

PROJECT NAME: THE RANGE AT WALBURG
PROJECT NUMBER: WL 039902 & 3
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: WALBURG - PRE PLAT
SHEETSET DESCRIPTION: 1 ACRE SF LOTS
AUTHOR: ---
FILE NAME: COVER SHEET.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: TBD (2)
CONSTRUCTION PLAN RELEASED: TBD (3)

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: NOV 19, 2019
CONSTRUCTION PLANS SUBMITTED: TBD (1)

THE RANGE AT WALBURG
A RESIDENTIAL SUBDIVISION
WILLIAMSON COUNTY, TX
ORIGINAL APPLICATION: NOVEMBER 19, 2019

OWNER: T J BRADSHAW CONSTRUCTION LTD
CONTACT: TROY BRADSHAW
E: TROY.E.BRADSHAW@GMAIL.COM

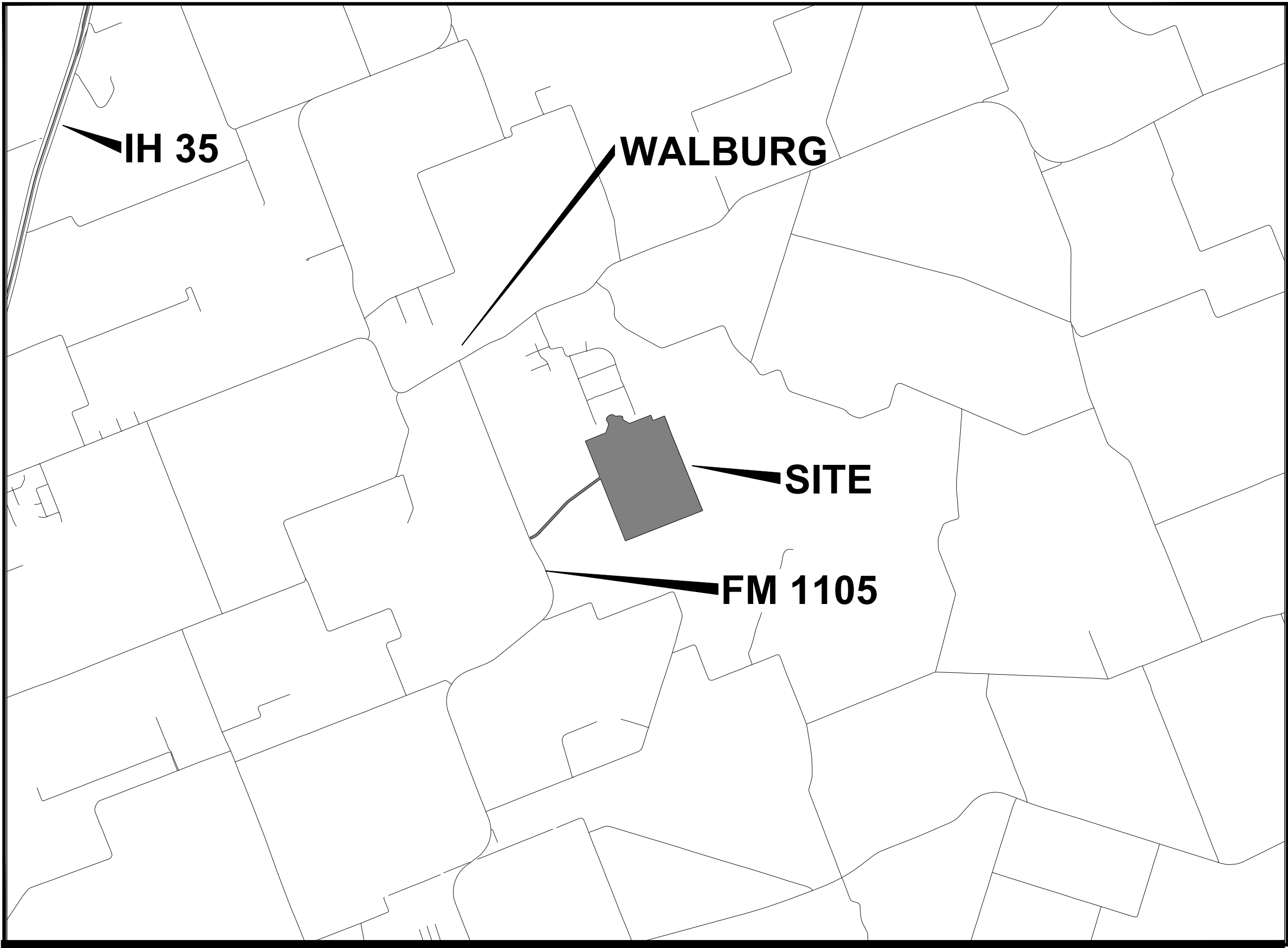
ENGINEER: TCG ENGINEERING
CONTACT: GARRETT NORDYKE
M: (254) 228-9767

SURVEYOR: QUICK INC.
TRAVIS QUICK
O: (512) 915-4950

WILLIAMSON COUNTY:
CONTACT: ROAD AND BRIDGE
O: (512) 943-3330

ONCOR ELECTRIC
CONTACT: TBD
M: TBD

DATA COMMUNICATION
CONTACT: TBD
M: TBD



SHEET

C001
C002- C004
C005
C006
C007
C008
C009
C010
C011
C012

DESCRIPTION:

PROJECT BOUNDARY
PRELIMINARY PLAT
TOPO / WATERSHED - REGION
TOPO / WATERSHED - SITE
HYDROLOGY - EXISTING
HYDROLOGY - PROPOSED
PHASE MATERPLAN
WATER MASTERPLAN
DRAINAGE MASTERPLAN
MOBILITY MASTERPLAN

OWNER: T J BRADSHAW CONSTRUCTION, LTD.
DEVELOPER: T J BRADSHAW CONSTRUCTION, LTD.
PROP IDS: R039902 & 3, R039907, R039955, R473935
SCHOOL: GEORGETOWN ISD
FEMA FIRM MAP: 48491C0325E (EFF SEPT. 26 2008)
WTR CCN: 10970 JONAH WATER SUD
SS CCN: NO CCN FOR SUBJECT SITE
ELECTRIC: ONCOR & BARTLETT
CABLE: TBD
PHONE: TBD

APPLICATION DATES:

NOV 19, 2019 ----- PRELIMINARY PLAT
APPLICATION SUBMITTED

DEC 2019 - APR 2020 ----- REVIEW COMMENTS
REVIEWED AND ADDRESSED

APR 25, 2020 ----- MODIFIED PRELIMINARY PLAT
RESUBMITTED TO WILLIAMSON COUNTY



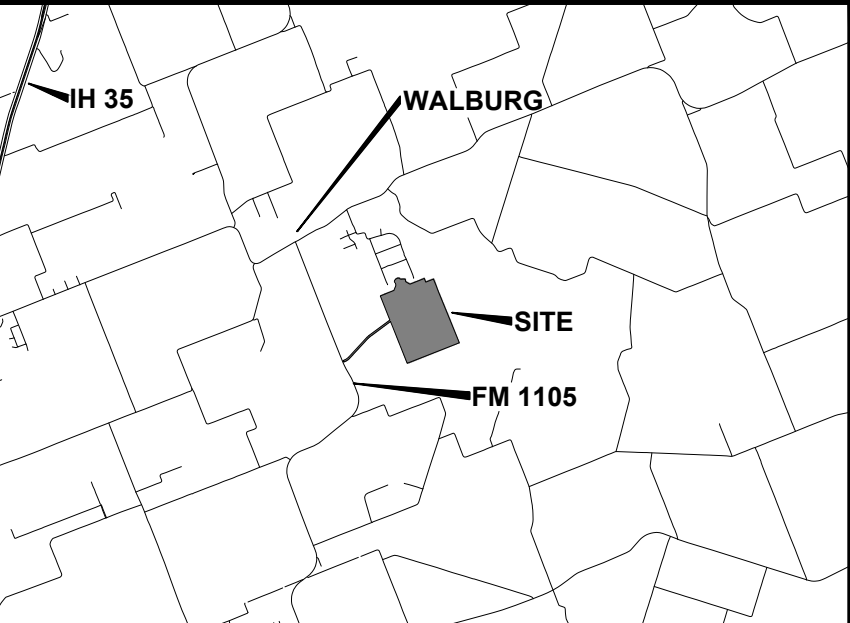
GENERAL NOTES:

- 1) FACILITIES SHALL BE CONSTRUCTED PER WILCO AND UTILITY PROVIDER GUIDELINES
- 2) ADJOINING PROPERTY LINES ARE APPROXIMATE
- 3) CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
- 4) FACILITY ALIGNMENTS, PROFILES, AND SIZES ARE BASED ON PRELIMIINARY ENGINEERING DESIGN

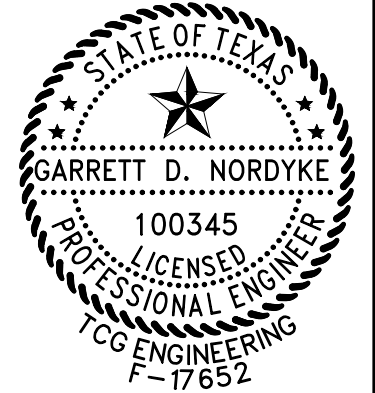
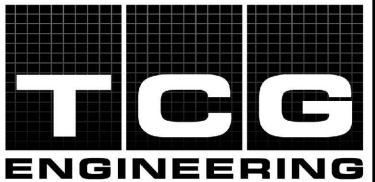
EL BM: TBD

NAD83 CENTRAL TEXAS FOOT
CAF=0.99985725

DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	200.315	TOAL LOTS	167
MULTI-FAMILY	0	1 ACRE LOTS	167
HOA	25.604	0.5 ACRE LOTS	0
ROW	34.546	100' LOTS	0
DRAINAGE	0	80' LOTS	0
OPEN	0	SANITARY (FT)	TBD
DEDICATION	0	WATER (FT)	N/A
TOTAL	262.465	DRAINAGE (FT)	TBD



GARRETT D. NORDYKE, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767
512-710-7106



Garrett D. Nordyke, P.E.
05/10/2020

WILLIAMSON CO., TX
THE RANGE AT WALBURG
PRELIMINARY PLAT
COVER SHEET

SHEET SIZE:
24" X 36"

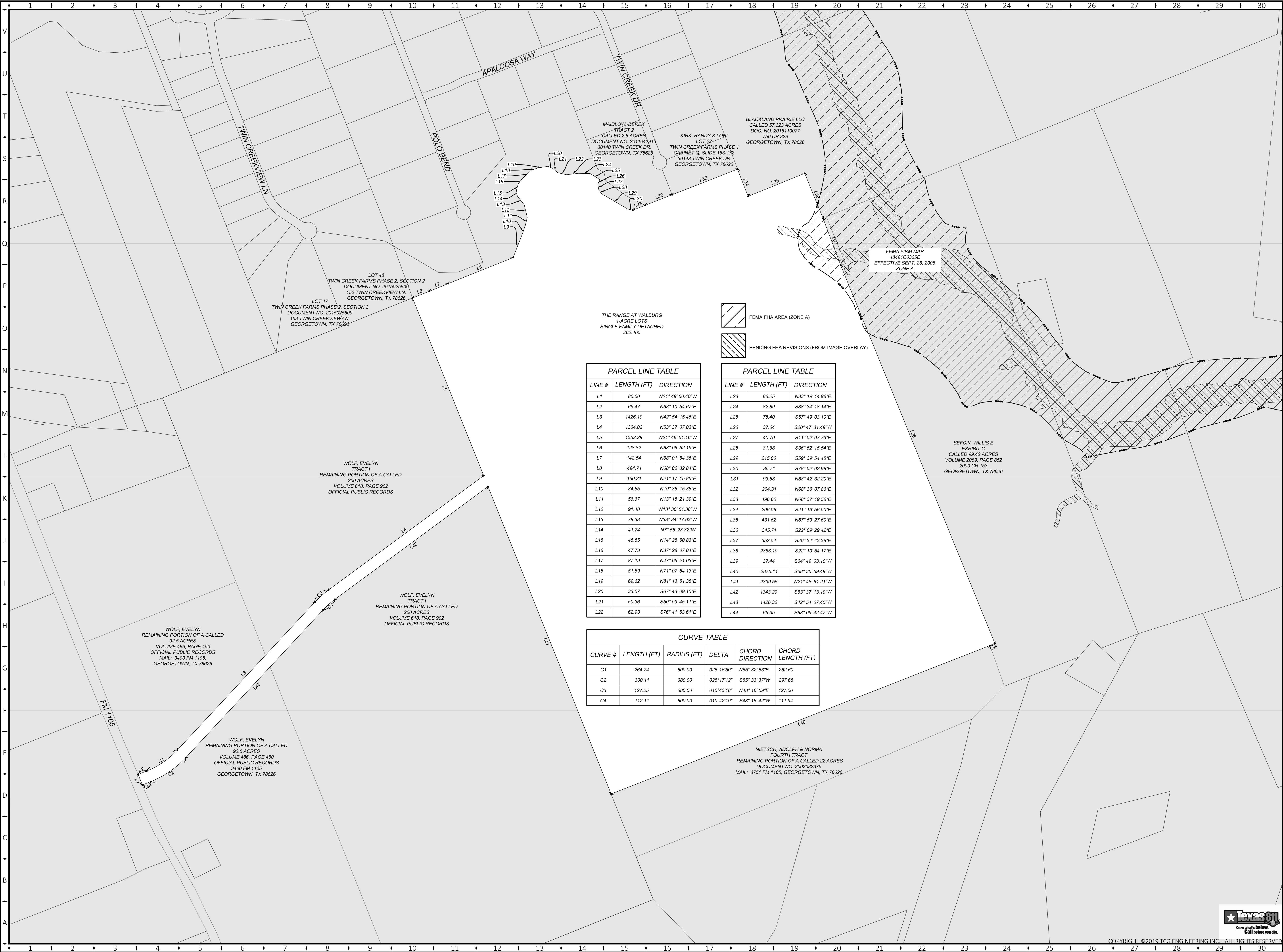
PRINT DATE:
5/10/20

PROJECT NAME: THE RANGE AT WALBURG
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PROJECT PHASE: PRELIMINARY PLAT
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SHEET SET: WALBURG - PRE PLAT
SHEETSET DESCRIPTION: 1 ACRE SF LOTS
AUTHOR: ---
FILE NAME: BNDY.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
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PARCEL LINE TABLE		
LINE #	LENGTH (FT)	DIRECTION
L1	80.00	N21° 49' 50.40"W
L2	65.47	N68° 10' 54.67"E
L3	1426.19	N42° 54' 15.45"E
L4	1364.02	N53° 37' 07.03"E
L5	1352.29	N21° 48' 51.16"W
L6	128.82	N68° 05' 52.19"E
L7	142.54	N68° 01' 54.35"E
L8	494.71	N68° 06' 32.84"E
L9	160.21	N21° 17' 15.85"E
L10	84.55	N19° 36' 15.88"E
L11	56.67	N13° 18' 21.39"E
L12	91.48	N13° 30' 51.38"W
L13	78.38	N38° 34' 17.63"W
L14	41.74	N7° 55' 28.32"W
L15	45.55	N14° 28' 50.83"E
L16	47.73	N37° 28' 07.04"E
L17	87.19	N47° 05' 21.03"E
L18	51.89	N71° 07' 54.13"E
L19	69.62	N81° 13' 51.38"E
L20	33.07	S67° 43' 09.10"E
L21	50.36	S50° 09' 45.11"E
L22	62.93	S76° 41' 53.61"E

CURVE TABLE					
CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD DIRECTION	CHORD LENGTH (FT)
C1	264.74	600.00	025°16'50"	N55° 32' 53"E	262.60
C2	300.11	680.00	025°17'12"	S55° 33' 37"W	297.68
C3	127.25	680.00	010°43'18"	N48° 16' 59"E	127.06
C4	112.11	600.00	010°42'19"	S48° 16' 42"W	111.94

	FEMA FHA AREA (ZONE A)
	PENDING FHA REVISIONS (FROM IMAGE OVERLAY)

PARCEL LINE TABLE		
LINE #	LENGTH (FT)	DIRECTION
L23	86.25	N83° 19' 14.96"E
L24	82.89	S88° 34' 18.14"E
L25	78.40	S57° 49' 03.10"E
L26	37.64	S20° 47' 31.49"W
L27	40.70	S11° 02' 07.73"E
L28	31.68	S36° 52' 15.54"E
L29	215.00	S59° 39' 54.45"E
L30	35.71	S78° 02' 02.98"E
L31	93.58	N68° 42' 32.20"E
L32	204.31	N68° 36' 07.86"E
L33	496.60	N68° 37' 19.56"E
L34	206.06	S21° 19' 56.00"E
L35	431.62	N67° 53' 27.60"E
L36	345.71	S22° 09' 29.42"E
L37	352.54	S20° 34' 43.39"E
L38	2883.10	S22° 10' 54.17"E
L39	37.44	S64° 49' 03.10"W
L40	2875.11	S68° 35' 59.49"W
L41	2339.56	N21° 48' 51.21"W
L42	1343.29	S53° 37' 13.19"W
L43	1426.32	S42° 54' 07.45"W
L44	65.35	S68° 09' 42.47"W

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KEY NOTES:

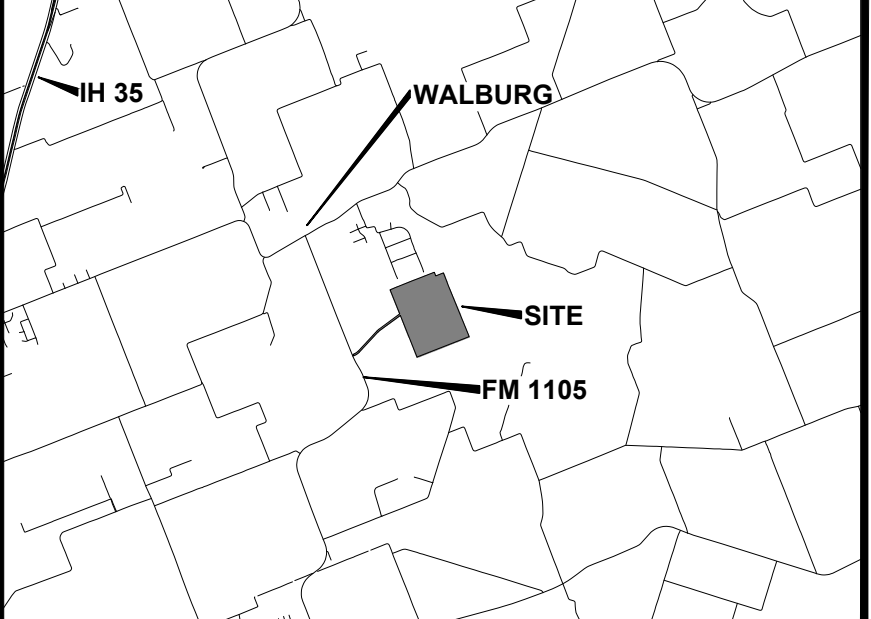
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16 EAST AVE. A
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254-228-9767
512-710-7106

TCG ENGINEERING

STATE OF TEXAS
GARRETT D. NORDYKE
100345
PROFESSIONAL ENGINEER
TCG ENGINEERING
F-17652

Garrett D. Nordyke, P.E.
05/10/2020

WILLIAMSON CO., TX
THE RANGE AT WALBURG
PRELIMINARY PLAT
BOUNDARY

SHEET SIZE: 24" X 36"
PRINT DATE: 5/10/20
C001

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FILE NAME: PLAT.dwg

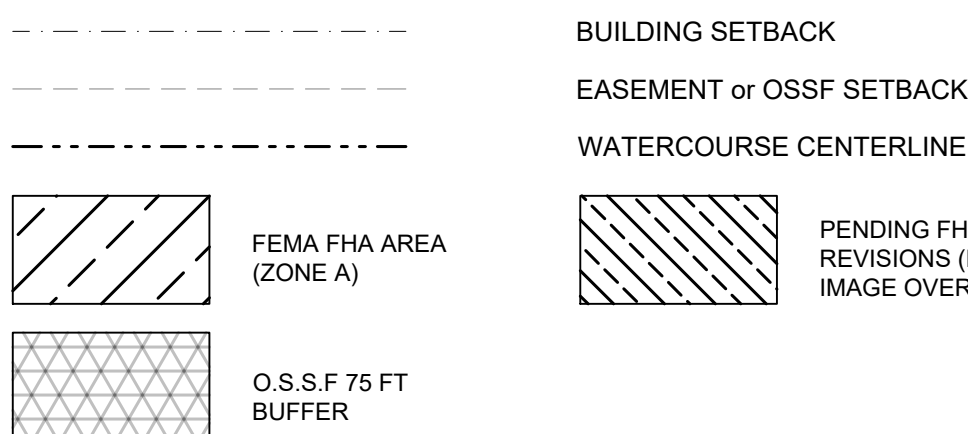
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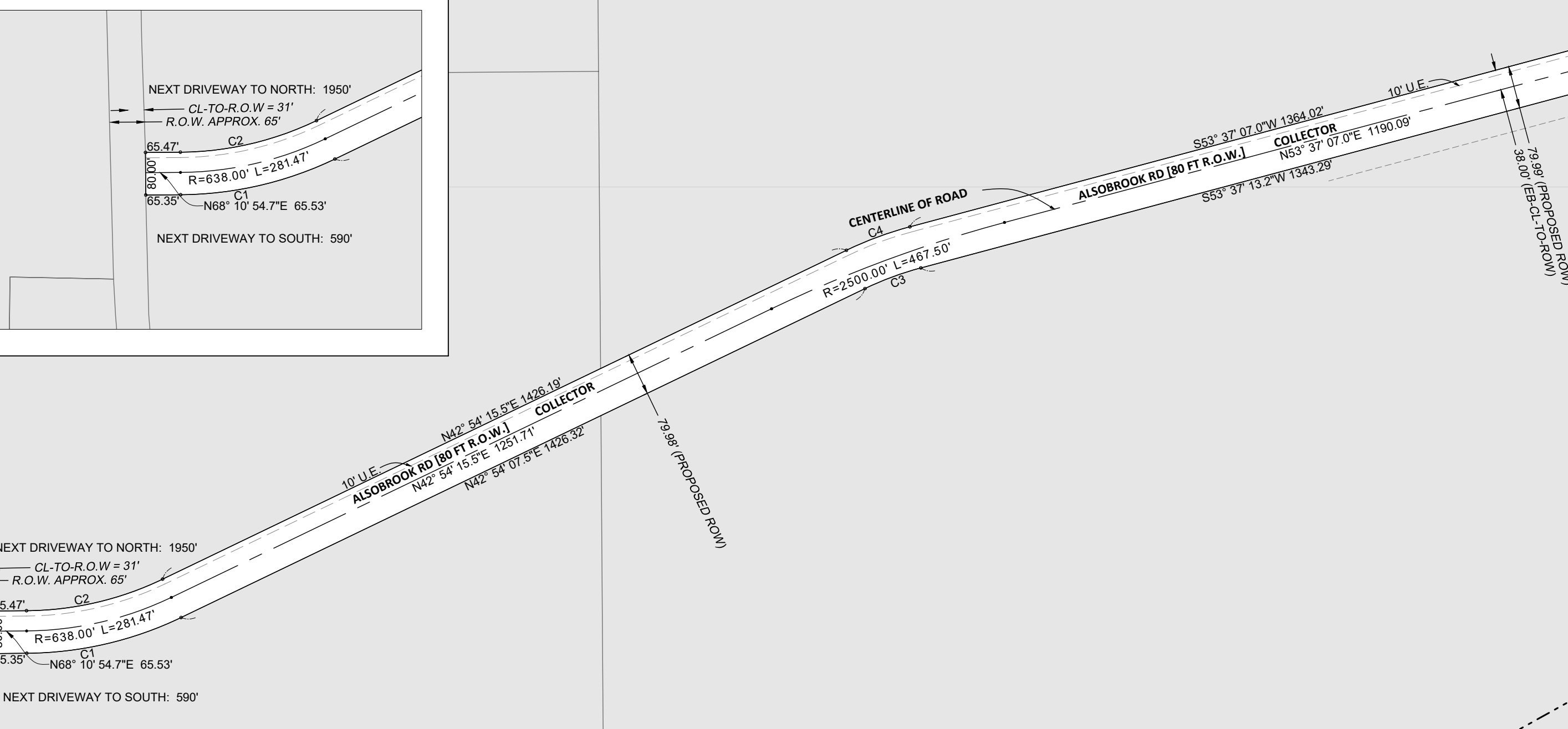
CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE		
C#	L (FT)	R (FT)	C#	L (FT)	R (FT)	C#	L (FT)	R (FT)	C#	L (FT)	R (FT)	C#	L (FT)	R (FT)
C1	300.11	680.00	C37	51.80	60.00	C70	65.05	60.00	C103	96.31	60.00	C136	96.12	480.00
C2	264.74	600.00	C38	108.00	60.00	C71	63.48	60.00	C104	72.84	60.00	C137	272.19	420.00
C3	112.11	600.00	C39	29.88	35.00	C72	8.81	60.00	C105	78.52	60.00	C138	126.75	480.00
C4	127.25	680.00	C40	278.48	970.00	C73	28.60	35.00	C106	30.53	60.00	C139	109.16	480.00
C5	266.68	4918.00	C41	142.44	970.00	C74	31.27	20.00	C107	28.60	35.00	C140	95.41	480.00
C6	297.50	5038.00	C42	152.68	970.00	C75	28.60	35.00	C108	54.51	480.00	C141	288.27	420.00
C7	290.57	4918.00	C43	131.98	1030.00	C76	83.93	60.00	C109	102.02	480.00	C142	104.95	480.00
C8	290.40	5038.00	C44	178.20	1030.00	C77	58.92	60.00	C110	122.77	480.00	C143	67.47	480.00
C12	294.72	4918.00	C45	228.22	970.00	C78	49.04	60.00	C111	230.54	420.00	C144	41.60	420.00
C13	294.65	5038.00	C46	127.00	1030.00	C79	28.60	35.00	C112	97.65	480.00	C145	110.92	480.00
C14	289.36	4918.00	C47	124.30	970.00	C80	28.60	35.00	C113	105.14	480.00	C146	161.46	420.00
C15	274.98	5038.00	C48	99.27	1030.00	C81	98.07	60.00	C114	111.53	480.00	C147	94.19	480.00
C16	293.26	4918.00	C49	90.09	640.00	C82	28.60	35.00	C115	133.25	480.00	C148	168.41	420.00
C17	307.02	5038.00	C50	95.92	640.00	C83	28.60	35.00	C116	332.56	420.00	C149	91.94	480.00
C18	263.23	4918.00	C51	78.95	640.00	C84	98.07	60.00	C117	134.47	480.00	C150	68.46	480.00
C19	257.18	5038.00	C52	68.37	640.00	C85	28.60	35.00	C118	0.82	480.00	C151	166.16	175.00
C20	338.09	4918.00	C53	119.77	1030.00	C86	28.60	35.00	C119	125.09	1030.00	C152	171.94	740.00
C21	361.62	5038.00	C54	110.76	1030.00	C87	60.70	60.00	C120	279.10	970.00	C153	205.43	740.00
C22	288.99	4918.00	C55	99.48	1030.00	C88	46.64	60.00	C121	126.58	1030.00	C154	204.21	740.00
C23	676.52	5038.00	C56	92.79	1030.00	C89	50.90	60.00	C122	113.47	1030.00	C200	11.48	480.00
C24	259.12	4918.00	C57	58.70	1030.00	C90	42.39	80.00	C123	255.98	970.00			
C25	147.13	4918.00	C58	201.53	970.00	C91	58.38	60.00	C124	110.59	1030.00			
C26	31.42	20.00	C59	163.92	970.00	C92	27.55	60.00	C125	110.71	1030.00			
C27	28.60	35.00	C60	88.80	970.00	C93	28.60	35.00	C126	157.23	970.00			
C28	90.39	60.00	C61	28.60	35.00	C94	27.76	35.00	C127	157.16	1030.00			
C29	101.93	60.00	C62	49.04	60.00	C95	27.21	60.00	C128	65.85	330.00			
C30	28.60	35.00	C63	84.02	60.00	C96	65.00	60.00	C129	124.27	268.36			
C31	142.38	1030.00	C64	54.57	60.00	C97	61.97	60.00	C130	98.56	330.00			
C32	127.49	1030.00	C65	98.94	60.00	C98	55.16	60.00	C131	75.64	268.36			
C33	185.63	1030.00	C66	28.60	35.00	C99	77.19	60.00	C132	84.17	330.00			
C34	27.45	35.00	C67	28.60	35.00	C100	29.87	35.00	C133	58.23	480.00			
C35	62.55	60.00	C68	96.16	60.00	C101	28.60	35.00	C134	57.68	420.00			
C36	64.16	60.00	C69	47.12	60.00	C102	8.36	60.00	C135	95.90	480.00			

OWNER: T J BRADSHAW CONSTRUCTION, LTD.; PO BOX 466 JARRELL, TX 76527; 254-289-0241; Troy Bradshaw; troy.e.bradshaw@gmail.com
ENGINEER (AGENT): TCG ENGINEERING, INC.; 16 E AVE A, SUITE 203A TEMPLE, TX 76501; 254-228-9768; Garrett Nordyke, P.E.; garrett.nordyke@tcgengineering.com
SURVEYOR: QUICK, INC. LAND SURVEYING; 1430 N. ROBERTSON ROAD SALADO, TX 76571; 512-915-4950; Travis Quicksall; tquicksall@quick-inc.net

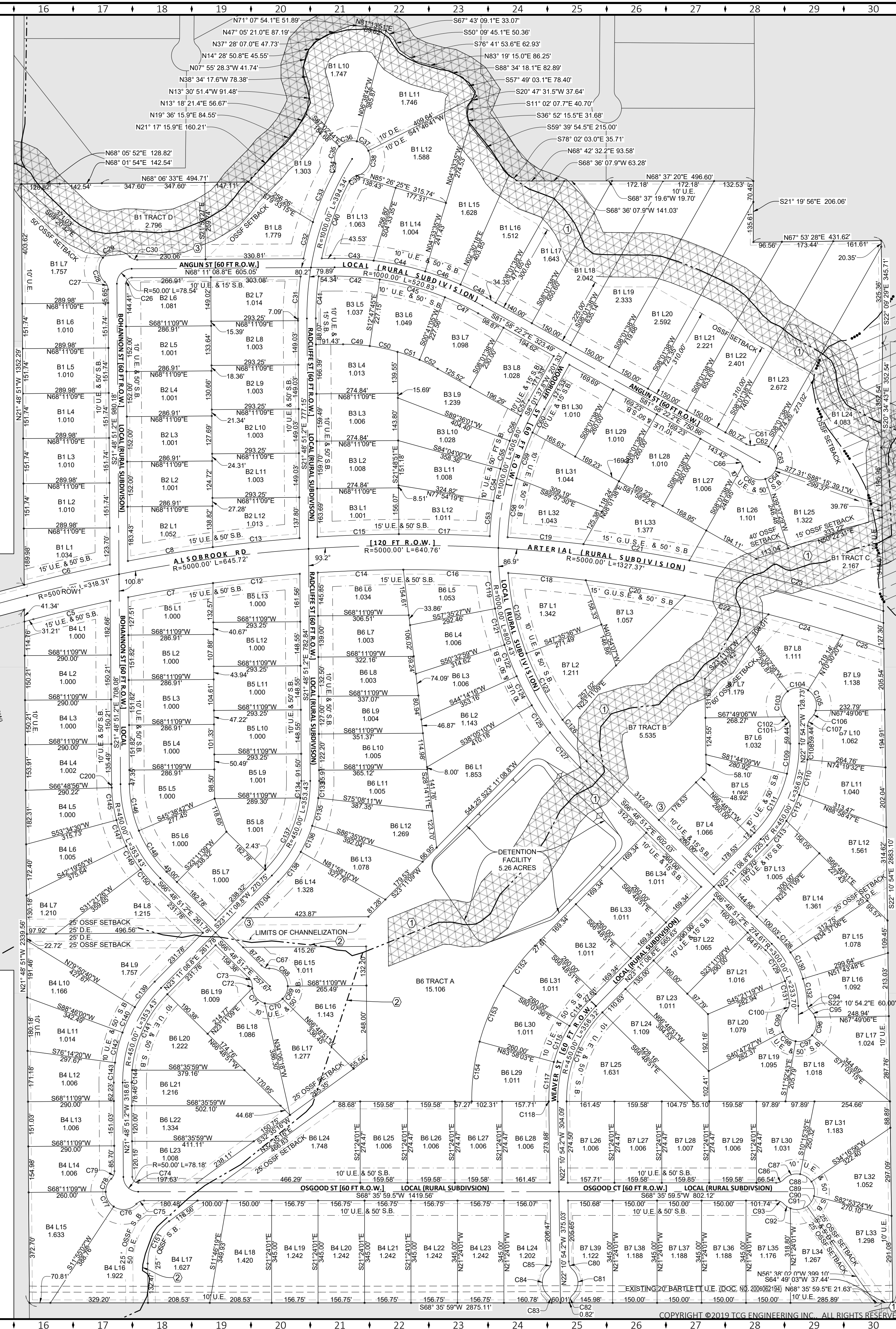
- PRELIMINARY PLAT NOTES:**
- THIS PRELIMINARY PLAT IS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATIONS (ADOPTED AND EFFECTIVE AS OF JANUARY 18, 2018) AND WILLIAMSON COUNTY'S PLAT REVIEW CHECKLIST DOWNLOADED FROM WILCO.ORG ON 11/16/2019.
 - THE ENTIRE SUBJECT SITE IS LOCATED WITHIN WILLIAMSON COUNTY. NO PART OF THE SUBJECT SITE IS LOCATED WITHIN A CITY'S CORPORATE LIMITS OR ETJ.
 - ALL DIMENSIONS SHOWN ARE NAD83 CENTRAL TX FT. THE TADOT COMBINED ADJUSTMENT FACTOR (CAF) FOR THIS LOCATION AND ELEVATION IS 0.99985725 (GRID DIST = GROUND DIST X CAF).
 - DOMESTIC WATER FOR THIS SUBDIVISION SHALL BE PROVIDED BY JONAH (CCN: 10970).
 - EACH LOT SHALL BE SERVED BY INDIVIDUAL ON-SITE SEPTIC FACILITIES (OSSF).
 - SETBACKS:
 - SIDE YARD: FIFTEEN FEET FROM SIDE PROPERTY LINE
 - FRONT YARD: FIFTY FEET FROM R.O.W.
 - TRACTS A, B, C, & D SHALL BE DRAINAGE EASEMENTS, OWNED BY A PROPOSED HOMEOWNERS' ASSOCIATION, AND UTILIZED FOR DRAINAGE AND RECREATIONAL PURPOSES.
 - ROADWAYS ARE PUBLIC. CROSS-SECTIONS ARE RURAL SUBDIVISION AS DESCRIBED BELOW:
 - ARTERIAL - LEFT: MAD4 - 120FT R.O.W. / 2 X 24' TRAVELWAYS WITH CONCRETE CURBS / DITCHES WITH MAX 3:1 SLOPE / 45 MPH MINIMUM DESIGN SPEED
COLLECTOR: 60' R.O.W. / 2 X 11' LANES / 2-4' PAVED SHOULDERS / 35 MPH MINIMUM DESIGN SPEED
 - LOCAL: 60' R.O.W. / 20' TRAVEL WAY / 4' PAVED SHOULDERS OR 18" RIBBON CURBS ON BOTH SIDES / DITCHES / 25 MPH MINIMUM DESIGN SPEED
 - ALSOBROOK RD IS SHOWN IN THESE PLANS USING MAD4 SECTION CRITERIA FROM WILLIAMSON COUNTY'S LONG RANGE TRANSPORTATION PLAN. APPLICANT AND COUNTY INTEND TO PURSUE A COST-SHARING AGREEMENT TO CONSTRUCT 3 OF THE MAD4 CROSS-SECTION. IF AGREEMENT IS NOT EXECUTED, ALSOBROOK SHALL BE DESIGNED AND CONSTRUCTED AS A COLLECTOR (RURAL SUBDIVISION) OR LOCAL (RURAL SUBDIVISION) AS TRIP GENERATION DICTATE.
 - ADDITIONAL ROW NECESSARY FOR 120FT WIDTH IS RESPONSIBILITY OF WILLIAMSON COUNTY.
 - THREE COMMUNITY MAILBOXES SHALL BE PLACED, ONE ON EACH OF TRACT A, B, & D AS SHOWN. DETENTION FACILITY SHOWN IN B6 TRACT A SHALL BE DESIGNED IN COORDINATION WITH CONSTRUCTION DOCUMENTS AND DRAINAGE STUDY. DETENTION FACILITY SHALL BE DESIGNED TO COMPLY WITH APPLICABLE DESIGN GUIDELINES.



INSET FOR CONNECTION TO FM 1105



PARCEL TABLE		PARCEL TABLE		PARCEL TABLE		PARCEL TABLE		PARCEL TABLE		PARCEL TABLE		PARCEL TABLE		PARCEL TABLE	
#	ACRES	#	ACRES	#	ACRES	#	ACRES	#	ACRES	#	ACRES	#	ACRES	#	ACRES
B1 L1	1.034	B1 L21	2.221	B2 L6	1.081	B4 L2	1.000	B4 L22	1.242	B6 L5	1.053	B6 L25	1.006	B7 L11	1.040
B1 L2	1.010	B1 L22	2.401	B2 L7	1.014	B4 L3	1.000	B4 L23	1.242	B6 L6	1.034	B6 L26	1.006	B7 L12	1.561
B1 L3	1.010	B1 L23	2.672	B2 L8	1.003	B4 L4	1.002	B4 L24	1.202	B6 L7	1.003	B6 L27	1.006	B7 L13	1.298
B1 L4	1.010	B1 L24	4.083	B2 L9	1.003	B4 L5	1.000	B5 L1	1.000	B6 L8	1.003	B6 L28	1.006	B7 L14	1.361
B1 L5	1.010	B1 L25	1.322	B2 L10	1.003	B4 L6	1.005	B5 L2	1.000	B6 L9	1.004	B6 L29	1.011	B7 L15	1.078
B1 L6	1.010	B1 L26	1.101	B2 L11	1.003	B4 L7	1.210	B5 L3	1.000	B6 L10	1.005	B6 L30	1.011	B7 L16	1.092
B1 L7	1.757	B1 L27	1.006	B2 L12	1.013	B4 L8	1.215	B5 L4	1.000	B6 L11	1.005	B6 L31	1.011	B7 L17	1.024
B1 L8	1.779	B1 L28	1.010	B3 L1	1.001	B4 L9	1.757	B5 L5	1.000	B6 L12	1.269	B6 L32	1.011	B7 L18	1.018
B1 L9	1.303	B1 L29	1.010	B3 L2	1.008	B4 L10	1.166	B5 L6	1.000	B6 L13	1.078	B6 L33	1.011	B7 L19	1.095
B1 L10	1.747	B1 L30	1.010	B3 L3	1.006	B4 L11	1.014	B5 L7	1.000	B6 L14	1.328	B6 L34	1.011	B7 L20	1.079
B1 L11	1.746	B1 L31	1.044	B3 L4	1.013	B4 L12	1.006	B5 L8	1.001	B6 L15	1.011	B6 TRACT A	15.106	B7 L21	1.016
B1 L12	1.588	B1 L32	1.043	B3 L5	1.037	B4 L13	1.006	B5 L9	1.001	B6 L16	1.143	B7 L1	1.342	B7 L22	1.065
B1 L13	1.063	B1 L33	1.377	B3 L6	1.049	B4 L14	1.006	B5 L10	1.000	B6 L17	1.277	B7 L2	1.211	B7 L23	1.011
B1 L14	1.004	B1 TRACT C	2.167	B3 L7	1.098	B4 L15	1.633	B5 L11	1.000	B6 L18	1.086	B7 L3	1.057	B7 L24	1.109
B1 L15	1.628	B1 TRACT D	2.796	B3 L8	1.028	B4 L16	1.922	B5 L12	1.000	B6 L19	1.009	B7 L4	1.066	B7 L25	1.631
B1 L16	1.512	B2 L1	1.052	B3 L9	1.239	B4 L17	1.627	B5 L13	1.000	B6 L20	1.222	B7 L5	1.066	B7 L26	1.006
B1 L17	1.643	B2 L2	1.001	B3 L10	1.028	B4 L18	1.420	B5 L14	1.853	B6 L21	1.216	B7 L6	1.032	B7 L27	1.006
B1 L18	2.042	B2 L3	1.001	B3 L11	1.008	B4 L19	1.242	B5 L15	1.143	B6 L22	1.334	B7 L7	1.179	B7 L28	1.007
B1 L19	2.333	B2 L4	1.001	B3 L12	1.011	B4 L20	1.242	B5 L16	1.000	B6 L23	1.222	B7 L8	1.138	B7 L29	1.006
B1 L20	2.592	B2 L5	1.001	B4 L1	1.000	B4 L21	1.242	B6 L1	1.748	B6 L24	1.242	B7 L9	1.138	B7 L30	1.031



OWNER: T J BRADSHAW CONSTRUCTION, LTD.
DEVELOPER: T J BRADSHAW CONSTRUCTION, LTD.
PROP IDS: R039902 & 3, R039907, R039955, R473935
SCHOOL: GEORGETOWN ISD
FEMA FIRM MAP: 48491C0325E (EFF SEPT. 26 2008)
WTR CCN: 10970 JONAH WATER SUD
SS CCN: NO CCN FOR SUBJECT SITE
ELECTRIC: ONCOR & BARTLETT
CABLE: TBD
PHONE: TBD

KEY NOTES:

C or L ~ CURVE OR LINE NUMBER
G.U.S.E. ~ GRADING/UTILITY/SIDEWALK EASEMENT
U.E. ~ PUBLIC UTILITY EASEMENT

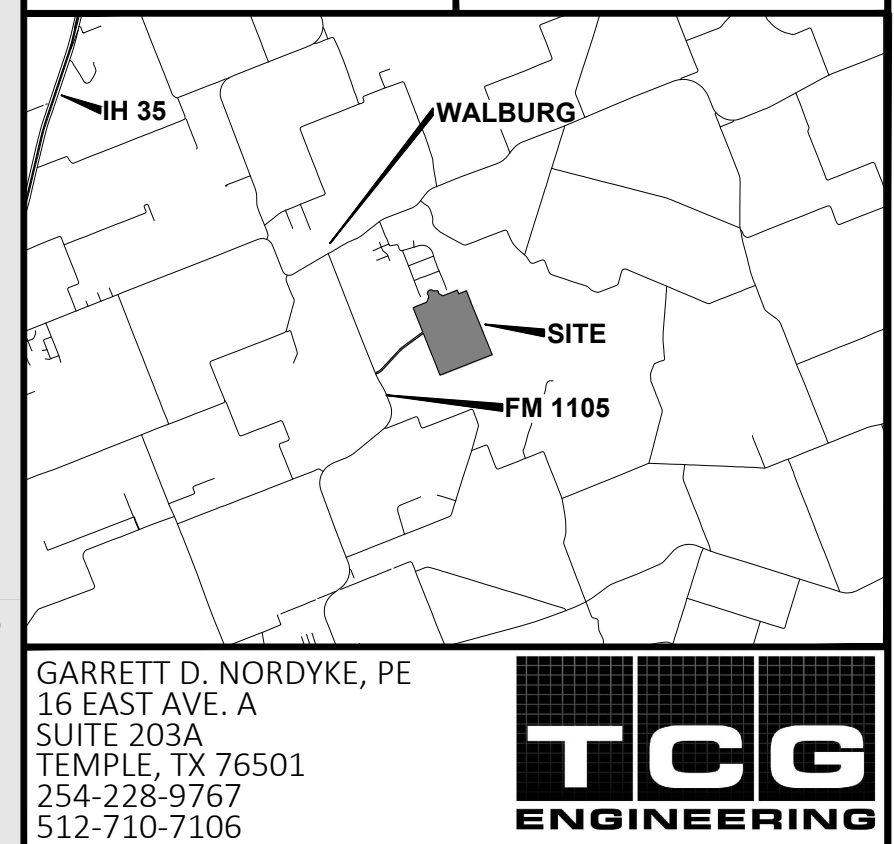
- 75' OSSF BUFFER FROM WATERCOURSE
- EXISTING WATERCOURSE TO BE CHANNELIZED. 25' OSSF S.B. FROM P.L.
- COMMUNITY MAILBOX LOCATION

GENERAL NOTES:

- FACILITIES SHALL BE CONSTRUCTED PER WILCO AND UTILITY PROVIDER GUIDELINES
- ADJOINING PROPERTY LINES ARE APPROXIMATE
- CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
- FACILITY ALIGNMENTS, PROFILES, AND SIZES ARE BASED ON PRELIMINARY ENGINEERING DESIGN

EL BM: TBD
NAD83 CENTRAL TEXAS FOOT
CAF=0.99985725

DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	200.315	TOAL LOTS	167
MULTI-FAMILY	0	1 ACRE LOTS	167
HOA	25.604	0.5 ACRE LOTS	0
ROW	34.546	100' LOTS	0
DRAINAGE	0	80' LOTS	0
OPEN	0	SANITARY (FT)	TBD
DEDICATION	0	WATER (FT)	N/A
TOTAL	262.465	DRAINAGE (FT)	TBD



GARRETT D. NORDYKE, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9768
512-710-7106

TCG ENGINEERING
STATE OF TEXAS
GARRETT D. NORDYKE
100345
LICENSED PROFESSIONAL ENGINEER
TCG ENGINEERING
F-17652
Garrett D. Nordyke, P.E.
05/10/2020

WILLIAMSON CO., TX
THE RANGE AT WALBURG
PRELIMINARY PLAT
PLAT - 200 SCALE

SHEET SIZE: 24" X 36"
PRINT DATE: 5/10/20
C002

PROJECT NAME: THE RANGE AT WALBURG
PROJECT NUMBER: WL 039902 & 3
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: WALBURG - PRE PLAT
SHEETSET DESCRIPTION: 1 ACRE SF LOTS
AUTHOR: ---
FILE NAME: PLAT.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: TBD (2)
CONSTRUCTION PLANS RELEASED: TBD (3)

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: NOV 19, 2019
PRELIMINARY PLAT SUBMITTED: TBD (1)
CONSTRUCTION PLANS SUBMITTED: TBD (1)



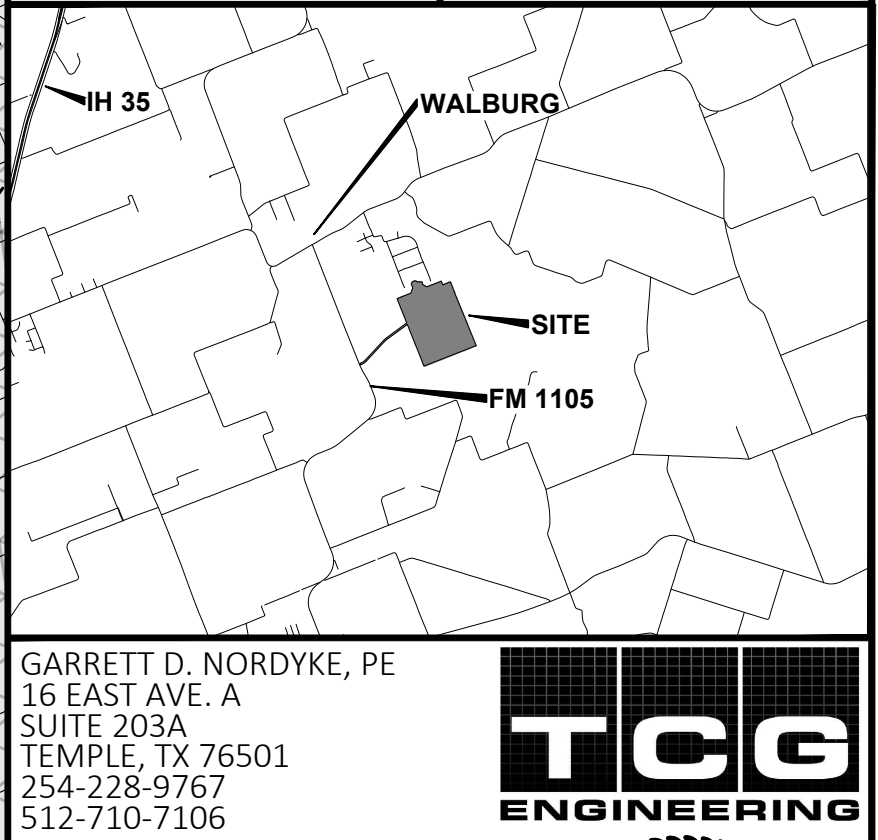
OWNER: T J BRADSHAW CONSTRUCTION, LTD.
DEVELOPER: T J BRADSHAW CONSTRUCTION, LTD.
PROP IDS: R039902 & 3, R039907, R039955, R473935
SCHOOL: GEORGETOWN ISD
FEMA FIRM MAP: 48491C0325E (EFF SEPT. 26 2008)
WTR CCN: 10970 JONAH WATER SUD
SS CCN: NO CCN FOR SUBJECT SITE
ELECTRIC: ONCOR & BARTLETT
CABLE: TBD
PHONE: TBD

- KEY NOTES:
- 75' OSSF BUFFER FROM WATERCOURSE
 - EXISTING WATERCOURSE TO BE CHANNELIZED. 25' OSSF S.B. FROM P.L.
 - COMMUNITY MAILBOX LOCATION

- GENERAL NOTES:
- FACILITIES SHALL BE CONSTRUCTED PER WILCO AND UTILITY PROVIDER GUIDELINES
 - ADJOINING PROPERTY LINES ARE APPROXIMATE
 - CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
 - FACILITY ALIGNMENTS, PROFILES, AND SIZES ARE BASED ON PRELIMINARY ENGINEERING DESIGN

EL BM: TBD
NAD83 CENTRAL TEXAS FOOT
CAF=0.99985725

DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	200.315	TOTAL LOTS	167
MULTI-FAMILY	0	1 ACRE LOTS	167
HOA	25.604	0.5 ACRE LOTS	0
ROW	34.546	100' LOTS	0
DRAINAGE	0	80' LOTS	0
OPEN	0	SANITARY (FT)	TBD
DEDICATION	0	WATER (FT)	N/A
TOTAL	262.465	DRAINAGE (FT)	TBD



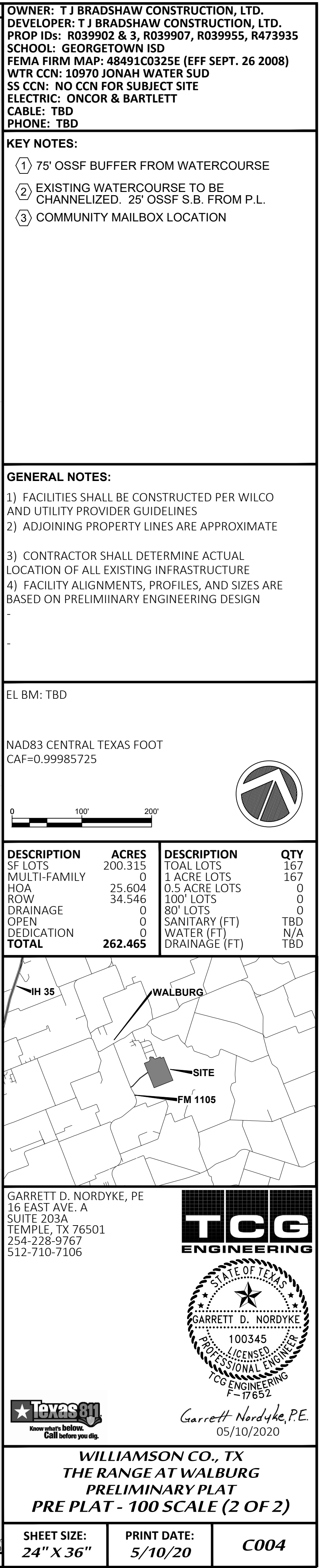
GARRETT D. NORDYKE, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767
512-710-7106

Garrett D. Nordyke, P.E.
05/10/2020

WILLIAMSON CO., TX
THE RANGE AT WALBURG
PRELIMINARY PLAT
PRE PLAT - 100 SCALE (1 OF 2)

SHEET SIZE: 24" X 36"
PRINT DATE: 5/10/20
C003

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: NOV 19, 2019
CONSTRUCTION PLANS SUBMITTED: TBD (1)



PROJECT NAME: THE RANGE AT WALBURG
PROJECT NUMBER: WL 039902 & 3
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: WALBURG - PRE PLAT
SHEETSET DESCRIPTION: 1 ACRE SF LOTS
AUTHOR: —
FILE NAME: HYDR PRE REGION.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: TBD (2)
CONSTRUCTION PLAN RELEASED: TBD (3)

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: NOV 19, 2019
CONSTRUCTION PLANS SUBMITTED: TBD (1)



OWNER: T J BRADSHAW CONSTRUCTION, LTD.
DEVELOPER: T J BRADSHAW CONSTRUCTION, LTD.
PROP IDS: R039902 & 3, R039907, R039955, R473935
SCHOOL: GEORGETOWN ISD
FEMA FIRM MAP: 48491C0325E (EFF SEPT. 26 2008)
WTR CCN: 10970 JONAH WATER SUD
SS CCN: NO CCN FOR SUBJECT SITE
ELECTRIC: ONCOR & BARTLETT
CABLE: TBD
PHONE: TBD

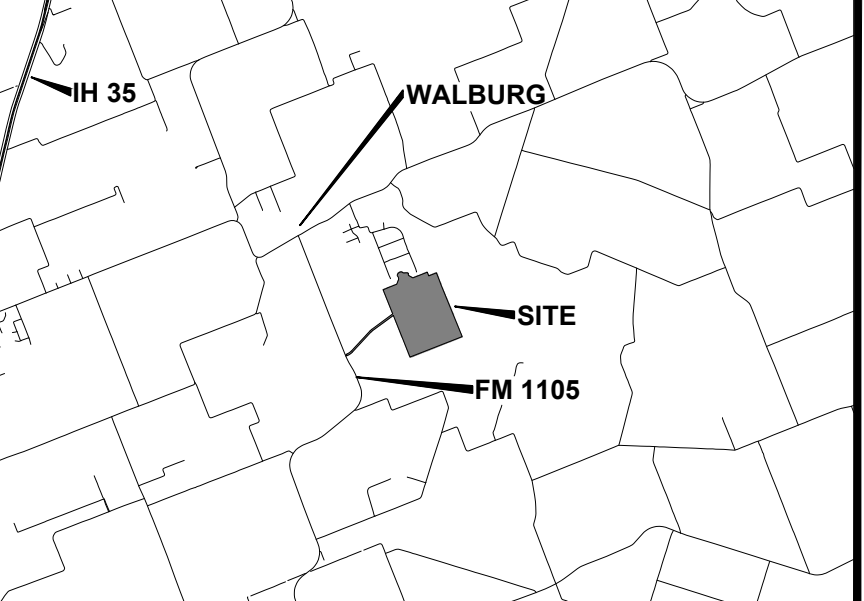
- KEY NOTES:**
- CONTOURS DISPLAYED AT 5-FOOT INTERVALS
 - 1 SUBJECT SITE RECEIVES STORM WATER DISCHARGE FROM OFF-SITE
 - 2 OPOSSUM CREEK

- GENERAL NOTES:**
- 1) FACILITIES SHALL BE CONSTRUCTED PER WILCO AND UTILITY PROVIDER GUIDELINES
 - 2) ADJOINING PROPERTY LINES ARE APPROXIMATE
 - 3) CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
 - 4) FACILITY ALIGNMENTS, PROFILES, AND SIZES ARE BASED ON PRELIMINARY ENGINEERING DESIGN

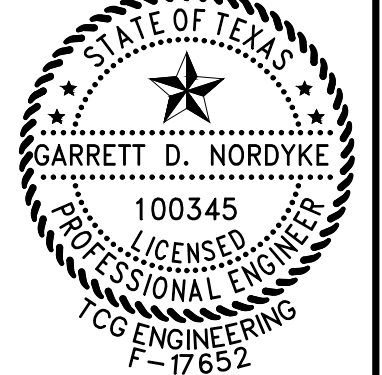
EL BM: TBD

NAD83 CENTRAL TEXAS FOOT
CAF=0.99985725

DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	200.315	TOAL LOTS	167
MULTI-FAMILY	0	1 ACRE LOTS	167
HOA	25.604	0.5 ACRE LOTS	0
ROW	34.546	100' LOTS	0
DRAINAGE	0	80' LOTS	0
OPEN	0	SANITARY (FT)	TBD
DEDICATION	0	WATER (FT)	N/A
TOTAL	262.465	DRAINAGE (FT)	TBD



GARRETT D. NORDYKE, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767
512-710-7106



Garrett D. Nordyke, P.E.
05/10/2020

WILLIAMSON CO., TX
THE RANGE AT WALBURG
PRELIMINARY PLAT
TOPO - EXIST - REGION

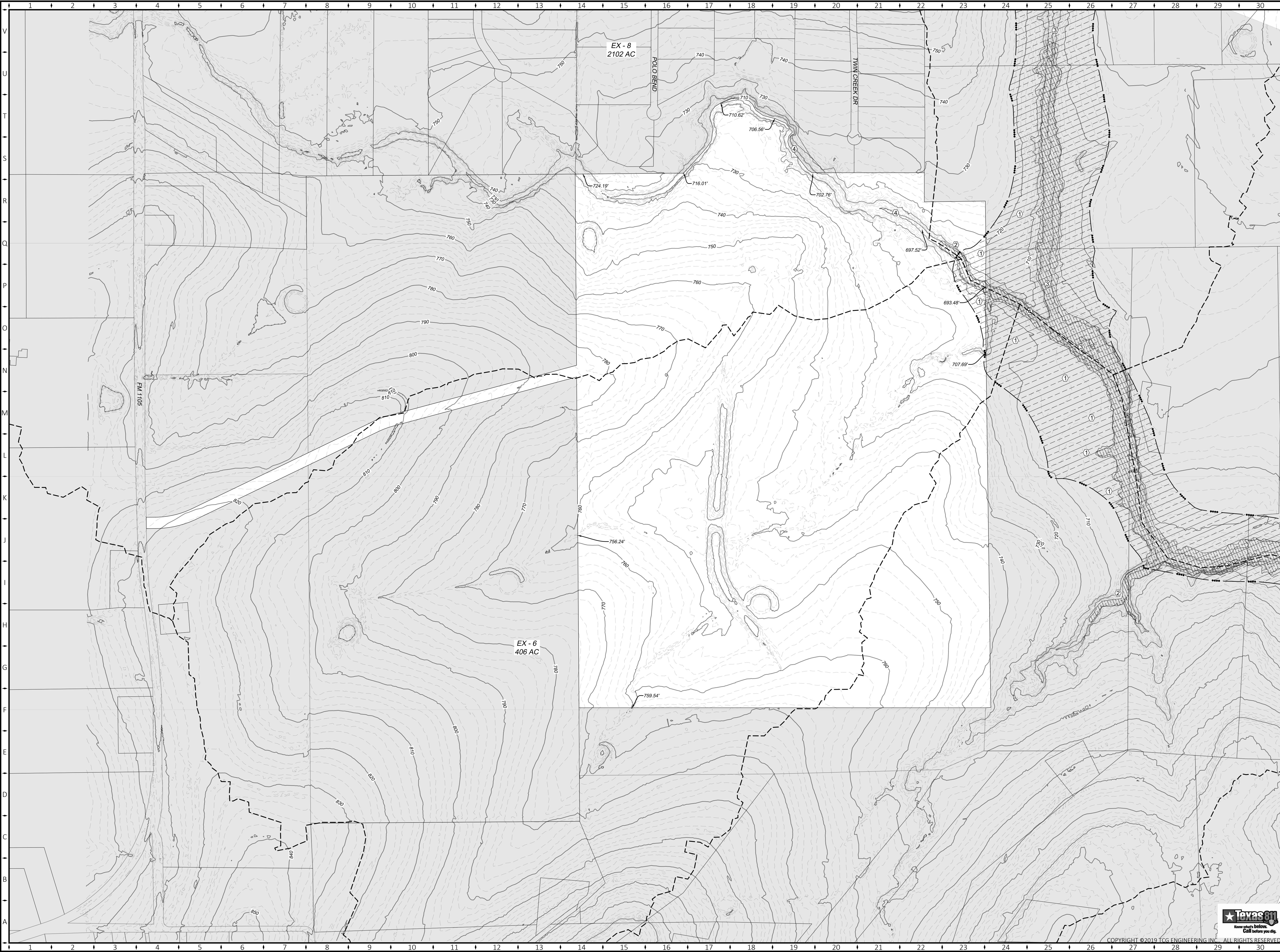
SHEET SIZE: 24" X 36"	PRINT DATE: 5/10/20	C005
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PROJECT NAME: THE RANGE AT WALBURG
PROJECT NUMBER: WL 039902 & 3
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: WALBURG - PRE PLAT
SHEETSET DESCRIPTION: 1 ACRE SF LOTS
AUTHOR: ---
FILE NAME: HYDR PRE SITE.dwg

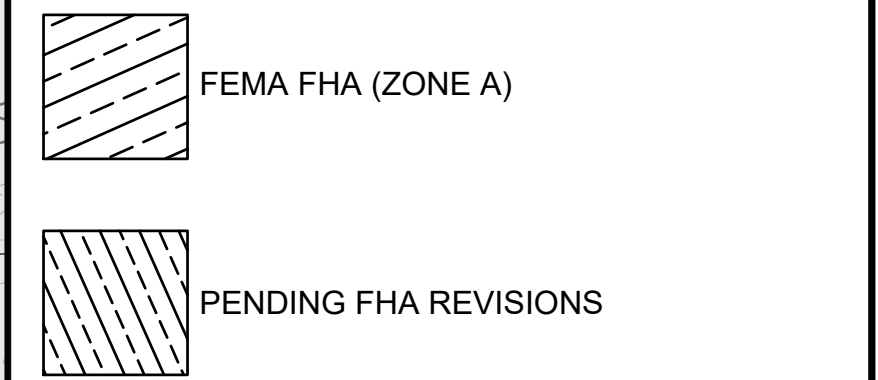
ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: TBD (2)
CONSTRUCTION PLAN RELEASED: TBD (3)

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: NOV 19, 2019
CONSTRUCTION PLANS SUBMITTED: TBD (1)



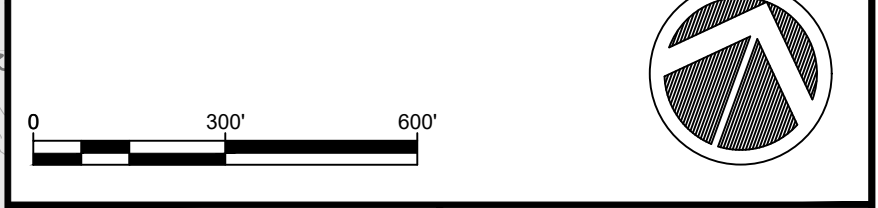
OWNER: T J BRADSHAW CONSTRUCTION, LTD.
DEVELOPER: T J BRADSHAW CONSTRUCTION, LTD.
PROP IDS: R039902 & 3, R039907, R039955, R473935
SCHOOL: GEORGETOWN ISD
FEMA FIRM MAP: 48491C0325E (EFF SEPT. 26 2008)
WTR CCN: 10970 JONAH WATER SUD
SS CCN: NO CCN FOR SUBJECT SITE
ELECTRIC: ONCOR & BARTLETT
CABLE: TBD
PHONE: TBD

- KEY NOTES:
- 1) PENDING FEMA FIRM REVISIONS SHOW REDUCTION IN FHA
 - 2) PENDING FEMA FIRM REVISIONS SHOW INCREASE IN FHA
 - 3) OPOSSUM CREEK
 - 4) LITTLE OPOSSUM CREEK

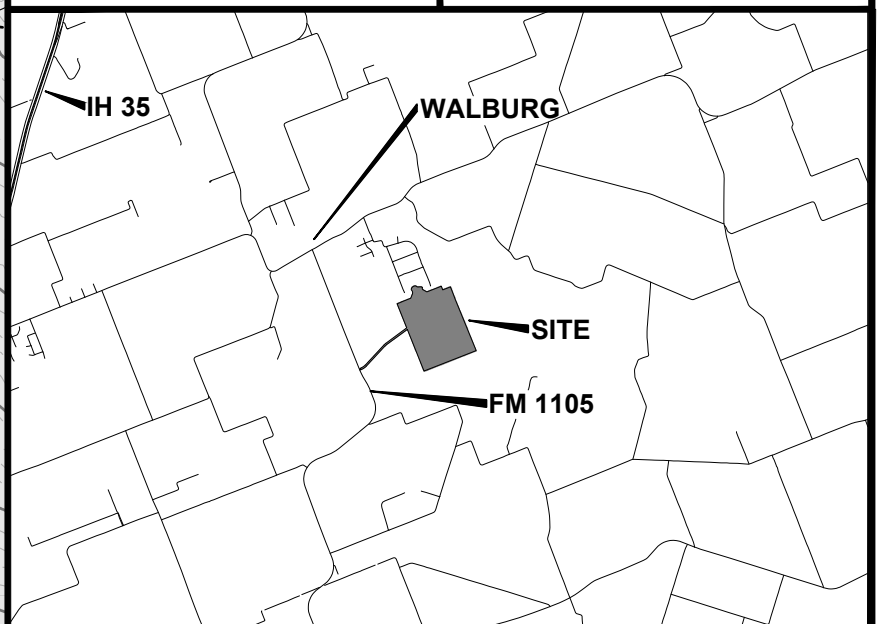


- GENERAL NOTES:
- 1) FACILITIES SHALL BE CONSTRUCTED PER WILCO AND UTILITY PROVIDER GUIDELINES
 - 2) ADJOINING PROPERTY LINES ARE APPROXIMATE
 - 3) CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
 - 4) FACILITY ALIGNMENTS, PROFILES, AND SIZES ARE BASED ON PRELIMINARY ENGINEERING DESIGN

EL BM: TBD
NAD83 CENTRAL TEXAS FOOT
CAF=0.99985725



DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	200.315	TOAL LOTS	167
MULTI-FAMILY	0	1 ACRE LOTS	167
HOA	25.604	0.5 ACRE LOTS	0
ROW	34.546	100' LOTS	0
DRAINAGE	0	80' LOTS	0
OPEN	0	SANITARY (FT)	TBD
DEDICATION	0	WATER (FT)	N/A
TOTAL	262.465	DRAINAGE (FT)	TBD



GARRETT D. NORDYKE, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767
512-710-7106

TCG ENGINEERING

STATE OF TEXAS
GARRETT D. NORDYKE
100345
LICENSED PROFESSIONAL ENGINEER
TCG ENGINEERING
F-17652

Garrett D. Nordyke, P.E.
05/10/2020

WILLIAMSON CO., TX
THE RANGE AT WALBURG
PRELIMINARY PLAT
TOPO - EXIST - SITE

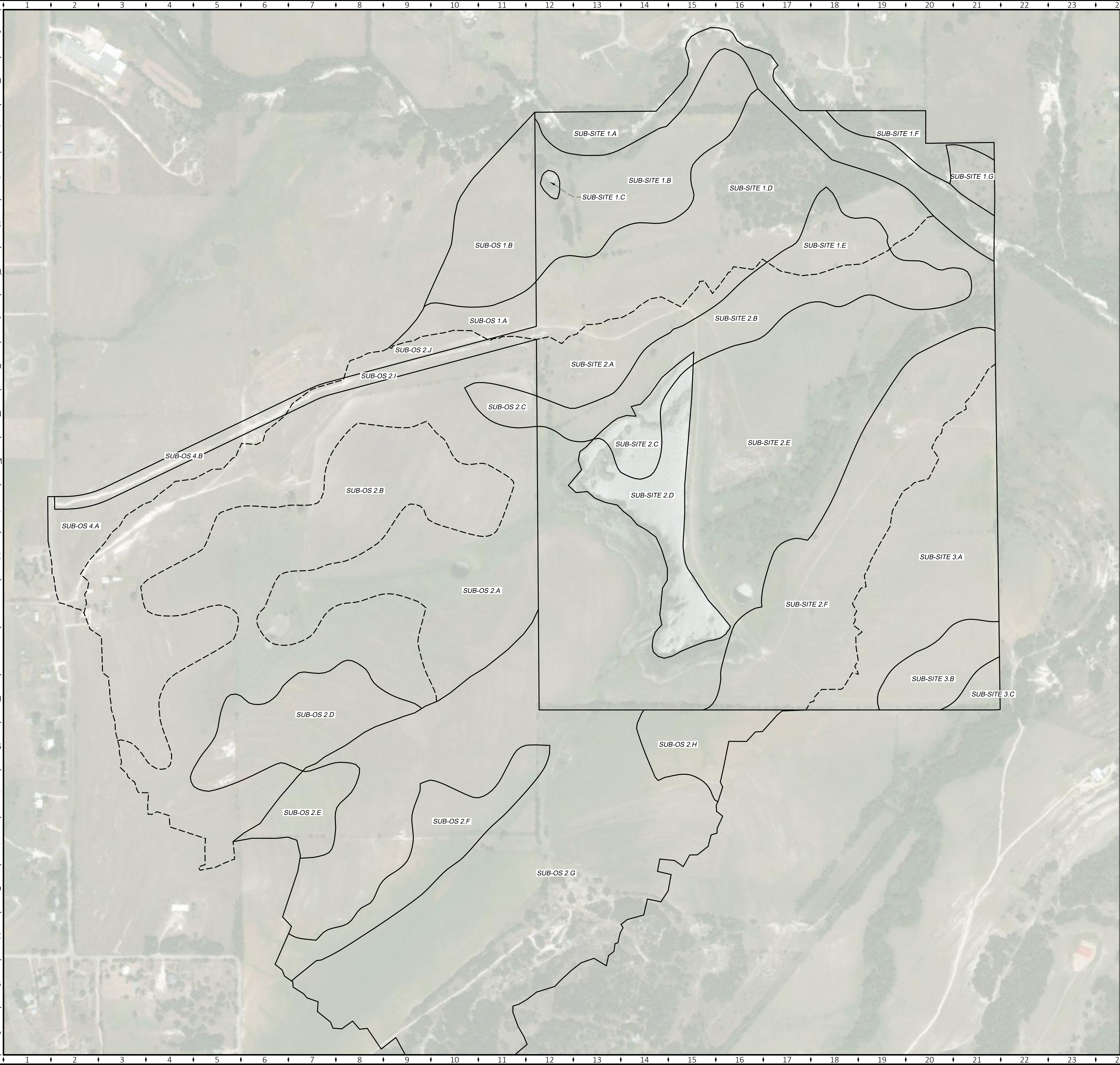
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PROJECT NAME: THE RANGE AT WALBURG
PROJECT NUMBER: WL 039902 & 3
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: WALBURG - PRE PLAT
SHEET SET DESCRIPTION: 1 ACRE SF LOTS
AUTHOR: ---
FILE NAME: HYDR PRE SITE.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: TBD (2)
CONSTRUCTION PLAN RELEASED: TBD (3)

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: NOV 19, 2019
CONSTRUCTION PLANS SUBMITTED: TBD (1)



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SUB BASIN TABLE - EXISTING					
SUB BASIN #	AREA	USE	HC	HSG	CN
SUB-OS 1.A	3.60	PASTURE - GRAZING CATTLE	FAIR	D	84
SUB-OS 1.B	11.68	PASTURE - GRAZING CATTLE	FAIR	C	79
SUB-OS 2.A	65.95	PASTURE - GRAZING CATTLE	FAIR	D	84
SUB-OS 2.C	2.14	PASTURE - GRAZING CATTLE	FAIR	C	79
SUB-OS 2.G	91.26	PASTURE - GRAZING CATTLE	FAIR	D	84
SUB-OS 2.I	2.63	DIRT - VEHICULAR ROAD	POOR	D	89
SUB-OS 2.J	2.13	PASTURE - GRAZING CATTLE	FAIR	D	84
SUB-OS 4.A	7.07	PASTURE - GRAZING CATTLE	FAIR	D	84
SUB-OS 4.B	3.11	DIRT - VEHICULAR ROAD	POOR	D	89
SUB-SITE 1.A	14.48	CREEK	FAIR	B	60
SUB-SITE 1.B	18.03	PASTURE - GRAZING CATTLE	FAIR	C	79
SUB-SITE 1.C	0.37	STOCK TANK	N/A	C	100
SUB-SITE 1.D	31.65	66% GRAZING / 33% WOODED	FAIR	D	82.3
SUB-SITE 1.E	4.96	PASTURE - GRAZING CATTLE	FAIR	C	79
SUB-SITE 1.F	3.75	33% GRAZING / 66% WOODED	FAIR	C	75
SUB-SITE 1.G	2.11	PASTURE - GRAZING CATTLE	FAIR	D	84
SUB-SITE 2.A	9.28	PASTURE - GRAZING CATTLE	FAIR	D	84
SUB-SITE 2.B	16.37	PASTURE - GRAZING CATTLE	FAIR	C	79
SUB-SITE 2.C	3.70	STOCK TANK	N/A	C	100
SUB-SITE 2.D	12.12	STOCK TANK	N/A	D	100
SUB-SITE 2.E	75.21	80% GRAZING / 20% WOODED	FAIR	D	83
SUB-SITE 2.F	32.19	PASTURE - GRAZING CATTLE	FAIR	C	79
SUB-SITE 3.A	24.91	PASTURE - GRAZING CATTLE	FAIR	C	79
SUB-SITE 3.B	6.09	PASTURE - GRAZING CATTLE	FAIR	D	84
SUB-SITE 3.C	1.52	PASTURE - GRAZING CATTLE	FAIR	C	79

OWNER: T J BRADSHAW CONSTRUCTION, LTD.
DEVELOPER: T J BRADSHAW CONSTRUCTION, LTD.
PROP IDS: R039902 & 3, R039907, R039955, R473935
SCHOOL: GEORGETOWN ISD
FEMA FIRM MAP: 48491C0325E (EFF SEPT. 26 2008)
WTR CCN: 10970 JONAH WATER SUD
SS CCN: NO CCN FOR SUBJECT SITE
ELECTRIC: ONCOR & BARTLETT
CABLE: TBD
PHONE: TBD

KEY NOTES:
HC - HYDROLOGIC CONDITION
HSG - HYDROLOGIC SOIL GROUP
CN - CURVE NUMBER

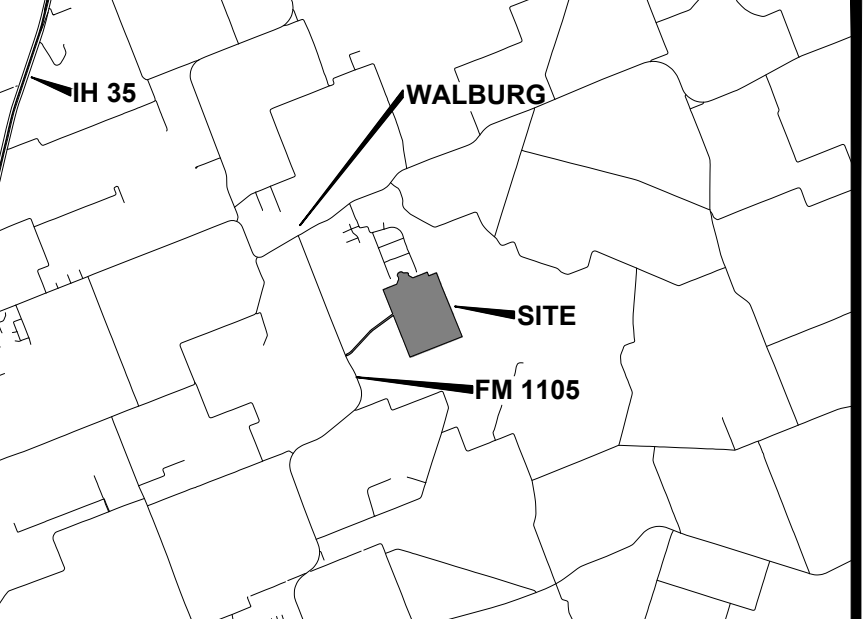
CURVE NUMBERS WERE OBTAINED FROM THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL AND NATURAL RESOURCE CONSERVATION SERVICE (NRCS) TR-55

GENERAL NOTES:
1) FACILITIES SHALL BE CONSTRUCTED PER WILCO AND UTILITY PROVIDER GUIDELINES
2) ADJOINING PROPERTY LINES ARE APPROXIMATE

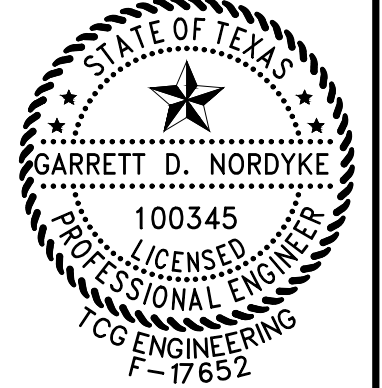
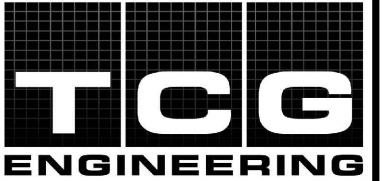
3) CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
4) FACILITY ALIGNMENTS, PROFILES, AND SIZES ARE BASED ON PRELIMINARY ENGINEERING DESIGN

EL BM: TBD
NAD83 CENTRAL TEXAS FOOT
CAF=0.99985725

DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	200.315	TOAL LOTS	167
MULTI-FAMILY	0	1 ACRE LOTS	167
HOA	25.604	0.5 ACRE LOTS	0
ROW	34.546	100' LOTS	0
DRAINAGE	0	80' LOTS	0
OPEN	0	SANITARY (FT)	TBD
DEDICATION	0	WATER (FT)	N/A
TOTAL	262.465	DRAINAGE (FT)	TBD



GARRETT D. NORDYKE, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767
512-710-7106



Garrett D. Nordyke, P.E.
05/10/2020

WILLIAMSON CO., TX
THE RANGE AT WALBURG
PRELIMINARY PLAT
HYDROLOGY - EXISTING

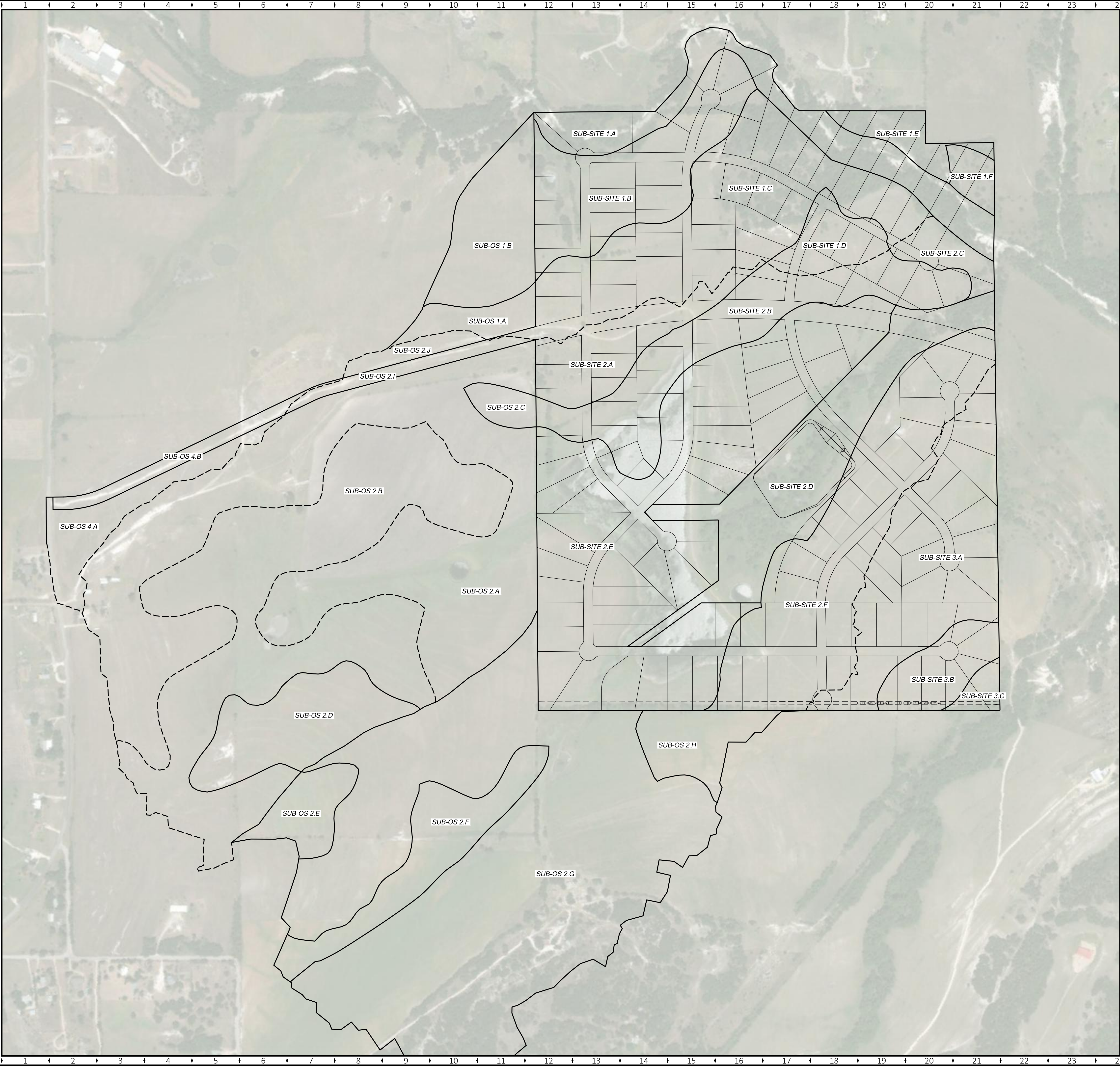
SHEET SIZE: 24" X 36"	PRINT DATE: 5/10/20	C007
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PROJECT NAME: THE RANGE AT WALBURG
PROJECT NUMBER: WL 039902 & 3
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: WALBURG - PRE PLAT
SHEETSET DESCRIPTION: 1 ACRE SF LOTS
AUTHOR: ---
FILE NAME: HYDR POST SITE.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: TBD (2)
CONSTRUCTION PLAN RELEASED: TBD (3)

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: NOV 19, 2019
CONSTRUCTION PLANS SUBMITTED: TBD (1)



SUB BASIN TABLE - PROPOSED					
SUB BASIN #	AREA	USE	HC	HSG	CN
SUB-OS 1.A	3.60	PASTURE - GRAZING CATTLE	FAIR	D	84
SUB-OS 1.B	11.68	PASTURE - GRAZING CATTLE	FAIR	C	79
SUB-OS 2.A	65.95	PASTURE - GRAZING CATTLE	FAIR	D	84
SUB-OS 2.C	2.14	PASTURE - GRAZING CATTLE	FAIR	C	79
SUB-OS 2.G	91.26	PASTURE - GRAZING CATTLE	FAIR	D	84
SUB-OS 2.I	2.63	PAVED - DITCH + 20' GOOD GRASS	POOR	D	89
SUB-OS 2.J	2.13	PASTURE - GRAZING CATTLE	FAIR	D	84
SUB-OS 4.A	7.07	PASTURE - GRAZING CATTLE	FAIR	D	84
SUB-OS 4.B	3.11	PAVED - DITCH + 20' GOOD GRASS	POOR	D	89
SUB-SITE 1.A	14.48	CREEK	FAIR	B	60
SUB-SITE 1.B	18.40	1-ACRE LOTS (20% IMPERVIOUS)	N/A	C	79
SUB-SITE 1.C	31.65	1-ACRE LOTS (20% IMPERVIOUS)	N/A	D	84
SUB-SITE 1.D	4.96	1-ACRE LOTS (20% IMPERVIOUS)	N/A	C	79
SUB-SITE 1.E	3.75	BRUSH-WEED-GRASS	FAIR	C	70
SUB-SITE 1.F	2.11	BRUSH-WEED-GRASS	FAIR	D	77
SUB-SITE 2.A	9.28	1-ACRE LOTS (20% IMPERVIOUS)	N/A	D	84
SUB-SITE 2.B	20.07	1-ACRE LOTS (20% IMPERVIOUS)	N/A	C	79
SUB-SITE 2.C	3.27	1-ACRE LOTS (20% IMPERVIOUS)	N/A	D	84
SUB-SITE 2.D	21.94	WOODS - GRASS COMBINATION	FAIR	D	82
SUB-SITE 2.E	62.12	1-ACRE LOTS (20% IMPERVIOUS)	N/A	D	84
SUB-SITE 2.F	32.19	1-ACRE LOTS (20% IMPERVIOUS)	N/A	C	79
SUB-SITE 3.A	24.91	1-ACRE LOTS (20% IMPERVIOUS)	N/A	C	79
SUB-SITE 3.B	6.09	1-ACRE LOTS (20% IMPERVIOUS)	N/A	D	84
SUB-SITE 3.C	1.52	1-ACRE LOTS (20% IMPERVIOUS)	N/A	C	79

OWNER: T J BRADSHAW CONSTRUCTION, LTD.
DEVELOPER: T J BRADSHAW CONSTRUCTION, LTD.
PROP IDS: R039902 & 3, R039907, R039955, R473935
SCHOOL: GEORGETOWN ISD
FEMA FIRM MAP: 48491C0325E (EFF SEPT. 26 2008)
WTR CCN: 10970 JONAH WATER SUD
SS CCN: NO CCN FOR SUBJECT SITE
ELECTRIC: ONCOR & BARTLETT
CABLE: TBD
PHONE: TBD

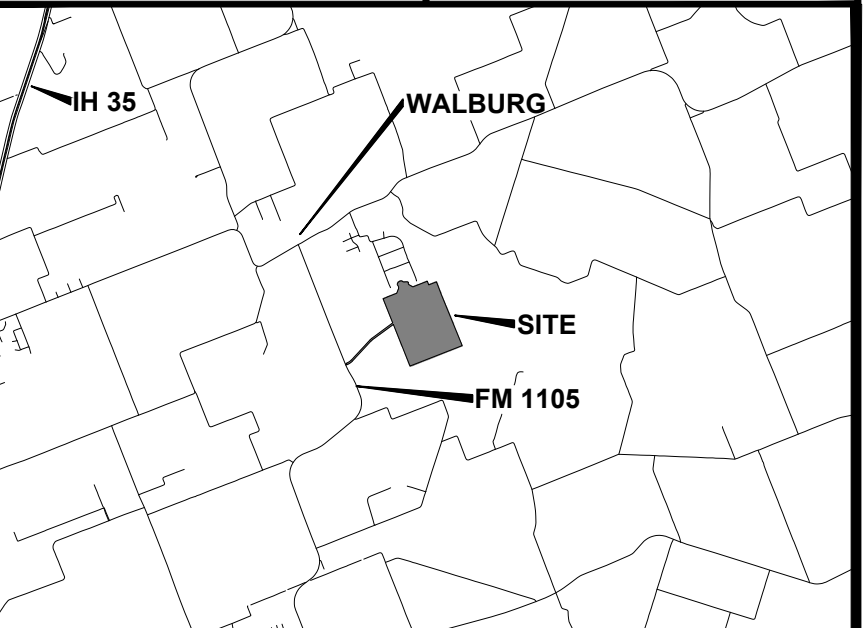
KEY NOTES:
HC - HYDROLOGIC CONDITION
HSG - HYDROLOGIC SOIL GROUP
CN - CURVE NUMBER

CURVE NUMBERS WERE OBTAINED FROM THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL AND NATURAL RESOURCE CONSERVATION SERVICE (NRCS) TR-55

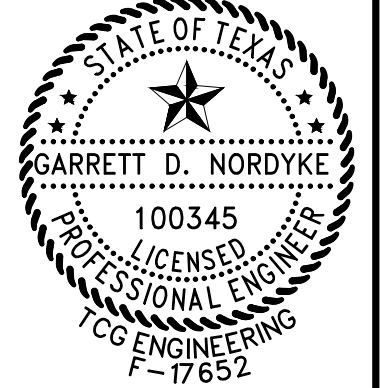
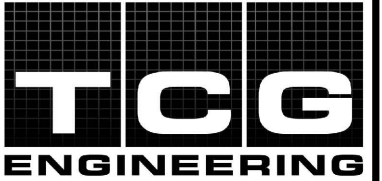
GENERAL NOTES:
1) FACILITIES SHALL BE CONSTRUCTED PER WILCO AND UTILITY PROVIDER GUIDELINES
2) ADJOINING PROPERTY LINES ARE APPROXIMATE
3) CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
4) FACILITY ALIGNMENTS, PROFILES, AND SIZES ARE BASED ON PRELIMINARY ENGINEERING DESIGN

EL BM: TBD
NAD83 CENTRAL TEXAS FOOT
CAF=0.99985725

DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	200.315	TOTAL LOTS	167
MULTI-FAMILY	0	1 ACRE LOTS	167
HOA	25.604	0.5 ACRE LOTS	0
ROW	34.546	100' LOTS	0
DRAINAGE	0	80' LOTS	0
OPEN	0	SANITARY (FT)	TBD
DEDICATION	0	WATER (FT)	N/A
TOTAL	262.465	DRAINAGE (FT)	TBD



GARRETT D. NORDYKE, PE
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TEMPLE, TX 76501
254-228-9767
512-710-7106



Garrett Nordyke, P.E.
05/10/2020

WILLIAMSON CO., TX
THE RANGE AT WALBURG
PRELIMINARY PLAT
HYDROLOGY - PROPOSED

SHEET SIZE: 24" X 36"	PRINT DATE: 5/10/20	C008
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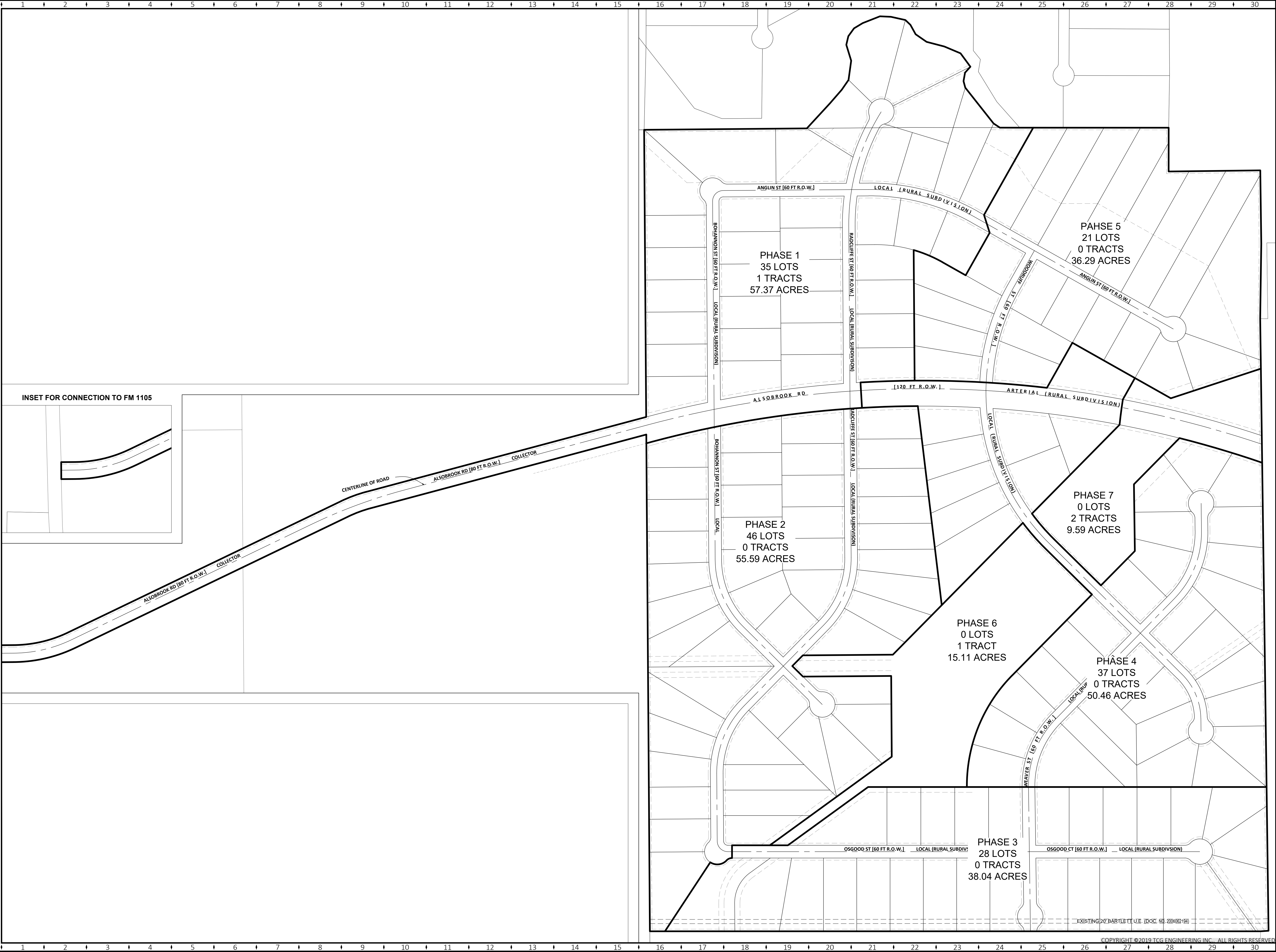
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PROJECT NAME: THE RANGE AT WALBURG
PROJECT NUMBER: WL 039902 & 3
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: WALBURG - PRE PLAT
SHEETSET DESCRIPTION: 1 ACRE SF LOTS
AUTHOR: ---
FILE NAME: PHASE.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: TBD (2)
CONSTRUCTION PLAN RELEASED: TBD (3)

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: NOV 19, 2019
CONSTRUCTION PLANS SUBMITTED: TBD (1)



OWNER: T J BRADSHAW CONSTRUCTION, LTD.
DEVELOPER: T J BRADSHAW CONSTRUCTION, LTD.
PROP IDS: R039902 & 3, R039907, R039955, R473935
SCHOOL: GEORGETOWN ISD
FEMA FIRM MAP: 48491C0325E (EFF SEPT. 26 2008)
WTR CCN: 10970 JONAH WATER SUD
SS CCN: NO CCN FOR SUBJECT SITE
ELECTRIC: ONCOR & BARTLETT
CABLE: TBD
PHONE: TBD

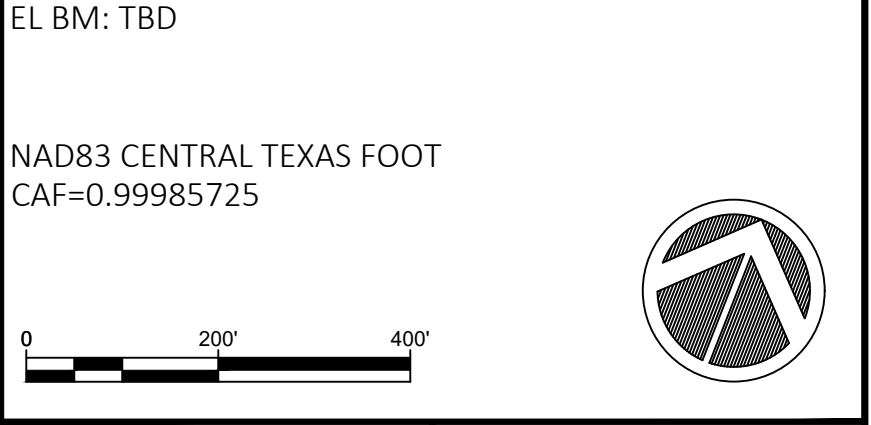
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GENERAL NOTES:

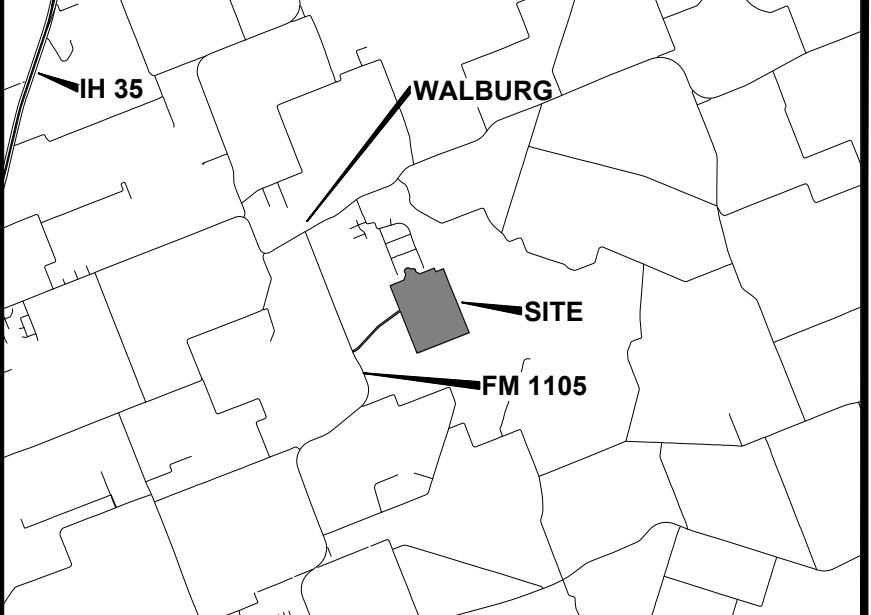
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EL BM: TBD

NAD83 CENTRAL TEXAS FOOT
CAF=0.99985725



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HOA	25.604	0.5 ACRE LOTS	0
ROW	34.546	100' LOTS	0
DRAINAGE	0	80' LOTS	0
OPEN	0	SANITARY (FT)	TBD
DEDICATION	0	WATER (FT)	N/A
TOTAL	262.465	DRAINAGE (FT)	TBD



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TCG ENGINEERING

STATE OF TEXAS
GARRETT D. NORDYKE
100345
LICENSED PROFESSIONAL ENGINEER
TCG ENGINEERING
E-17652

Garrett D. Nordyke, P.E.
05/10/2020

WILLIAMSON CO., TX
THE RANGE AT WALBURG
PRELIMINARY PLAT
PHASE PLAN

SHEET SIZE: 24" X 36"	PRINT DATE: 5/10/20	C009
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PROJECT NAME: THE RANGE AT WALBURG
PROJECT NUMBER: WL 039902 & 3
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

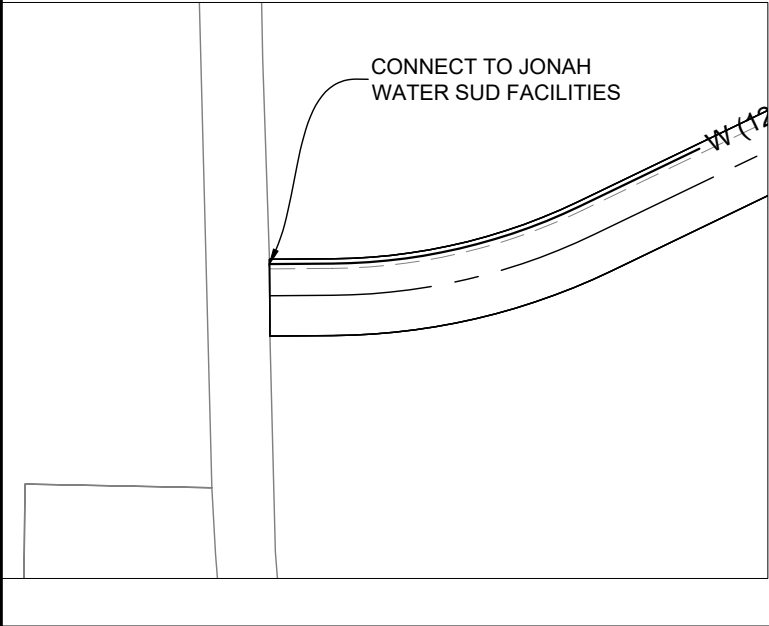
SHEET SET: WALBURG - PRE PLAT
SHEETSET DESCRIPTION: 1 ACRE SF LOTS
AUTHOR: ---
FILE NAME: WATER.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: TBD (2)
CONSTRUCTION PLAN RELEASED: TBD (3)

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: NOV 19, 2019
CONSTRUCTION PLANS SUBMITTED: TBD (1)

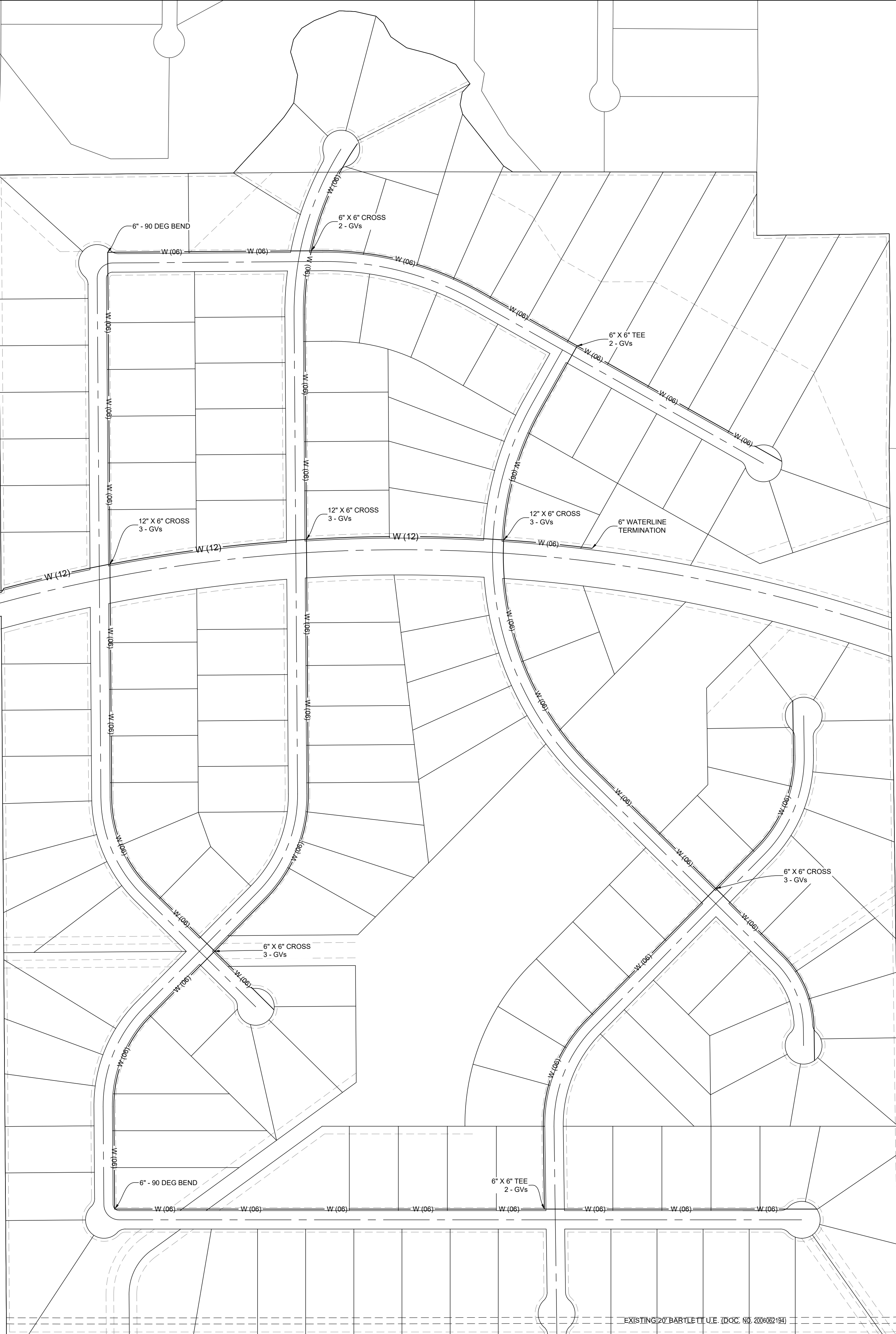
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CHAPTER 290 - PUBLIC DRINKING WATER
SUBCHAPTER D: RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS §5290.38 - 290.47 EFFECTIVE SEPTEMBER 11, 2014. [BELOW ARE SOME RULES RELEVANT TO THE SUBJECT PROJECT. PLEASE CONTACT TCEQ FOR COMPLETE RULE SET]
§290.38. DEFINITIONS.
SERVICE LINE--A PIPE CONNECTING THE UTILITY SERVICE PROVIDER'S MAIN AND THE WATER METER, OR FOR WASTEWATER, CONNECTING THE MAIN AND THE POINT AT WHICH THE CUSTOMER'S SERVICE LINE IS CONNECTED, GENERALLY AT THE CUSTOMER'S PROPERTY LINE.
WASTEWATER LATERAL--ANY PIPE OR CONSTRUCTED CONVEYANCE CARRYING WASTEWATER, RUNNING LATERALLY DOWN A STREET, ALLEY, OR EASEMENT, AND RECEIVING FLOW ONLY FROM THE ABUTTING PROPERTIES.
WASTEWATER MAIN--ANY PIPE OR CONSTRUCTED CONVEYANCE WHICH RECEIVES FLOW FROM ONE OR MORE WASTEWATER LATERALS.
§290.44. WATER DISTRIBUTION.
(1) WHEN NEW POTABLE WATER DISTRIBUTION LINES ARE CONSTRUCTED, THEY SHALL BE INSTALLED NO CLOSER THAN NINE FEET IN ALL DIRECTIONS TO WASTEWATER COLLECTION FACILITIES. ALL SEPARATION DISTANCES SHALL BE MEASURED FROM THE OUTSIDE SURFACE OF EACH OF THE RESPECTIVE PIECES.
(2) POTABLE WATER DISTRIBUTION LINES AND WASTEWATER MAINS OR LATERALS THAT FORM PARALLEL UTILITY LINES SHALL BE INSTALLED IN SEPARATE TRENCHES.
(3) NO PHYSICAL CONNECTION SHALL BE MADE BETWEEN A DRINKING WATER SUPPLY AND A SEWER LINE. ANY APPURTENANCE SHALL BE DESIGNED AND CONSTRUCTED SO AS TO PREVENT ANY POSSIBILITY OF SEWAGE ENTERING THE DRINKING WATER SYSTEM.
(4) WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING CRITERIA SHALL APPLY.
(A) NEW WATERLINE INSTALLATION - PARALLEL LINES.
(i) WHERE A NEW POTABLE WATERLINE PARALLELS AN EXISTING, NON-PRESSURE OR PRESSURE RATED WASTEWATER MAIN... [SEE TCEQ RULES]
(ii) WHERE A NEW POTABLE WATERLINE PARALLELS AN EXISTING PRESSURE RATED WASTEWATER MAIN...
(iii) WHERE A NEW POTABLE WATERLINE PARALLELS A NEW WASTEWATER MAIN, THE WASTEWATER MAIN OR LATERAL SHALL BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE RATED PIPE. THE NEW POTABLE WATERLINE SHALL BE LOCATED AT LEAST TWO FEET ABOVE THE WASTEWATER MAIN OR LATERAL, MEASURED VERTICALLY, AND AT LEAST FOUR FEET AWAY, MEASURED HORIZONTALLY, FROM THE WASTEWATER MAIN OR LATERAL.
(B) NEW WATERLINE INSTALLATION - CROSSING LINES.
(i) WHERE A NEW POTABLE WATERLINE CROSSES AN EXISTING, NON-PRESSURE RATED WASTEWATER MAIN OR LATERAL...[SEE TCEQ RULES]
(ii) WHERE A NEW POTABLE WATERLINE CROSSES AN EXISTING, PRESSURE RATED WASTEWATER MAIN OR LATERAL...[SEE TCEQ RULES]
(iii) WHERE A NEW POTABLE WATERLINE CROSSES A NEW, NON-PRESSURE RATED WASTEWATER MAIN OR LATERAL AND THE STANDARD PIPE SEGMENT LENGTH OF THE WASTEWATER MAIN OR LATERAL IS AT LEAST 18 FEET, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER THE WASTEWATER MAIN OR LATERAL SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST TWO FEET ABOVE THE WASTEWATER MAIN OR LATERAL. WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI AT 5.0% DEFLECTION. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (VI) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.
(iv) WHERE A NEW POTABLE WATERLINE CROSSES A NEW, NON-PRESSURE RATED WASTEWATER MAIN OR LATERAL AND A STANDARD LENGTH OF THE WASTEWATER PIPE IS LESS THAN 18 FEET IN LENGTH, THE POTABLE WATER PIPE SEGMENT SHALL BE CENTERED OVER THE WASTEWATER LINE. THE MATERIALS AND METHOD OF INSTALLATION SHALL CONFORM TO ONE OF THE FOLLOWING OPTIONS:
(i) WITHIN NINE FEET HORIZONTALLY OF EITHER SIDE OF THE WATERLINE, THE WASTEWATER PIPE AND JOINTS SHALL BE CONSTRUCTED WITH PIPE MATERIAL HAVING A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF TWO FEET SHALL BE PROVIDED. THE WASTEWATER MAIN OR LATERAL SHALL BE LOCATED BELOW THE WATERLINE.
(ii) ALL SECTIONS OF WASTEWATER MAIN OR LATERAL WITHIN NINE FEET HORIZONTALLY OF THE WATERLINE SHALL BE ENCASED IN AN 18-FOOT (OR LONGER) SECTION OF PIPE. FLEXIBLE ENCASED PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI AT 5.0% DEFLECTION. THE ENCASED PIPE SHALL BE CENTERED ON THE WATERLINE AND...AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF SIX INCHES BETWEEN THE ENCASEMENT PIPE AND THE WATERLINE SHALL BE PROVIDED. THE WASTEWATER LINE SHALL BE LOCATED BELOW THE WATERLINE.
(iii) WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS IN SUBCLAUSE (II) OF THIS CLAUSE OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN OR LATERAL SHALL BE PROVIDED. BOTH THE WATERLINE AND WASTEWATER MAIN OR LATERAL MUST PASS A PRESSURE AND LEAKAGE TEST AS SPECIFIED IN AWWA C600 STANDARDS.
(v) WHERE A NEW POTABLE WATERLINE CROSSES A NEW, PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL. WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (VI) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.
(5) WATERLINE AND WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SEPARATION...[SEE TCEQ RULES]
(6) LOCATION OF FIRE HYDRANTS. FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF ANY WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE REGARDLESS OF CONSTRUCTION.

INSET FOR CONNECTION TO FM 1105



CONNECT TO JONAH
WATER SUD FACILITIES

RESERVED FOR
DRAINAGE FACILITY
TABLES & NOTES



OWNER: T J BRADSHAW CONSTRUCTION, LTD.
DEVELOPER: T J BRADSHAW CONSTRUCTION, LTD.
PROP IDS: R039902 & 3, R039907, R039955, R473935
SCHOOL: GEORGETOWN ISD
FEMA FIRM MAP: 48491C0325E (EFF SEPT. 26 2008)
WTR CCN: 10970 JONAH WATER SUD
SS CCN: NO CCN FOR SUBJECT SITE
ELECTRIC: ONCOR & BARTLETT
CABLE: TBD
PHONE: TBD

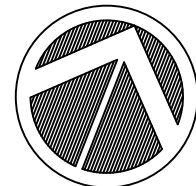
KEY NOTES:

GENERAL NOTES:

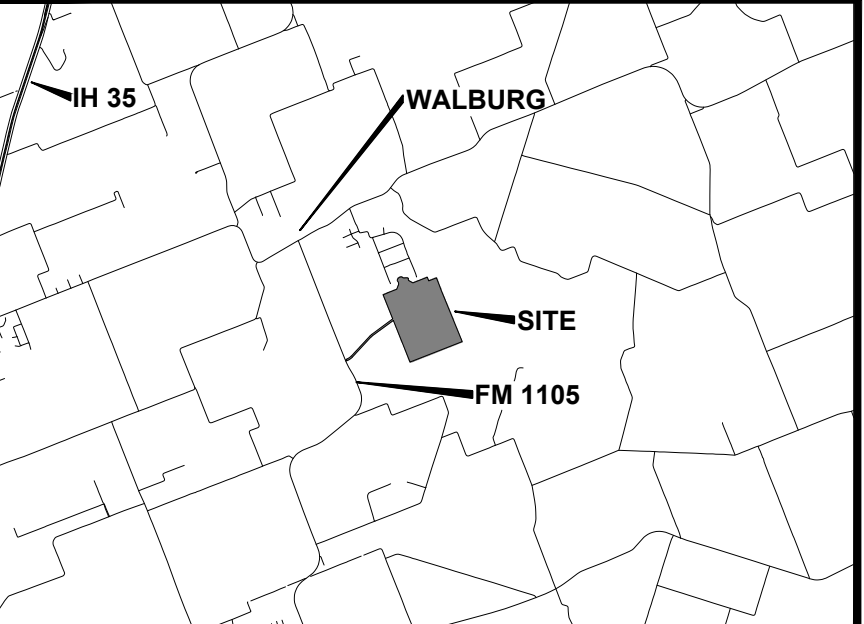
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EL BM: TBD

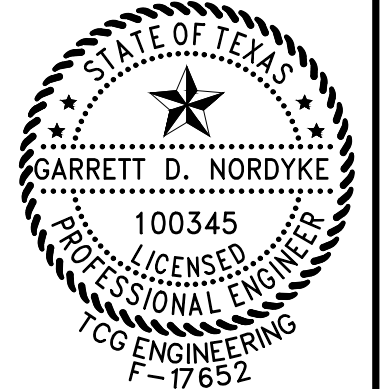
NAD83 CENTRAL TEXAS FOOT
CAF=0.99985725



DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	200.315	TOAL LOTS	167
MULTI-FAMILY	0	1 ACRE LOTS	167
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DRAINAGE	0	80' LOTS	0
OPEN	0	SANITARY (FT)	TBD
DEDICATION	0	WATER (FT)	N/A
TOTAL	262.465	DRAINAGE (FT)	TBD



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Garrett D. Nordyke, P.E.
05/10/2020

WILLIAMSON CO., TX
THE RANGE AT WALBURG
PRELIMINARY PLAT
WATER

SHEET SIZE:
24" X 36"

PRINT DATE:
5/10/20

C010

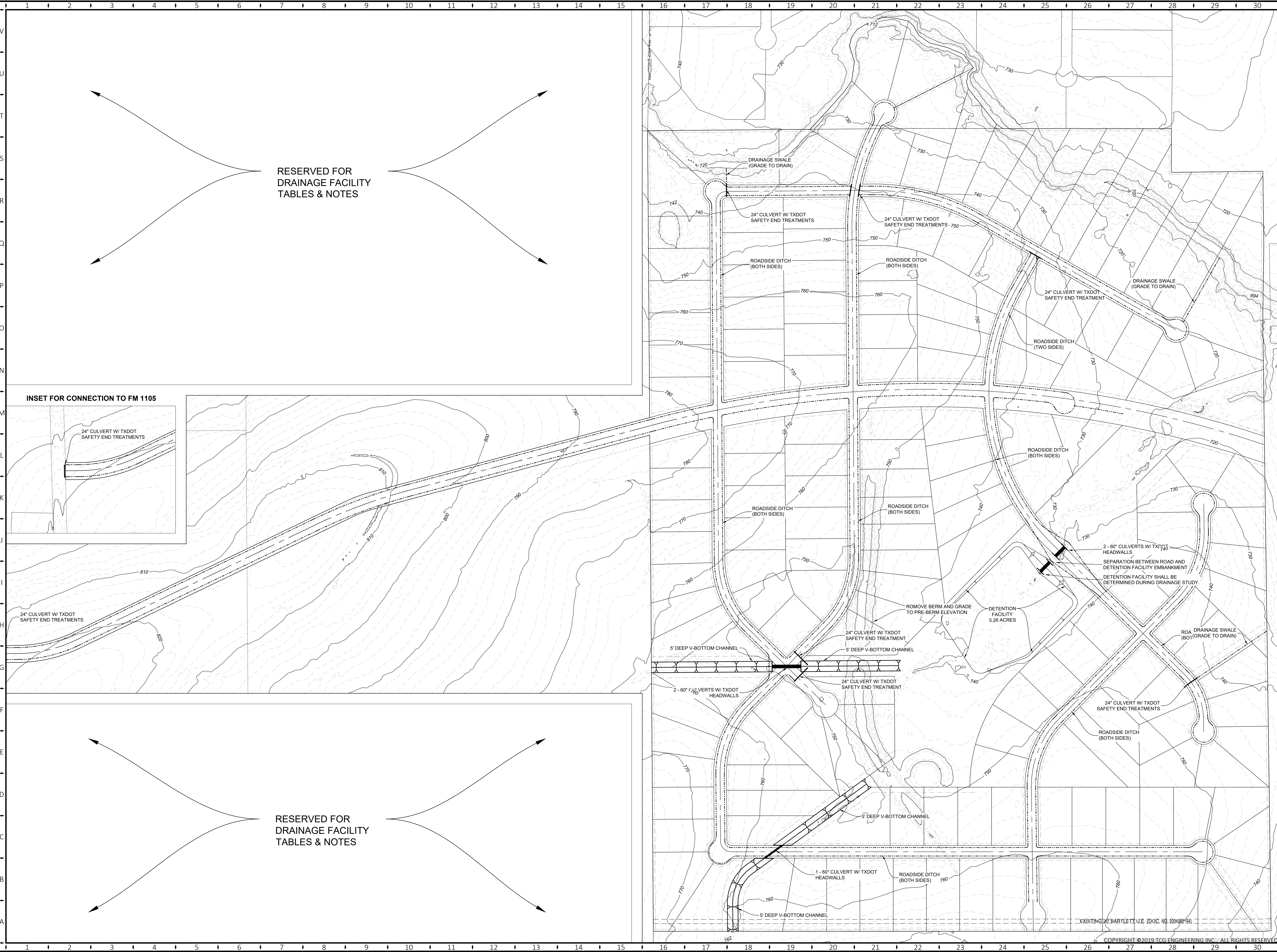
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PROJECT NAME: THE RANGE AT WALBURG
PROJECT NUMBER: WL 039902 & 3
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: WALBURG - PRE PLAT
SHEET/SET DESCRIPTION: 1 ACRE SF LOTS
AUTHOR: ---
FILE NAME: DRAINAGE.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: TBD (2)
CONSTRUCTION PLANS RELEASED: TBD (3)

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: NOV 19, 2019
CONSTRUCTION PLANS SUBMITTED: TBD (1)



OWNER: T J BRADSHAW CONSTRUCTION, LTD.
DEVELOPER: T J BRADSHAW CONSTRUCTION, LTD.
PROP IDS: R039902 & 3, R039907, R039955, R473935
SCHOOL: GEORGETOWN ISD
FEMA FIRM MAP: 48491C0325E (EFF SEPT. 26 2008)
WTR CCN: 10970 JONAH WATER SUD
SS CCN: NO CCN FOR SUBJECT SITE
ELECTRIC: ONCOR & BARTLETT
CABLE: TBD
PHONE: TBD

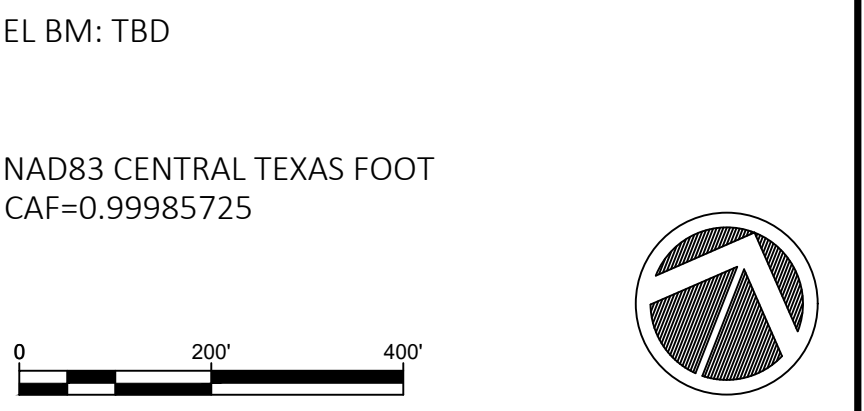
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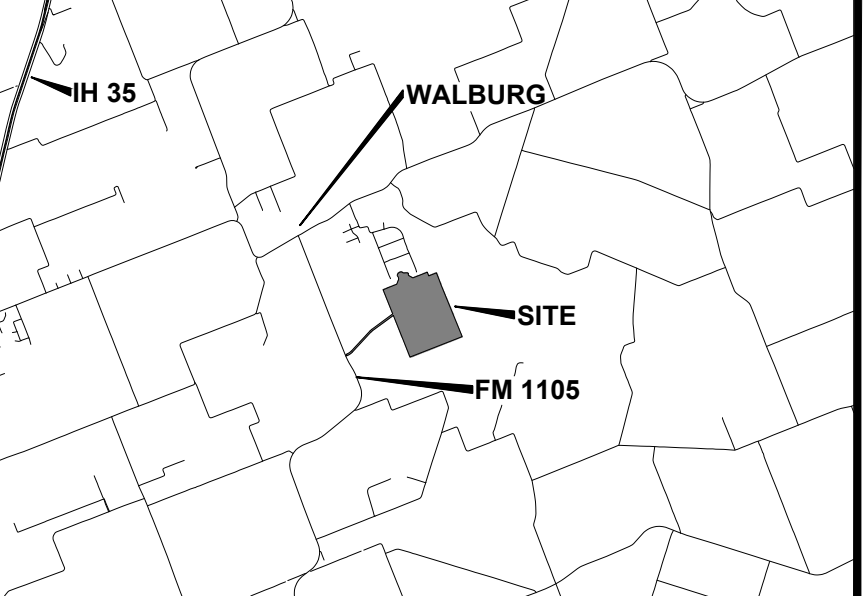
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EL BM: TBD

NAD83 CENTRAL TEXAS FOOT
CAF=0.99985725



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DEDICATION	0	WATER (FT)	N/A
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TCG ENGINEERING

STATE OF TEXAS
GARRETT D. NORDYKE
100345
LICENSED PROFESSIONAL ENGINEER
TCG ENGINEERING
F-17652

Garrett D. Nordyke, P.E.
05/10/2020

WILLIAMSON CO., TX
THE RANGE AT WALBURG
PRELIMINARY PLAT
DRAINAGE

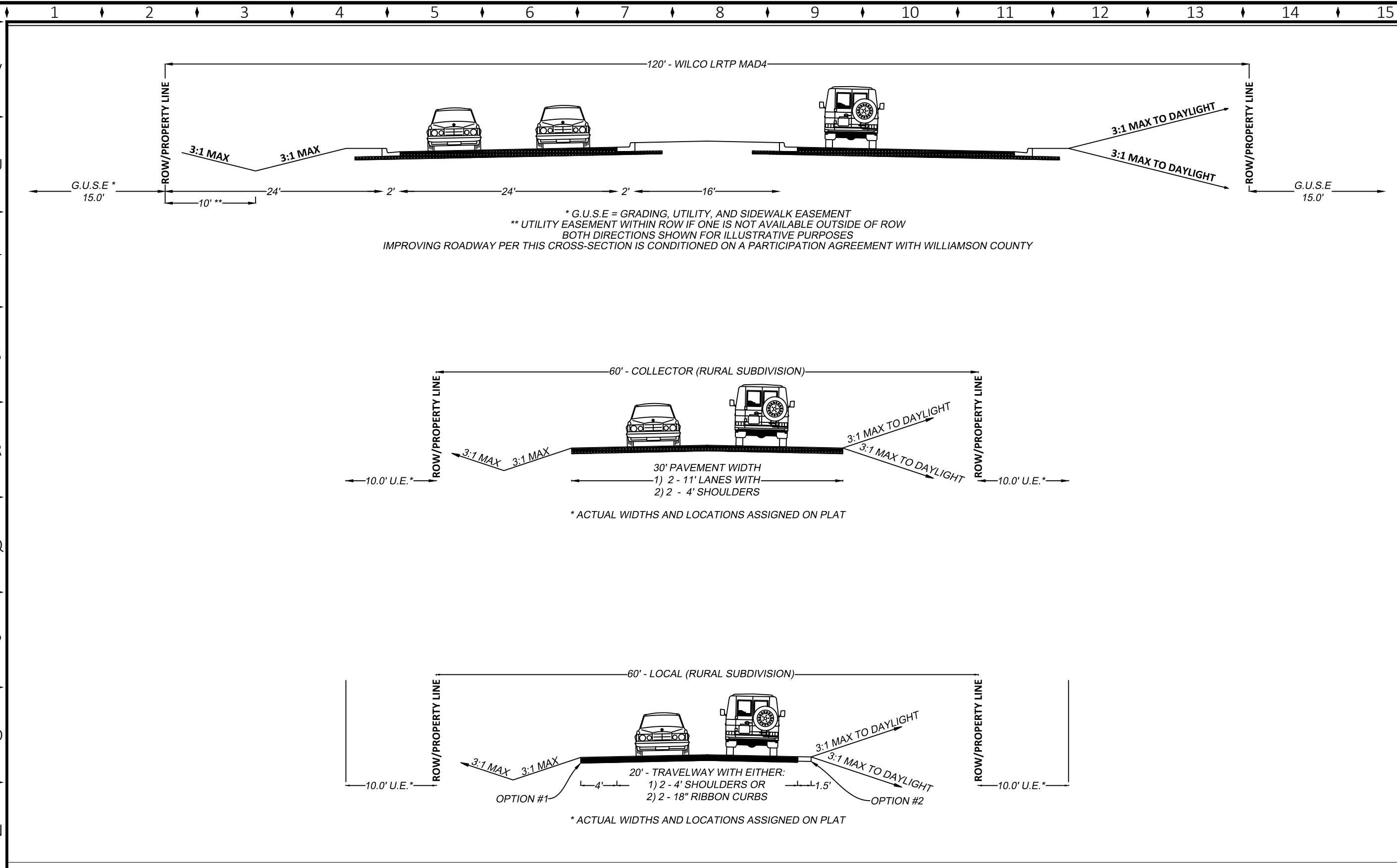
SHEET SIZE: 24" X 36"
PRINT DATE: 5/10/20
C011

PROJECT NAME: THE RANGE AT WALBURG
PROJECT NUMBER: WL 039902 & 3
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

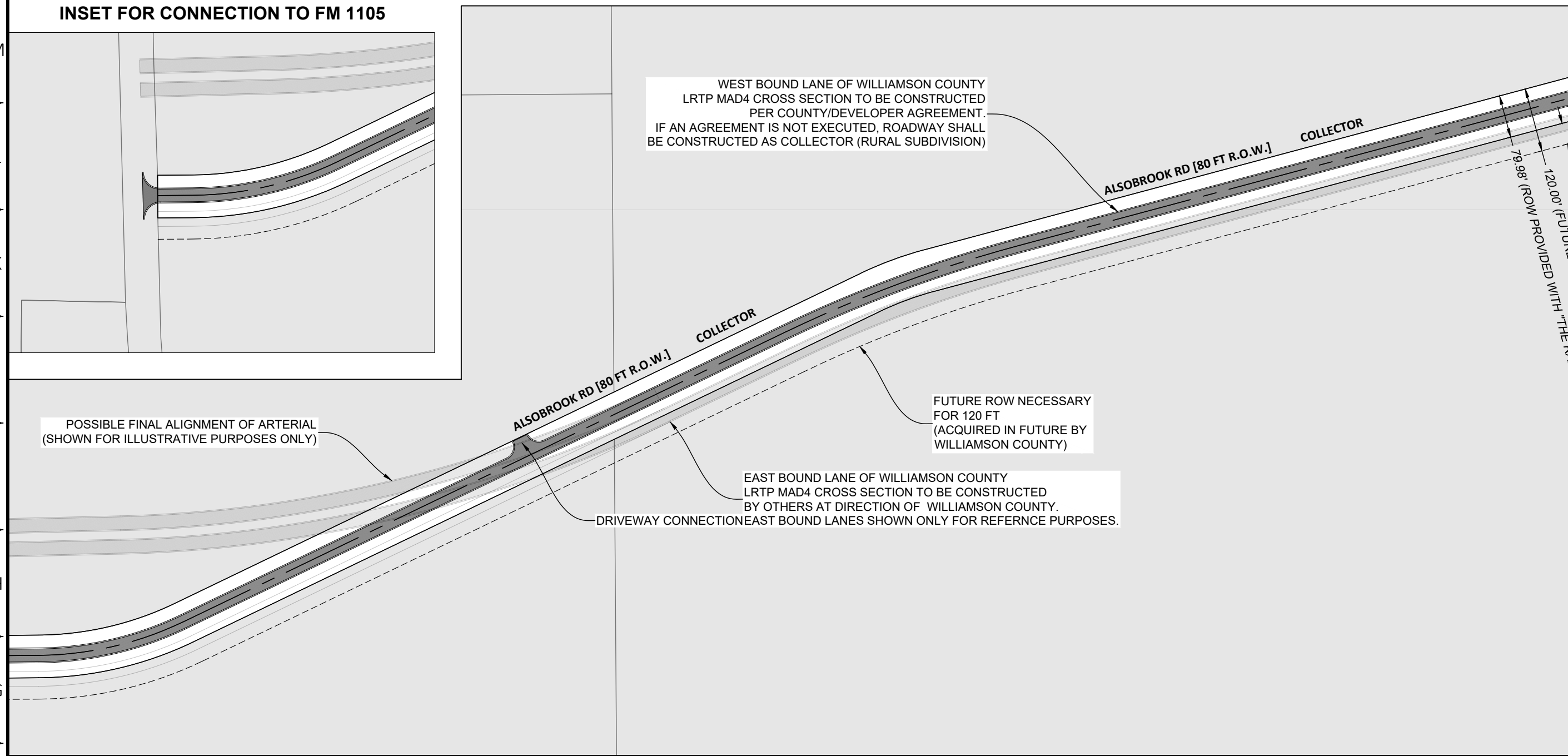
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SHEETSET DESCRIPTION: 1 ACRE SF LOTS
AUTHOR: ---
FILE NAME: MOBILITY.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: TBD (2)
CONSTRUCTION PLAN RELEASED: TBD (3)

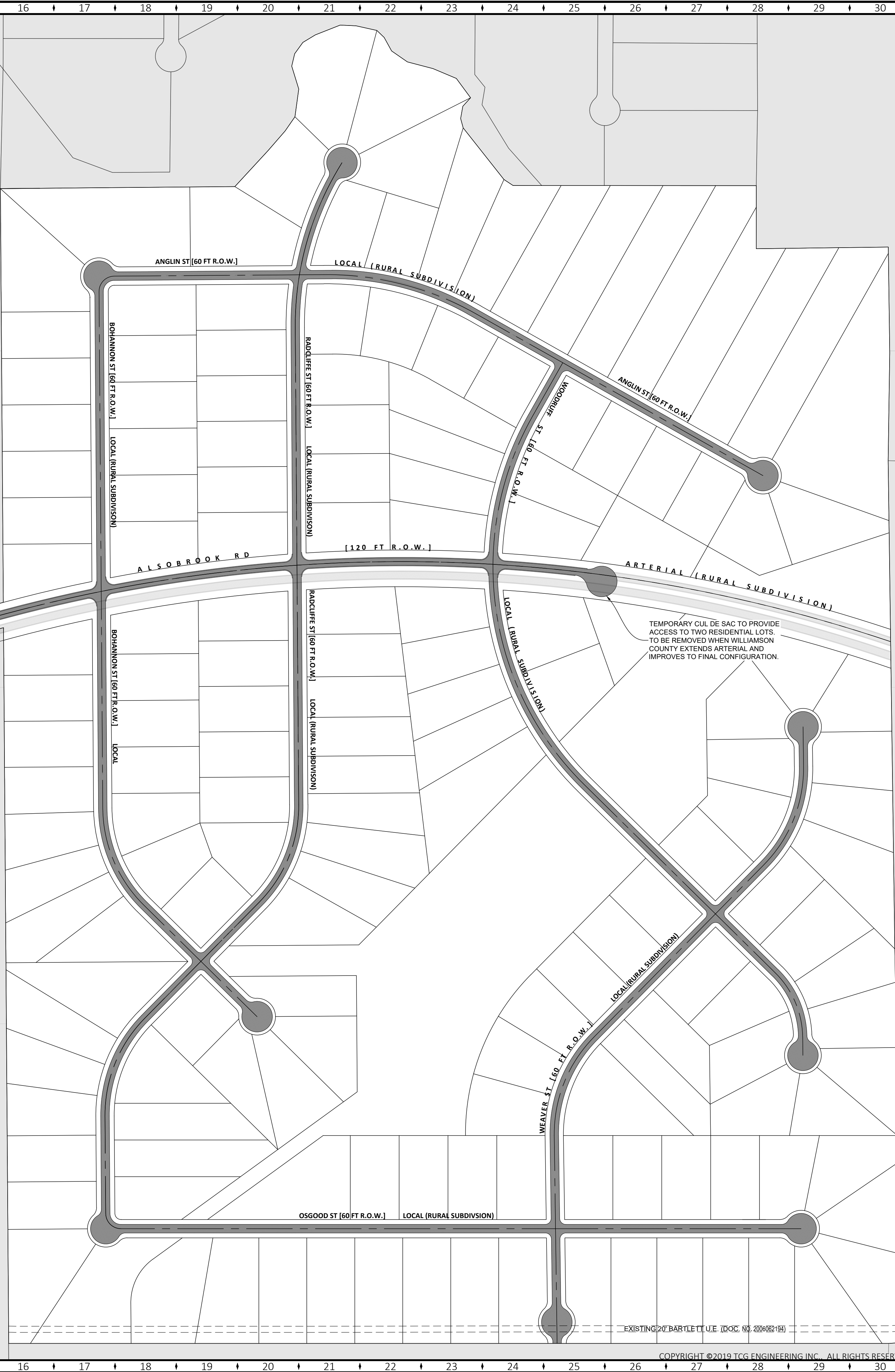
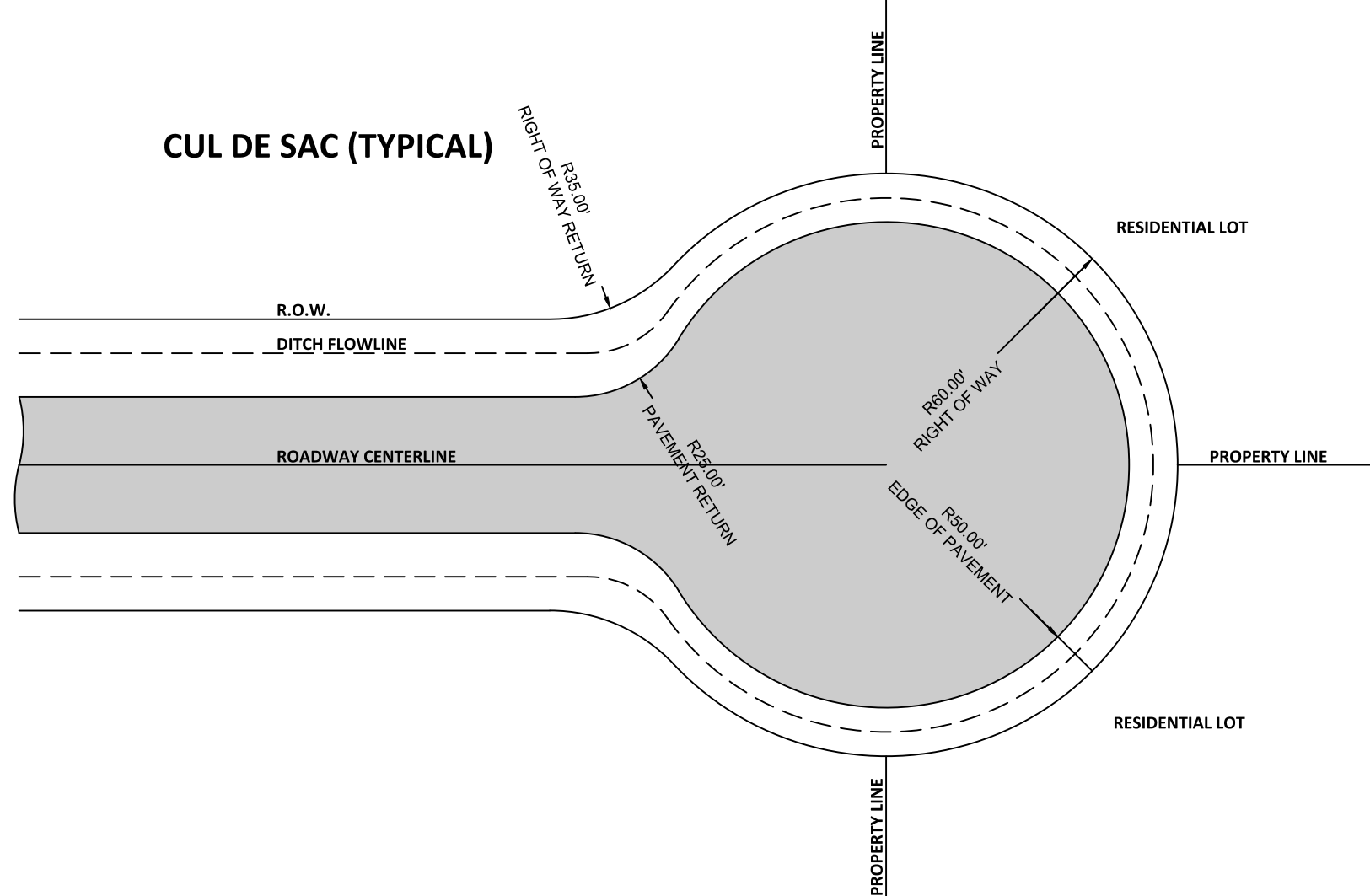
ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: NOV 19, 2019
CONSTRUCTION PLANS SUBMITTED: TBD (1)



INSET FOR CONNECTION TO FM 1105



CUL DE SAC (TYPICAL)



OWNER: T J BRADSHAW CONSTRUCTION, LTD.
DEVELOPER: T J BRADSHAW CONSTRUCTION, LTD.
PROP IDS: R039902 & 3, R039907, R039955, R473935
SCHOOL: GEORGETOWN ISD
FEMA FIRM MAP: 48491C0325E (EFF SEPT. 26 2008)
WTR CCN: 10970 JONAH WATER SUD
SS CCN: NO CCN FOR SUBJECT SITE
ELECTRIC: ONCOR & BARTLETT
CABLE: TBD
PHONE: TBD

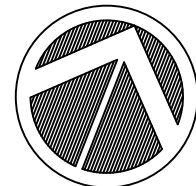
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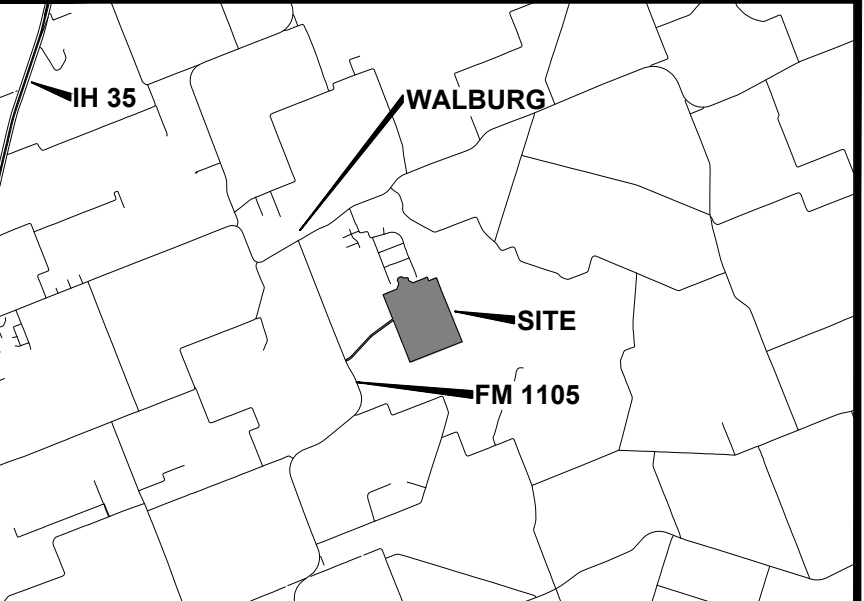
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EL BM: TBD

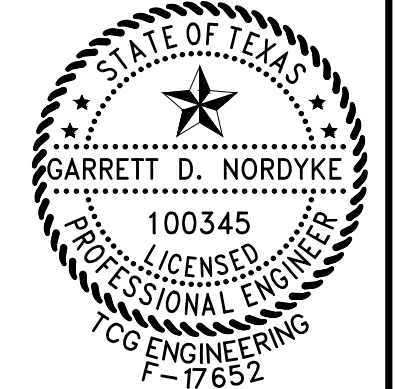
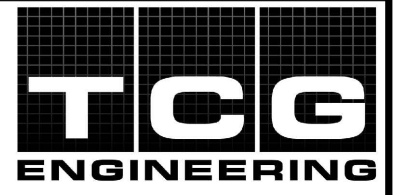
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CAF=0.99985725



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Garrett D. Nordyke, P.E.
05/10/2020

WILLIAMSON CO., TX
THE RANGE AT WALBURG
PRELIMINARY PLAT
MOBILITY PLAN

SHEET SIZE:
24" X 36"

PRINT DATE:
5/10/20

C012

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