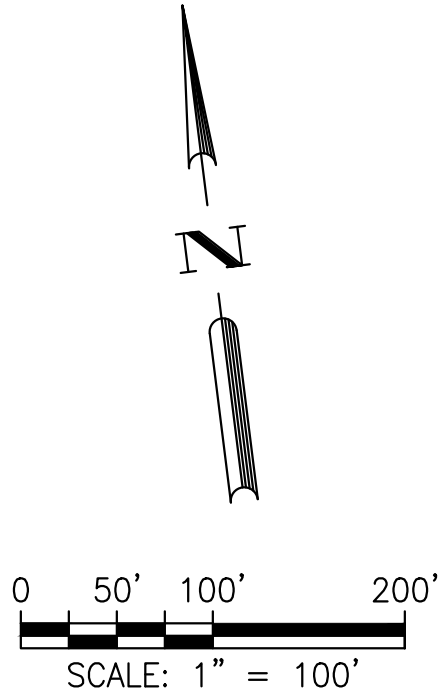
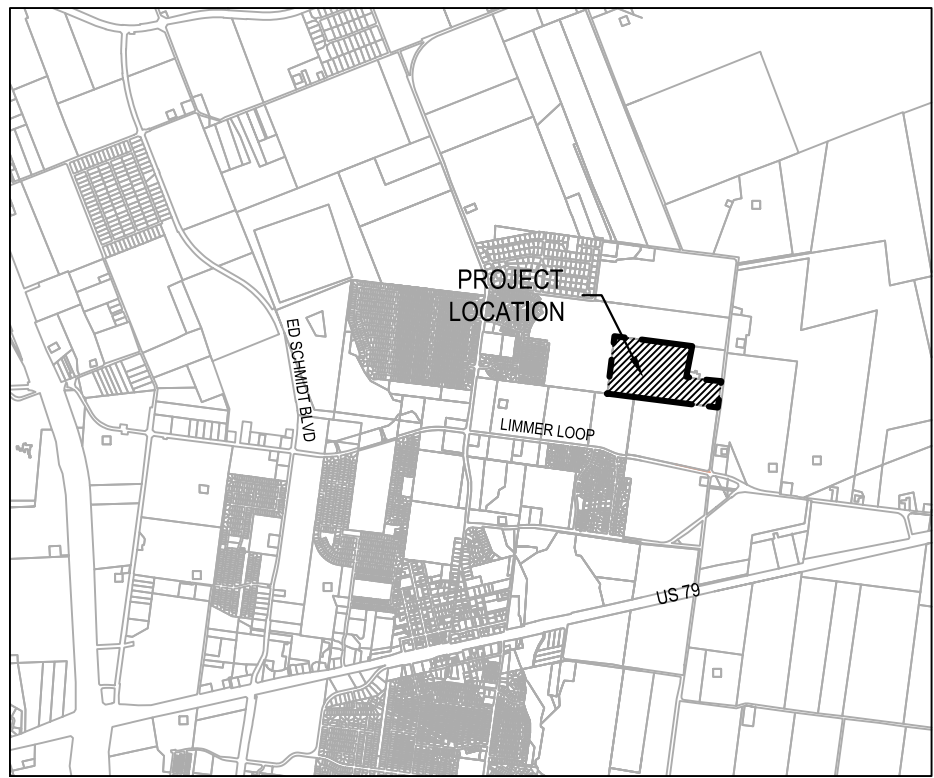


GREINERT
PRELIMINARY PLAT



KEY MAP
N.T.S.

NOTES:

- NO BUILDING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY WILLIAMSON COUNTY. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISH 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 ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: JONAH WATER SUD
WASTEWATER: JONAH WATER SUD
ELECTRIC: ONCOR
GAS: ATMOS
- AMENITY: OPEN SPACE AND DRAINAGE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF 100-YR FLOODPLAIN BASED ON FEMA PANEL NOS. 48491C0510F AND 48491C0520F DATED DECEMBER 20, 2019.
- ANY PROPOSED STREET WIDTH LESS THAN 33 FEET SHALL REQUIRE FIRE LANE SIGNAGE ON ONE SIDE OF THE STREET. (2018 IFC APPENDIX D SEC. D103.6.2)
- DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO CR 132 OR NATIONALS DRIVE, THE ADJACENT ROADWAYS.
- NO LOTS SHALL TAKE ACCESS TO DODGER DRIVE.
- NO LOTS MAY BE FURTHER SUBDIVIDED.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED LOT NUMBER
- PHASE LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- BUILDING SETBACK
- CITY LIMITS BOUNDARY
- MAILBOX CLUSTER

DESIGNED BY: DAZ
REVIEWED BY: TMH
DRAWN BY: DAZ

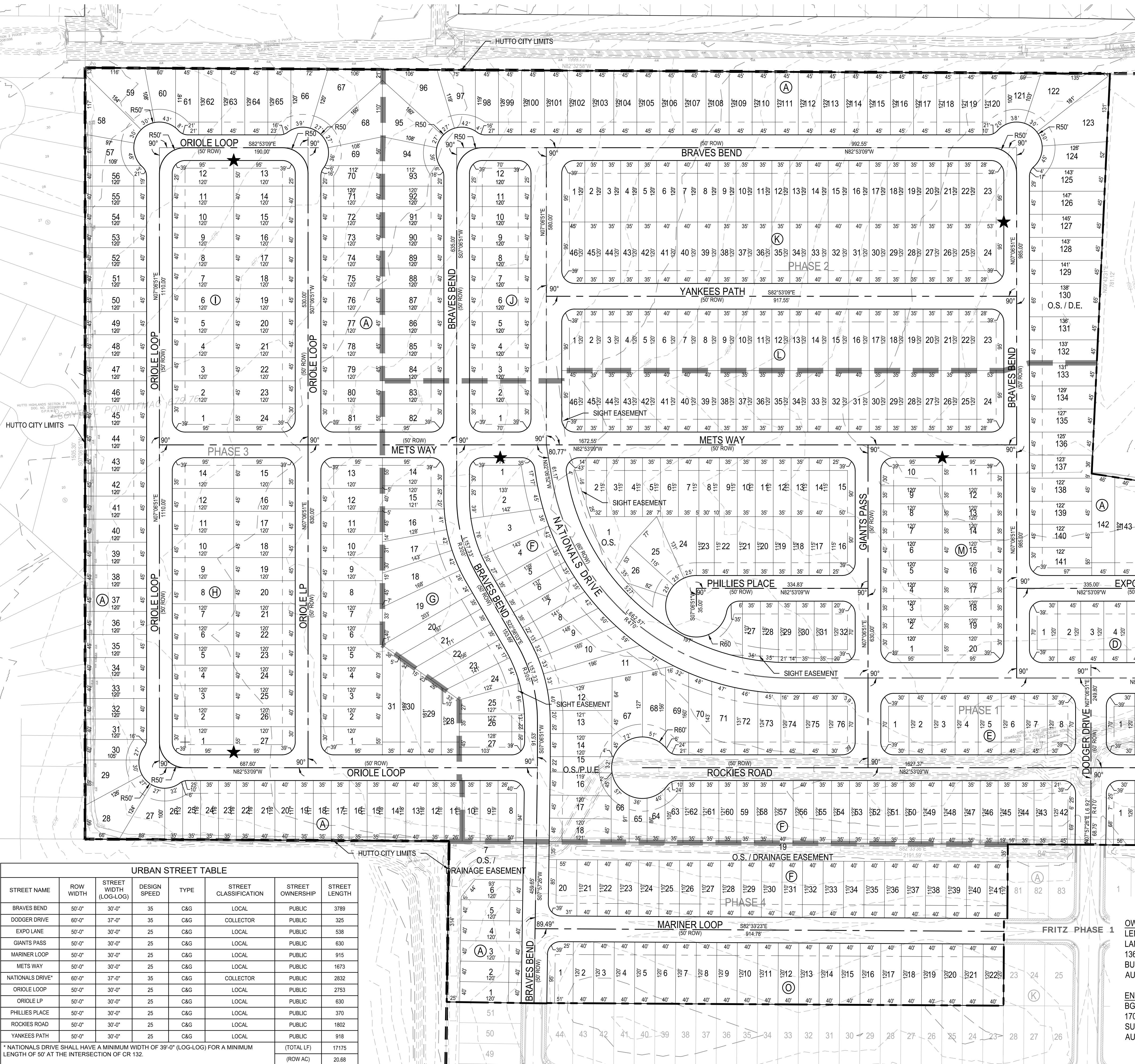
BGE INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TYPE Registration No. F-1046
TEL: 712-979-0400 www.bgeimg.com

GREINERT PRELIM
HUTTO, TEXAS
PRELIMINARY PLAN

SUBMITTAL DATE: 07-24-2022



SHEET
1 OF 2



URBAN STREET TABLE						
STREET NAME	ROW WIDTH	STREET WIDTH (LOG-LOG)	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET LENGTH
BRAVES BEND	50'-0"	30'-0"	35	C&G	LOCAL	3789
DODGER DRIVE	60'-0"	37'-0"	35	C&G	COLLECTOR	325
EXPO LANE	50'-0"	30'-0"	25	C&G	LOCAL	538
GIANTS PASS	50'-0"	30'-0"	25	C&G	LOCAL	630
MARINER LOOP	50'-0"	30'-0"	25	C&G	LOCAL	915
METS WAY	50'-0"	30'-0"	25	C&G	LOCAL	1673
NATIONALS DRIVE*	60'-0"	37'-0"	35	C&G	COLLECTOR	2832
ORIOLE LOOP	50'-0"	30'-0"	25	C&G	LOCAL	2753
ORIOLE LP	50'-0"	30'-0"	25	C&G	LOCAL	630
PHILLIES PLACE	50'-0"	30'-0"	25	C&G	LOCAL	370
ROCKIES ROAD	50'-0"	30'-0"	25	C&G	LOCAL	1802
YANKEES PATH	50'-0"	30'-0"	25	C&G	LOCAL	918
(TOTAL LF)						17175
(ROW AC)						20.88

* NATIONALS DRIVE SHALL HAVE A MINIMUM WIDTH OF 39'-0" (LOG-LOG) FOR A MINIMUM LENGTH OF 50' AT THE INTERSECTION OF CR 132.

OWNER:
LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION
13620 NORTH F.M. 620
BUILDING 1, STE. 150
AUSTIN, TX 78717

ENGINEER:
BGE INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744

SURVEYOR:
BGE, INC.
101 WEST LOUIS HENNA
BLVD, SUITE 400
AUSTIN, TX 78728

ELECTRIC SERVICE:
ONCOR
350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
512-244-5670

GAS SERVICE:
ATMOS ENERGY
512-415-6426

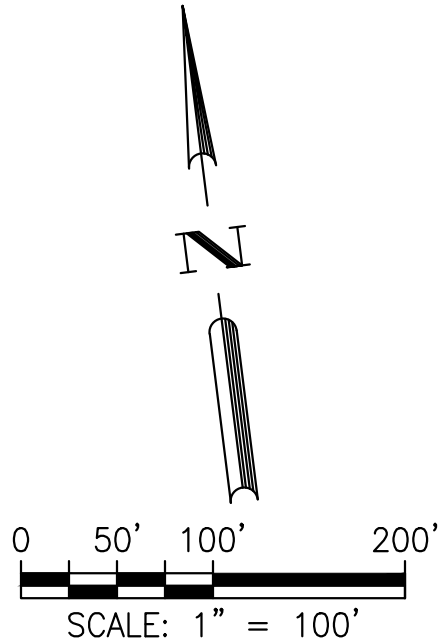
TV CABLE SERVICE:
SPECTRUM BUSINESS
205-602-6792

FIRE DEPARTMENT:
WILLIAMSON COUNTY ESD #3
501 EXCHANGE BLVD.
HUTTO, TEXAS 78634
512-759-2616

PHASING TABLE			
PHASE	AC.	SF LOTS	O.S. L.S. & D.E. LOTS
PH 1	43.07	222	4
PH 2	16.94	127	1
PH 3	21.20	138	0
PH 4	7.86	50	2
TOTAL	91.07	537	7

NUMBER OF BLOCKS = 15

GREINERT
PRELIMINARY PLAT



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	ROAD CENTERLINE
	PROPOSED LOT LINE
	PROPOSED LOT NUMBER
	PHASE LINE
	PROPOSED WASTEWATER
	PROPOSED WATER
	PROPOSED STORM SEWER

DESIGN BY:		DAZ
REVIEWED BY:		TMH
DRAWN BY:		DAZ
DATE		APR
REV		DESCRIPTION



BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TELEPHONE: 512-679-4400
FAX: 512-679-4401
WWW.BGE.COM

GREINERT PRELIM
HUTTO, TEXAS
PRELIMINARY UTILITY PLAN

SUBMITTAL DATE: 07-24-2022



SHEET
2 OF 2

G:\TXC\Projects\Hutto\0725-00-Greinert_Prelim\01_CADD\01_Site\SP-GREINERT-PRELIM.dwg Layout: Layout1 (2) Plotted: 7/21/2022 1:23:33 PM