

Steven Warner Womack, RPLS, PLS, NCES

National Council of Examiners for Engineering and Surveying #1928

Texas Registered Professional Land Surveyor #5025

North Carolina Professional Land Surveyor # L-5043

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North Haven Phase A

A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS

SCALE: 1" = 200' DATE: 09/08/20

REVISED: DISK:

DRAWN BY: C.P.

FILE NAME: 18-001 PLAT

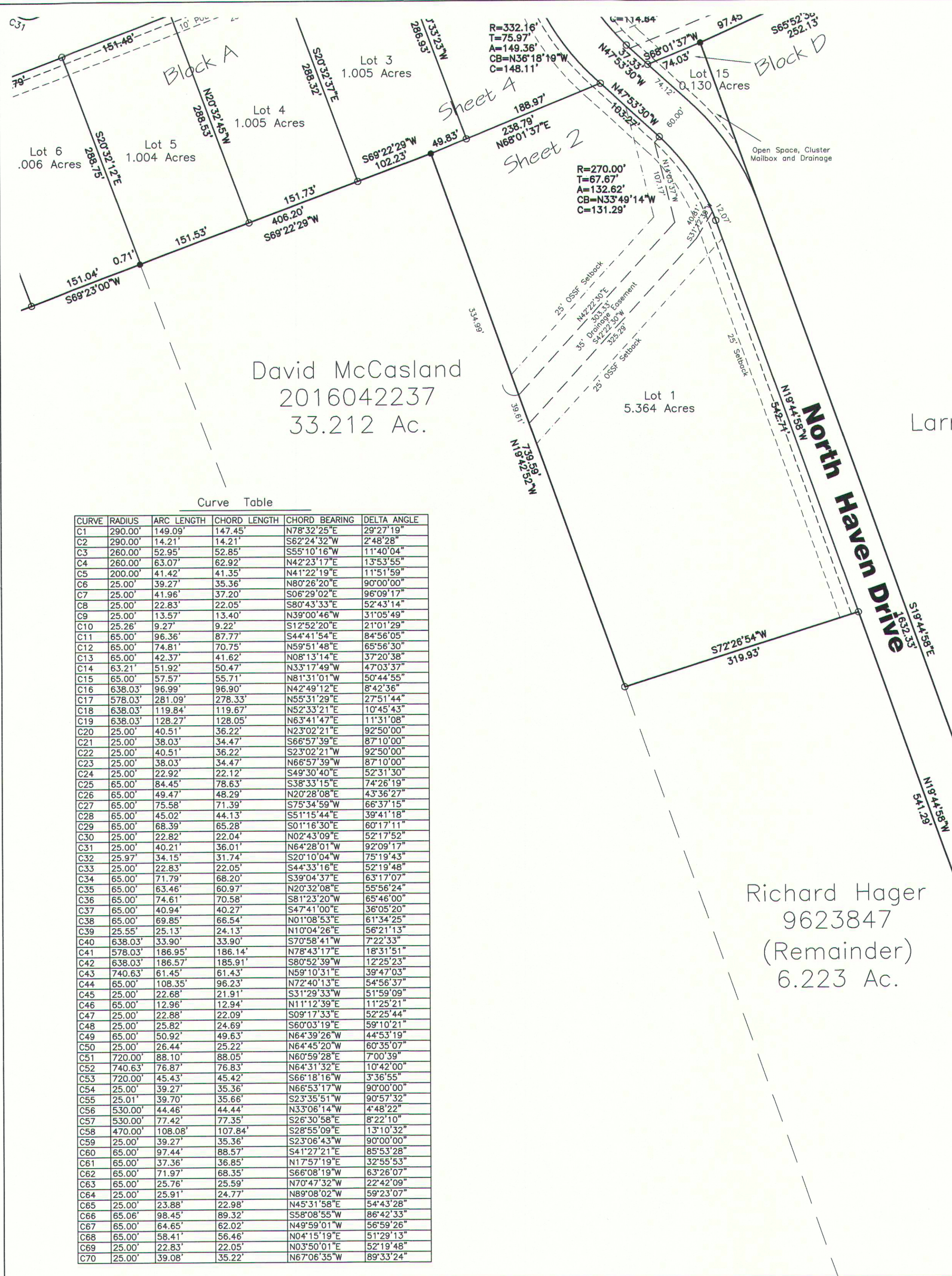
APPROVED BY: S.W.

PROJECT NO.: 18-001

SHEET

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OF 5



David McCasland
2016042237
33.212 Ac.

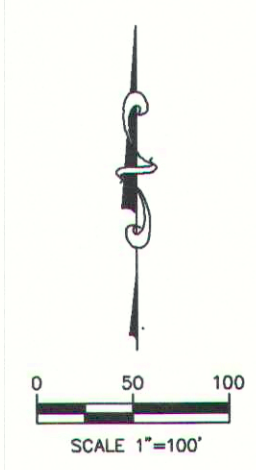
Larrie Hammack
9623652
5.596 Ac.

Richard Hager
9623847
(Remainder)
6.223 Ac.

DRIVEWAY CULVERT SUMMARY TABLE

Phase A Lot Number	Block	Street Frontage	Contributing Subareas	Q10 (cfs)	Number of Pipes	Minimum Diameter (in)	Length (ft)	Material
64	D	Northcrest Dr.	D1.1	< 15	-	-	22.0	Dip drive
65	D	Northcrest Dr.	D1.1	< 15	-	-	22.0	Dip drive
66	D	Northcrest Dr.	D1.1	< 15	-	-	22.0	Dip drive
67	D	Northcrest Dr.	D1.1	31.27	2	24	22.0	Corrugated metal
68	D	Northcrest Dr.	D1.1	31.27	2	24	22.0	Corrugated metal
69	D	Northcrest Dr.	D1.1	31.27	2	24	22.0	Corrugated metal

A CULVERT IS NOT REQUIRED FOR ANY LOT WITHIN THE SUBDIVISION NOT LISTED IN THE TABLE ABOVE.

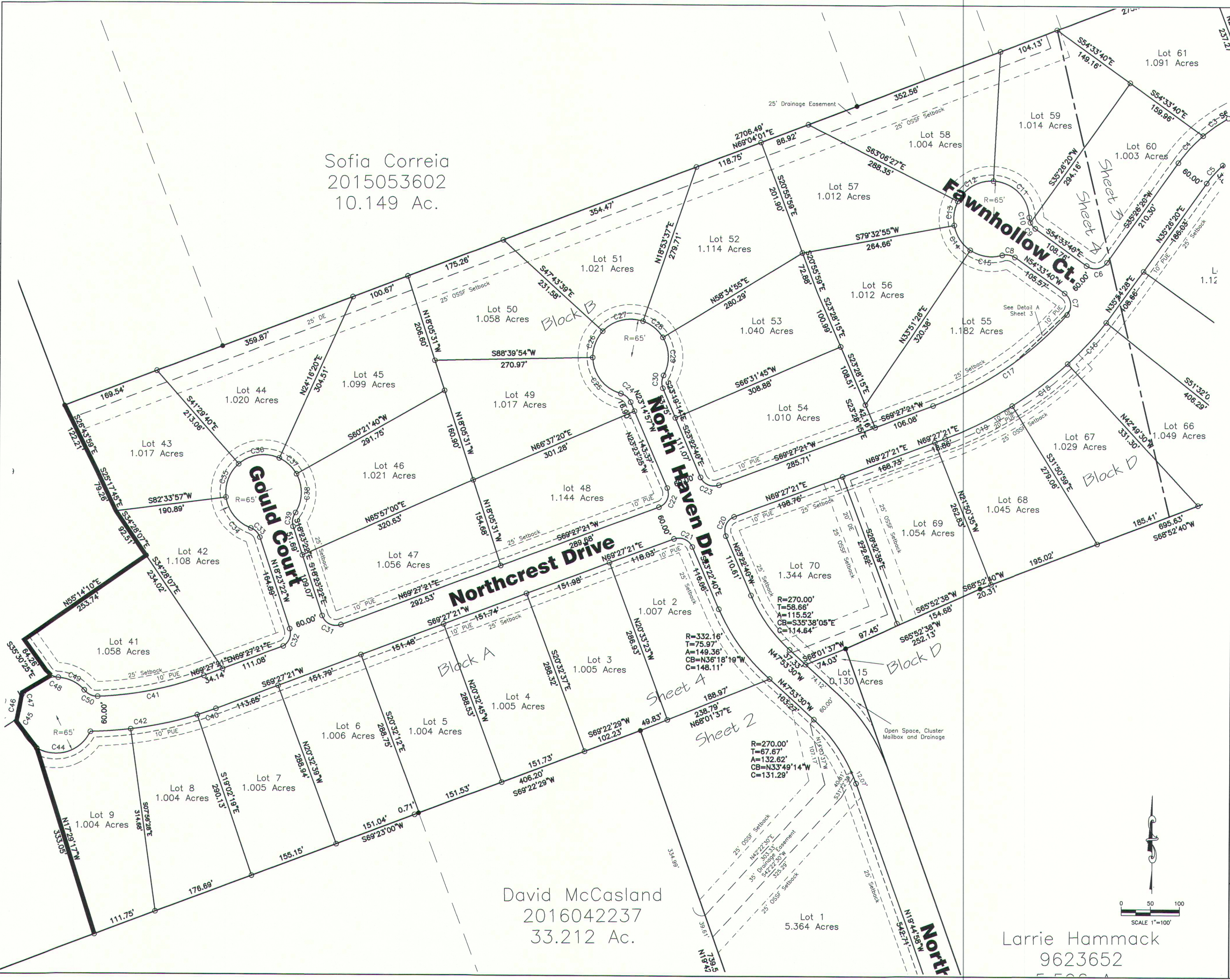


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Sofia Correia
2015053602
10.149 Ac.

David McCasland
2016042237
33.212 Ac.

Larrie Hammack
9623652

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1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER SYSTEM AND AN APPROVED WASTEWATER SYSTEM.
2. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS.
3. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING, SHALL BE PERMITTED WITHIN ANY DRAINAGE EASEMENTS SHOWN HEREON, EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
4. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
5. PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
6. WATER SERVICE IS PROVIDED BY THE CITY OF GEORGETOWN. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
7. OSSF MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR SANITARIAN.
8. EXISTING SLOPES ARE 0% - 15%.
9. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH A TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
10. THE USE OF CONCRETE "DIP TYPE" DRIVEWAYS IS ENCOURAGED. THE MAXIMUM GRADE BREAK AT THE VERTICAL LOW POINT OF INTERSECTION SHALL BE 15% (9" RISE OR FALL IN 10 FEET). CONCRETE WILL BE 3000PSI WITH A MINIMUM THICKNESS OF FOUR INCHES. MINIMUM REINFORCEMENT SHALL BE #3 AT 18" OC/W. AS AN ALTERNATIVE, A DRIVEWAY DRAINPIPE WITH A MINIMUM SIZE OF 18" ROUND OR 21"x15" ELLIPTICAL AND A MINIMUM LENGTH OF 22 FT. WILL BE ACCEPTABLE. DRIVEWAY DRAINAGE SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER.
11. BUILDING SETBACKS SHALL BE 25 FEET ALONG STREET RIGHT-OF-WAYS AND 10 FEET ALONG ALL SIDE AND REAR LOT LINES.
12. ALL SIDEWALKS ARE TO MAINTAINED BE EACH OF THE ADJACENT PROPERTY OWNERS.
13. DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO COUNTY ROAD 212, THE ADJACENT COUNTY ROAD.
14. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OFWAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
15. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM.
16. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
17. EXCEPT IN AREAS REQUIRED TO MEET LEGAL ACCESSIBILITY REQUIREMENTS, THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR AT LEAST ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
18. LOTS 45, 50, 52 AND 57 MAY NOT BE FURTHER SUBDIVIDED.
19. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
20. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
21. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.

STEVEN W. WOMACK
5025

By: _____, Deputy

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