



## Technical Memorandum

**To:** Michael Leamons – City of Glen Rose  
Jim Holder – City of Glen Rose

**From:** Chris Hay, P.E.

**Date:** May 28, 2021

**Subject:** Squaw Valley Meadows Plan Submittal – Engineering Review Comments – *2<sup>nd</sup> Submittal*

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The City received revised plans on May 27, 2021 for the Proposed Squaw Valley Meadows development located East of Bull Adams Lane (formerly County Road 303) across from the Squaw Valley Golf Course. The plans have been reviewed with the following comments:

1. The revised plat has not been received to date. Outstanding plat comments from the previous review are as follows:
  - a. The proposed plans do not match the plat on certain dedicated drainage easement/channel widths.
  - b. Lot 165 on the submitted plat does not have bearings/distances shown on the detailed views (Sheet 3 of 4). Ensure all lots are described with bearings/distances as required and are shown on the plat.
2. Section 10.02.034(a)(10) of the Subdivision Ordinance requires that the developer shall include the improvements of adjacent city streets or county roads to city standards in the overall development of the area. This would include development of Bull Adams Lane up to City Standards as a Collector Street. A variance is required to relieve the Developer of this requirement.
3. The plans have been updated to hold the 100-year storm event within the drainage easement (channel), rather than the 50-year storm event. To accomplish this, changes were made to the channel section to reduce the 5-foot buffer on the drainage easement as required by Section 10.02.035(d). A variance is required to relieve the Developer of this requirement. *eHT is in support of approval of this variance.*
4. Provide documentation from Somervell County stating that they accept the additional runoff from development and include any provisions for off-site improvements associated with the agreement.
5. Page 19 of 97 Drainage Channel Typical Sections
  - a. Drainage Channel 1 – Section 2 is shown as a variable bottom width. Based on the Engineer's response, the intent is for the section to be standard 32' wide.
  - b. Drainage Channel 1 – Sections 2 & 3 are shown as 50' easement widths on Page 19 of 97 but are dimensioned as 40' on Page 2 of 97. The section dimensions indicate that a 50' easement is required. The plat/lot layout shall be adjusted to match the required width.
6. Pages 89 - 91 of 97 Sewer Line Plan & Profile (Bobcat Court, Ringtail Court, & Fox Court) – Extend sewer main to end of cul-de-sac to pick up services. An end of line cleanout is acceptable with proper manhole spacing near the cul-de-sac.

*Environmental, Civil & Geotechnical Engineers*

**Abilene Office**  
402 Cedar  
Abilene, Texas 79601  
P.O. Box 3097  
Abilene, Texas 79604  
325.698.5560 | 325.691.0058 fax

**Lubbock Office**  
6310 Genoa Avenue, Suite E  
Lubbock, Texas 79424  
806.794.1100 | 806.794.0778 fax

**Granbury Office**  
1310 Weatherford Hwy, Suite 116  
Granbury, Texas 76048  
682.498.6000 | 682.498.6293 fax

www.e-ht.com

PE Firm Registration No. 1151  
PG Firm Registration No. 50103  
RPLS Firm Registration Nos. 10011900