

PROJECT NAME: 147 Taylor

SITE ADDRESS: 2438 Turner Road Taylor, TX 76574

APPRAISAL DISTRICT: R019558 – 148 Taylor TX LLC (147.258ac)
R092304 – 148 Taylor TX LLC (1ac)
TOTAL: 148.258 ac

JURISDICTION: City of Taylor, Williamson County

UTILITIES

WATER: CCN: City of Taylor

Nearest infrastructure: Existing 8" waterline towards the northeast and southeast corners of the site. There is also a 12" waterline by the southeast corner of the property

Impact Fee: \$2,919 per LUE (5/8" meter)

Capital Improvement Plan: There are two improvements within the vicinity

- Improvement #10 is a 5-year CIP project for a new 16" line west of the railroad from Highland Drive to E Lake Drive
- Improvement #11 is a 5-year CIP project for a new 16" line along E Lake Drive

WASTEWATER: CCN: City of Taylor

Purveyor Contact Information: (512) 352-3251

Nearest infrastructure: Existing 8" wastewater line to the west of the site that runs along the west side of the railroad tracks. There is also an existing 6" wastewater line on southwest corner of the tract

Impact Fee: \$2,799 per LUE (5/8" meter)

Capital Improvement Plan: There is one improvement within the vicinity. Improvement #27 is a 20-year CIP project to upsize gravity main near railroads and Old Thorndale to 12"-15"

STORM/DRAINAGE:

Detention ponds shall be designed to reduce post-development peak rates of discharge to existing pre-development peak rates of discharge for the 2, 10, 25, and 100-year storm events at each point of discharge from the project or development site

Water Quality: Will not be required

GAS: According to the Texas Railroad Commission GIS Map, there is an Atmos natural gas line onsite. Based on visual inspection, the associated easement for that line is approximately 50' wide (+/-3.2 ac of impact)

ELECTRIC: Electric service is provided by Oncor Electric

According to the LandID map, there are no electric transmission powerlines cutting across the site but there is a powerline along the southern frontage road

ENVIRONMENTAL

AQUIFER: This site is not located in the Edwards Aquifer Recharge Zone or the Edwards Aquifer Contributing Zone

NWI STREAMS/PONDS: There are no jurisdictional streams or ponds onsite according to the National Wetlands Inventory (NWI) online viewer

This site is not located in a Groundwater Conservation District

STREAM BUFFERS: Not Applicable

TREE MITIGATION: City Requirements

- Protected trees shall be mitigated at a one-to-one caliper inch ratio for every tree removed. Replacement trees shall have a minimum caliper of three inches
- Any trees that are designated for preservation and are damaged during the construction process or that die within two years of issuance of a certificate of occupancy shall be mitigated for
- The Tree removal permit fee is \$60 and the inspection fee is \$15

PARKLAND: To be determined based on proposed use

SITE CHARACTERISTICS

SLOPES:	The site has approximately 1-2% slopes
FLOODPLAIN:	There is no FEMA floodplain onsite Williamson County recently completed a county-wide Floodplain Study that utilizes ATLAS 14 intensities which reflects no floodplain impact onsite
SOILS:	According to the USDA Soil Survey, approximately 34% of the tract is brayon clay (0 to 1 percent slopes), approximately 31% of the tract is brayon clay (1 to 3 percent slopes), and approximately 26% of the tract is brayon-krum complex (1 to 3 percent slopes). These soil types fall within Hydrologic Soil Group B meaning that they have moderate infiltration rates

TRANSPORTATION

EXISTING ACCESS:	E Lake Drive (City): • Frontage Road: +/-2600' of Hwy 183 alongside the southern portion of the property • ROW: +/-60' • Driveways: There are no existing driveways that lead into the tract • Culverts or other access hinderances: There is an existing culvert near the southwest corner of the site. There are multiple powerlines along the property lining E Lake Drive Turner Road (City): • Frontage: +/-2400' of Turner Road along the eastern portion of the property • ROW: +/-70' • Driveways: There are no existing driveways that lead into the tract • Culverts or other access hinderances: There are multiple powerlines along the property lining Turner Road
SECONDARY ACCESS:	The IFC requires secondary access for single family developments with more than 30 units. The same requirement stands for multi-family developments with more than 100 units. The two access roads shall be placed a distance apart equal to not less than one-

half of the length of the maximum overall diagonal dimension of the property to be served

Maximum overall diagonal dimension of Property: 3,620'

Minimum required access point separation: 1,810'

There is no concern regarding secondary access

FUTURE THOROUGHFARES:

- City: The City's Transportation Master Plan shows a proposed community boulevard running through the eastern side of the property. The Master Plan also shows an enhanced neighborhood avenue along E Lake Drive along the south part of the property. There is also a proposed neighborhood avenue that runs along the west side of the property
- County: No proposed improvements surrounding this tract
- TxDOT: No proposed improvements surrounding this tract

ZONING

EXISTING ZONING: Existing Zoning → Rural (P2)

FUTURE LAND USE: There is no future planning map that includes this tract

MISCELLANEOUS: ISD: Taylor

NOTEWORTHY NEARBY DEVELOPMENTS:

- North: Undeveloped land
- South: Undeveloped land
- East: Undeveloped land
- West: Union Pacific Railroad Company railroad tracks

OVERVIEW

NET DEVELOPABLE: Outside of the Atmos gas pipeline easement (± 3.2 ac), the tract has ± 145.3 ac of developable acreage.



MORE INFORMATION

GRAY CIVIL:

Seth Mearig, P.E.
Kristal Harris, P.E.

SMearig@gray-civil.com
KHarris@gray-civil.com

