
PROJECT NAME: 1730 CR 305

SITE ADDRESS: 1730 CR 305 Jarrell, TX 76537

APPRAISAL DISTRICT: R012393 – Paula J Cockrum ET AL (36.510 ac)

TOTAL: 36.510 ac

JURISDICTION: City of Jarrell ETJ, Williamson County
Per the Interlocal Agreement, Williamson County will have review authority of the plat
City of Jarrell’s subdivision regulations will be enforced within the ETJ

UTILITIES

WATER: CCN: City of Jarrell and Jarrell Schwertner Water Supply Corporation

Purveyor Contact Info:

- City of Jarrell: (512) 746-4593 ext 129
jessica.williams@cityofjarrell.gov
- Jarrell Schwertner WSC: (512) 746-2114

Nearest infrastructure: No public maps available – will need to have conversation with City of Jarrell and Jarrell Schwertner to understand most viable connection options

Impact Fee: City of Jarrell = \$2,000 per LUE (5/8” meter)

WASTEWATER: CCN: Nearest CCN is City of Jarrell

Purveyor Contact Info:

- City of Jarrell: (521) 746-4593 ext 129
jessica.williams@cityofjarrell.gov

Nearest infrastructure: There is an existing Lift Station located South of the site. Will need to have conversation with the City of Jarrell to understand available capacity and most viable service options

Impact Fee: City of Jarrell = \$2,000 per LUE (5/8” meter)

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 be required

GAS:	According to the Texas Railroad Commission GIS Map, there are no gas lines onsite
ELECTRIC:	Electric service is provided by Oncor Electric Delivery Company LLC According to the LandID map, there are no electric transmission lines onsite. There is an overhead powerline along the CR 305 frontage on the south side of the project

ENVIRONMENTAL

AQUIFER:	Edwards Aquifer Recharge Zone. A WPAP (Water Pollution Abatement Plan) and SCS (Sewage Collection System) will need to be processed and approved with the TCEQ (Texas Commission on Environmental Quality)
NWI STREAMS/PONDS:	There are no jurisdictional streams or ponds onsite according to the National Wetlands Inventory (NWI) online viewer
TREE MITIGATION:	City Requirements - An inventory of existing trees greater than ten (10) inches in diameter measured from four 4' above ground level shall be inventoried and identified in the site plan
PARKLAND:	City Requirements - The subdividers of all residential subdivision of more than four single family lots shall be required to provide parkland Non-residential subdivisions and residential subdivisions of four or fewer single-family lots shall not be subject to the parkland dedication requirements The minimum amount of land required to be dedicated as parkland shall be 8% of the total subdivision acreage proposed for residential use, excluding acreage within the 100-year floodplain

SITE CHARACTERISTICS

SLOPES:	The site has +/-1-2 % slopes
FLOODPLAIN:	There is no FEMA floodplain onsite Williamson County recently completed a county-wide floodplain study that was adopted by FEMA. The study utilizes ATLAS 14 intensities and reflects no floodplain impact on-site

SOILS:

According to the USDA Soil Survey, approximately 29% of the tract is denton silty clay (0 to 1% slopes), approximately 10% of the tract is denton silty clay (1 to 3 percent slopes), and approximately 61% of the tract is doss silty clay (1 to 5% slopes). All of these soil types fall within Hydrologic Soil Group D meaning that they have very slow infiltration rates

TRANSPORTATION

EXISTING ACCESS:

CR 305:

- Frontage: +/-480' of CR 305 frontage along the western portion of the property
- ROW: +/-80'
- Driveways: There is one existing gravel driveway that leads into the tract
- Culverts or other access hinderances: There is one culvert on the southwest corner of the property flowing away from the site. There are multiple electric power lines along the property along CR 305

SECONDARY ACCESS:

The IFC requires secondary access for single-family developments with more than 30 units. The same requirement stands for multifamily 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: 3,200'
- Access point separation: 1,600' minimum
- There is a concern regarding secondary access

FUTURE THOROUGHFARES:

- City: No proposed improvements are shown for this tract
- County: The Williamson County Long Range Transportation Plan shows CR 305 as a proposed arterial (120' max ROW). The Long Range Transportation Plan calls for CR 305 to be reconstructed from 2 lanes to 4 lanes with a median.
- Right-of-way dedication along the frontage of CR 305 is anticipated
- TxDOT: No proposed improvements are shown for this tract

ZONING

EXISTING ZONING: Not applicable within the ETJ

MISCELLANEOUS: Emergency Services District: Williamson County ESD No. 5
ISD: Jarrell

OVERVIEW

NET DEVELOPABLE: Assuming this tract is slated for production style single family development, a secondary access point will need to be identified if more than 30 units are proposed. Also, to increase the street section of CR 305 along the frontage to an arterial as shown in the Long Range Transportation Plan, 30' will need to be dedicated (0.33 ac) Based on the information provided herein, approximately 36 ac of the 36.5 ac tract is developable.



MORE INFORMATION

GRAY CIVIL:



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

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