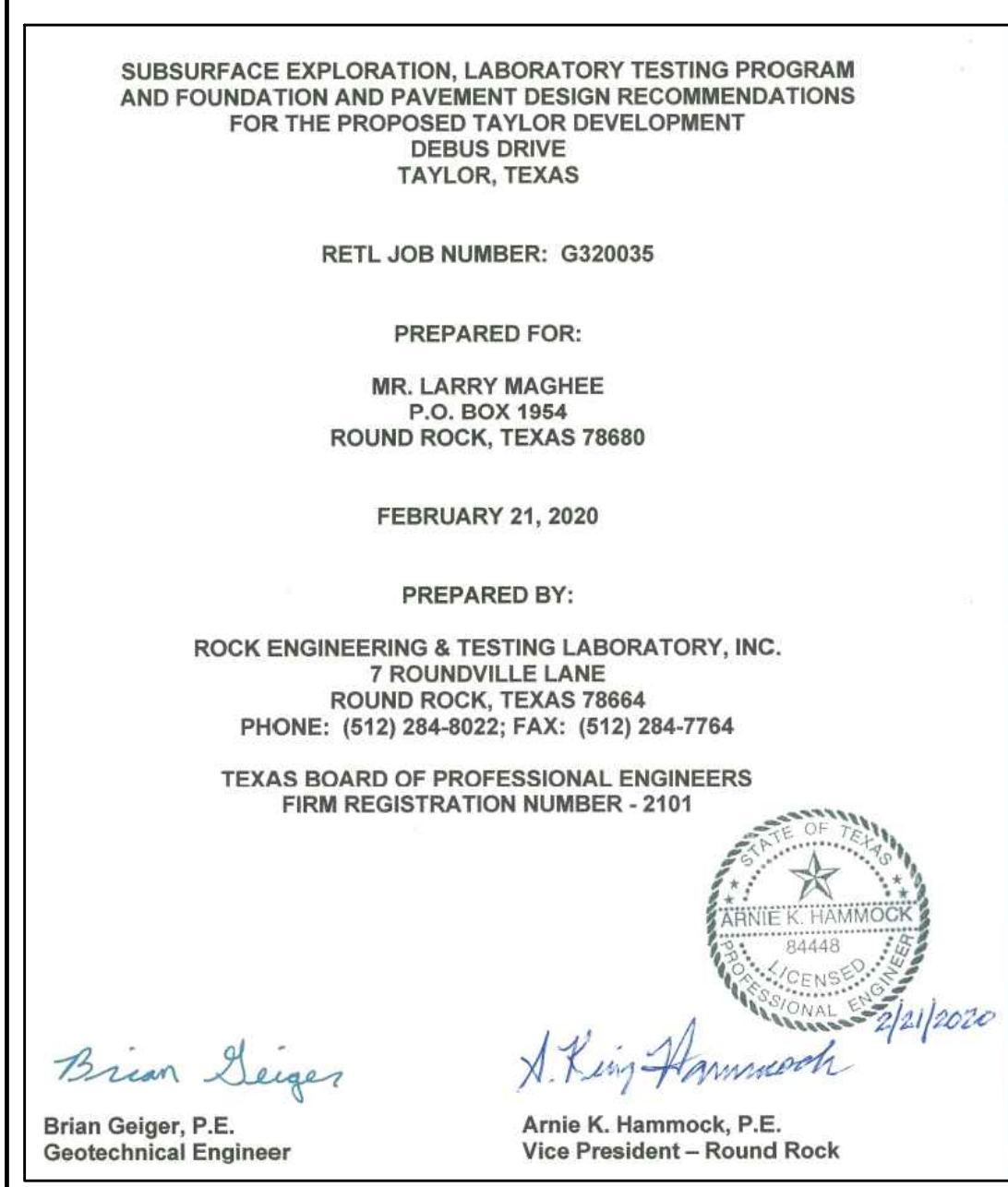
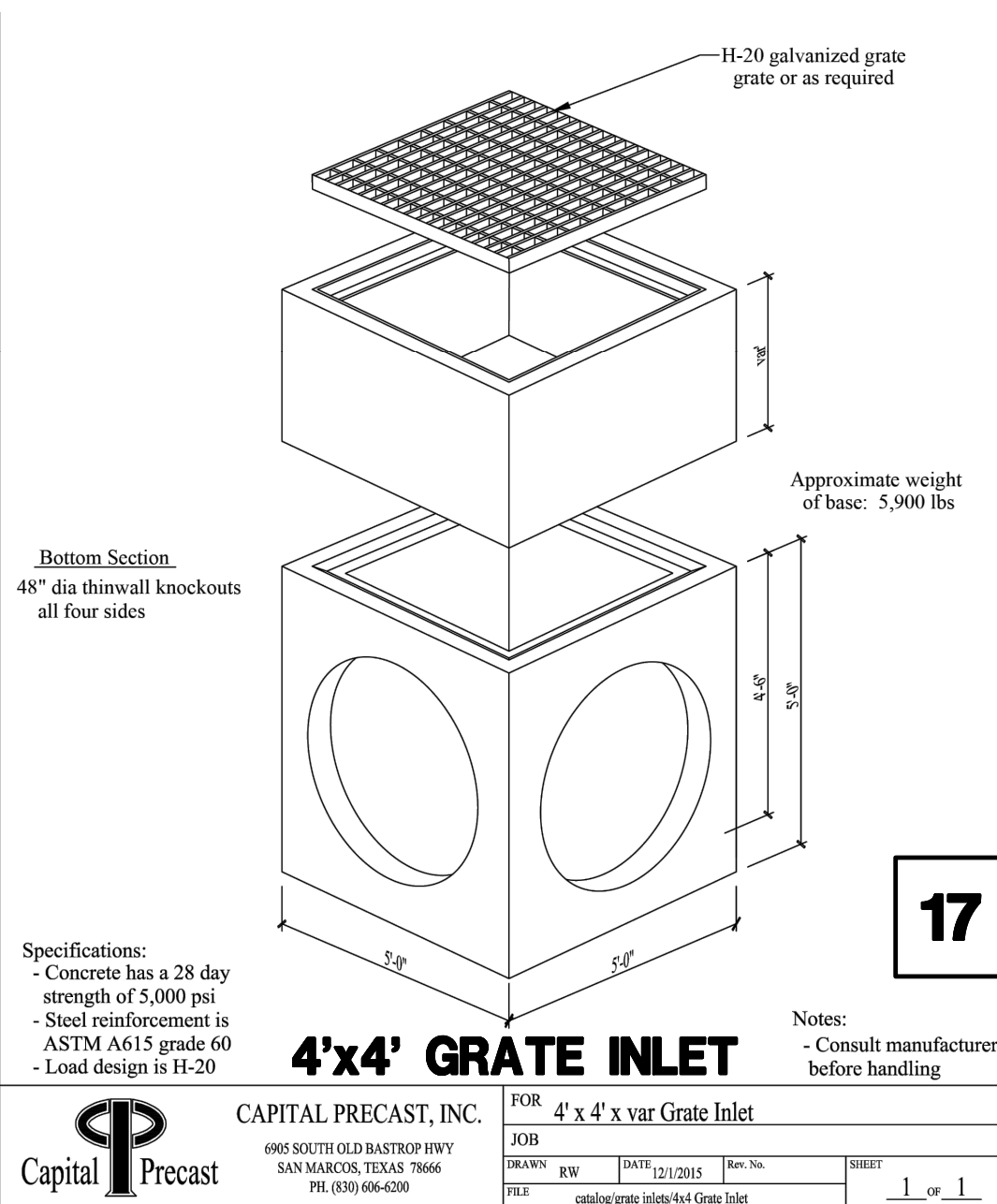
CIVIL SURVEYING CONSTRUCTION

TRINE ENGINEERING

DIMENSIONAL CONTROL PLAN
BOXWOODS TWO
2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No.	8	OF	25
DATE:	8/4/2023		
C5.2			
PROJECT No: 205.02.01			

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DATE: 09/18/23
FILE NAME: P:\PROJECTS\205.02.01\BOXWOODS TWO\BOXWOODS TWO.DWG



Mr. Larry Maghe
February 21, 2020
RET/L Job No.: G319221

PROPOSED TAYLOR DEVELOPMENT
Debus Drive
Taylor, Texas

Flexible Pavement

The following flexible pavement sections were determined using the above information and assumptions in conjunction with Chart 3.1 included in the *Guide for Design of Pavement Structures*, published by AASHTO in 1993 and the City of Taylor Subdivision Ordinance. The recommended light, medium, and heavy-duty flexible pavement section, using the locally available base material, are provided in the following table:

Flexible Pavement			
Pavement Constituent	Light Duty	Medium Duty	Heavy Duty
HMAAC Type D	2"	2½"	3"
Crushed Limestone Base Material	10"	12"	14"
Lime stabilized Subgrade	8"	8"	8"

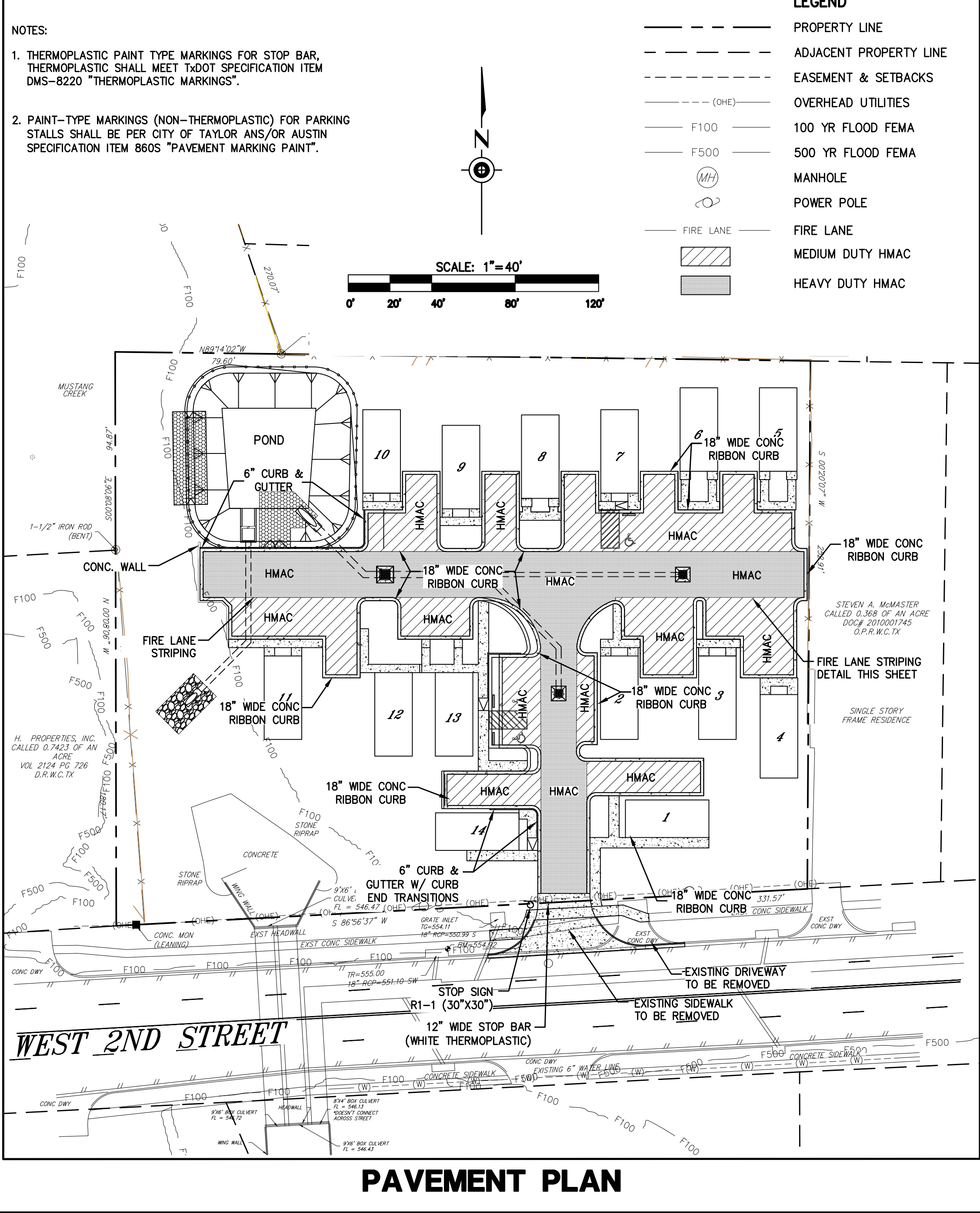
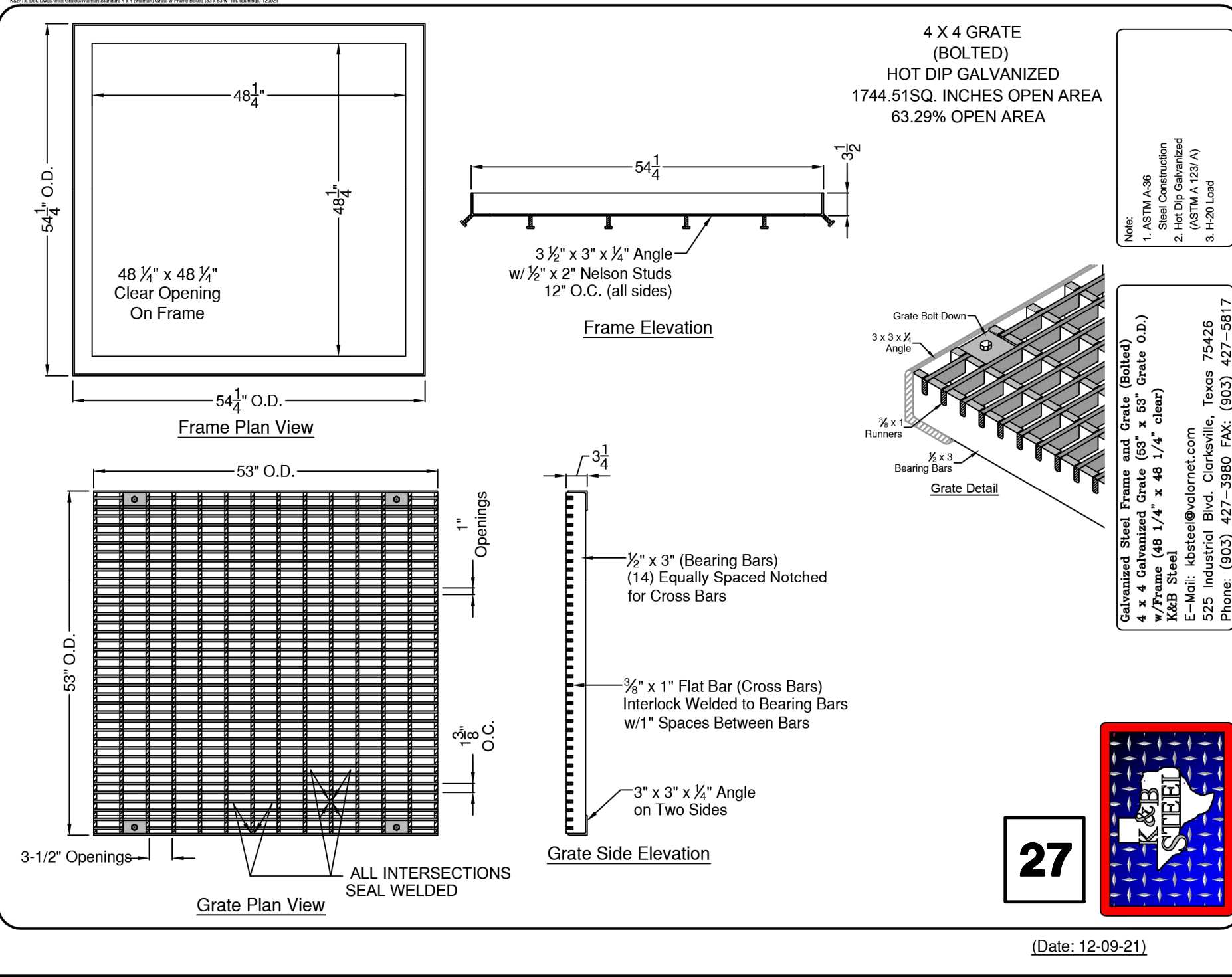
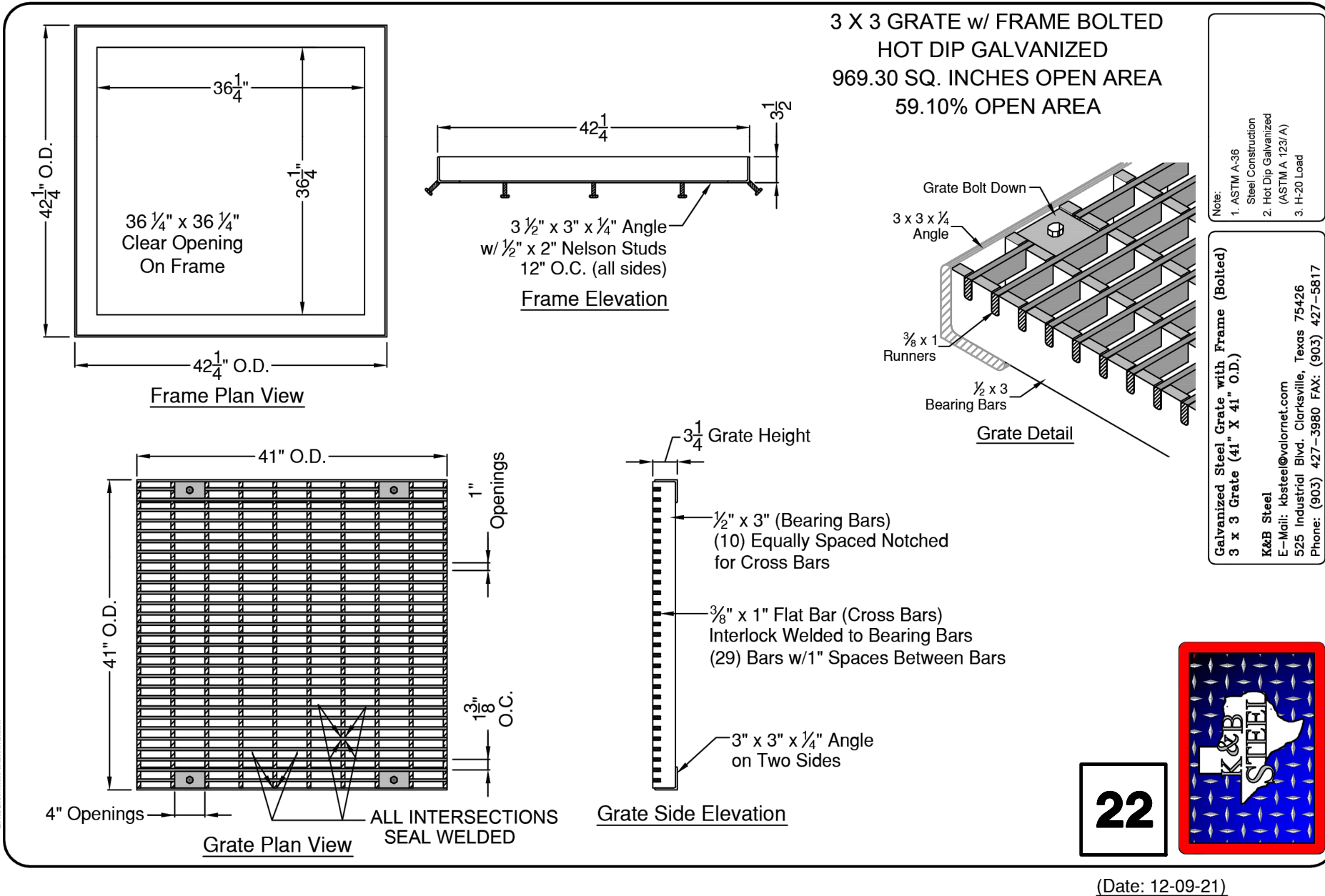
Rigid Concrete Pavements

The use of concrete for paving has become more prevalent in recent years due to the long-term maintenance cost benefits of concrete pavement compared to asphalt pavements. The recommended light, medium, and heavy-duty rigid concrete pavement sections are provided in the following table:

Rigid Pavement	Light Duty	Medium Duty	Heavy Duty
Reinforced Concrete	6"	7"	8"
Lime stabilized Subgrade	8"	8"	8"

Concrete pavement is recommended in areas that receive continuous repetitive traffic such as the parking lot entrances and trash dump approach areas. The heavy-duty concrete at the location of the trash dumpster should be 7-inches in thickness and be large enough to accommodate both the front and rear wheels of the vehicles used to pick up the trash dumpsters.

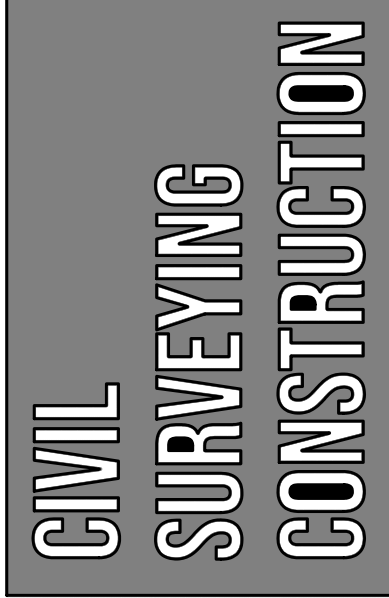
Maintenance or operations managers need to stress the importance of placing the trash dumpsters in their proper locations to reduce the distress trash pickup operations place on the pavement.



NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2023
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4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023



8/4/2023

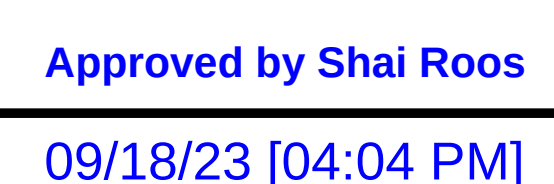


SITE PLAN DETAILS (2 of 2)

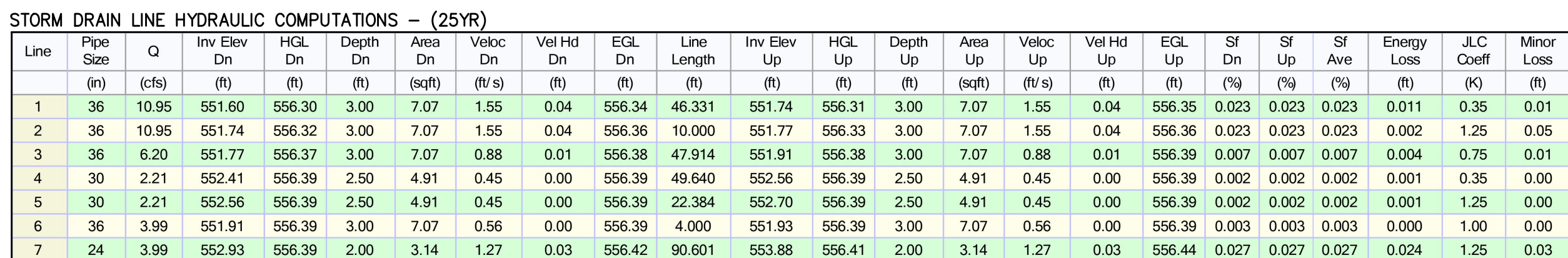
BOXWOODS TWO

2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No.	10 OF 25
DATE:	8/4/2023
C5.4	
PROJECT No: 205.02.01	

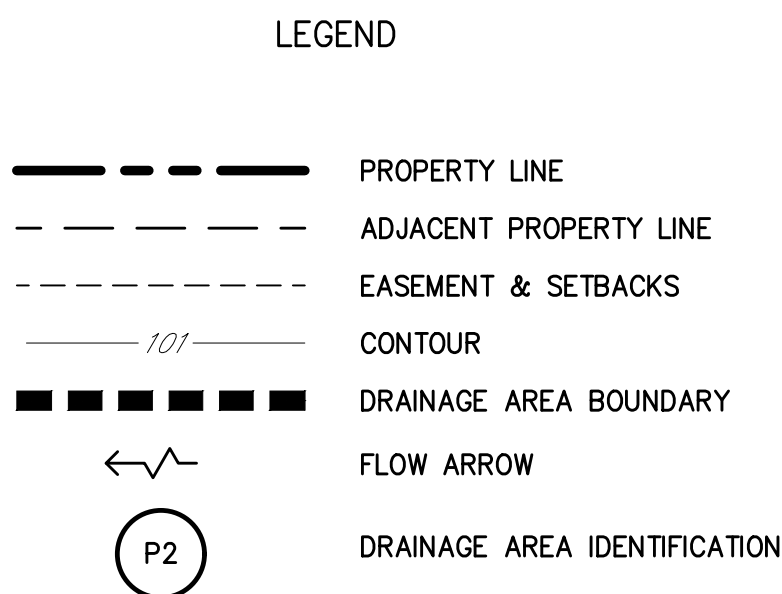
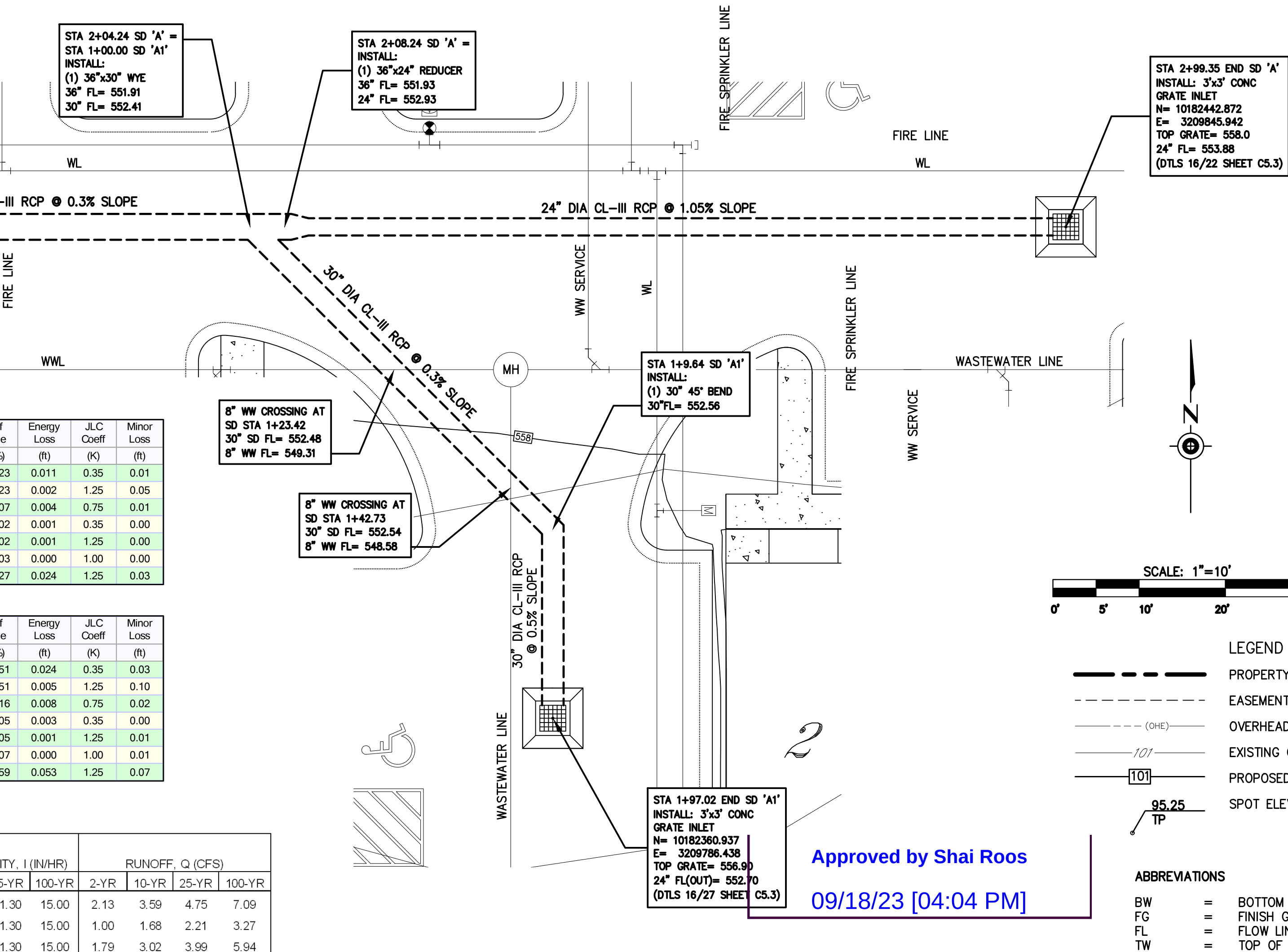


SHEET No.	11	OF	25
DATE:	8/4/2023		
C6.1			
PROJECT No:	205 02 01		

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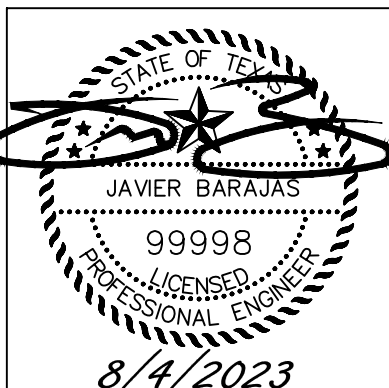
STORM DRAIN LINE HYDRAULIC COMPUTATIONS (100YR)																								
Line	Pipe size	Q	Inv Elev Dn	HGL Dn	Depth Dn	Area Dn	Veloc Dn	Vel Hdr Dn	EGL Dn	Line Length	Inv Elev Up	HGL Up	Depth Up	Area Up	Veloc Up	Vel Hdr Up	EGL Up	Sf Dn	Sf Up	Sf Ave	Energy Loss	JLC Coeff	Minor Loss	
(in)	(in)	(cfs)	(ft)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(%)	(%)	(%)	(ft)	(K)	(ft)	
1	36	15.30	551.60	556.90	3.00	7.07	2.31	0.00	556.96	46.331	551.74	556.92	3.00	7.07	2.31	0.00	556.93	557.01	0.016	0.016	0.005	0.005	0.35	0.00
2	36	16.11	551.74	556.96	3.00	7.07	2.31	0.08	557.04	10.511	551.77	556.96	3.00	7.07	2.31	0.08	557.04	0.051	0.051	0.005	0.005	1.25	0.10	
3	36	9.21	551.77	557.06	3.00	7.07	1.30	0.03	557.09	47.914	551.77	557.07	3.00	7.07	1.30	0.03	557.10	0.016	0.016	0.006	0.006	1.25	0.10	
4	30	3.27	552.41	557.09	2.50	4.91	0.67	0.01	557.10	49.640	552.56	557.09	2.50	4.91	0.67	0.01	557.10	0.005	0.005	0.005	0.003	0.35	0.00	
5	30	3.27	552.56	557.09	2.50	4.91	0.67	0.01	557.10	22.384	552.70	557.09	2.50	4.91	0.67	0.01	557.10	0.005	0.005	0.005	0.001	1.25	0.01	
6	36	5.94	551.91	557.09	3.00	7.07	0.84	0.01	557.10	4.000	551.93	557.09	3.00	7.07	0.84	0.01	557.10	0.007	0.007	0.007	0.000	1.00	0.01	
7	24	5.94	552.93	557.10	2.00	3.14	1.89	0.06	557.16	90.601	553.88	557.15	2.00	3.14	1.89	0.06	557.21	0.059	0.059	0.059	0.053	1.25	0.07	

INLET BASIN AREA NO.	BASIN AREA (SF)	BASIN AREA (AC)	BASIN I.C. (SF)	BASIN I.C. (AC)	BASIN I.C. (%)	C-VALUE (IMPERVIOUS)				C-VALUE (PERVIOUS)				COMPOSITE C-VALUE				Tc (MIN.)	RAINFALL INTENSITY, I (IN/HR)				RUNOFF, Q (CFS)			
						2-YR	10-YR	25-YR	100-YR	2-YR	10-YR	25-YR	100-YR	2-YR	10-YR	25-YR	100-YR		2-YR	10-YR	25-YR	100-YR	2-YR	10-YR	25-YR	100-YR
P1	27898	0.64	16644	0.38	59.7	0.74	0.82	0.87	0.96	0.25	0.30	0.34	0.41	0.54	0.61	0.68	0.74	5.0	6.14	9.19	11.30	15.00	2.13	3.59	4.75	7.09
P2	11810	0.27	8477	0.19	71.8	0.74	0.82	0.87	0.96	0.25	0.30	0.34	0.41	0.60	0.67	0.72	0.80	5.0	6.14	9.19	11.30	15.00	1.00	1.68	2.21	3.27
P3	23028	0.53	14220	0.33	61.7	0.74	0.82	0.87	0.96	0.25	0.30	0.34	0.41	0.55	0.62	0.67	0.75	5.0	6.14	9.19	11.30	15.00	1.79	3.02	3.99	5.94



- NOTES:
1. STORM DRAIN PIPE TO BE CL-III RCP GASKETTED PIPE.
 2. ALL ROOF DOWNSPOUTS SHALL BE DIRECTED TO THE FRONT OF EACH UNIT AND THE CIRCULATION DRIVE.

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/1/2023



**CIVIL
SURVEYING
CONSTRUCTION**

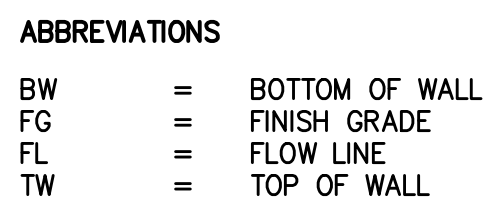
**TRINE
ENGINEERING**

STORM DRAIN PLAN

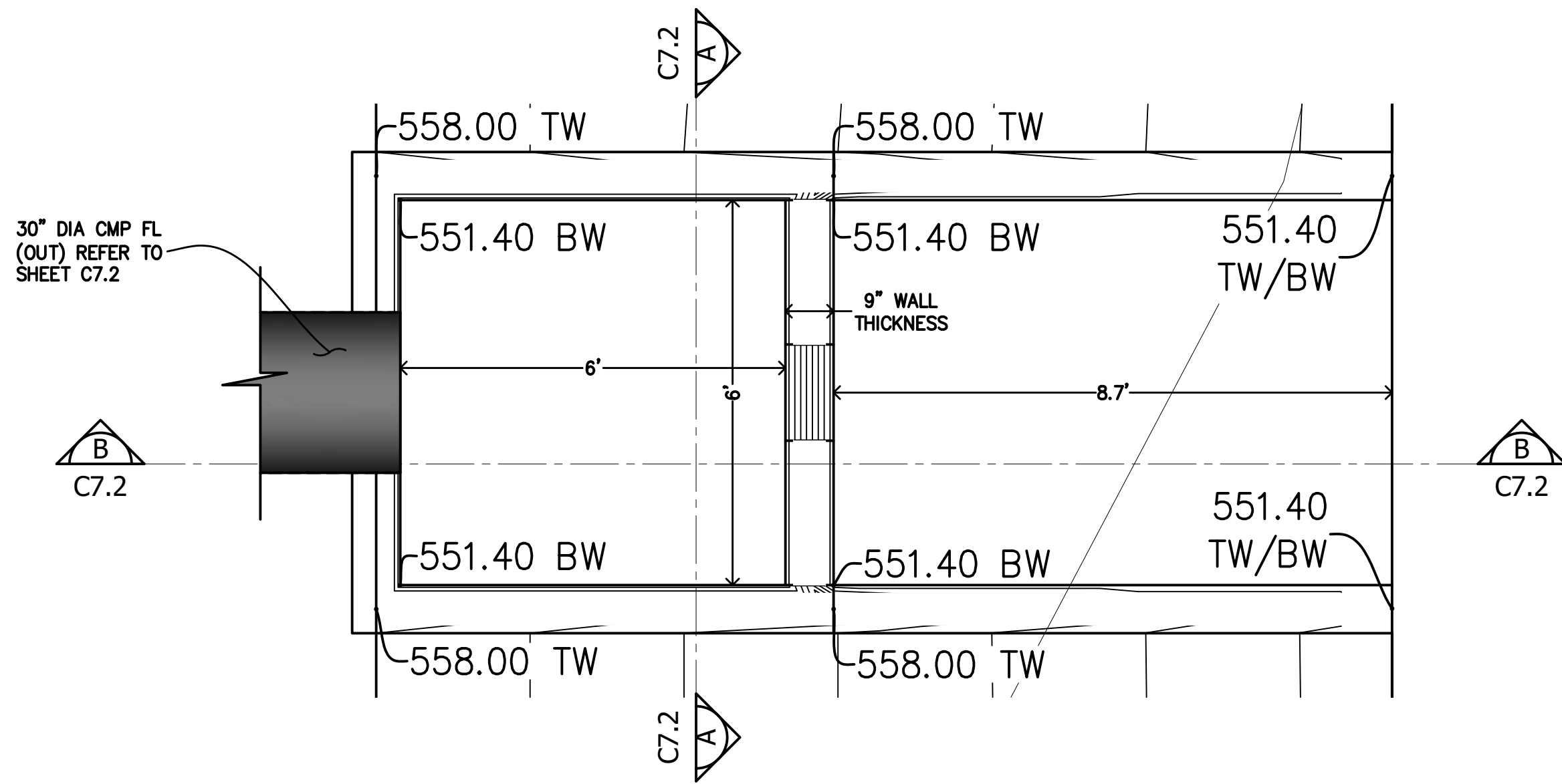
BOXWOODS TWO

2002 WEST 2ND ST. TAYLOR, TEXAS 76574

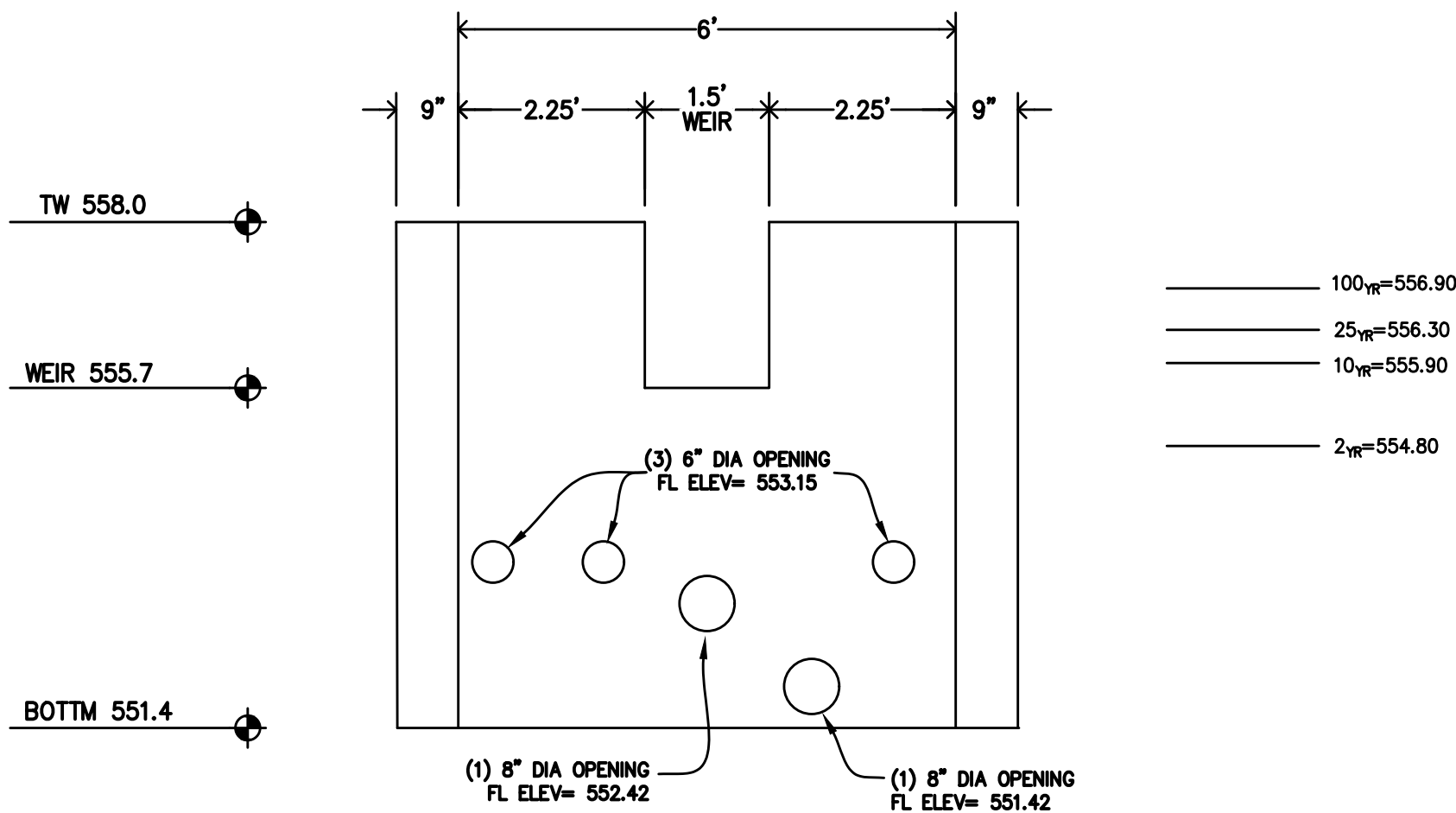
SHEET No.	12 OF 25
DATE:	8/4/2023
C6.2	
PROJECT No: 205.02.01	



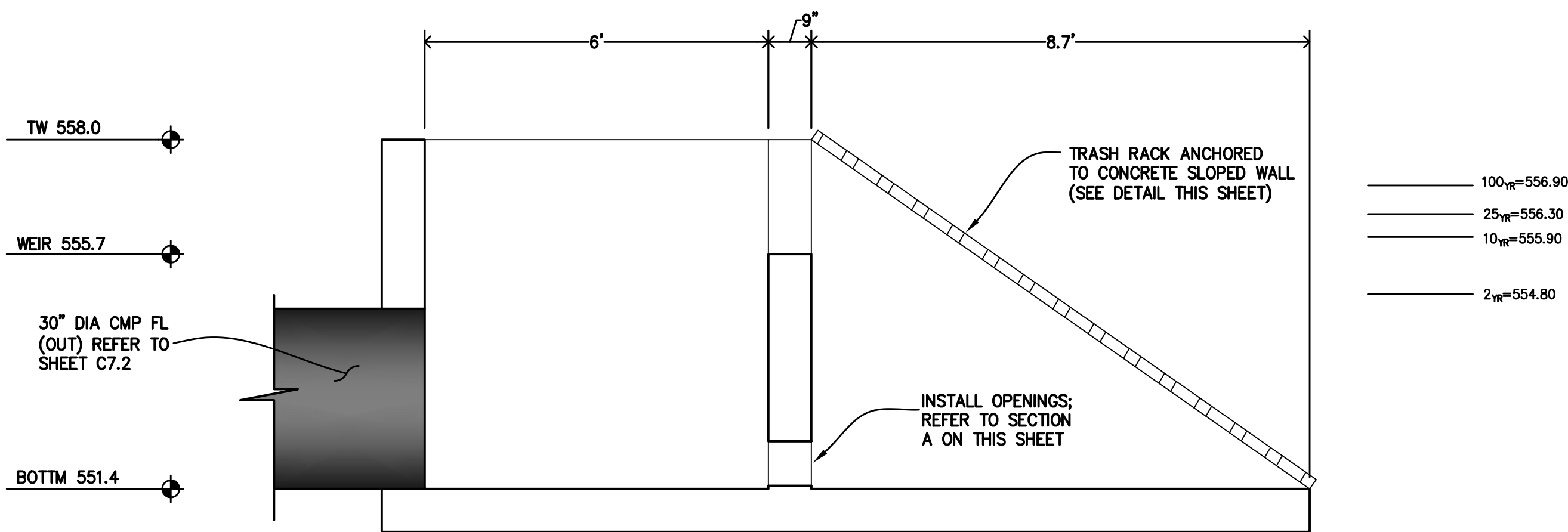
SHEET No.	13 OF 25
DATE:	8/4/2023
C7.1	
PROJECT No: 205.02.01	



DETENTION POND OUTLET STRUCTURE
PLAN VIEW



SECTION A
DETENTION POND OUTLET STRUCTURE

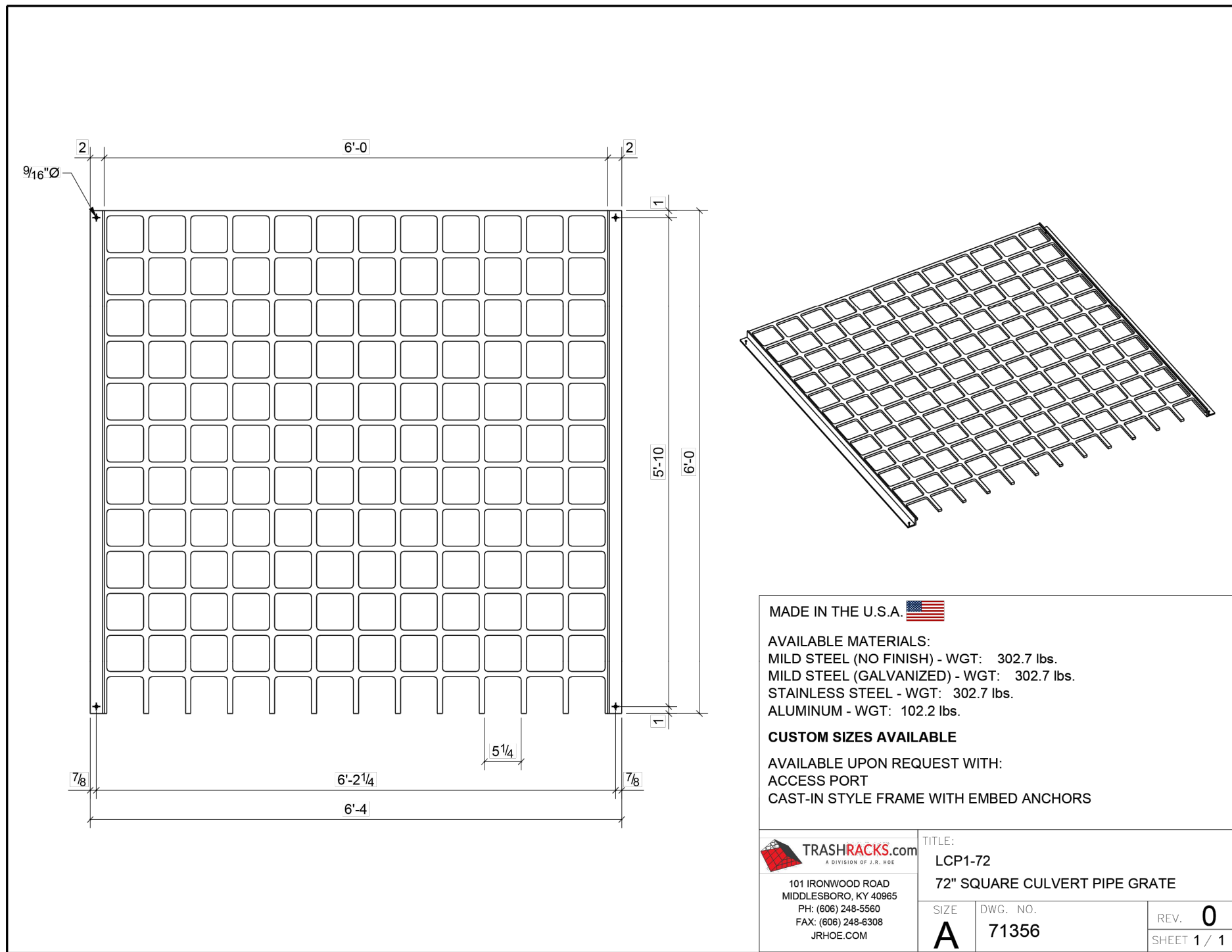


SECTION B
DETENTION POND OUTLET STRUCTURE

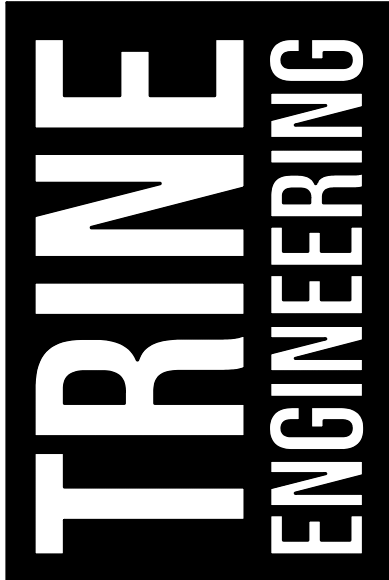
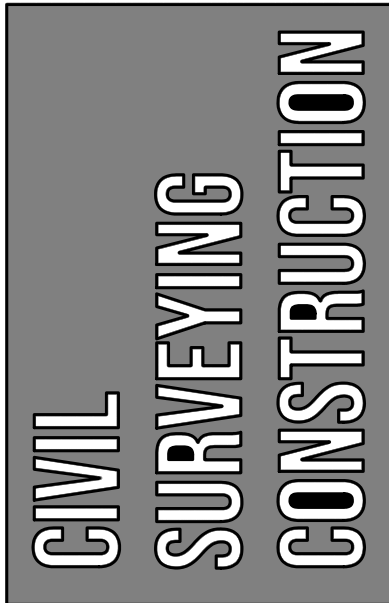
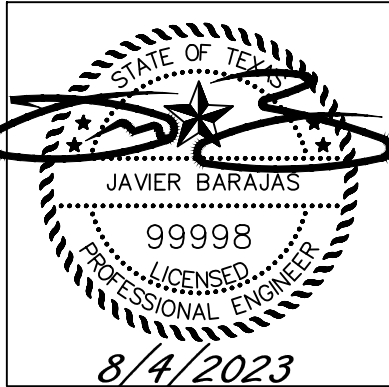
DETENTION POND CALCULATIONS						
STORM STORAGE/OUTFLOW TABLE (HEC-HMS 4.9)						
Storm Frequency (yr)	Peak Outflow Allowed at Discharge Point, (see Sheet C4.2 for location) (Exist Flow) (cfs)	Peak Flow Generated From Proposed Improvements W/O Detention at Discharge Point (Prop. Flow) (cfs)	Peak Flow Generated From Proposed Improvements at Discharge Point 1, (Sheet C4.1 Location) W/ Detention (Prop. Flow) (cfs)	Pond Peak Outflow (cfs)	Tailwater Elevation (elev) at 30' RCP Outlet (ft)	Maximum WSE (ft)
2	5.80	9.50	5.80	5.80	553.90	554.80
10	9.30	14.70	8.10	8.10	554.35	555.90
25	11.50	18.00	10.60	10.60	554.50	556.30
100	15.10	23.40	14.80	15.10	554.60	556.90
ELEVATION/ STAGE/ STORAGE TABLE						
ELEVATION (ft)	AREA (sf)	AREA (ac)	AVG AREA (ac)	VOLUME (ac-ft)	TOTAL VOLUME PROVIDED (ac-ft)	TOTAL STORAGE PROVIDED (cu-ft)
551.40	0.00	0.00000	0.000	0.000	0	0
551.50	89.11	0.00205	0.002	0.000	0.000	3.0
552.00	1,131.29	0.02597	0.035	0.006	0.006	259
552.50	2,223.53	0.05105	0.113	0.019	0.025	1,083
553.00	2,471.62	0.05674	0.162	0.027	0.052	2,256
553.50	2,726.54	0.06259	0.179	0.030	0.082	3,555
554.00	2,990.57	0.06865	0.197	0.033	0.114	4,984
554.50	3,270.74	0.07509	0.216	0.036	0.150	6,549
555.00	3,569.88	0.08195	0.235	0.039	0.190	8,258
555.50	3,883.86	0.08916	0.257	0.043	0.232	10,121
556.00	4,209.38	0.09663	0.279	0.046	0.279	12,144
556.50	4,547.01	0.10438	0.301	0.050	0.329	14,332
557.00	4,897.71	0.11244	0.325	0.054	0.383	16,693
557.50	5,262.88	0.12082	0.350	0.058	0.442	19,233
558.00	5,642.65	0.12954	0.375	0.063	0.504	21,958
NOTES: 1. AVERAGE AREA = A1+A2 + SORT(A1*A2) 2. INCREMENTAL VOLUME BY CONIC METHOD Volume = (1/3)*(EL2-EL1)*(A1+A2 +SORT(A1*A2)) 3. AREAS OBTAINED IN AUTOCAD 4. ORIFICE COEFFICIENT 0.6 5. WEIR COEFFICIENT 3.0						
SOURCES: a. UNITED STATES DEPARTMENT OF AGRICULTURE - SOIL CONSERVATION SERVICE TECHNICAL RELEASE NO. 55 (2ND EDITION, JUNE 1986) 210-VI, URBAN HYDROLOGY FOR SMALL WATERSHEDS. b. UNITED STATES ARMY CORPS OF ENGINEERS, HEC-HMS 4.9 c. USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOILS SURVEY 2.1, NATIONAL COOPERATIVE SOIL SURVEY FOR WILLIAMSON COUNTY, TEXAS. d. CALCULATIONS ARE USING ATLAS 14 e. TAILWATER SURFACE ELEVATIONS ARE PER FEMA FLOOD INSURANCE STUDY 48491CV0068, DATED DECEMBER 20, 2019.						

DETENTION POND MAINTENANCE REQUIREMENTS:

- ALL MAINTENANCE REQUIRED FOR THIS POND CAN BE ACHIEVED FROM INSIDE THE POND.
- THE OWNER AND/OR HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE DETENTION FACILITY. PROPER MAINTENANCE IS REQUIRED SO THAT DETENTION POND FUNCTIONS AS INTENDED/DESIGN OVER TIME.
- A STORMWATER DETENTION FACILITY MAINTENANCE PLAN HAS BEEN PUT TOGETHER FOR THIS FACILITY AS REQUIRED BY THE CITY OF TAYLOR.

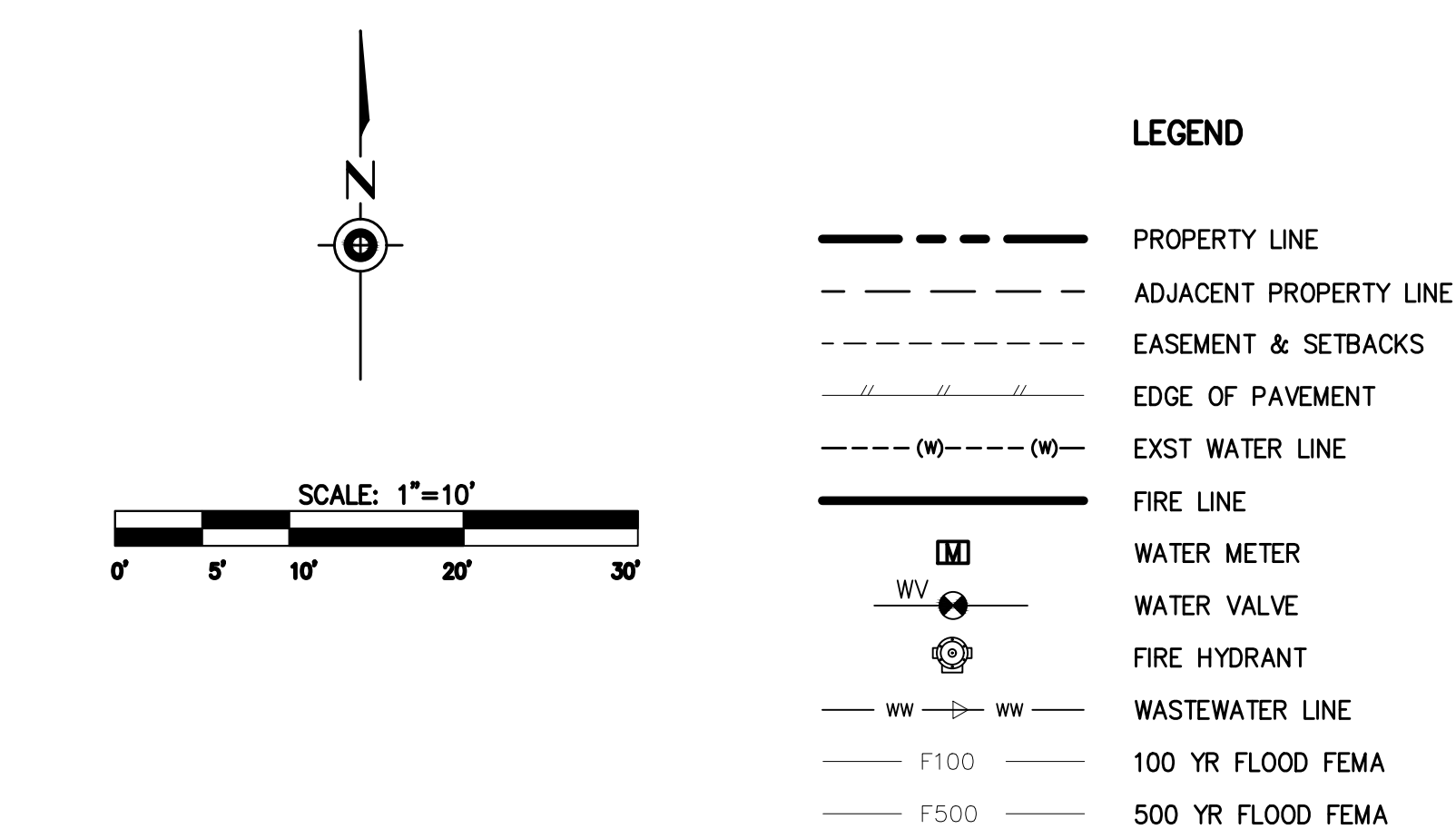


NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

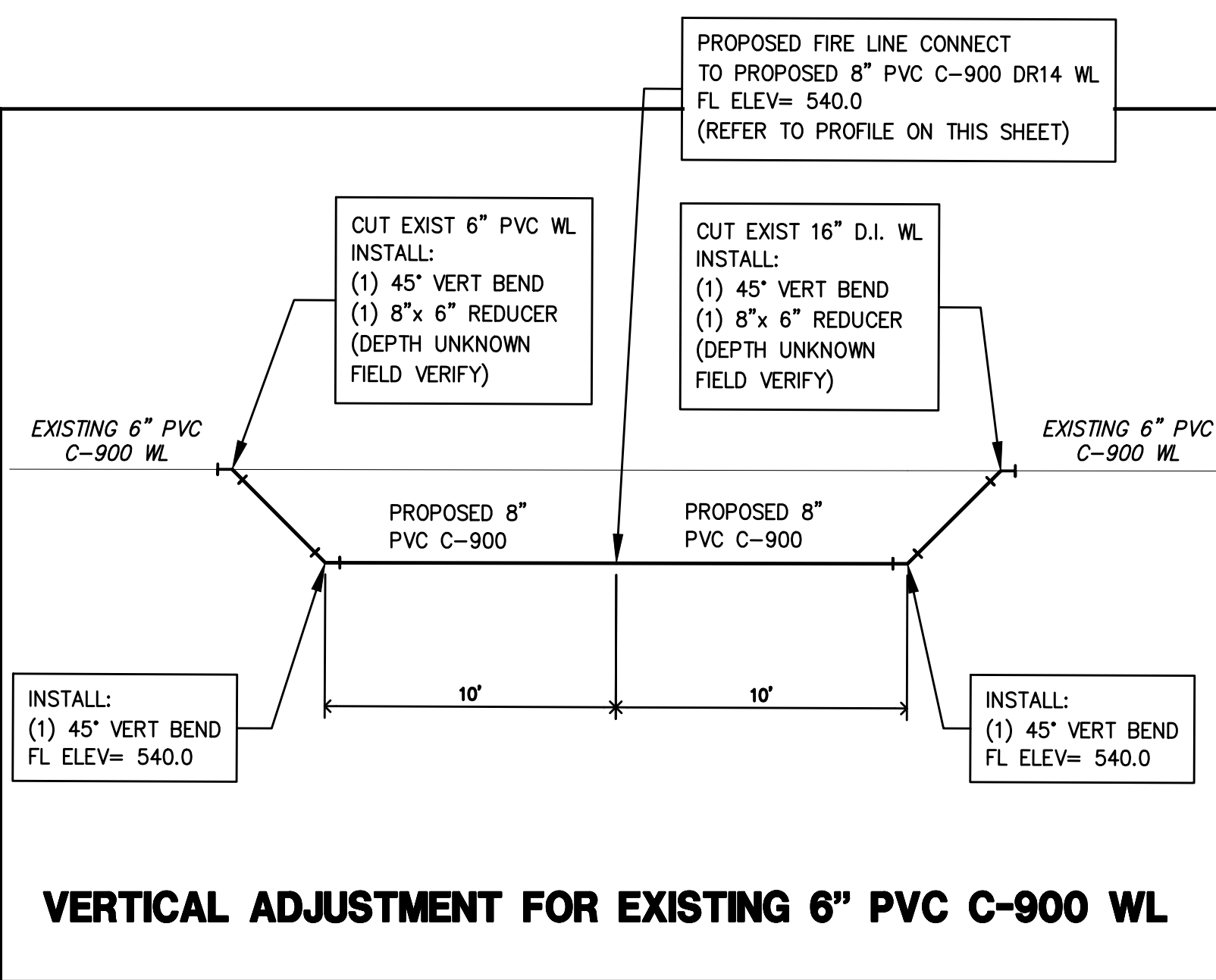


DETENTION POND DETAILS	BOXWOODS TWO 2002 WEST 2ND ST. TAYLOR, TEXAS 76574
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SHEET No.	14 OF 25
DATE:	8/4/2023
C7.2	
PROJECT No:	205.02.01



FIRE LINE CONNECTION PROFILE AT ROW



NO.	REVISION / ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
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5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

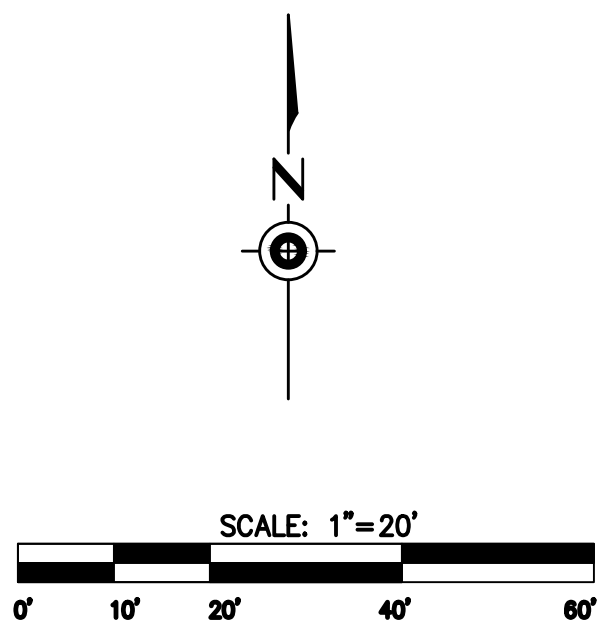
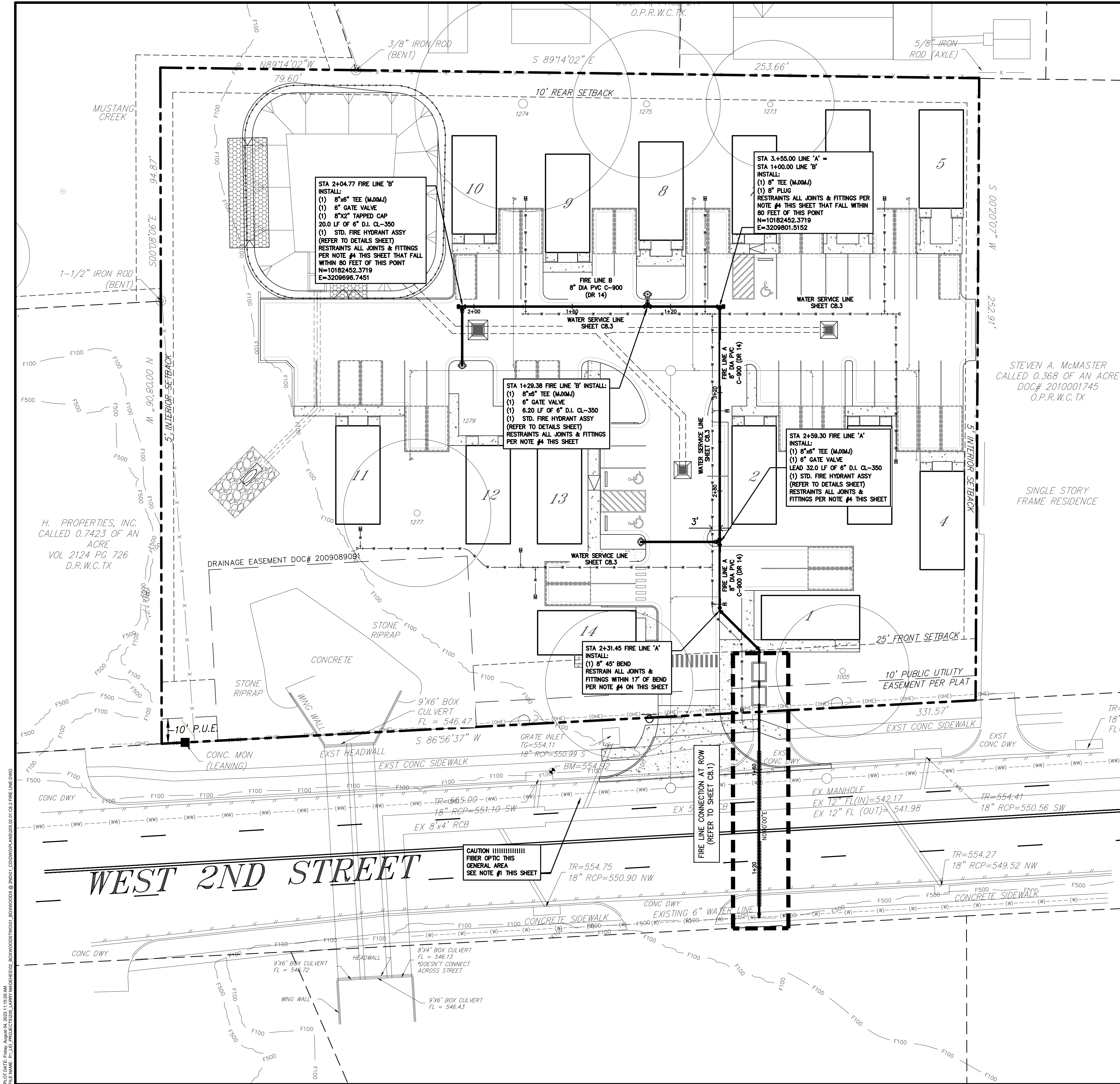


CIVIL SURVEYING CONSTRUCTION

**TRINE
ENGINEERING**

FIRE LINE CONNECTION AT ROW
BOXWOODS TWO 2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No.	15 OF 25
DATE:	8/4/2023
	C8.1
PROJECT No:	205.02.01



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT & SETBACKS
- EDGE OF PAVEMENT
- FIRE LANE
- WATER LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WASTEWATER LINE
- 100 YR FLOOD FEMA
- 500 YR FLOOD FEMA

EBBA, INC. RESTRAINT DESIGN PARAMETERS:

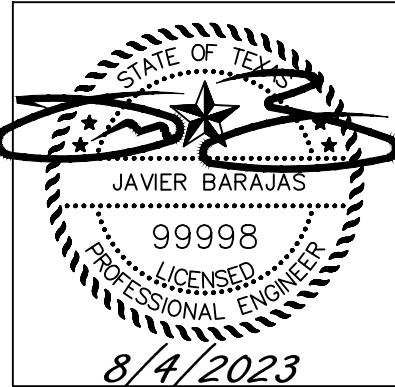
- DESIGN / TEST PRESSURE = 200 P.S.I.
- LAYING CONDITION/TRENCH TYPE = TYPE 5
- DEPTH OF COVER = 48" MINIMUM
- SAFETY FACTOR = 1.5

GENERAL NOTES:

- THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS. ANY DAMAGE BY THE CONTRACTOR TO THE EXISTING UTILITIES, WHETHER SHOWN OF THE PLANS OR NOT, SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
- PAVEMENT CROSS SECTIONS PER STRUCTURAL AND/OR GEOTECHNICAL RECOMMENDATIONS.
- MATERIALS TESTING, COMPACTION, ETC. AS OUTLINED IN CITY OF TAYLOR SPECIFICATIONS.
- ALL HORIZONTAL AND VERTICAL WATER LINE BENDS, TEES AND DEAD-ENDS SHALL BE RESTRAINED TO THE WATER MAIN USING FACTORY MECHANICAL JOINT RESTRAINTS AS APPROVED IN CITY OF TAYLOR. MECHANICAL RESTRAINTS AND PIPE JOINT HARNESSES SHALL BE IN ACCORDANCE WITH CITY OF TAYLOR STANDARD PRODUCT.
- CAST IRON AND ASBESTOS CONCRETE PIPE CAN NOT BE MECHANICALLY RESTRAINED AND SHALL BE REMOVED AND REPLACED WITH DUCTILE IRON PIPE OR PVC C-900 TO INSURE ADEQUATE RESTRAINT.
- A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OF APPROVED BY FIRE MARSHAL.
- ALL JOINTS & FITTINGS ARE DUCTILE IRON.
- MAX HORIZONTAL DEFLECTION IS 1" PER JOINT.
- SEPARATION BETWEEN WATER AND WASTEWATER LINES SHALL BE MAINTAINED PER TCEQ CHAPTER 290.44(E) AND CHAPTER 217.53(D). CONTRACTOR SHALL CONTACT ENGINEER AND CITY INSPECTOR IMMEDIATELY IF IF PLAN CONDITIONS DEPICTED HEREON AND TCEQ REQUIREMENTS CANNOT BE ACHIEVED. REFER TO FOLLOWING SHEET FOR VARIOUS CROSSING CONDITIONS DETAILS. THE ENGINEER CAN PROVIDE ADDITIONAL INFORMATION/GUIDANCE IF UNCERTAINTY ARISES DURING CONSTRUCTION.
- FIRE HYDRANT LEADS SHALL BE CL-350 D.I. PIPE. RESTRAIN ALL JOINTS AND FITTING FROM TEE TO FIRE HYDRANT.
- THE WATER SYSTEM WITHIN THE PROPERTY IS A PRIVATE SYSTEM. WATER METERS INTERNAL TO THE SITE WILL BE PRIVATE/SUB-METERED.
- VALVES LOCATED INSIDE VAULT NEED TO BE LOCKED/SECURED TO AVOID BEING BYPASSED OUTSIDE OF MAINTENANCE OPERATIONS (DOUBLE LOCKED, HOA PAD LOCK AND FIRE DEPARTMENT KNOX PAD LOCK. COORDINATE WITH CITY OF TAYLOR FIRE DEPARTMENT, FIRE MARSHAL ROBERT COPELAND).

Approved by Shai Roos
09/18/23 [04:04 PM]

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/19/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023



CIVIL
SURVEYING
CONSTRUCTION

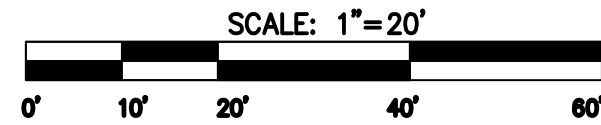
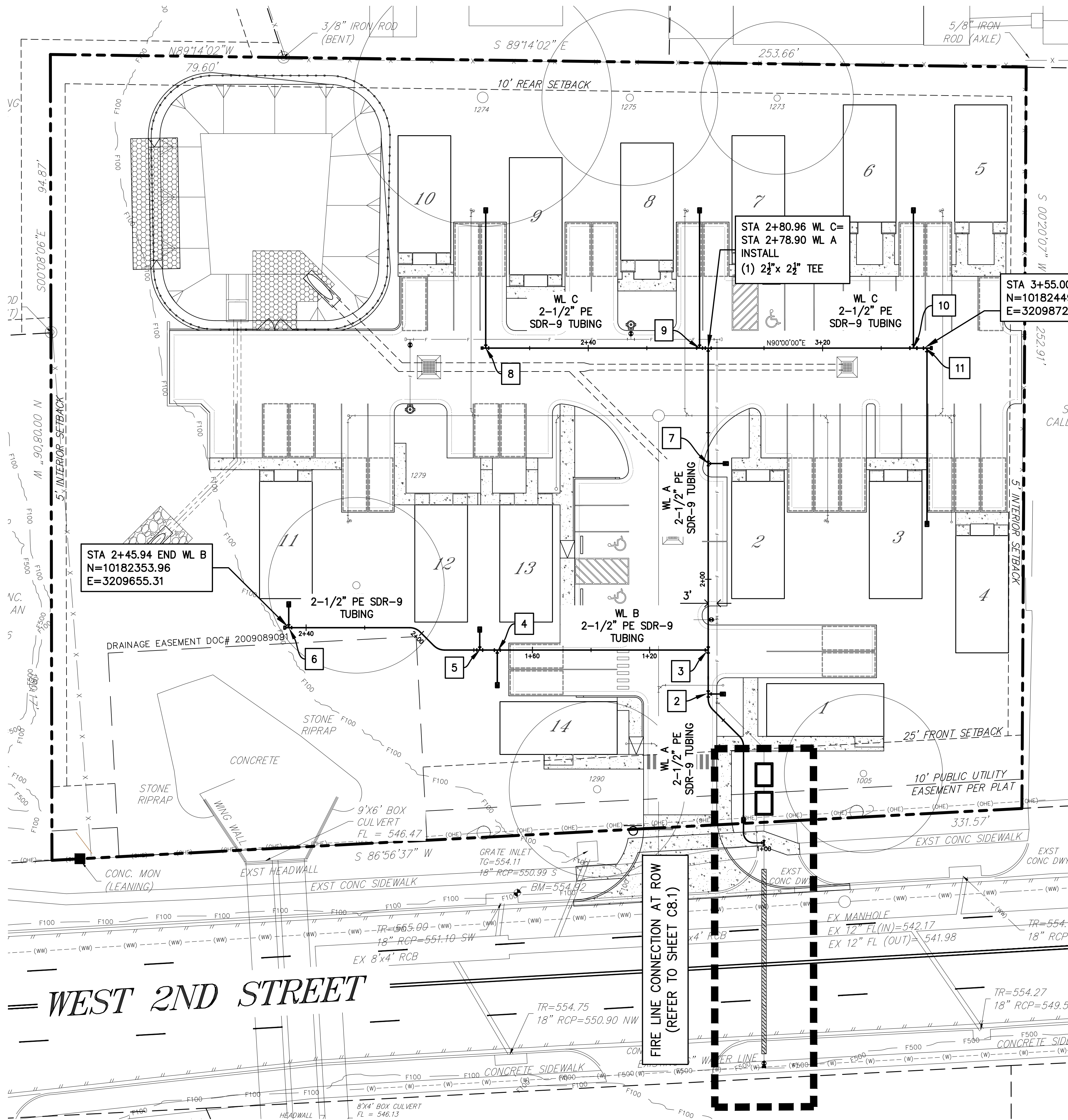
TRINE
ENGINEERING

FIRE LINE PLAN
BOXWOODS TWO
2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No.	16	OF 25
DATE:	8/4/2023	
C8.2		
PROJECT No: 205.02.01		

TBPE FIRM REGISTRATION No. F-22228

PLT DATE: 09/18/23 11:04 AM
FILE NAME: P:\PROJECTS\205.02.01_BOXWOODS\205.02.01_BOXWOODS.dwg



LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT & SETBACKS
- ===== EDGE OF PAVEMENT
- ===== WATER LINE
- WV WATER METER
- WV WATER VALVE
- FW FIRE HYDRANT
- WW WASTEWATER LINE
- F100 100 YR FLOOD FEMA
- F500 500 YR FLOOD FEMA
- F FIRE LINE

EBBA, INC. RESTRAINT DESIGN PARAMETERS:

- DESIGN/ TEST PRESSURE = 200 P.S.I.
- LAYING CONDITION/TRENCH TYPE = TYPE 5
- DEPTH OF COVER = 48" MINIMUM
- SAFETY FACTOR = 1.5

KEY No.	SERVICE STATION	SERVICE CONNECTION	SERVICE SEGMENT DISTANCE	SERVICE PIPE DIA. TYPE	METER SIZE	UNIT SERVICE
2	1+60.84 (WL A)	2 1/2" x 1 1/2" TEE	5'	1 1/2" DIA PE SDR-9 TUBING	5/8" SINGLE	1
3	1+75.84 WL A = STA 1+00 WL B	2 1/2" TEE	-			
4	1+72.0 (WL B)	2 1/2" x 1 1/2" TEE	12'	1 1/2" DIA PE SDR-9 TUBING	5/8" SINGLE	14
5	1+78.0 (WL B)	2 1/2" x 1 1/2" TEE	7'	1 1/2" DIA PE SDR-9 TUBING	5/8" DOUBLE	12 & 13
6	2+45.94 (WL B)	2 1/2" x 1 1/2" TEE 2 1/2" PLUG	12'	1 1/2" DIA PE SDR-9 TUBING	5/8" SINGLE	11
7	2+39.50 (WL A)	2 1/2" x 1 1/2" TEE	6'	1 1/2" DIA PE SDR-9 TUBING	5/8" SINGLE	2
8	2+05.0 (WL C)	2 1/2" x 1 1/2" TEE 2 1/2" PLUG	47'	1 1/2" DIA PE SDR-9 TUBING	5/8" DOUBLE	9 & 10
9	2+78.0 (WL C)	2 1/2" x 1 1/2" TEE	47'	1 1/2" DIA PE SDR-9 TUBING	5/8" DOUBLE	7 & 8
10	3+51.0 (WL C)	2 1/2" x 1 1/2" TEE	47'	1 1/2" DIA PE SDR-9 TUBING	5/8" DOUBLE	5 & 6
11	3+55.0 (WL C)	2 1/2" x 1 1/2" TEE 2 1/2" PLUG	60'	1 1/2" DIA PE SDR-9 TUBING	5/8" DOUBLE	3 & 4

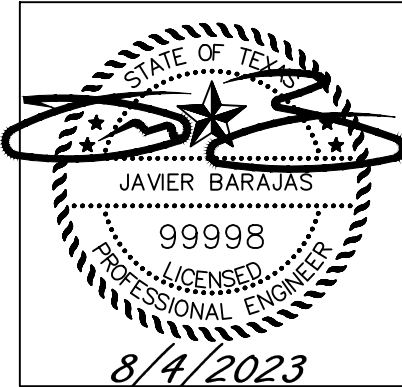
GENERAL NOTES:

- THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS. ANY DAMAGE BY THE CONTRACTOR TO THE EXISTING UTILITIES, WHETHER SHOWN OF THE PLANS OR NOT, SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
- PAVEMENT CROSS SECTIONS PER STRUCTURAL AND/OR GEOTECHNICAL RECOMMENDATIONS.
- MATERIALS TESTING, COMPACTION, ETC. AS OUTLINED IN CITY OF TAYLOR SPECIFICATIONS.
- ALL HORIZONTAL AND VERTICAL WATER LINE BENDS, TEES AND DEAD-ENDS SHALL BE RESTRAINED TO THE WATER MAIN USING FACTORY MECHANICAL JOINT RESTRAINTS AS APPROVED IN CITY OF TAYLOR. MECHANICAL RESTRAINTS AND PIPE JOINT HARNESSES SHALL BE IN ACCORDANCE WITH CITY OF TAYLOR STANDARD PRODUCT.
- CAST IRON AND ASBESTOS CONCRETE PIPE CAN NOT BE MECHANICALLY RESTRAINED AND SHALL BE REMOVED AND REPLACED WITH DUCTILE IRON PIPE OR PVC C-900 TO INSURE ADEQUATE RESTRAINT.
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- FIRE HYDRANT LEADS SHALL BE CL-350 D.I. PIPE. RESTRAIN ALL JOINTS AND FITTING FROM TEE TO FIRE HYDRANT.
- THE WATER SYSTEM WITHIN THE PROPERTY IS A PRIVATE SYSTEM. WATER METERS INTERNAL TO THE SITE WILL BE PRIVATE/SUB-METERED.

Approved by Shai Roos

09/18/23 [04:04 PM]

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023



CIVIL
SURVEYING
CONSTRUCTION

TRINE
ENGINEERING

TBPE FIRM REGISTRATION No. F-22228

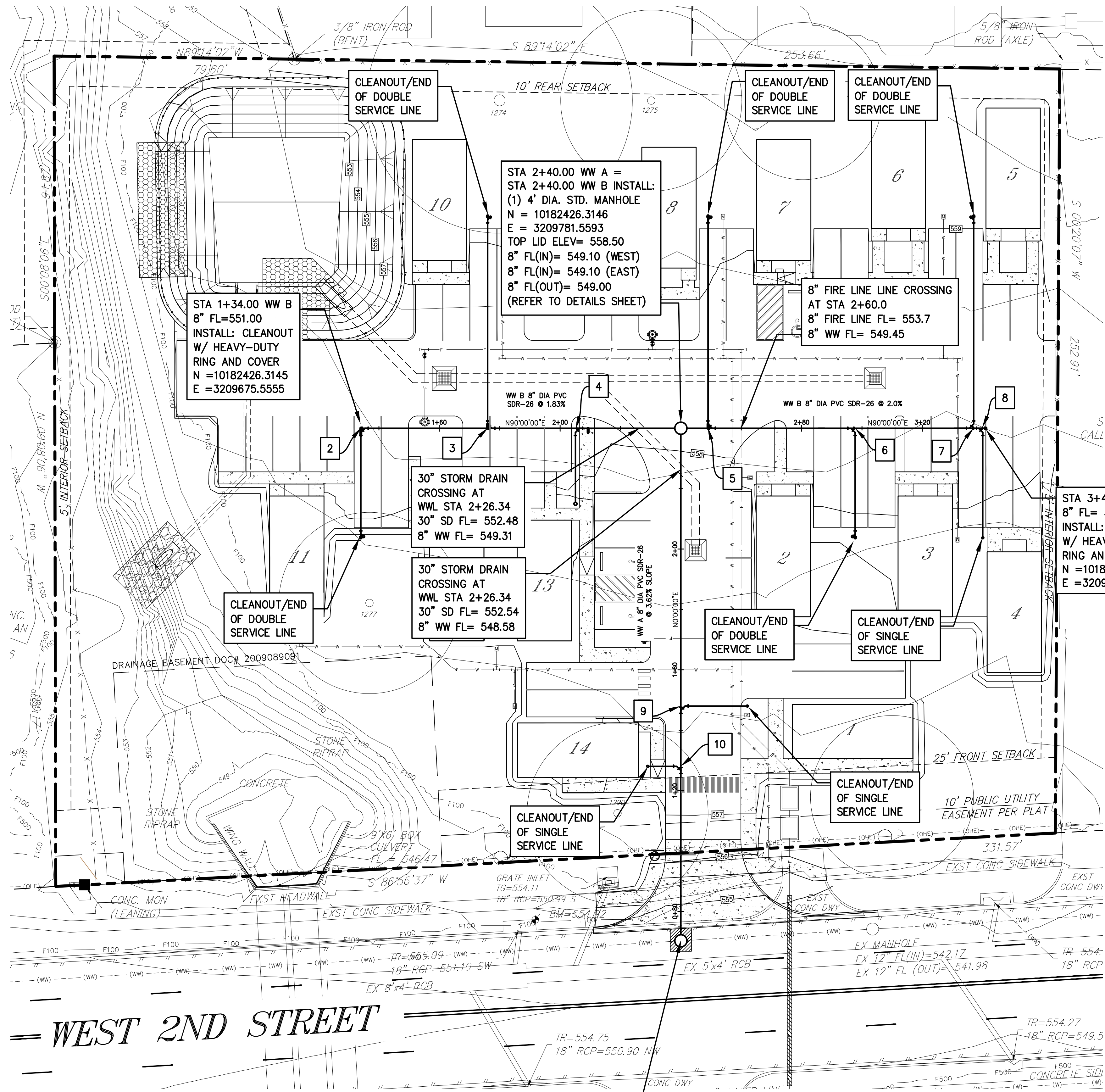
WATER PLAN

BOXWOODS TWO

2002 WEST 2ND ST. TAYLOR, TEXAS 76574

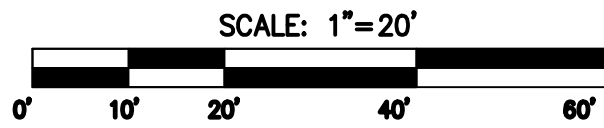
SHEET No.	17 OF 25
DATE:	8/4/2023
C8.3	
PROJECT No:	205.02.01

PROJECT: WASTE WATER PLAN, BOXWOODS TWO, 2002 WEST 2ND ST. TAYLOR, TEXAS 76574
FILE NAME: P:\PROJECTS\2023\WASTE WATER PLAN\BOXWOODS TWO\WASTE WATER PLAN.dwg
DATE: 09/18/23 04:04 PM
DRAWN BY: SHAI ROOS
CHECKED BY: LARRY MCGHEE
DESIGNED BY: LARRY MCGHEE
SCALE: 1"=20'



WEST 2ND STREET

STA 0+70.24 CONNECT TO EXISTING WW LINE W/
(1) 4' DIA STD MANHOLE CAST IN PLACE
TOP LID ELEV= 554.50
8" FL(IN)= 543.00 (NORTH)
EXST FL(IN)= ±542.28
INSTALL ECCENTRIC CONE LID TO EAST
±5 SY PAVEMENT REPAIR PER CITY OF TAYLOR
HMAC TO MATCH EXISTING
(REFER TO DETAILS UT200-UT008, SHEET C8.3)



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT & SETBACKS
- EDGE OF PAVEMENT
- EXISTING CONTOUR
- WATER LINE
- WASTEWATER LINE
- 100 YR FLOOD FEMA
- 500 YR FLOOD FEMA
- MANHOLE
- CLEANOUT
- WATER METER

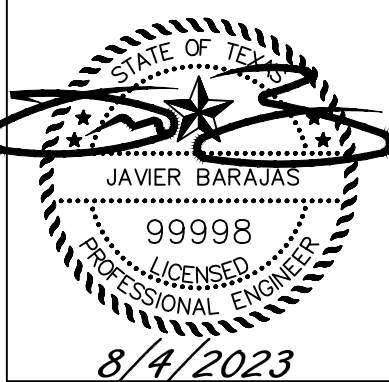
KEY NUMBER	WW SERVICE CONNECTION @ STATION	SERVICE CONNECTION TYPE	SERVICE SEGMENT DISTANCE	SERVICE PIPE DIA, TYPE	UNIT SERVICE
2	1+34.0 WW B	8"x4" WYE & 4" 45' BEND	35'	4" PVC SDR-26 @ 1.0% SLOPE MIN	11 & 12
3	1+76.0 WW B	8"x4" WYE & 4" 45' BEND	69'	4" PVC SDR-26 @ 1.0% SLOPE MIN	9 & 10
4	2+05.09 WW B	8"x4" WYE & 4" 45' BEND	25'	4" PVC SDR-26 @ 1.0% SLOPE MIN	13
5	2+49.0 WW B	8"x4" WYE & 4" 45' BEND	69'	4" PVC SDR-26 @ 1.0% SLOPE MIN	7 & 8
6	2+97.75 WW B	8"x4" WYE & 4" 45' BEND	36'	4" PVC SDR-26 @ 1.0% SLOPE MIN	2 & 3
7	3+37.0 WW B	8"x4" WYE & 4" 45' BEND	69'	4" PVC SDR-26 @ 1.0% SLOPE MIN	5 & 6
8	3+40.0 WW B	8"x4" WYE & 4" 45' BEND	36'	4" PVC SDR-26 @ 1.0% SLOPE MIN	4
9	1+48.0 WW A	8"x4" WYE & 4" 45' BEND	22'	4" PVC SDR-26 @ 1.0% SLOPE MIN	1
10	1+28.0 WW A	8"x4" WYE & 4" 45' BEND	11'	4" PVC SDR-26 @ 1.0% SLOPE MIN	14

GENERAL NOTES:

- THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS. ANY DAMAGE BY THE CONTRACTOR TO THE EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
- PAVEMENT CROSS SECTIONS PER STRUCTURAL AND/OR GEOTECHNICAL RECOMMENDATIONS.
- MATERIALS TESTING, COMPACTION, ETC. AS OUTLINED IN CITY OF TAYLOR SPECIFICATIONS.
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- ALL PROPOSED MANHOLES ARE TO BE WATERTIGHT.

Approved by Shai Roos
09/18/23 [04:04 PM]

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
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5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023



CIVIL
SURVEYING
CONSTRUCTION

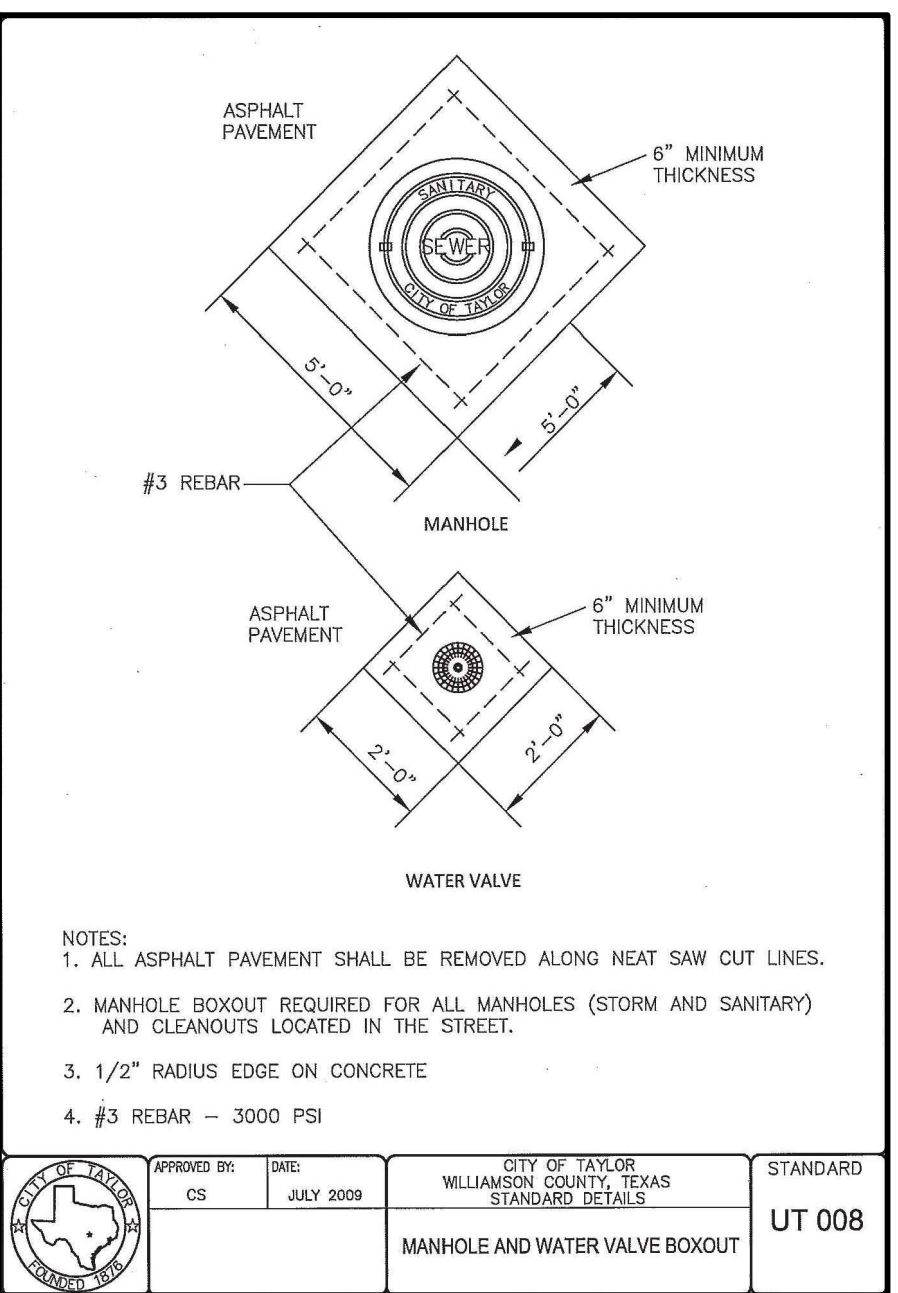
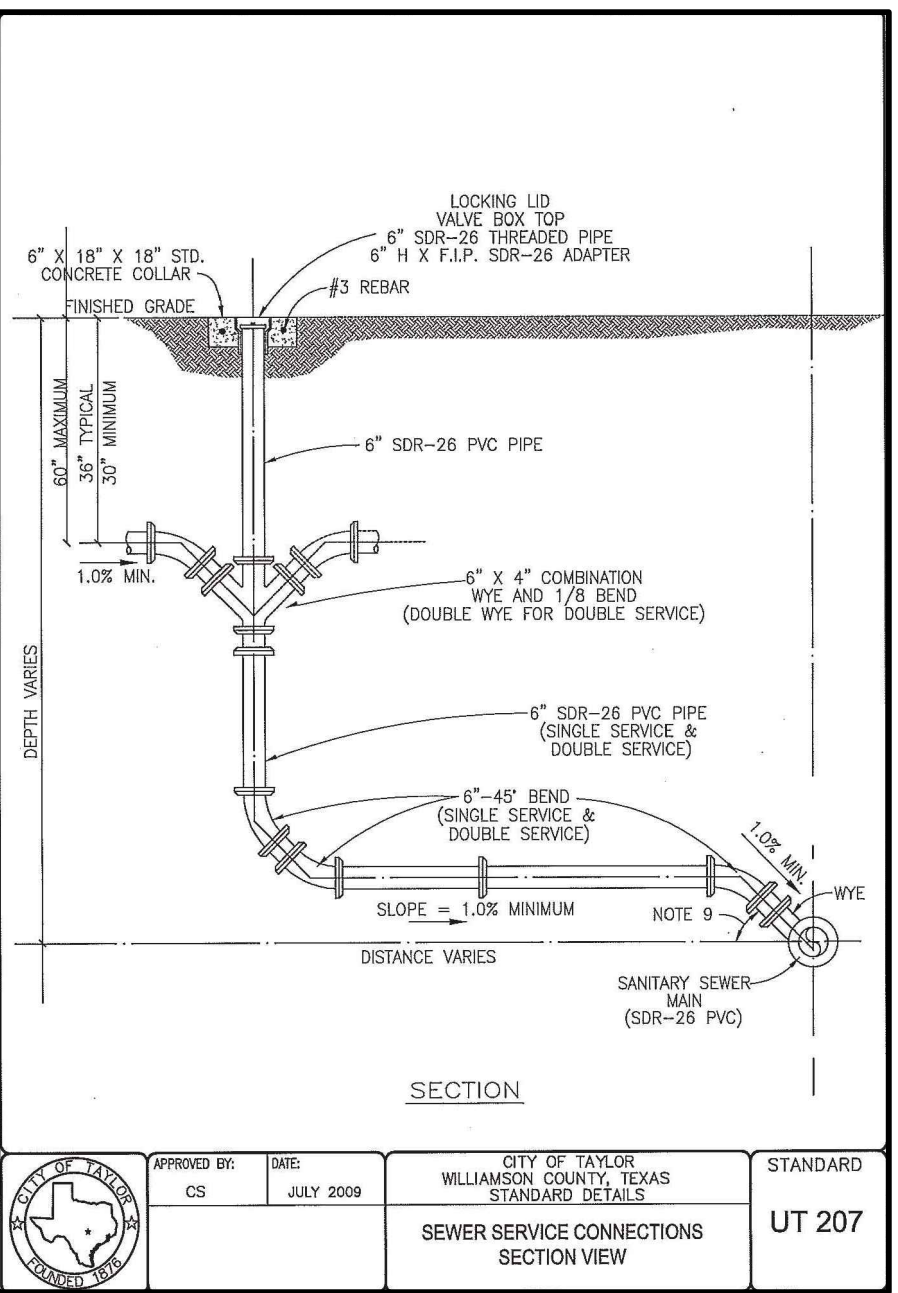
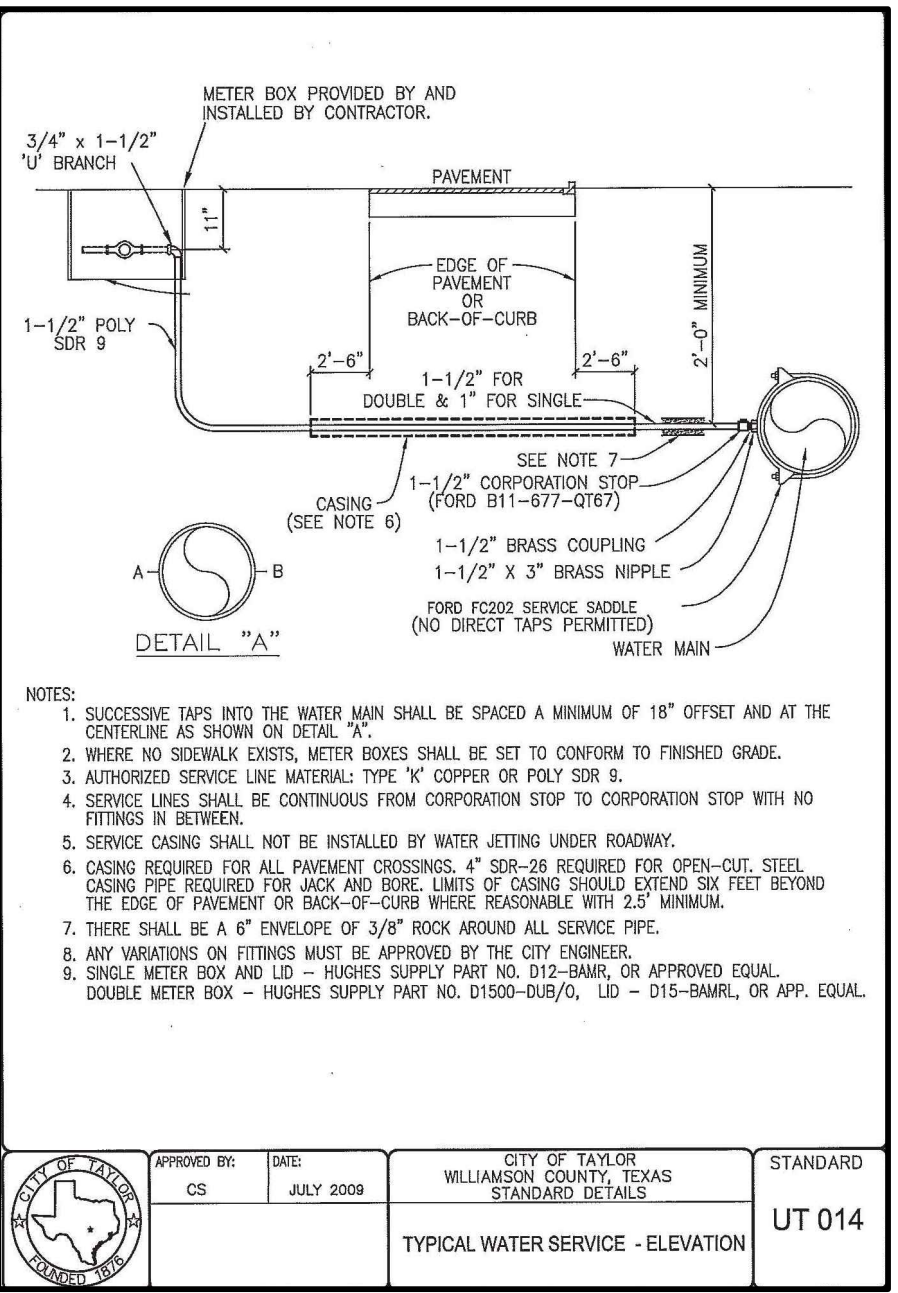
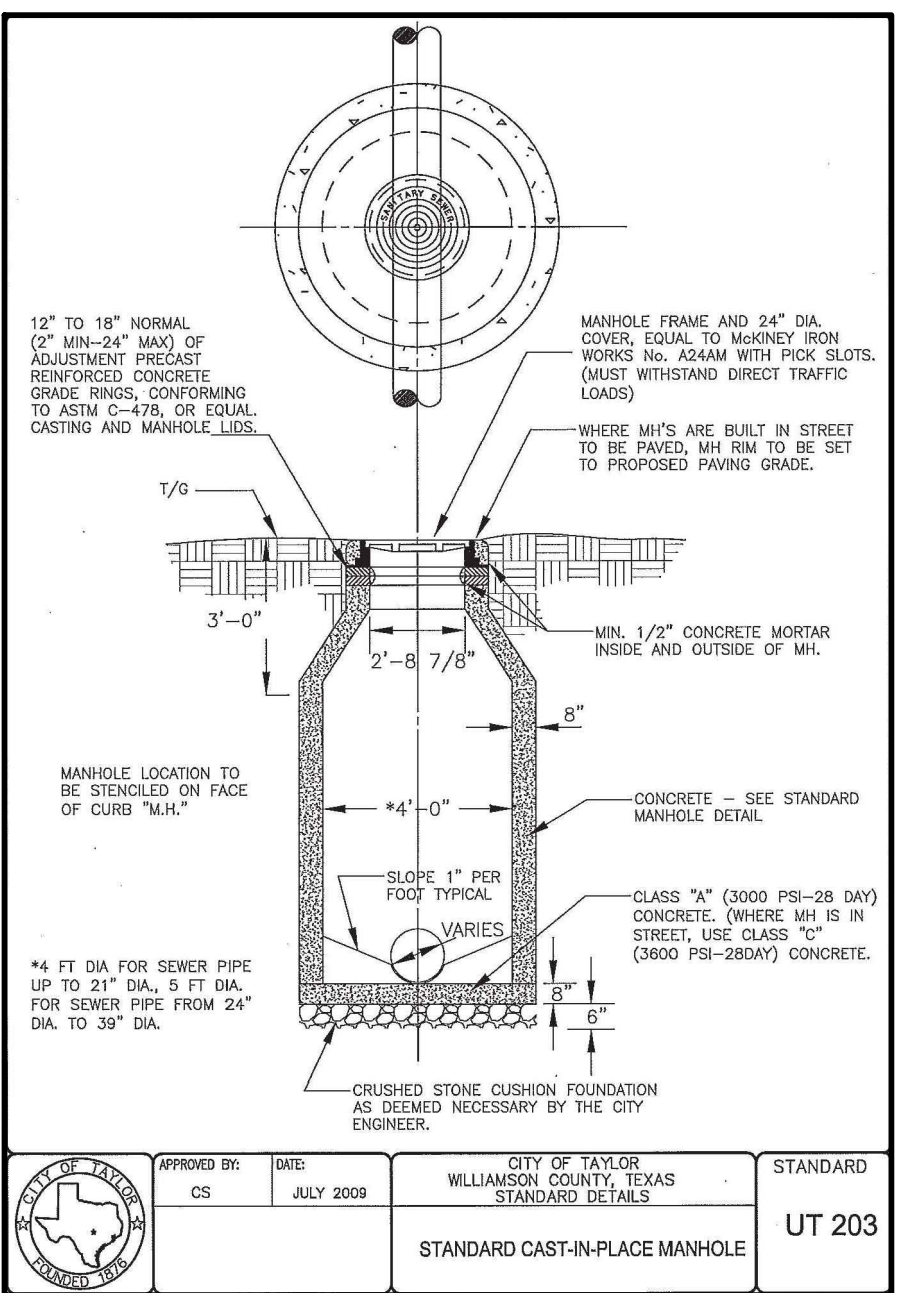
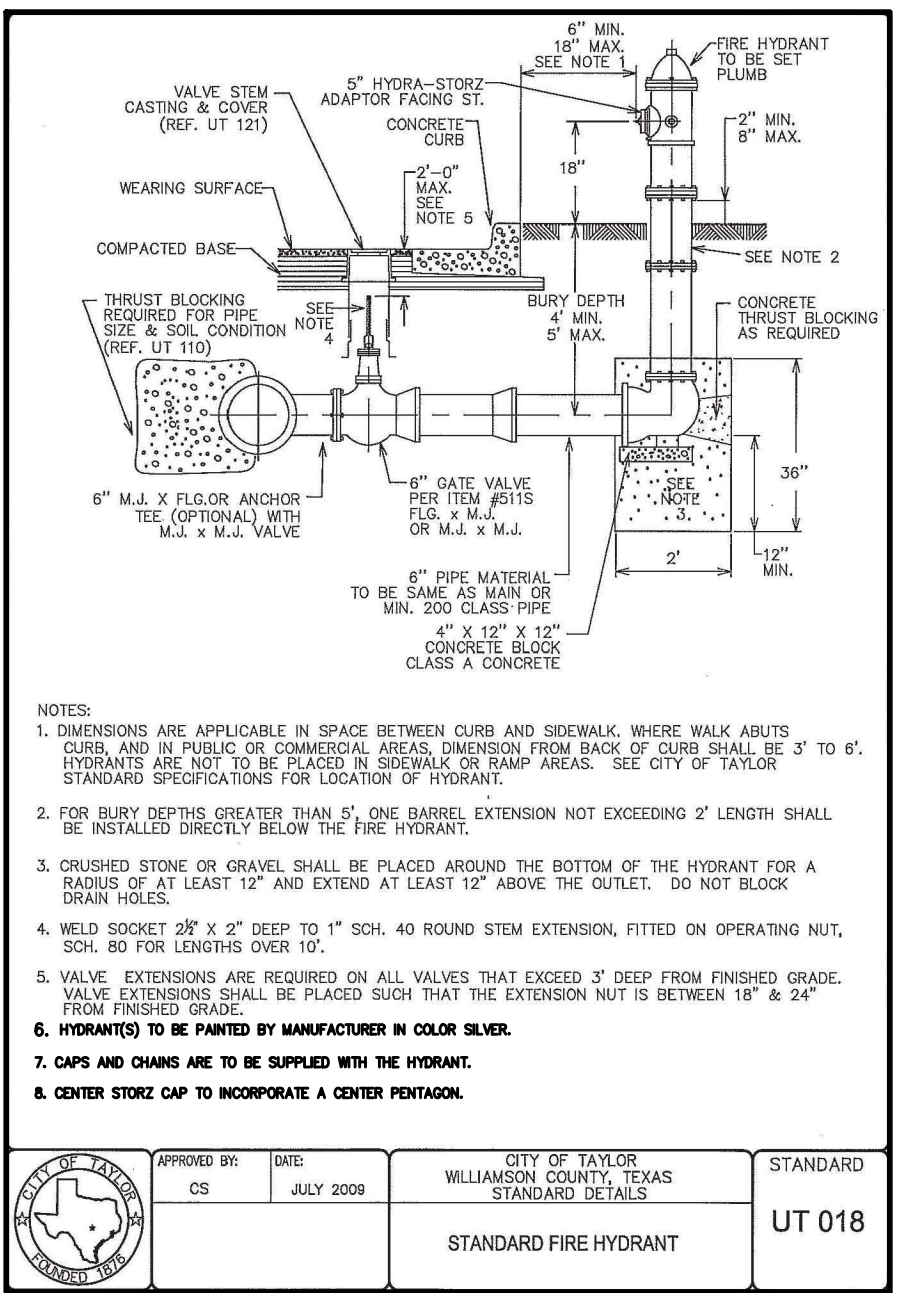
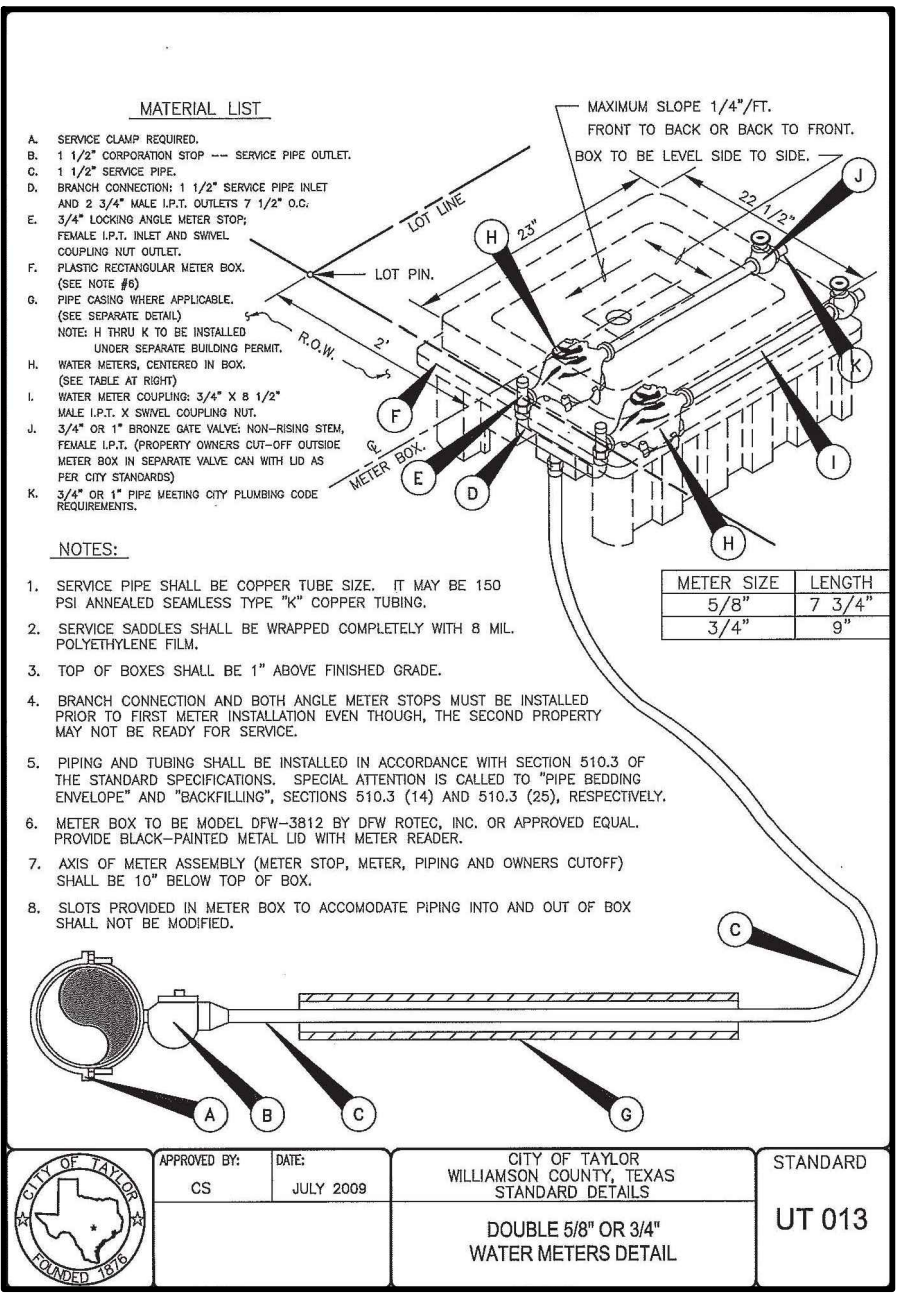
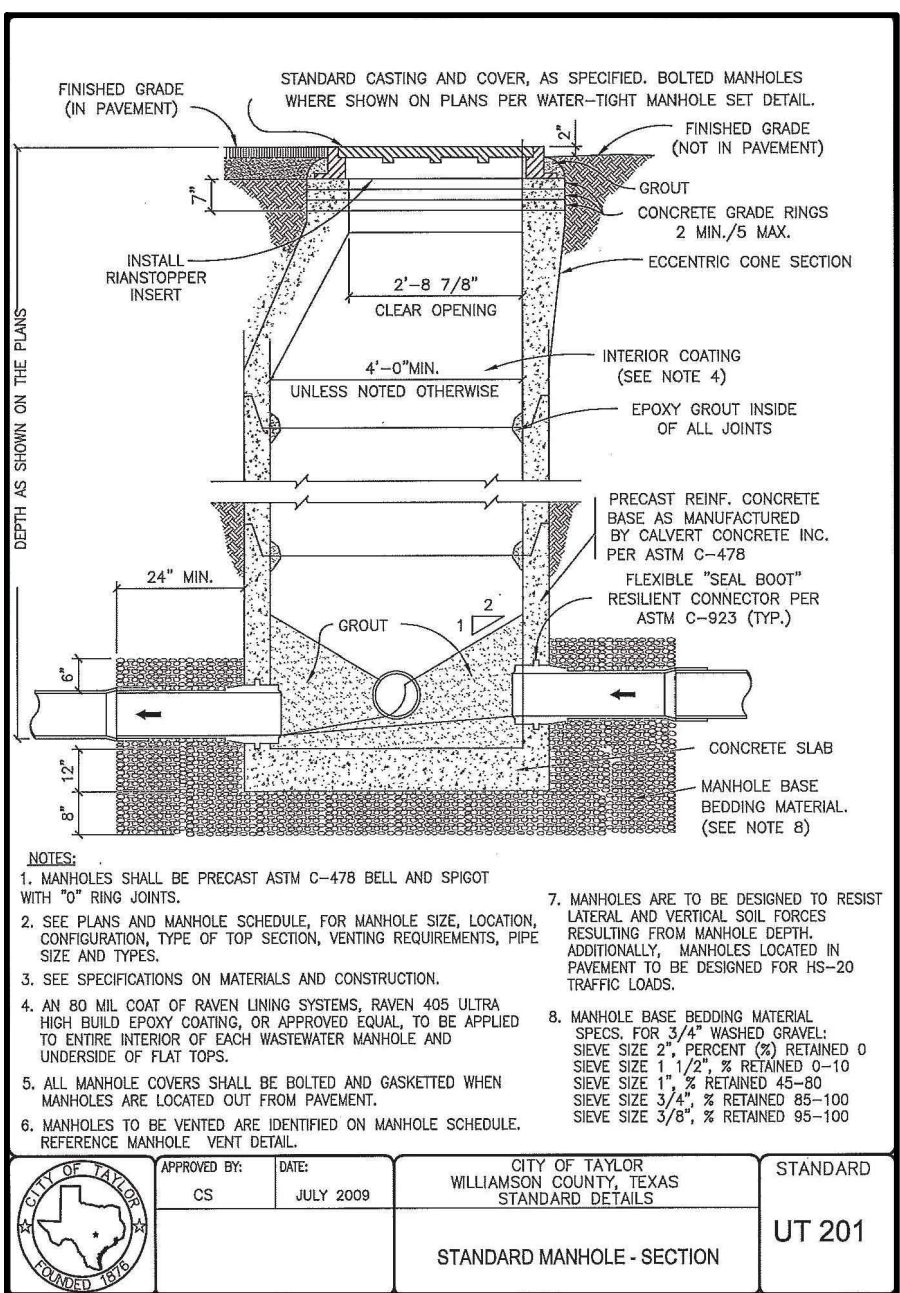
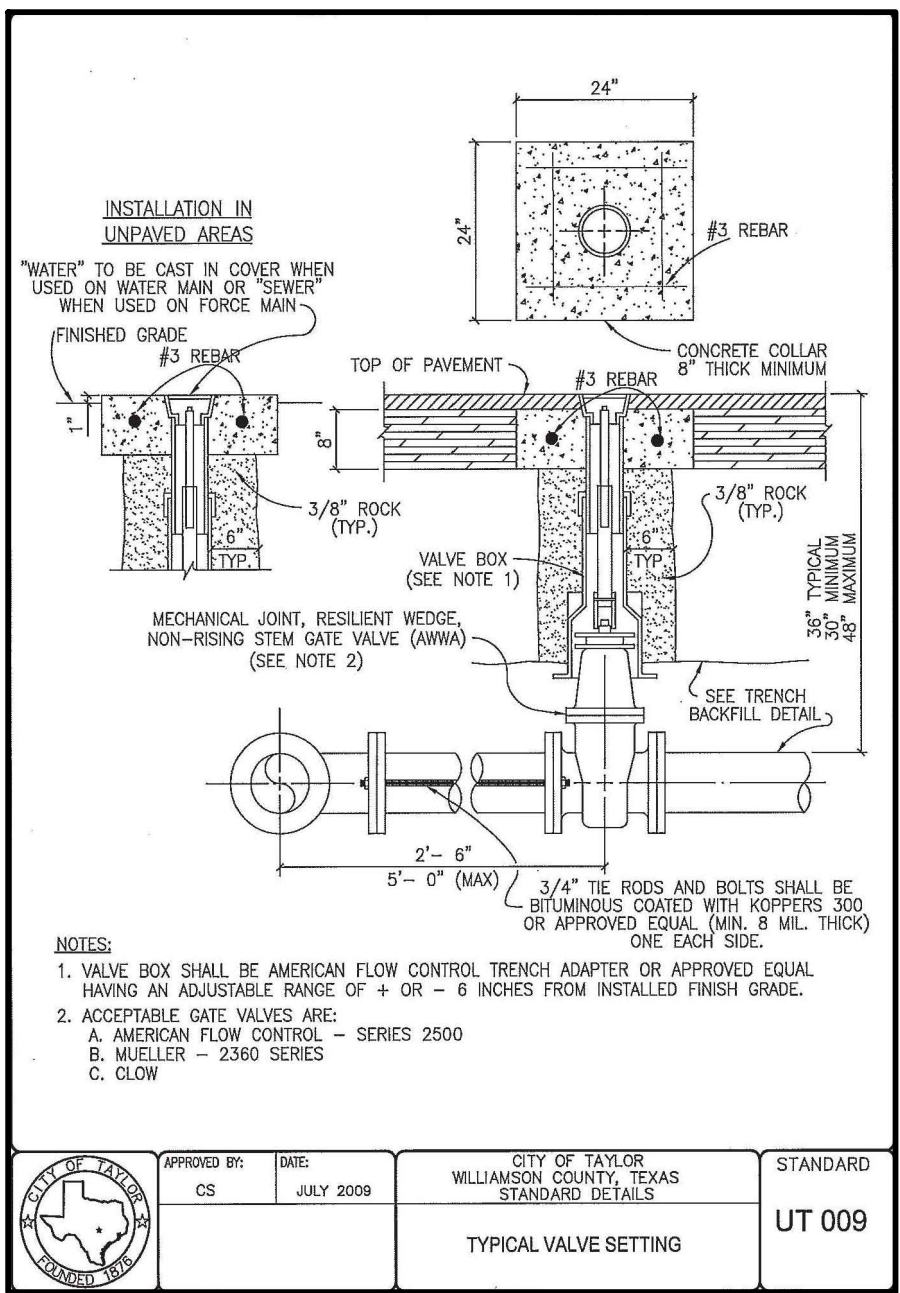
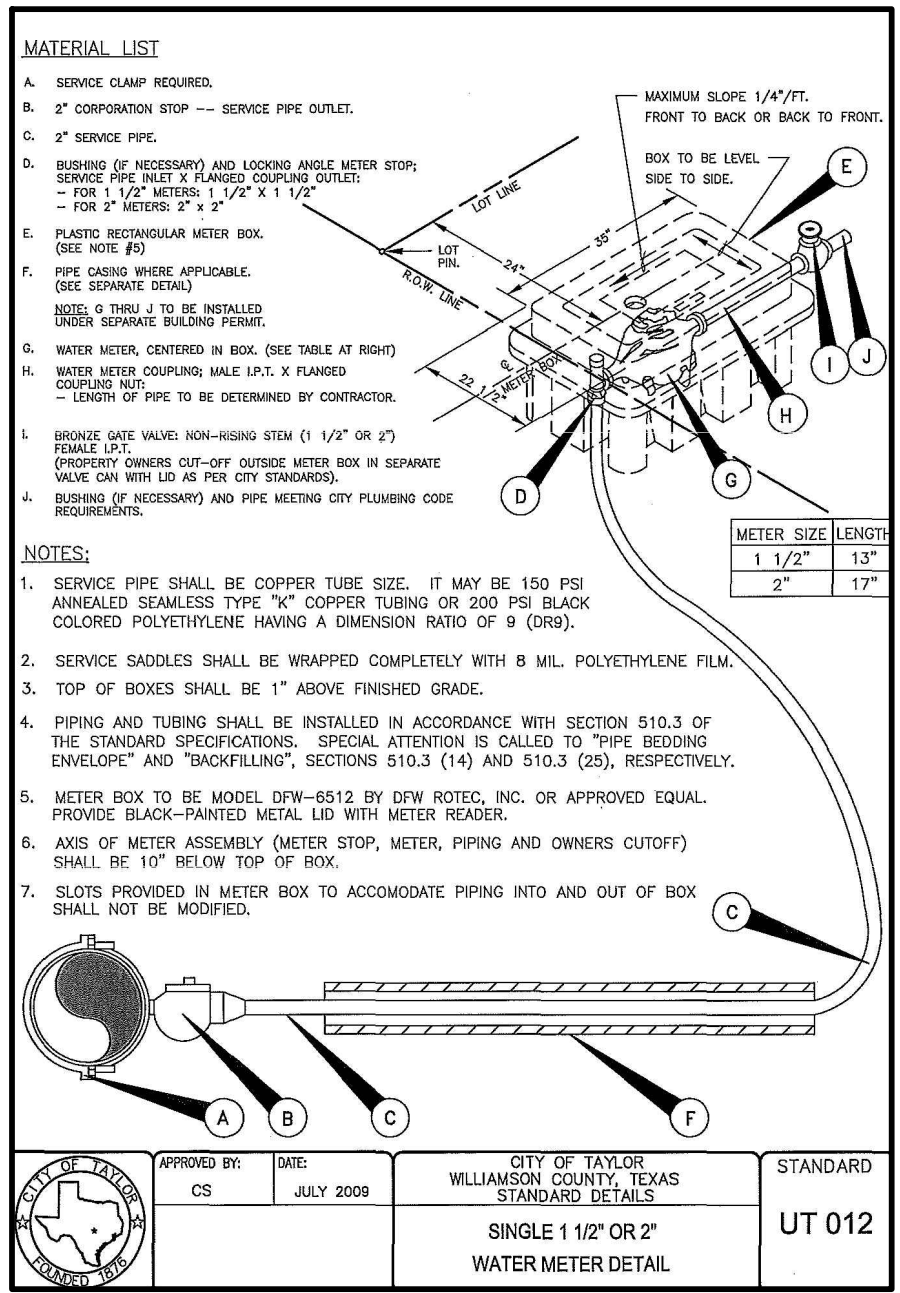
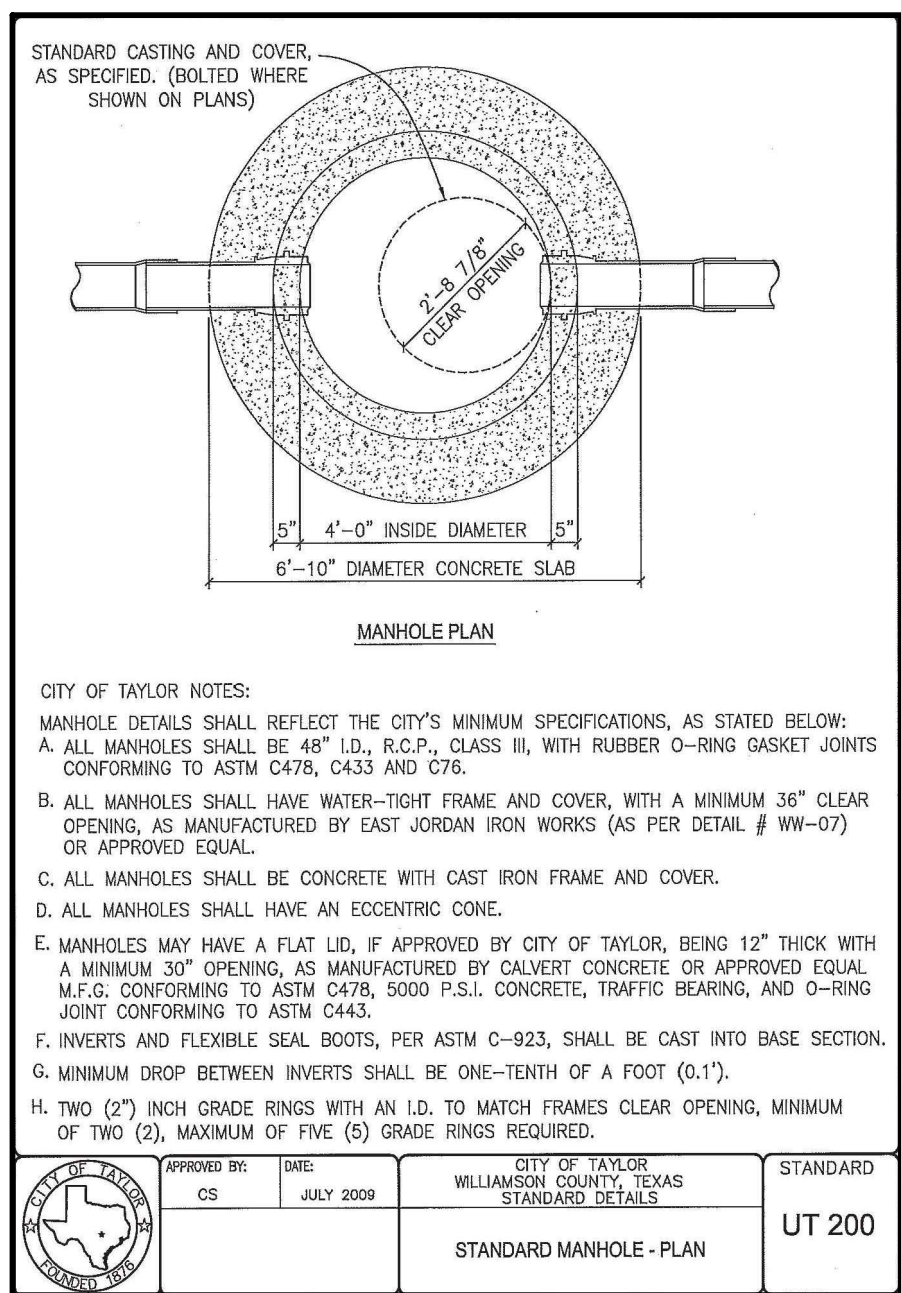
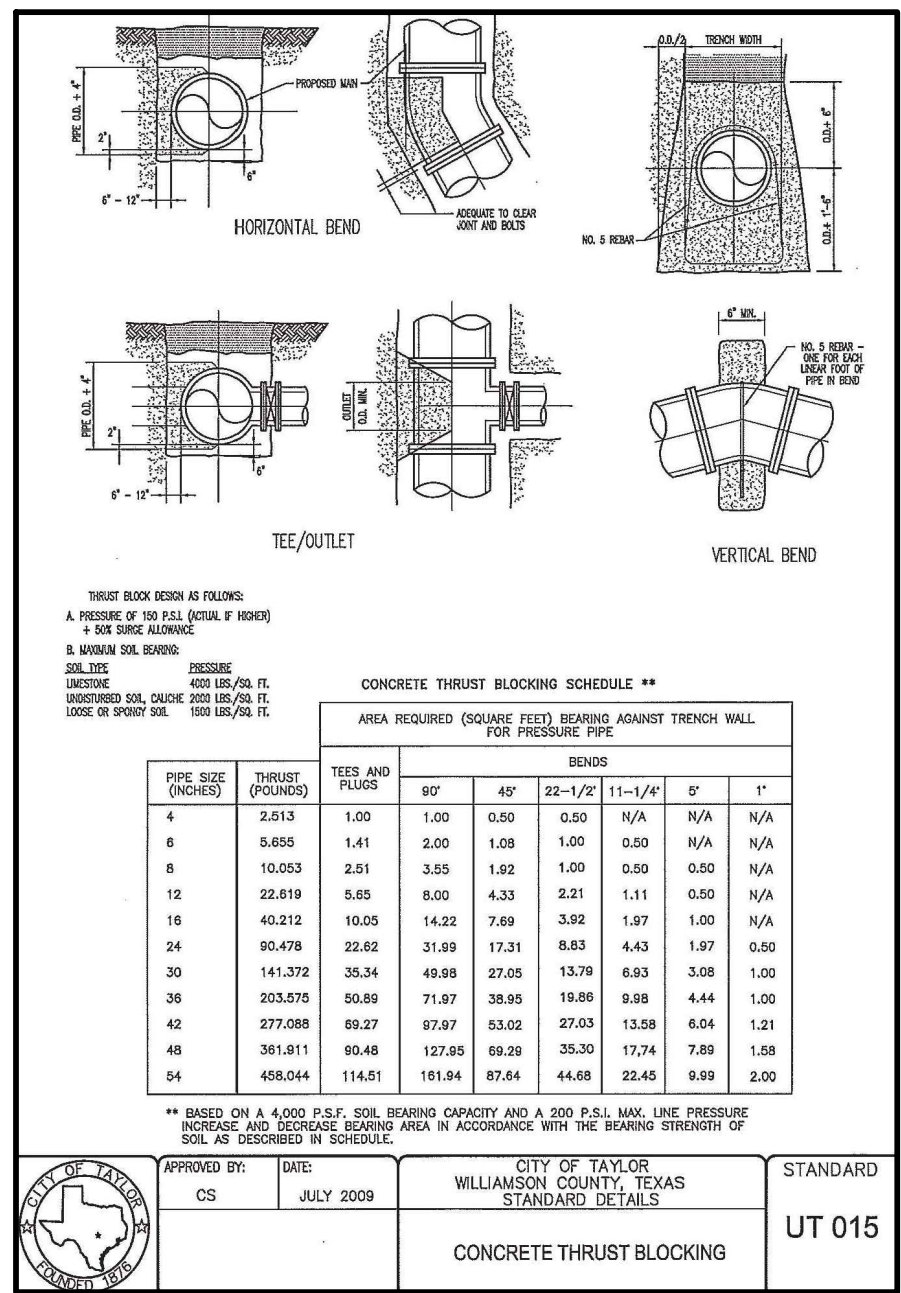
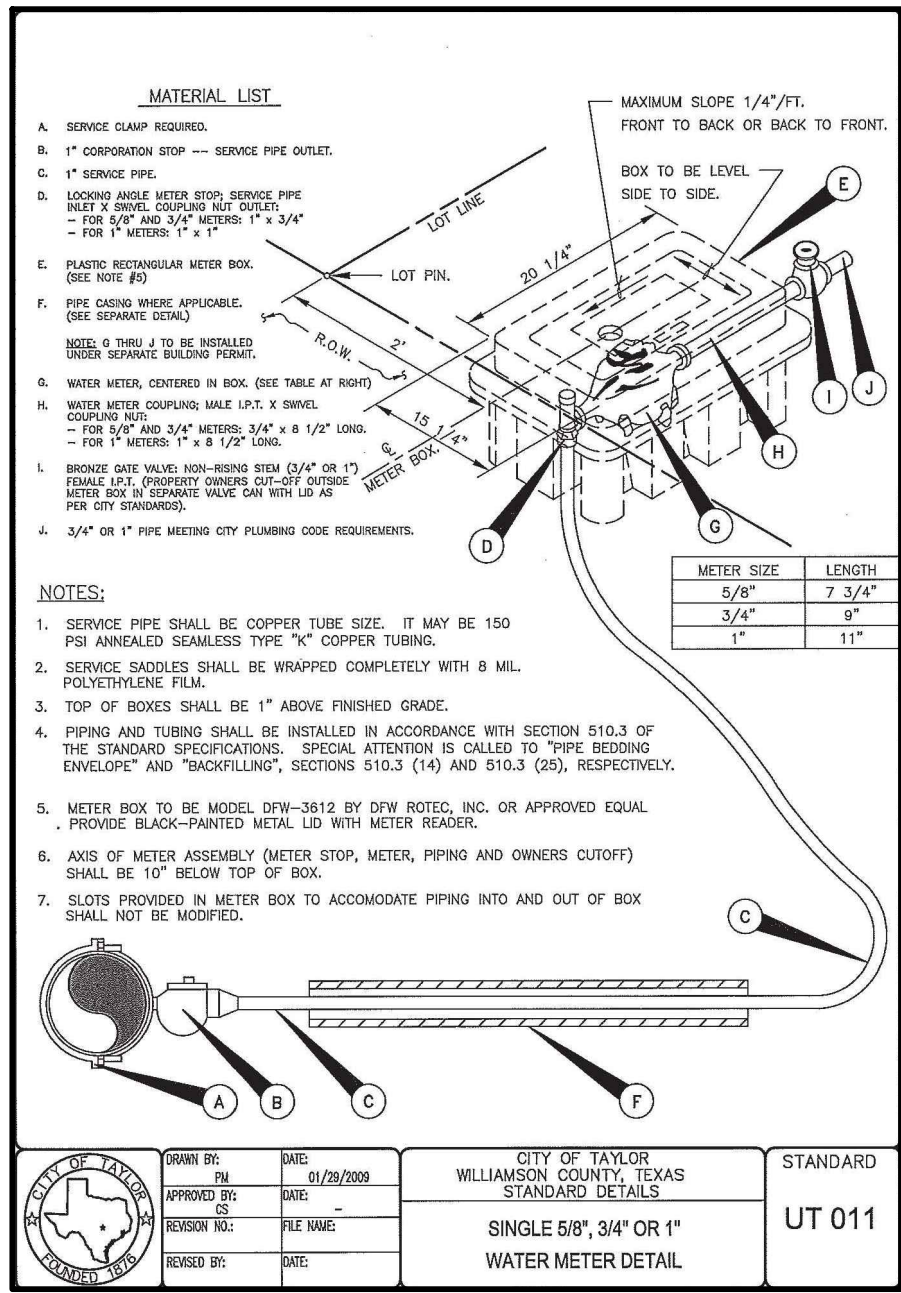
TRINE
ENGINEERING

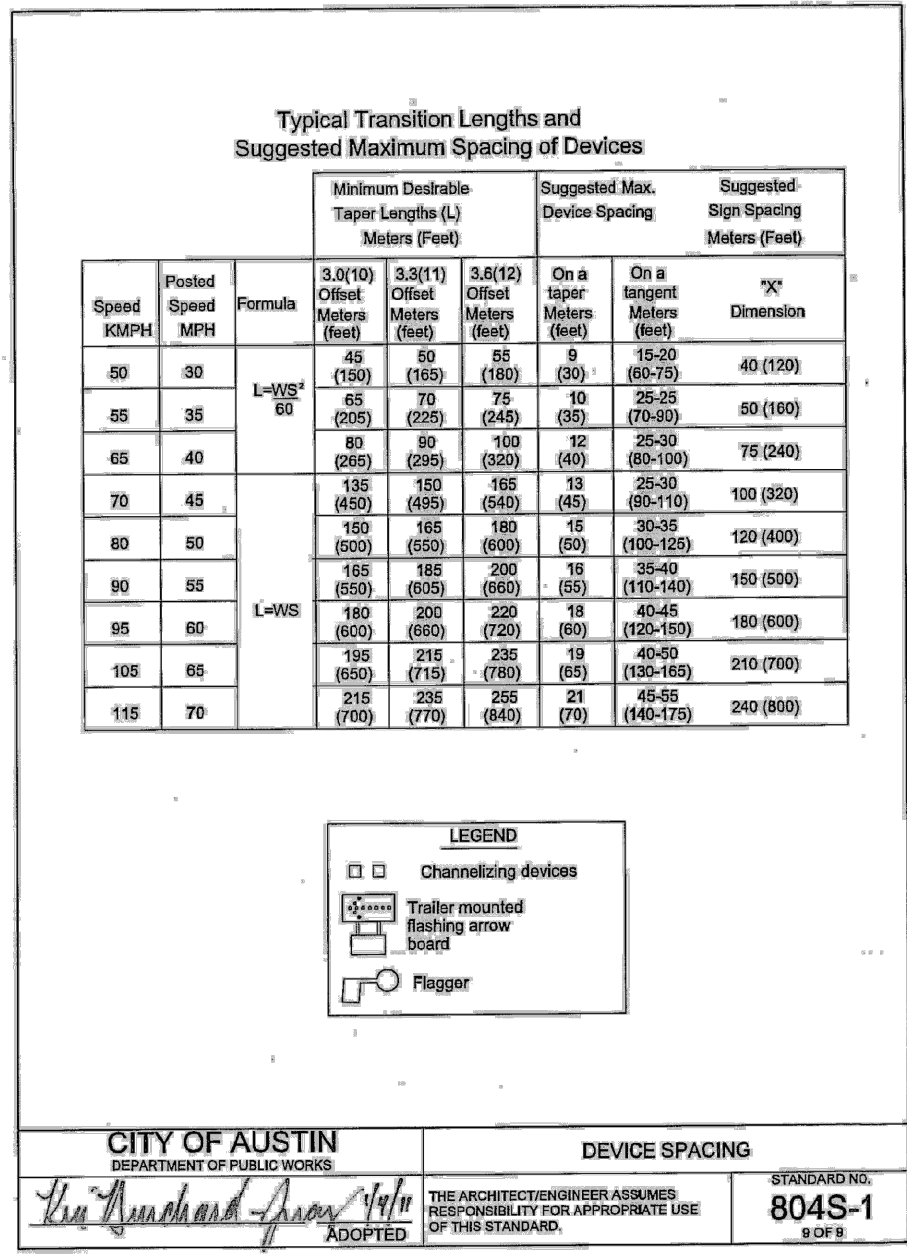
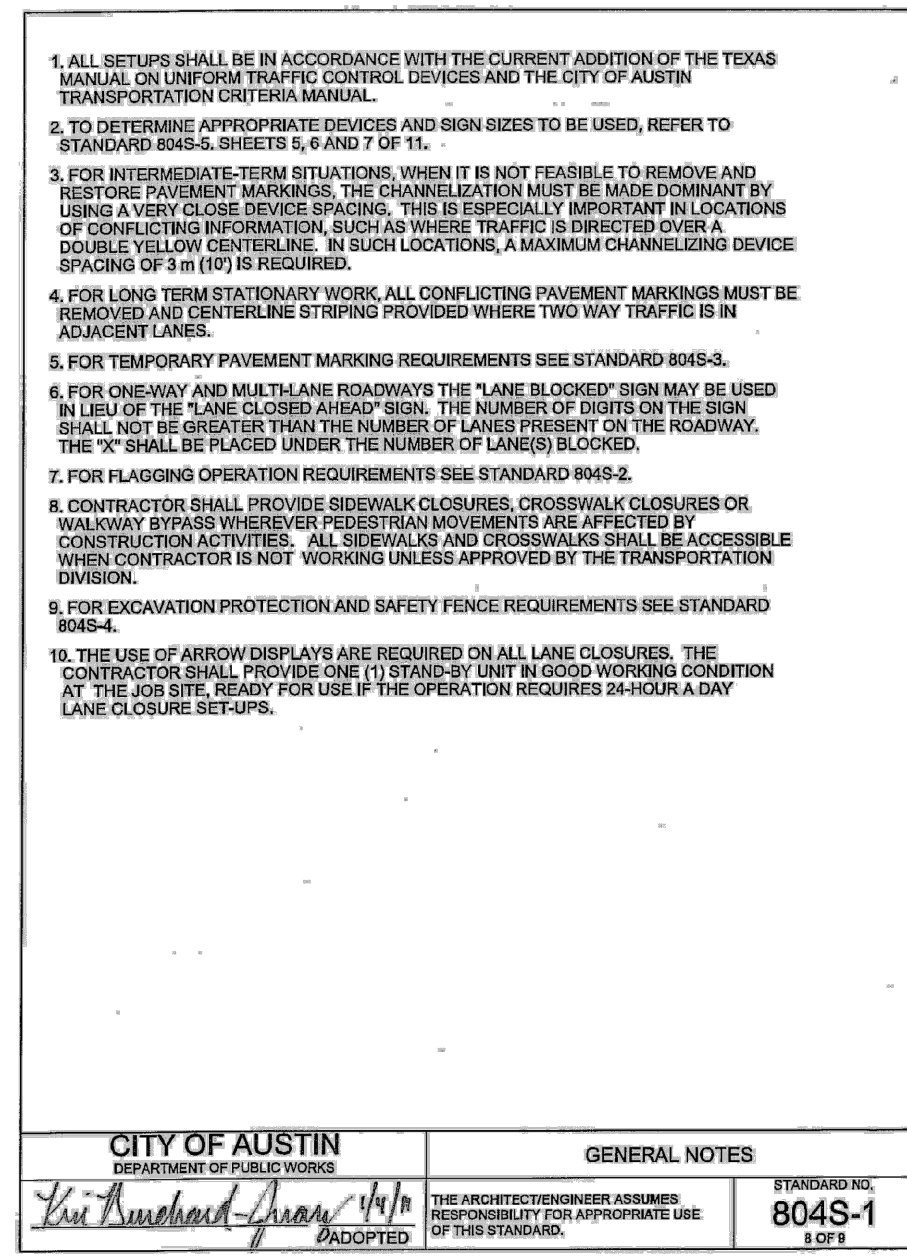
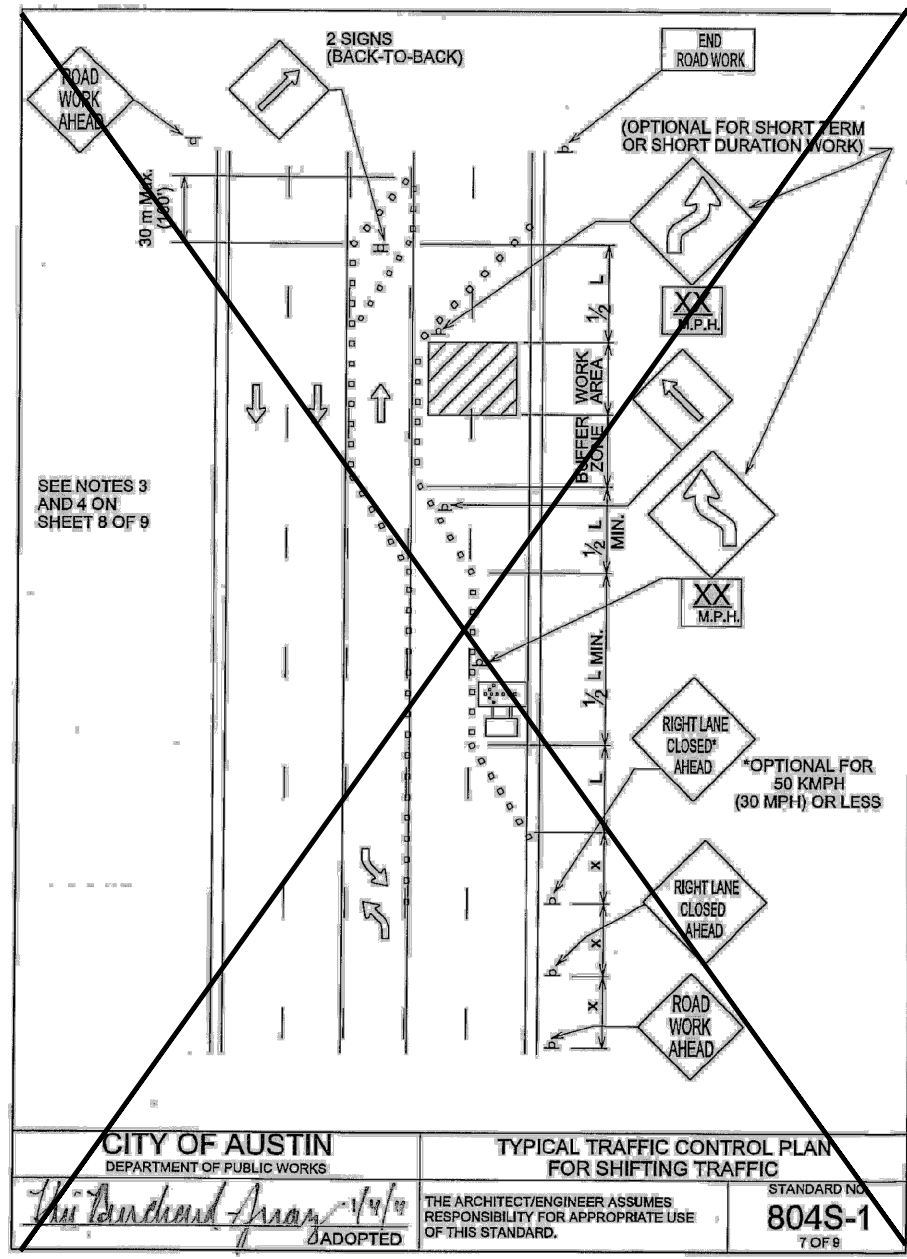
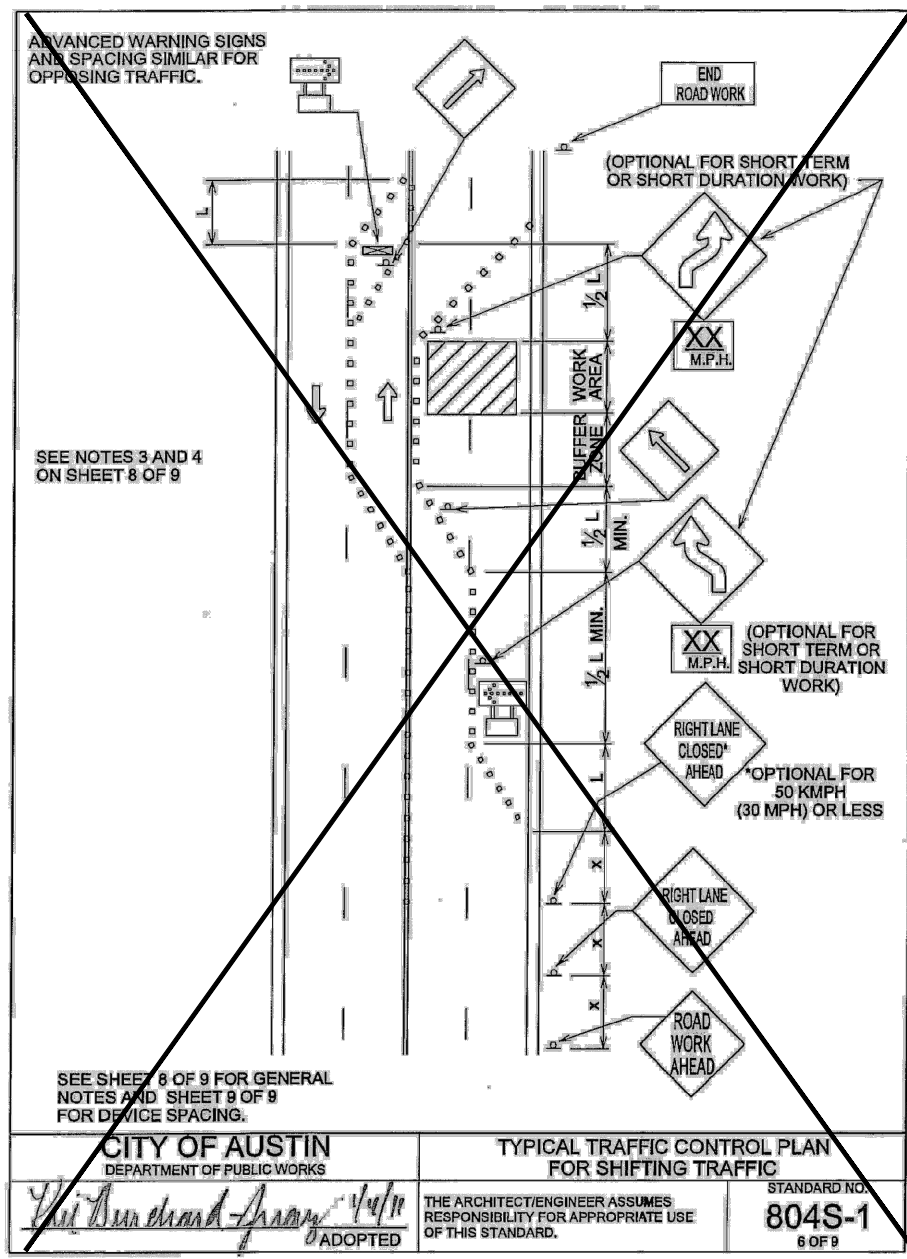
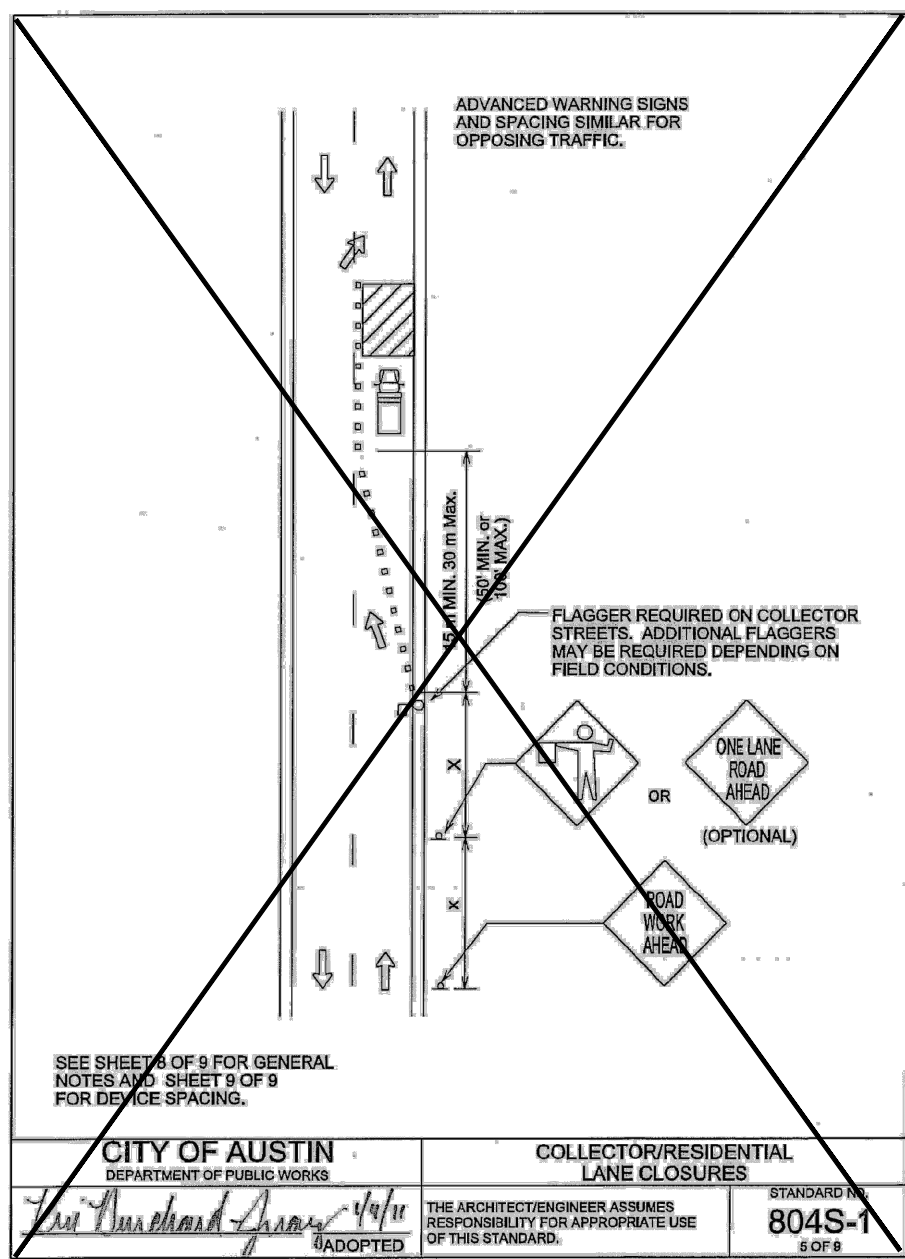
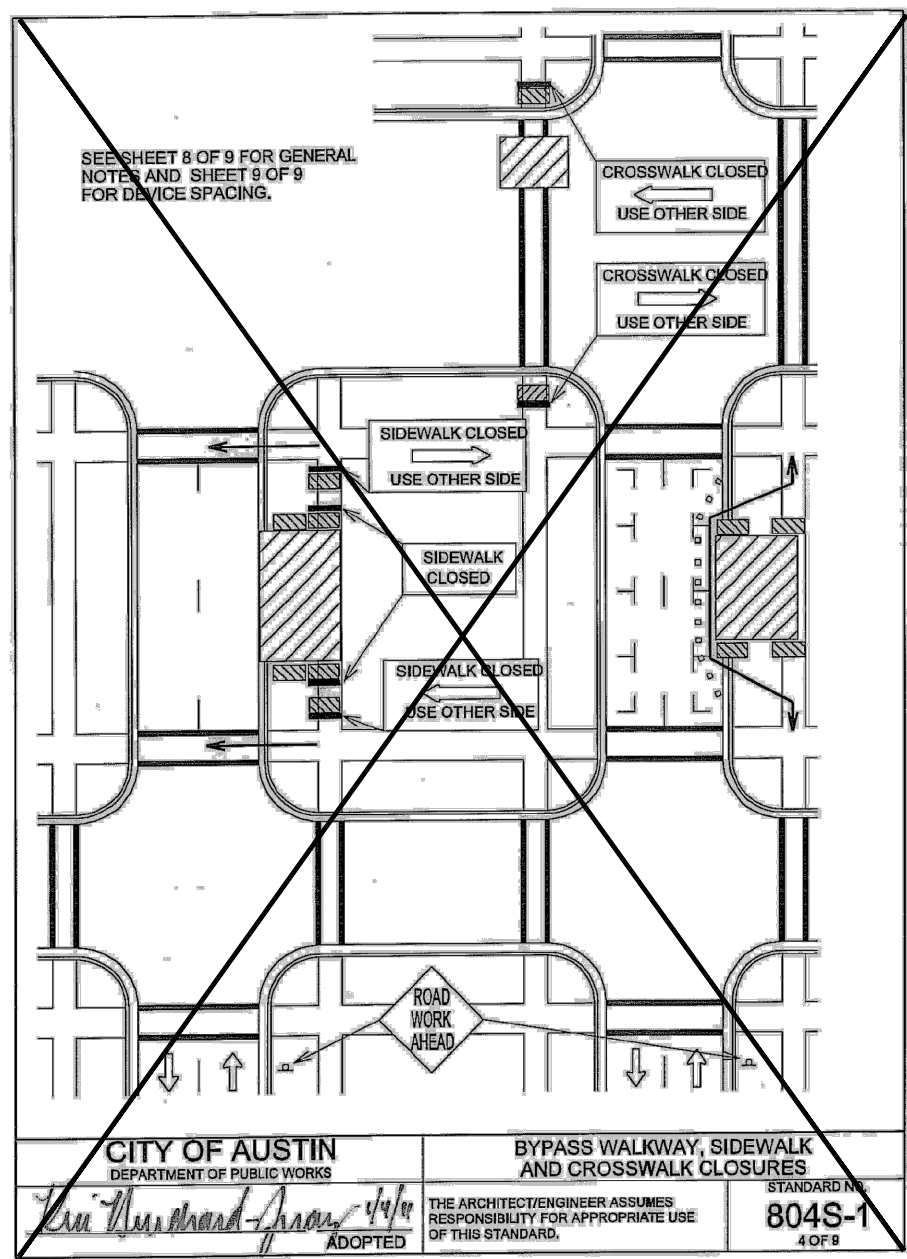
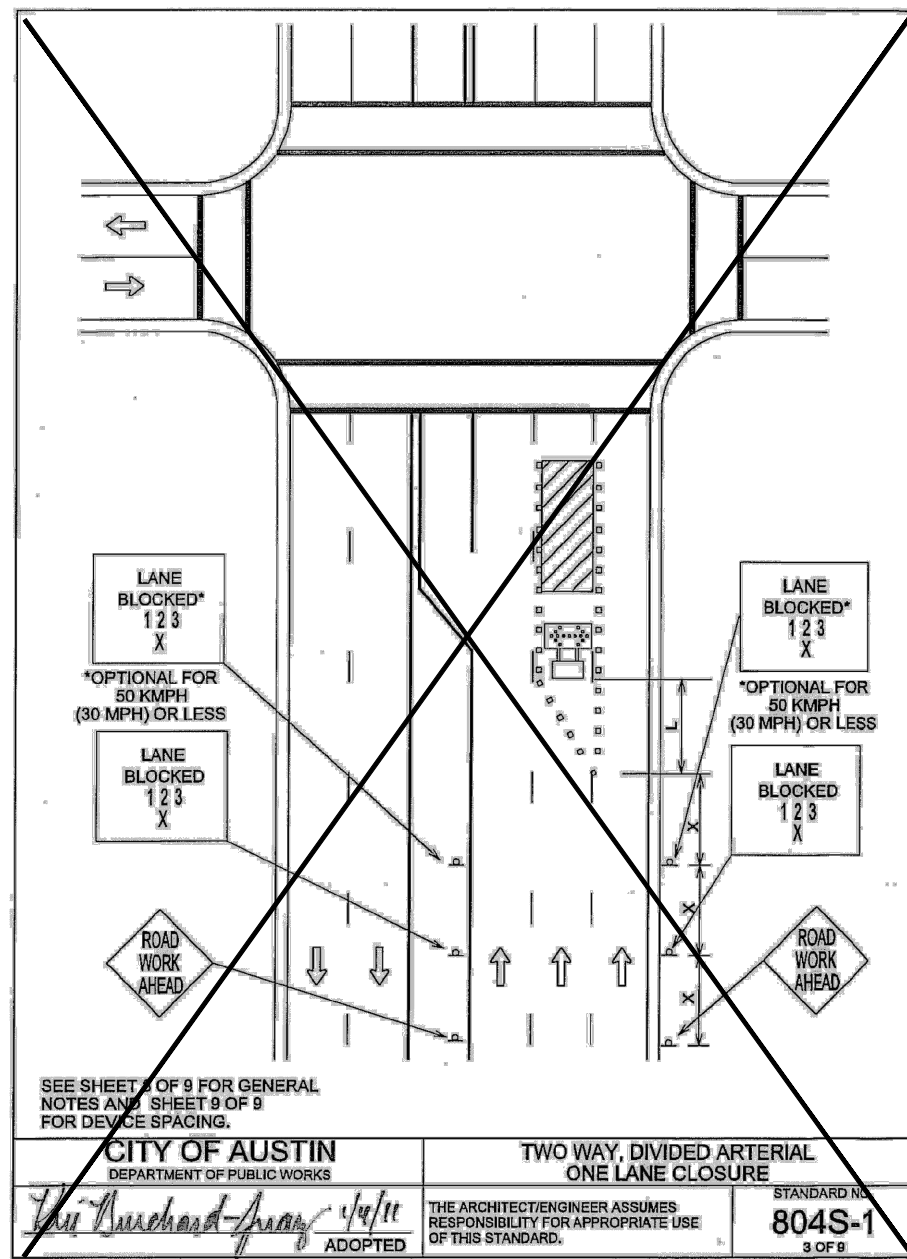
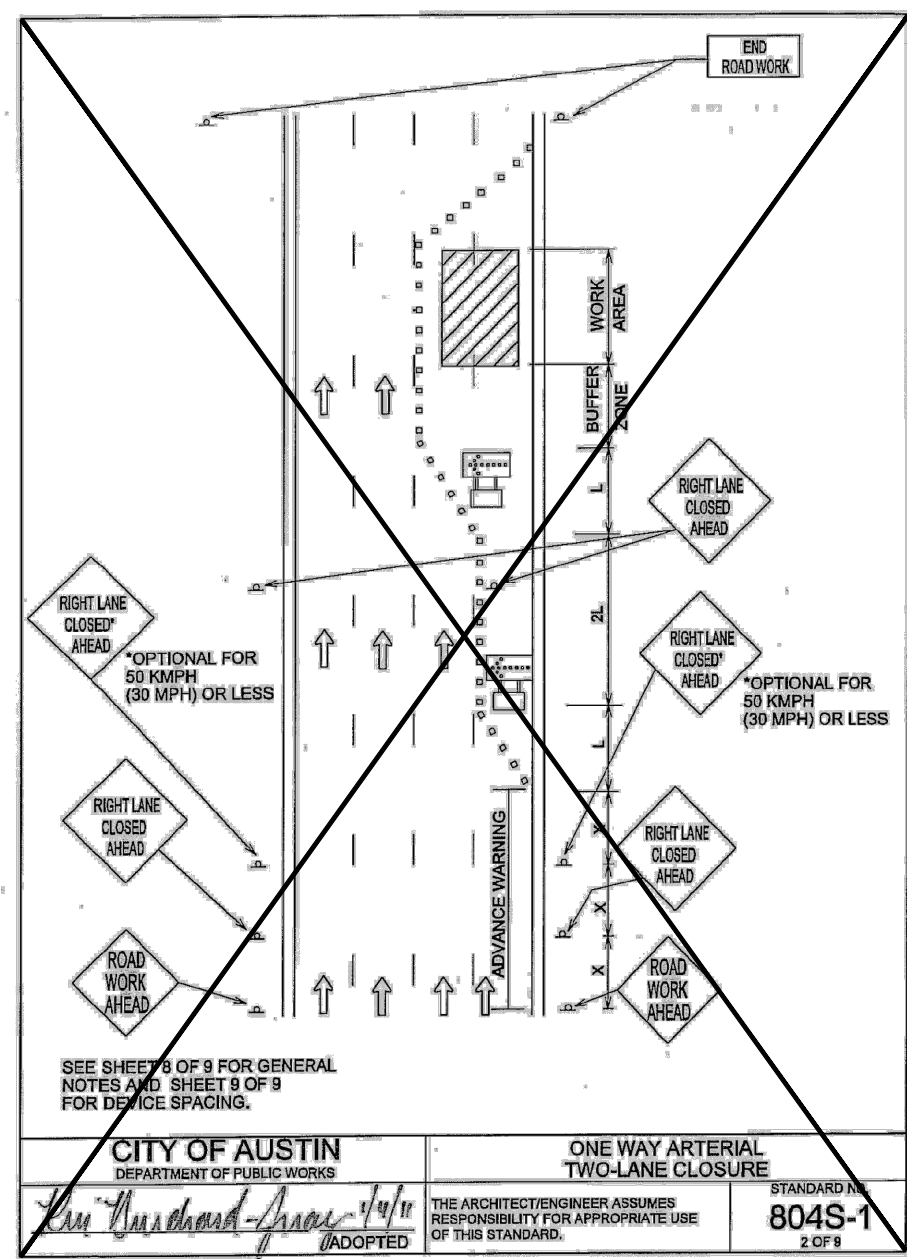
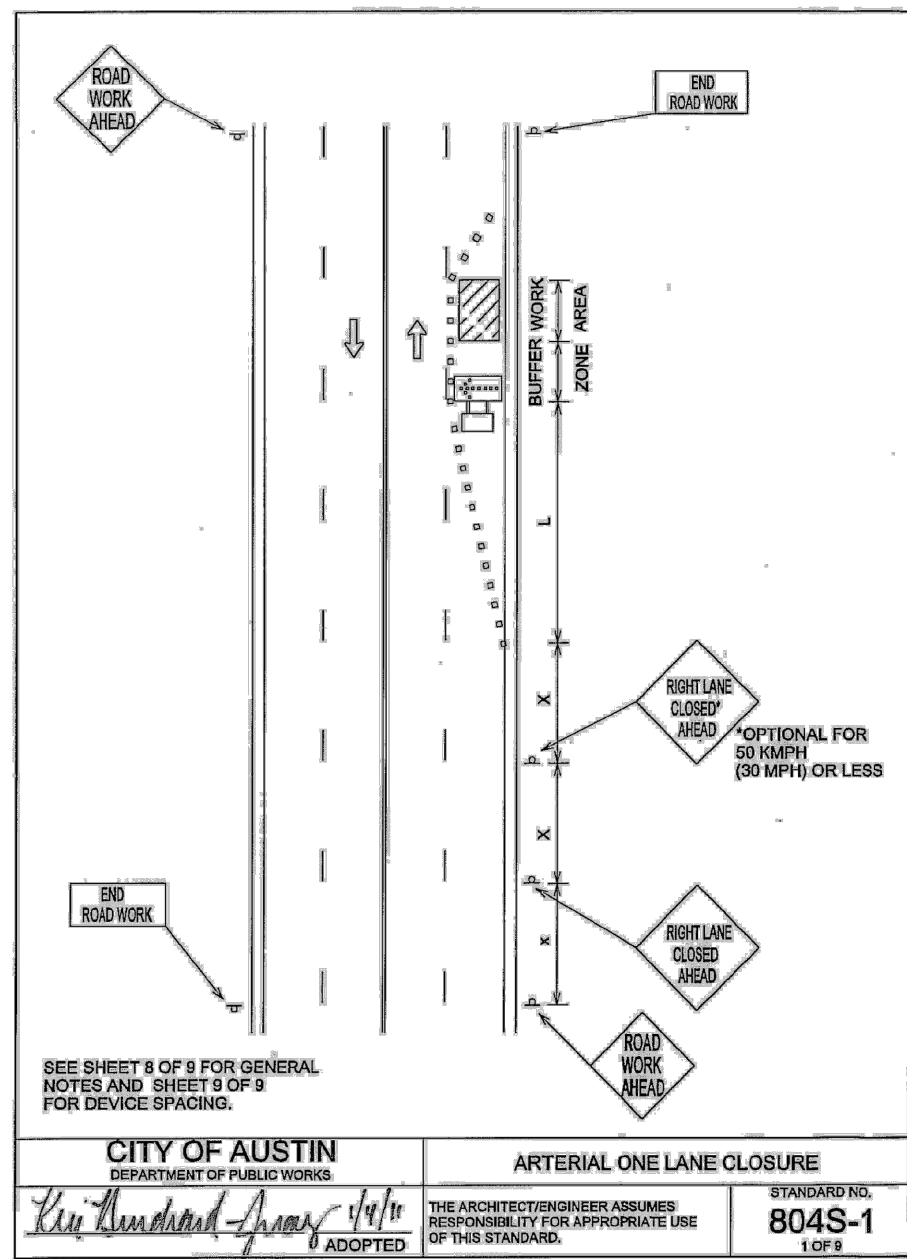
WASTEWATER PLAN

BOXWOODS TWO

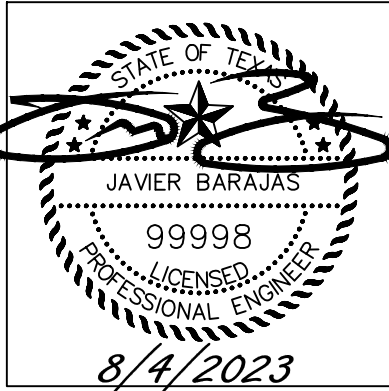
2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No.	18 OF 25
DATE:	8/4/2023
C8.4	
PROJECT No:	205.02.01





NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/12/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023



**CIVIL
SURVEYING
CONSTRUCTION**

**TRINE
ENGINEERING**

**TRAFFIC CONTROL
DETAILS**

BOXWOODS TWO

2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. **21** OF **25**

DATE: **8/4/2023**

C9.1

PROJECT No: 205.02.01

GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NEEDED FOR CONSTRUCTION OF PROPOSED LANDSCAPE MATERIAL.
- ANY CONFLICTS OF TREE LOCATION AND UTILITY LINES, UNDERGROUND OR OVERHEAD WILL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY AND ALL EXISTING EASEMENTS LOCATED WITHIN THE PROPOSED WORK AREA. ANY DISCREPANCIES FOUND ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS AS PUBLISHED BY THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN.
- THE OWNER RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DUE TO UNSATISFACTORY CONDITIONS OF THE PLANT MATERIAL. ALL PLANTS SHALL BE CONTAINER GROWN OR B & B. ALL CONTAINERS, PLASTIC AND BURLAP SHALL BE REMOVED PRIOR TO PLANTING.
- ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY AT THE TIME OF PLANTING AND EVERY OTHER DAY FOR THE FIRST WEEK THEN ONCE PER WEEK WITH THE IRRIGATION SYSTEM PROVIDED.
- TREE PLANTING SHALL HAVE A BACKFILL MIX OF 1/3 PLANTING MIX AND 2/3 EXISTING SOIL AND BE PACKED TO REMOVE AIR POCKETS.
- TREES ARE TO BE PLANTED 6'0" MIN. FROM WALLS, BUILDING OVERHANGS, STREETS AND PARKING.
- ALL PLANTINGS SHALL HAVE A MINIMUM OF 3" HARDWOOD MULCH COVERING.
- THE CONTRACTOR SHALL FINISH GRADE TOP SOIL TO A SMOOTH SURFACE AND REMOVE ALL CLODS PRIOR TO LAYING SOD OR HYDROMULCH.
- TEMPORARY VEGETATIVE STABILIZATION:
 - FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH COOL SEASON COVER CROPS (WHEAT AT 0.5 POUNDS PER 1000 SF, OATS AT 0.5 POUNDS PER 1000 SF, CEREAL RYE GRAIN AT 0.5 POUNDS PER 1000 SF) WITH A TOTAL RATE OF 1.5 POUNDS PER 1000 SF. COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.
 - FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 1 POUNDS PER 1000 SF.
 - FERTILIZER SHALL BE WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1/2 POUND PER 1000 SF.
 - HYDROMULCH SHALL COMPLY WITH TABLE 1, BELOW.
 - TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
 - WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

- PERMANENT VEGETATIVE STABILIZATION:
 - FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOVED TO A HEIGHT OF LESS THAN ONE-HALF (1/2) INCH AND THE AREA SHALL BE RE-SEEDING IN ACCORDANCE WITH 2. BELOW.
 - FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION. BERMUDA GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL.
 - FERTILIZER SHALL BE A WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1/2 POUND PER 1000 SF.
 - HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.
 - THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT DAILY INTERVALS (MINIMUM) DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK.
 - PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
 - WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

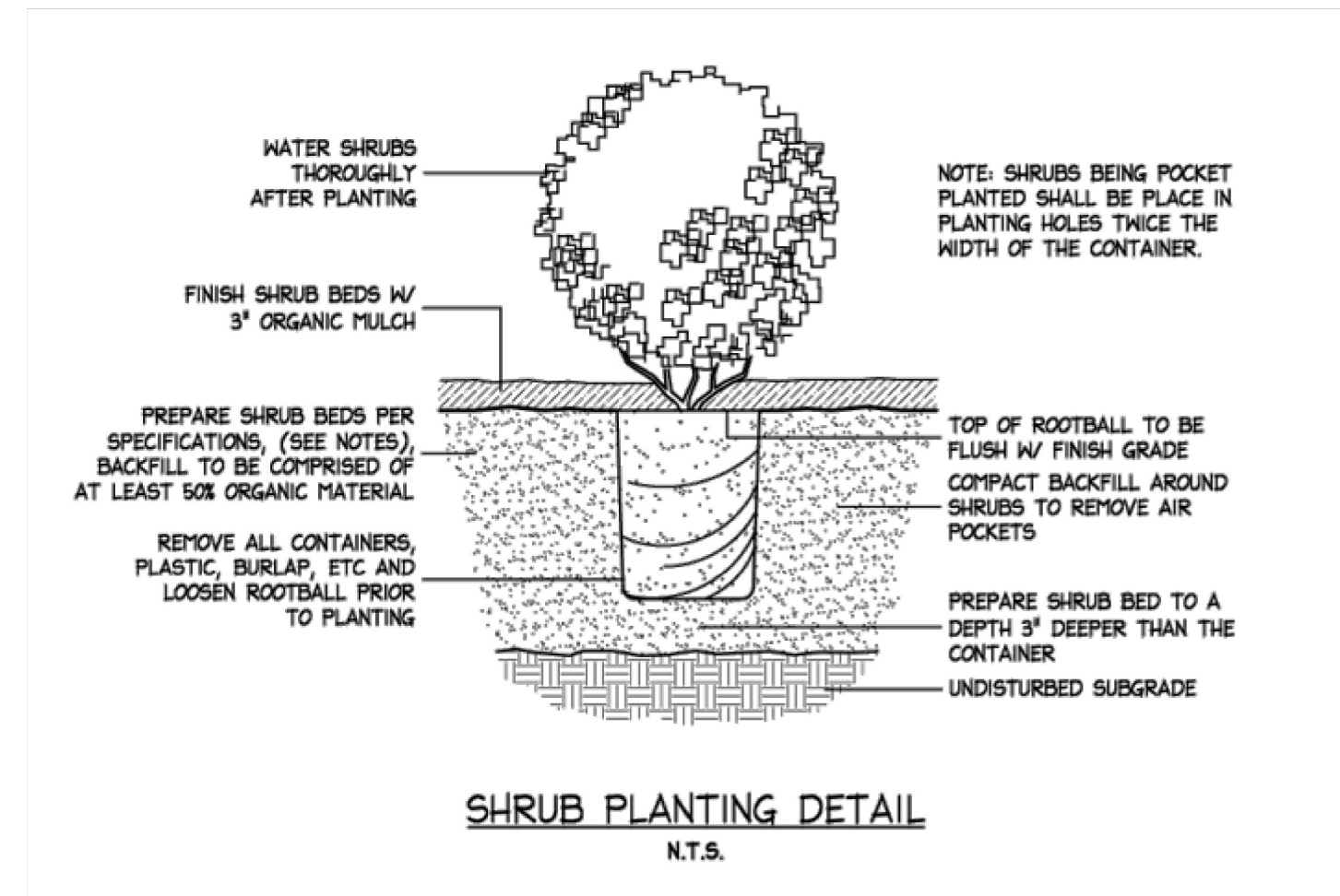
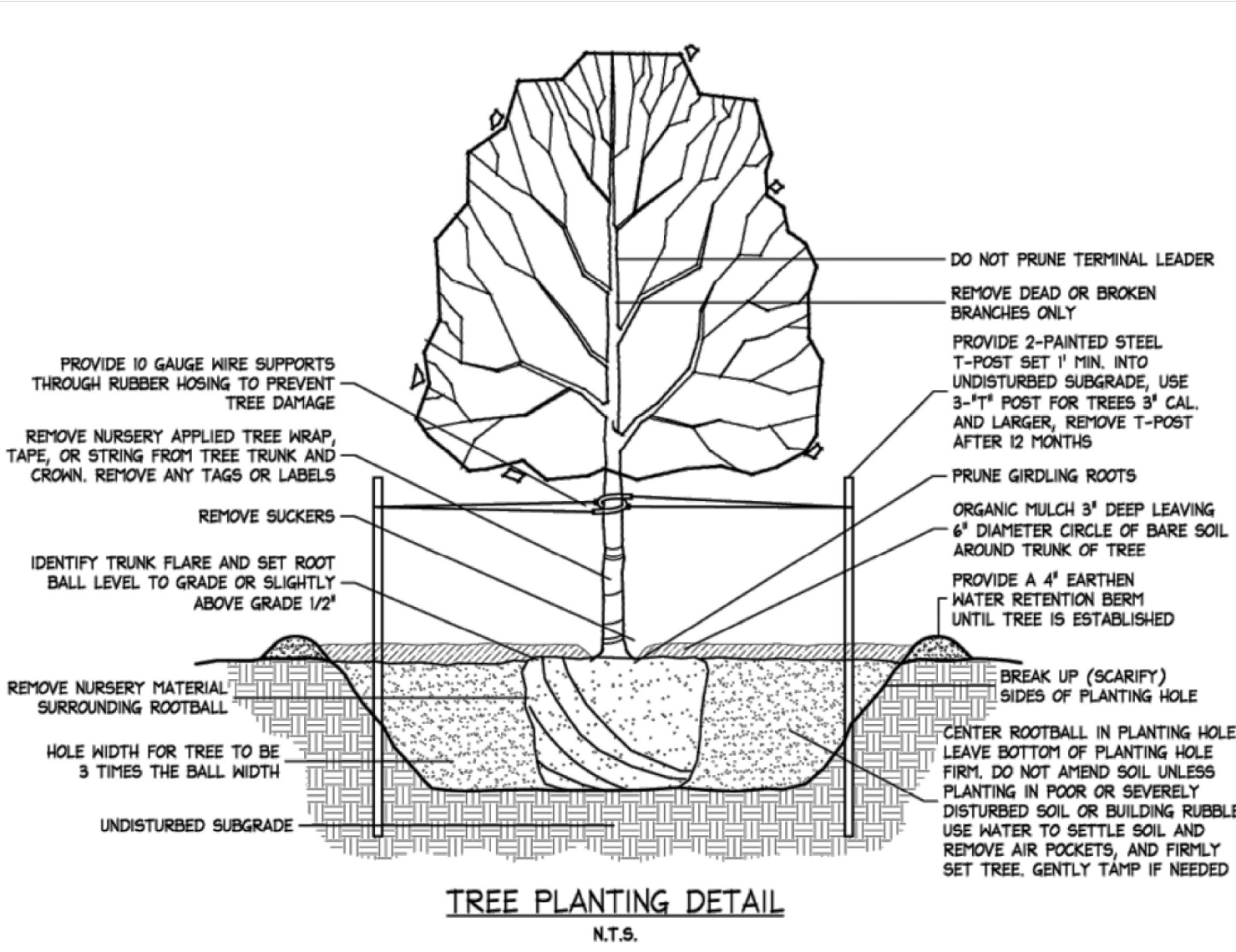
TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
100% OR ANY BLEND OF WOOD, CELLULOSE, STRAW, AND/OR COTTON PLANT MATERIAL (EXCEPT NO MULCH SHALL EXCEED 30% PAPER)	70% OR GREATER WOOD/STRAW 30% OR LESS PAPER OR NATURAL FIBERS	0-3 MONTHS	MODERATE SLOPES; FROM FLAT TO 3:1	1500 TO 200 LBS PER ACRE

TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEFIBRATED FIBERS, 10% TACKIFIER	6 MONTHS	ON SLOPES UP TO 2:1 AND EROSION SOIL CONDITIONS	2500 TO 4000 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)
FIBER REINFORCED MATRIX (FRM)	65% ORGANIC DEFIBRATED FIBERS, 25% REINFORCING FIBERS OR LESS 10% TACKIFIER	UP TO 12 MONTHS	ON SLOPES UP TO 1:1 AND EROSION SOIL CONDITIONS	3000 TO 4500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)

- THE CONTRACTOR SHALL PROVIDE A ONE YEAR GUARANTEE ON ALL LANDSCAPE MATERIAL FROM THE DATE OF COMPLETION.
- THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE SCHEDULE TO INCLUDE FERTILIZATION, PRUNING, MOWING, MULCHING ETC. UPON COMPLETION OF WORK.
- THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS CREATED DURING CONSTRUCTION IE. BURLAP, CONTAINERS, ECT.
- THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH CITY OF TAYLOR.



33 trees need to be provided

PLANT LIST				
CANOPY TREES				
QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
5		Bur Oak	Quercus macrocarpa	3" caliper, container grown or B&B, spacing as shown
7		Live Oak	Quercus virginiana	3" caliper, container grown or B&B, spacing as shown
10		Cedar Elm	Ulmus crassifolia	3" caliper, container grown or B&B, spacing as shown
7		Texas Ash	Fraxinus texensis	2" caliper, container grown or B&B, spacing as shown
SHRUBS				
122		Liriodendron	Liriodendron muscari	1 gallon, container grown, 3" o.c.
TURF GRASSES				
All Disturbed Areas		Bermudagrass	Cynodon dactylon	Hydromulch 2 lbs. per 1000 s.f.

BOXWOODS AT 2ND STREET TREE PRESERVATION									
	TRUNK DIAMETER (IN)	TREE NUMBER	SAVED	>6" REMOVED	CANOPY WIDTH (FT)	SAVED SOFT OF CANOPY	TREE COUNTED AS LANDSCAPE CREDIT		
tree species									
american elm	9	100	9		18	254.47	1		
american elm	20	101	20		40	1256.6	1		
cottonwood	24	102	24		48	1809.6	1		
american elm	17	103	17		34	908	1		
cottonwood	20	104	20		40	1256.6	1		
cedar elm	17	105	17		34	908	1		
cedar elm	10	106	10		20	314.16	1		
american elm	18	107	18		36	1017.9	1		
american elm	7	108	7		14	153.94	1		
live oak	9	109	9		18	254.47	1		
american elm	20	110	20		40	1256.6	1		
PECAN - multitrunk 12.5,5,5	27	1005	27		54	2290	1		
PECAN	26	1273	26		52	2123.7	1		
PECAN	44	1274	44		88	6082	1		
PECAN	30	1275	30		60	706.9	1		
PECAN	24	1276		24	48				
PECAN	30	1277	30		60	2827.4	1		
PECAN	10	1278		10	20				
PECAN	24	1279	24		48	1809.6	1		
PECAN	18	1280		18	36				
PECAN	18	1281		18	36				
PECAN	19	1282		19	38				
PECAN	18	1283		18	36				
PECAN	15	1284		15	30				
PECAN	18	1285		18	36				
PECAN	28	1286		28	56				
PECAN	15	1287		15	30				
PECAN	11	1288		11	22				
PECAN	15	1289		15	30				
PECAN	30	1290	30		60	2827.4	1		
TOTALS	592		382	210	1184	28057.34	18		

provide column with mitigation method or identify as exempt.

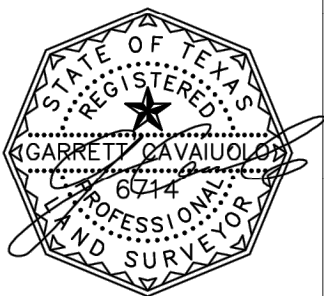
1279 is being shown as removed on page 22

Tree inventory is only showing 18 trees, all 33 required trees must be shown.

TOTALS	592		382	210	1184	28057.34	18		
TOTAL DBH SURVEYED	592								
TOTAL DBH REMOVED	210								
TOTAL DBH SAVED	382								
TOTAL TREE CREDITS	18								
EXEMPT TREE (#1279 BEES)	24								
TOTAL MITIGATION REQUIRED	210								
TOTAL MITIGATION PROVIDED	51								
TOTAL MITIGATION INCHES FOR FEE IN LIEU	159								
TOTAL SITE AREA	2.01	AC	87,555.6	SQ FT					
TOTAL SITE IMPERVIOUS AREA	0.90	AC	39,132.0	SQ FT					
LANDSCAPE AREA REQUIRED (25% OF 39,132 SQFT)	9783	F/600=	16.3	UNITS	CREDITS	PROVIDED			
TREES	16.3	UNITS X 2 TREES =	33		18	15			
SHRUBS	16.3	UNITS X 4 SHRUBS =	65		0	122			

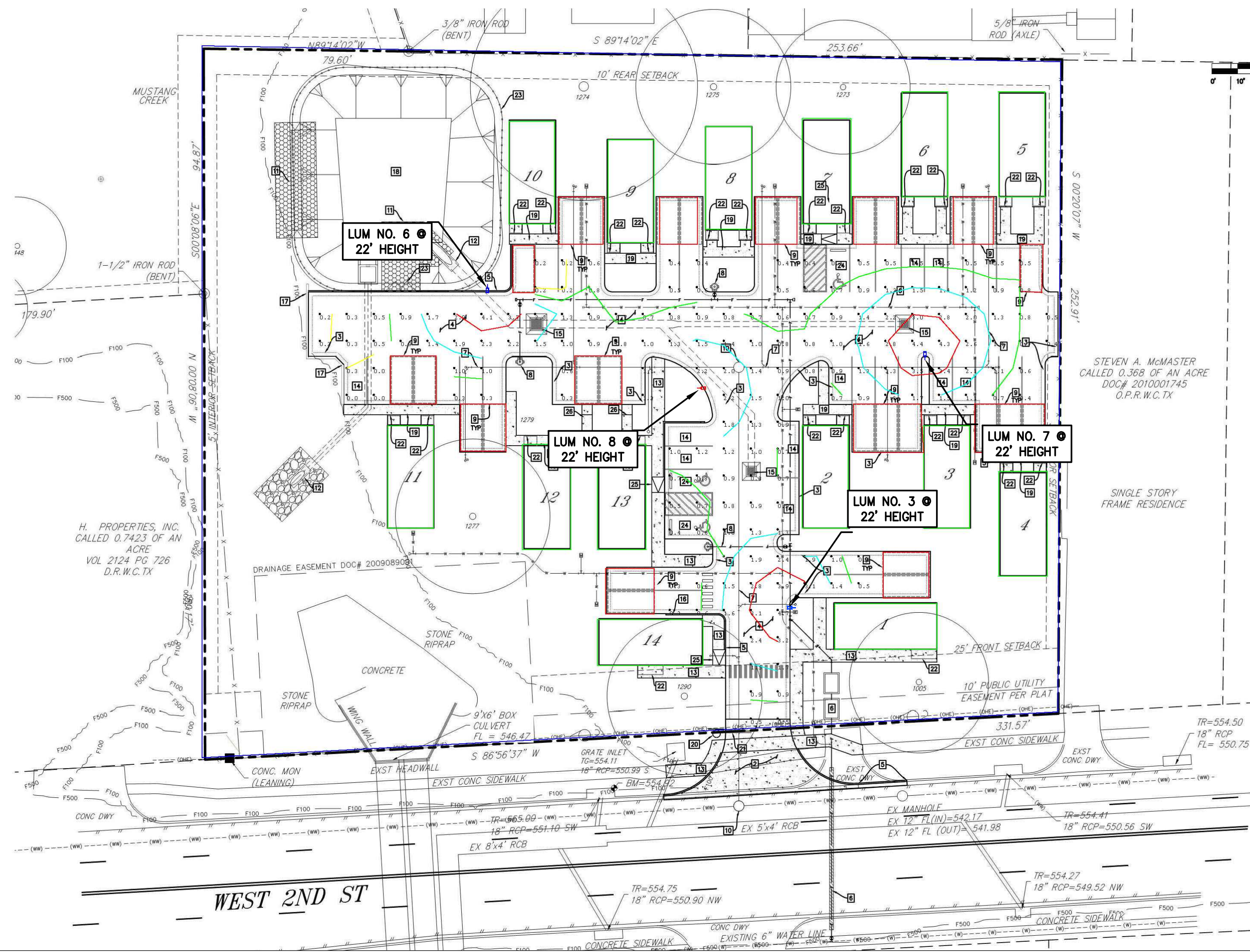
Date: 11/15/2024
Job# 20-WM665A
Address: 2002 W. 2ND ST
City: TAYLOR

Rev: --
Rev: --
79 S. Wynoak Cir, Spring, TX 77382
Mobile: 727-202-8333
Email: Garret@mcsurveytx.com
www.MCSurveyTX.com
TSPS-1186-A-10104679



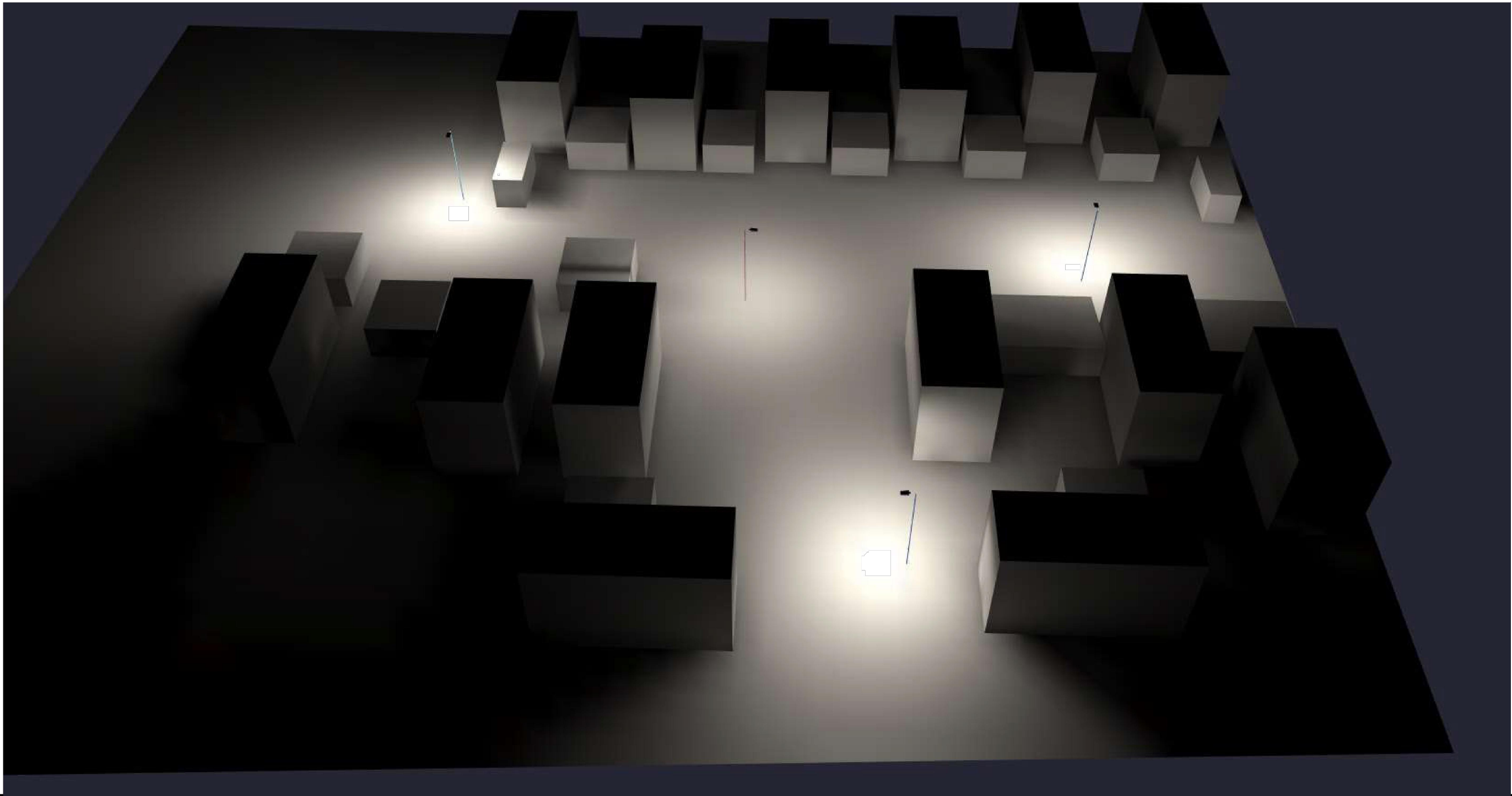
THE BOXWOODS TWO
2002 WEST 2ND STREET, TAYLOR, TX 76574
LANDSCAPE NOTES, DETAILS, PLANT
SCHEDULE & CALCULATIONS

Viewpoint



KEYNOTES	
ITEM	DESCRIPTION
2	CONSTRUCT CONCRETE DRIVEWAY (REFER TO DE TO GRADING PLAN FOR DRIVEWAY SPOT ELEVATIONS)
3	CONSTRUCT 14" WIDE CONCRETE BRUSH CURB (CS.3)
4	CONSTRUCT FLEXIBLE PAVEMENT PER GEOTECHNICAL PAVEMENT DESIGN ON SHEET CS.4 DETAIL 5, RE ELEVATIONS)
5	CONSTRUCT CONCRETE CURB & GUTTER (PER TI)
6	INSTALL A WATER SERVICE SYSTEM (REFER TO 1)
7	INSTALL A WASTEWATER LINE SYSTEM (REFER TO 1)
8	INSTALL A STANDING FIRE HYDRANT ASSEMBLY
9	INSTALL CAR CANOPY (PER ARCHITECTURAL PLAN)
10	INSTALL WASTEWATER MANHOLE (REFER TO SHEET CS.4 DETAIL 5, RE ELEVATIONS)
11	INSTALL SAFETY END TREATMENT, REFER TO DE TO GRADING PLAN FOR SPOT ELEVATIONS)
12	CONSTRUCT 6" WIDE CONCRETE SIDEWALK PER D TO GRADING PLAN FOR SPOT ELEVATIONS)
13	CONSTRUCT 6" WIDE CONCRETE SIDEWALK PER D TO GRADING PLAN FOR SPOT ELEVATIONS)
14	CONSTRUCT 6" WIDE CONCRETE SIDEWALK PER D TO GRADING PLAN FOR SPOT ELEVATIONS)
15	INSTALL CONCRETE GRATE INLET (REFER DETAIL 1)
16	CONSTRUCT CURB END TRANSITION (REFER TO 2)
17	CONSTRUCT RETAINING WALL (REFER TO GRADING PLAN)
18	CONSTRUCT 6" WIDE CONCRETE SIDEWALK PER D TO GRADING PLAN FOR SPOT ELEVATIONS)
19	CONSTRUCT 6" WIDE CONCRETE SIDEWALK PER D TO GRADING PLAN FOR SPOT ELEVATIONS)
20	STOP SIGN (SEE PAVEMENT PLAN, SHEET CS.4)
21	STOP BAR (SEE PAVEMENT PLAN, SHEET CS.4)
22	INSTALL COVERED FRONT PORCH
23	6" TALL SAFETY FENCE AND 12" WIDE MAINTENANCE
24	CONSTRUCT A HANDICAP PARKING SPACE (REFER SHEET CS.3) REFER TO GRADING PLAN FOR SPOT ELEVATIONS)
25	CONSTRUCT HANDICAP RAMP
26	STOPS

Render View



Luminaire Summary

Luminaire Schedule		Label		Arrangement		Total Lamp Lumens		LLF		Description	
Symbol	Qty	1	a17-5170n	Single		9384.7		0.850		A17-5170N	
	3		a17-3070n_1	Single		10147.7		0.850		A17-3170N	

Calculation Summary

Calculation Summary		CalcType		Units		Avg		Max		Min		Avg/Min		Max/Min	
Label	CalcPts	1		Illuminance	Fc	1.20		4.7		0.0		N.A.		N.A.	

Luminaire Location Summary

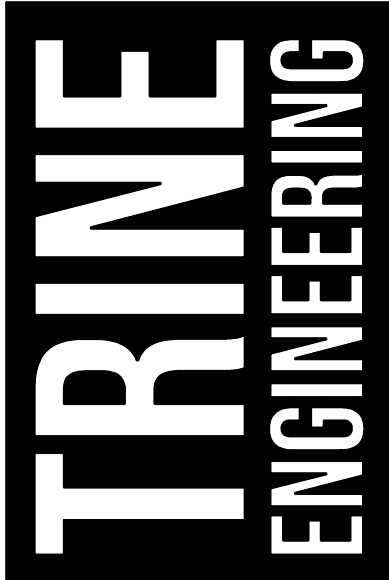
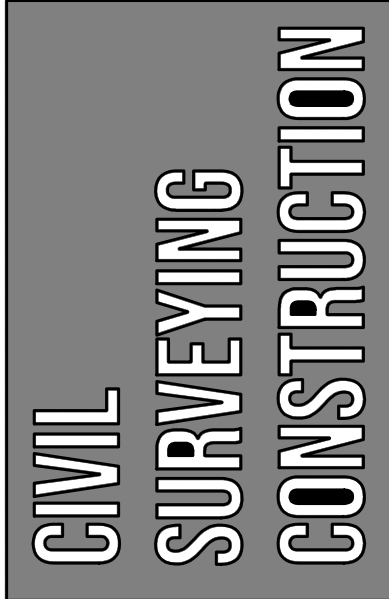
Coordinates in Feet

Luminaire Location Summary		X		Y		Z		Orient		Tilt	
LumNo	Label	3		323.5		186.5		22		180	
6	a17-3070n_1	209		305.5		22		270		0	
7	a17-3070n_1	371.5		277.5		22		90		0	
8	a17-5170n	287		287		22		0		0	

Approved by Shai Roos

09/18/23 [04:04 PM]

REVISION/ISSUE		DATE	
NO.	1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023	
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023	
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023	
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023	



PHOTOMETRICS SITE PLAN	
BOXWOODS TWO	
2002 WEST 2ND ST. TAYLOR, TEXAS 76574	

SHEET No.	24 of 25
DATE:	8/4/2023
PROJECT No:	205.02.01

RA

A17-3T70N

RAE

A17-3T70N

RAE

PHOTOMETRICS DETAILS

BOXWOODS TWO
2002 WEST 2ND ST. TAYLOR, TEXAS 76574

25 OF **25**

8/4/2023

PH.2

PROJECT No: 205.02.01

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED
PROFESSIONAL ENGINEER
8/4/2023

SURVEYING CONSTRUCTION

TRINE
ENGINEERING

Tree Species	Trunk Diameter	Tree Number	Saved	Removed	Tree Credit
American Elm	9	100	9		1
American Elm	20	101	20		1
Cottonwood	24	102	24		1
American Elm	17	103	17		1
Cottonwood	20	104	20		1
Cedar Elm	17	105	17		1
Cedar Elm	10	106	10		1
American Elm	18	107	18		1
American Elm	7	108	7		1
Live Oak	9	109	9		1
American Elm	20	110	20		1
Pecan	27	1005	27		1
Pecan	26	1273	26		1
Pecan	44	1274	44		1
Pecan	30	1275	30		1
Pecan	24	1276	24		
Pecan	30	1277	30		1
Pecan	10	1278		10	
Pecan	24	1279		24	
Pecan	19	1280		19	
Pecan	18	1281		18	
Pecan	19	1282		19	
Pecan	18	1283		18	
Pecan	15	1284		15	
Pecan	18	1285		18	
Pecan	28	1286		28	
Pecan	15	1287		15	
Pecan	11	1288		11	
Pecan	15	1289		15	
Pecan	30	1290	30		1

Looked On site, looks to be okay with the 50% Canopy Area so can count to tree credit

Does not meet the 50% Canopy Requirement

Totals:	592	382	210	17
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Total DBH Surveyed	592
Total DBH Removed	210
Total DBH Saved	382
Total Mitigation Required	210
Total Mitigation Provided	48
Total Mitigation Inches	
Trees for Fee in lieu	162

Number of trees at 6ft
54
10512

Snooper Nursey 190
Cantu Nursey 179
Farmers Nursery 215
194.6667

Site Impervious Area 39,132 sqft
Landscape Area Required 9783

Trees Required 32.61
Shrubs Required 65.22

Tree Credits Provided
17 16
0 122

15 6ft

Tree remaining that they can add to mitigation

16

Caliper Inches

48

Land Development Code Discussion

The Land Development Code (LDC) was adopted in November 2023 by Ordinance 2023-55

The LDC was enacted to facilitate the vision and goals of the City's Comprehensive Plan – Envision Taylor – which was adopted in November 2021, with updates in April 2022 and March 2023.

The Comprehensive Plan has five Big Ideas that guide the policy and implementation recommendations of the Plan. Those are: Fiscal Sustainability and Infrastructure; Community Character; Diverse Housing; Inclusive Growth; and Economic Resilience.

To achieve those five Big Ideas; the Comprehensive Plan provides policy recommendations related to: Land Use; Transportation; and Housing.

The LDC takes the recommendations from the Comprehensive Plan on Land Use, Transportation, and Housing and provides specific regulatory policies and procedures including: Zoning, Subdivision, and Site Planning processes and regulations; Place Type district standards; Private Lot Development standards; and Historic Preservation.

The purpose of today's discussion is for the Planning and Zoning Commission to provide any feedback they may have on the current LDC and to prepare for the joint P&Z/City Council workshop on January 30th where the combined group will further discuss the current LDC.

Challenges staff has encountered or heard since the LDC's adoption include:

1. How revisions/amendments to Neighborhood, Employment Center, and Infill Plans are handled. As well as revisions to approved and in-progress subdivision plats and plans.
 - a. Option - Add clear metrics on what are major vs. minor revisions, and how each of those could be processed. For instance, minor revisions could be handled administratively while major revisions would require P&Z and/or City Council approval.

Challenges staff has encountered or heard since the LDC's adoption include:

2. The requirement that all projects over 2.5 acres implement a Plan to allocate Place Types, Public Rights-of-way, and Civic Spaces.
 - a. Option – Increase the minimum size for when a Plan is required so only larger, more impactful developments be subject to that process. A Pedestrian Shed is the basis for the current Plan's Place Type allocations, and that is approximately 80 acres, so if an increase is proposed, it would be recommended not to exceed 80 acres.

Increasing the threshold for when a Plan is required would allow development by-right in the Place Type allocated to the property. Right-of-way connectivity and civic space placement would be handled through the subdivision, site development, and building permit processes. For example, a 15-acre property with a P5 Place Type could develop following the P5 standards without first establishing a Plan. The development would move straight into platting or site development, as applicable, and through those processes, street connectivity, civic space allocation, and building placements would be enforced.

Challenges staff has encountered or heard since the LDC's adoption include:

3. Minimum block lengths of 330' and block perimeters of 1,320' in P3, P4, and P5. Block lengths of 720' and block perimeters of 2,880' in Employment Centers.
 - a. Option – Increase block lengths and perimeters. To maintain walkability, it's recommended not to exceed 500' block lengths and 2,000' perimeters in P3, P4, and P5. This would yield blocks of 5.74 acres as compared to 2.5 acres currently. Alternatively, road intersection spacing be increased and have a higher requirement for mid-block pedestrian and bicycle access.

Challenges staff has encountered or heard since the LDC's adoption include:

4. Parking prohibited in the first layer in P3 and P4
 - a. Option – On residential building types, permit front-loaded garages that are flush with the primary structure's façade, which would put the garage in the second layer, and allow the driveway to be only within the first layer.

In P3 the build-to-line is 5' – 20' and in P4 it is 5' – 15'. If a property owner wanted to have a driveway depth that could accommodate vehicles, all residential buildings in P3 would be at the 20' build-to-line. A 15' maximum build-to-line in P4 could result in park vehicles blocking sidewalks as the depth of typical parking space is 18' or 19' for 90-degree parking stalls. To accommodate this, the build-to-line in P4 would need to be increased to 20'.

Any additional recommendations or direction for staff?